

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
WEDNESDAY, MAY 6, 2015
250 NORTH 5TH STREET
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

To become the most livable community west of the Rockies by 2025

Call to Order
(7:00 P.M.)

Pledge of Allegiance – Combined Law Enforcement Honor Guard
Moment of Silence

Presentation

Recognition for the Grand Junction Fleet Division by the National Association of Fleet Administrators as One of the Most Advanced and Efficient Fleets in the Nation – Internal Services Manager Jay Valentine

Proclamations

Proclaiming May 2 – 10, 2015 as “National Travel and Tourism Week” in the City of Grand Junction [Attachment](#)

Proclaiming Saturday, May 9, 2015 as “Grand Junction Letter Carriers Stamp Out Hunger Day” in the City of Grand Junction [Attachment](#)

Proclaiming May 10 – 16, 2015 as “Police Week” in the City of Grand Junction [Attachment](#)

Proclaiming May 16, 2015 as “Kids to Parks Day” in the City of Grand Junction [Attachment](#)

Proclaiming May 17 – 23, 2015 as “Emergency Medical Services Week” in the City of Grand Junction [Attachment](#)

Revised May 7, 2015

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Proclaiming the Month of May, 2015 as “Teen Substance Abuse Prevention Month” in the City of Grand Junction [Attachment](#)

Appointments

To the Commission on Arts and Culture

To the Urban Trails Committee

To the Grand Junction Regional Airport Authority

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

Citizen Comments

[Supplemental Document](#)

Council Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Summary of the April 13, 2015 Workshop and the Minutes of the April 15, 2015 Regular Meeting

2. **Setting a Hearing on Corner Square Outline Development Plan Amendment, Located at Patterson Road and North 1st Street** [Attach 2](#)

F & P Development LLC is requesting approval of an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

Proposed Ordinance Amending the Corner Square Outline Development Plan to Change the Default Zone of Pod G from R-12 (Residential 12 Du/Ac) to B-1

(Neighborhood Business) and Modify the Phasing Schedule, Located at North 1st Street and Patterson Road

Action: Introduce Proposed Ordinance and Set a Public Hearing for May 20, 2015

Staff presentation: Greg Moberg, Development Services Manager

3. **Purchase of One Bucket Truck for the Transportation Engineering Division** [Attach 3](#)

This request is for the purchase of a scheduled equipment replacement of a bucket truck for the Transportation Engineering Division.

Action: Authorize the City Purchasing Division to Purchase a Bucket Truck from O.J. Watson Company in the Amount of \$151,484

Staff presentation: Jay Valentine, Internal Services Manager

4. **Purchase a Crack Sealing Machine for Street Maintenance** [Attach 4](#)

This request is for the approval for the award of a 2015 Craftco Super Shot 250D to replace existing equipment which is past its useful life. This machine will be used for the annual crack fill program.

Action: Authorize the Purchasing Division to Purchase from Denver Industrial Sales and Service a 2015 Craftco Super Shot 250D for the Amount of \$50,637

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager
Darren Starr, Streets and Solid Waste Manager

5. **Replacement of Three Fairway Mowers for the Golf Division** [Attach 5](#)

Replace one fairway mower at Lincoln Park Golf Course and two fairway mowers at Tiara Rado Golf Course. Potestio Brothers was the low bidder and it is requested that it be accepted.

Action: Approve the Replacement of Three Fairway Mowers, from Potestio Brothers in the Total Amount of \$121,424.91

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Internal Services Manager

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

*** ITEMS NEEDING INDIVIDUAL CONSIDERATION ***

6. **Public Hearing – Bookends Annexation and Zoning, Located at 2395 Monument Road** [Attach 6](#)

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

A request to amend the Comprehensive Plan Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Resolution No. 23-15—A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Bookends Annexation, Located at 2395 Monument Road, is Eligible for Annexation

Ordinance No. 4658—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookends Annexation, Approximately 49.661 Acres Including 1.200 Acres of Public Right-of-Way, Located at 2395 Monument Road

Ordinance No. 4659—An Ordinance Amending the Comprehensive Plan Future Land Use Designation to Park and Zoning the Bookends Annexation to CSR (Community Services and Recreation), Located at 2395 Monument Road

®Action: Adopt Resolution No. 23-15 and Adopt Annexation Ordinance No. 4658 and Zoning Ordinance No. 4659 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

7. **Public Hearing – Grand Avenue Enclave Annexation, Located along Grand Avenue between North 23rd Street and 28 Road** [Attach 7](#)

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

Ordinance No. 4660—An Ordinance Annexing Territory to the City of Grand Junction, Colorado Grand Avenue Enclave Annexation Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located Between North 23rd Street and 28 Road

®Action: Adopt Annexation Ordinance No. 4660 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

8. **Public Hearing – Skunk Hollow Annexation, Located along 26 Road between Kelley Drive and H Road** [Attach 8](#)

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

Resolution No. 24-15—A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property Known as the Skunk Hollow Annexation Approximately 0.760 Acres of Public Right-of-Way for 26 Road, Located North of Kelley Drive and South of H Road, is Eligible for Annexation

Ordinance No. 4661—A Ordinance Annexing Territory to the City of Grand Junction, Colorado, Skunk Hollow Annexation, Approximately 0.760 Acres of Public Right-of-Way for 26 Road, Located North of Kelley Drive and South of H Road

®Action: Adopt Resolution No. 24-15 and Annexation Ordinance No. 4661 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

9. **Change Order for the 2015 Asphalt Overlay Project** [Attach 9](#)

The City has contracted with United Companies for the 2015 Street Overlay. This request is for the utilization of street maintenance funding to repair D Road between 29 Road and 30 Road.

Action: Authorize the City Manager to Enter into an Agreement to Amend the Contract by Change Order with Oldcastle SW Group, Inc., DBA United Companies in the Amount of \$702,229

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

10. **Purchase of One CNG Knuckle Boom Delivery Truck for the Solid Waste Division** [Attach 10](#)

This purchase is for the replacement of one unit that is at the end of its useful life as determined by a life cycle cost analysis and approved by Fleet services and the vehicle replacement committee. The vehicle being replaced is 21 years old. The additional cost for the CNG engine will be covered through grant funding.

Action: Authorize the City Purchasing Division to Award a Contract to Purchase One CNG Knuckle Boom Truck from Transwest Truck in the Amount of \$169,156

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager
Darren Starr, Streets and Solid Waste Manager

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

12. **Other Business**

13. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *travel has a positive effect on Grand Junction, Colorado and it also impacts business productivity, economic development, and each individual travelers' well-being; and*

WHEREAS, *travel to and within the United States provides significant economic benefits for the nation, generating more than \$2.1 trillion in economic output in 2014, with \$927.9 billion spent directly by travelers; and*

WHEREAS, *travelers' spending directly generated tax revenues of \$141.5 billion for federal, state, and local governments, funds used to support essential services and programs nationally; and*

WHEREAS, *Grand Junction and surrounding communities in Mesa County welcomed over 1,000,000 visitors staying in local lodging properties, received \$269 million in direct travel spending, \$8 million in local taxes, and over 3,000 local jobs were reported in 2013; and*

WHEREAS, *over 15,000 visitors use the Grand Junction Visitor Center, representing over 50 foreign countries and the U.S., plus over 500,000 people gain valuable travel inspiration by going to Visit Grand Junction's website to plan their trip to Grand Junction, annually; and*

WHEREAS, *international travel to the United States is the nation's No. 1 services export. In 2014, travel generated \$220.6 billion in exports, creating a \$74 billion trade surplus for the United States. The Grand Junction Visitor & Convention Bureau works with 226 international tour companies annually to bring guests from around the world to Grand Junction; and*

WHEREAS, *the Grand Junction Visitor & Convention Bureau has been marketing the area for 25 years; supporting hundreds of local tourism attractions, events and restaurants, including 22 wineries, 41 lodging properties, and hosting over 140 conventions and groups each year; and*

WHEREAS, *leisure travel, which accounts for more than three-quarters of all trips taken in the United States, spurs countless benefits to travelers' health and wellness, creativity, cultural awareness, education, happiness, productivity, and relationships; and*

WHEREAS, *travel is one of the top three industries in the state of Colorado and is a driver of economic growth to Grand Junction.*

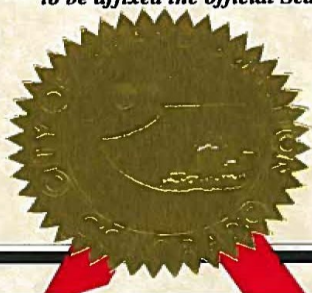
NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 2 – 10, 2015 as

“NATIONAL TRAVEL AND TOURISM WEEK”

in the City of Grand Junction, and urge citizens of Grand Junction and surrounding communities to join the City Council in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, Branch 913 of the National Association of Letter Carriers with cooperation of Rural Letter Carriers and the United States Postal Service realize the great need to feed the hungry and to give to the community in which we live; and

WHEREAS, on Saturday, May 9, 2015, the 23rd Annual "Stamp Out Hunger" food drive will be conducted to help local food banks including: Agape Food Basket, Nazarene Food Pantry, the Clifton Christian Church Food Program, the Community Food Bank, Outreach Soup Kitchen, the Rescue Mission, and the Salvation Army; and

WHEREAS, the Grand Junction City Council realizes the need for stocking the food banks at times other than the major holidays.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim Saturday, May 9, 2015, as

"GRAND JUNCTION LETTER CARRIERS STAMP OUT HUNGER DAY"

in the City of Grand Junction, and urge all citizens, in the spirit of kindness and public service, to leave a sack of canned goods at your mail box to fill the local food banks.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS,** *there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of our local law enforcement agencies, to include the Mesa County Sheriff's Office, the Grand Junction Police Department, the Palisade Police Department, the Fruita Police Department and the Colorado State Patrol; and*
- WHEREAS,** *nearly 52,000 assaults against law enforcement officers are reported each year, resulting in approximately 15,000 injuries; and*
- WHEREAS,** *since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including 2 from local law enforcement agencies. Fruita Police Department lost Acting Chief Dan Dalley in June 2001 and Deputy Edward Innes was killed on September 27, 1906, during an inmate jail escape; and*
- WHEREAS,** *the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and*
- WHEREAS,** *126 officers killed in the line of duty in 2014 will have their names added to the National Law Enforcement Officers Memorial located in Washington, D.C. this year including David Baldwin from the Jefferson County, Colorado Sheriff's Office; and*
- WHEREAS,** *the service and sacrifice of all officers killed in the line of duty will be honored locally during the candlelight vigil, on the evening of May 15, 2015; and*
- WHEREAS,** *May 15 is designated as Peace Officers Memorial Day and the week of May 10 through May 16, 2015, is National Police Week.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 10-16, 2015 as

"POLICE WEEK"

in the City of Grand Junction, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS,** *May 16, 2015 is the fifth Kids to Parks Day organized and launched by the National Park Trust; and*
- WHEREAS,** *Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks; and*
- WHEREAS,** *it is important to introduce a new generation to our nation's parks because of the decline in park attendance over the last decades; and*
- WHEREAS,** *we should encourage children to lead a more active lifestyle to combat the issues of childhood obesity, diabetes mellitus, hypertension, and hypercholesterolemia; and*
- WHEREAS,** *Kids to Parks Day is open to all children and adults across the country to encourage a large and diverse group of participants; and*
- WHEREAS,** *Kids to Parks Day will broaden children's appreciation for nature and the outdoors; and*
- WHEREAS,** *The Play 2 Dream Foundation is honoring the outstanding community service by Grand Junction resident John Leane with a fully accessible playground; and*
- WHEREAS,** *this new playground will be dedicated to the community at Canyon View Park on May 8th.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 16, 2015 as

"KIDS TO PARKS DAY"

in the City of Grand Junction and urge residents of the community to attend the new playground dedication on May 8th and to make time on May 16, 2015 to take the children in their lives to a neighborhood, state, or national park.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical service teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical service providers have traditionally served as the safety net of America's health care systems; and

WHEREAS, emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, emergency nurses, emergency physicians, administrators and others; and

WHEREAS, the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, the citizens of Grand Junction benefit daily from the knowledge and skills of these highly trained individuals; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 17 through May 23, 2015 as

"EMERGENCY MEDICAL SERVICES WEEK"

in the City of Grand Junction, and encourage the community to observe this week with appropriate programs, ceremonies and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, Neural Activity is a teen drug prevention club which has 200 members in Mesa County, with official clubs representing all Grand Valley area high schools; and

WHEREAS, Neural Activity was founded in our community in 2013 with just eight students, and has grown, through student recruitment, to include students of all ages, and has expanded club membership into the middle schools and Colorado Mesa University; and

WHEREAS, Neural Activity is a non-profit national organization of drug-free students committed to a positive and active lifestyle who work to educate their peers and younger students about the dangers drug/alcohol use pose to developing teen brains; and

WHEREAS, their mission is to harness the power of peer advocacy and create a drug free culture for other teens to engage in, ultimately ending teen substance abuse; and

WHEREAS, Neural Activity is offering Grand Valley teens the opportunity to not only join Neural Activity, but for many of them to take part in the club's Soberhero Party 2015. The Soberhero Party is May 21, 2015 from 8 – 11 p.m. at Lincoln Park Pool. It is open to any students entering their Junior or Senior year in the Fall of 2015 as well as graduates of the Class of 2015; and

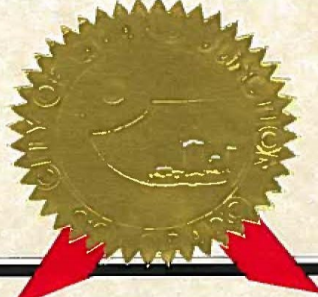
WHEREAS, the Soberhero Party 2015 is the inspirational effort of these drug-free teens to lead the charge in drug prevention among their peers, creating a better future for our entire community.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 2015 as

"2015 TEEN SUBSTANCE ABUSE PREVENTION MONTH"

in the City of Grand Junction, and honor the work being done by the teens of Neural Activity in the Grand Valley. Teens in our area middle and high schools, or college, are encouraged to seek out and join Neural Activity teen drug prevention club.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of May, 2015.



Mayor



Attach 1

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
April 13, 2015 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the City Auditorium

Meeting Adjourned: 9:00 p.m.

City Council Members present: All (Councilmember Doody left at 6:52 p.m.)

Staff present: Englehart, Shaver, Moore, Rainguet, Tice, Romero, Portner, Schoeber, Lanning, Watkins, Kovalik, Bowman, and Tuin

Others: Rick Taggart, Chris Kennedy, Les Miller, Scott Beilfus, Tom Aker, Travis Khachatorian, Steve Reimer, Stephen Schweissing, and Harry Weiss

International Coliseums Company (ICC) team: Rick Kozuback (President/Chief Executive Officer (CEO) for ICC), Don Dethlefs (CEO of Sink, Combs, Dethlefs), Marv Hounjet (Vice President of Plenary Group), and Elizabeth Morgan (Principal of The Morgan Firm, LLC)

Agenda Topic 1. International Coliseums Company Presentation

Rick Kozuback, President/CEO for ICC, introduced the ICC team that was present and presented City Council with a concept for an event center in Grand Junction. The concept for an event center was started approximately ten years ago when the Budweiser Event Center was opened in Loveland, CO. Originally they were looking at a site at the Mesa Mall area. Since then, the emphasis has been switched to the downtown area where an option would be to connect to Two Rivers Convention Center which may be the best option for the future. The idea is to vitalize that section of the City creating an entertainment district. Mr. Kozuback used Allentown, PA, Winnipeg, Manitoba, Canada, and Cedar Rapids, IA as examples stating that creating entertainment districts rejuvenated their cities. He advised that for large projects such as those, it requires a major tenant and they believe that hockey would be a very saleable commodity as it is a growing sport and very popular in Colorado.

Don Dethlefs, CEO of Sink, Combs, Dethlefs, displayed a site plan for the event center concept. It would utilize the existing Two Rivers Convention Center which already has the meeting rooms and the banquet room. The downtown hotel and distributed parking downtown make the concept viable. With the existing grid of streets downtown, that is the ideal way to get traffic in and out of the events center. There is a lot more economic impact with event centers downtown. One concept would be to renovate Two Rivers Convention Center so that its back is not toward Main Street. He reviewed the layout of the concept, a ground level concourse where multiple events could be held at the same time. They design the buildings to have a lot of windows so that it doesn't look like a dark box. He described the event bowl which would

be ice to accommodate a variety of ice events and could be covered for a variety of other events such as basketball, concerts, family shows, large high school events, local tournaments, indoor football, lacrosse, soccer, rodeos, trade shows, etc. The seating would be very flexible. The 2nd level would be suites that could give people a mix of premium seats. He reviewed the concept for the rest of the event center including the exhibition area and the banquet room. Mr. Dethlefs reviewed the potential costs for the project which included a stand-alone event center, \$46 million; a stand-alone event center with banquet room, \$49 million; remodeling Two Rivers Convention Center with event center, \$51 million; and remodeling and upgrading Two Rivers Convention Center with event center, \$57 million.

Rick Kozuback stated that there are challenges of managing event centers. He reviewed several event centers that are managed by VenuWorks. They are responsible for programming, finance, human resources, administration, operations, catering and concessions, marketing and sales, sales of naming rights, seating, sponsorships, and advertising. In addition to the events center, he stated that they would look at managing Two Rivers Convention Center and the Avalon Theatre, putting it all under one umbrella.

Marv Hounjet, Vice President of Plenary Group, explained a P3 model which is a Public/Private Partnership. For a facility such as what Grand Junction would have, it would be considered as "availability based model". It would be guaranteed to perform, it transfers the risk to the private sector, and the City owns the land and the building. The City would have some involvement with the management but most of it would be the management company. Under the P3 model, there would be cost predictability. Mr. Hounjet explained what the structure for the partnership would look like and explained facts about financing the project. The City would make availability payments subject to performance. There would be no payment required during the construction, only once the facility is up and running.

City Manager Englehart said that a 20 year facility assessment was conducted for Two Rivers Convention Center and it would cost approximated \$12 million over the 20 years to maintain the existing facility.

City Manager Englehart stated that a group was formed when this idea was first brought forward which consisted of Mayor Norris, Councilmember Doody, Tim Foster, Harry Weiss, P. J. McGovern, the Reimers, City Attorney Shaver, Jamie Hamilton, and himself. Ideas and locations were looked at. Recently a meeting was held and Tim Foster had Derek Wagner sit in on it and Colorado Mesa University does endorse an event center. The Downtown Development Authority also endorses having an event center.

There was discussion regarding demographics, financial obligation concerns, winter sports draws, market analysis, university population, due diligence process to find out what the public wants, a feasibility study, parking, event centers being busiest in the fall, winter, and spring, event center staffing, management fees, using local promoters for programming events, lifestyle concept of the building, long term agreement potential with sports teams or activities, and an event center fitting in with the downtown reconfiguration.

City Council discussed the process of moving forward with the idea of an events center which included citizen involvement and getting a neutral third party to research the project to see if it would be a benefit for the community. They also discussed whether the timing is right to look at a project like this when a lot of resources are being utilized for the Economic Development Plan.

City Council agreed to start moving forward with studying the project and present some ideas at an upcoming retreat.

Agenda Topic 2. Fourth Quarter Financial Report and Update

Financial Operations Director Jodi Romero distributed handouts to Council and provided highlights of the pre-audited 4th quarter 2014 financial report. The Amended Budget Revenues came in at 100% and there were 96% of the Amended Budgeted expenses used. There were some carry forward funds that were not spent in 2014 for Economic Development, partnerships, and memberships. There was more revenue earned than projected in the General Fund amended budget. Sales and Use Tax was up. Expenditures were 99.7% of the amended budget. The subsidy for Two Rivers Convention Center was less than budgeted for. The remaining contingency for Council was rolled forward for Economic Development. The estimated ending fund balance was \$21.2 million dollars.

There was discussion held regarding some of the savings in the budget including 19 sworn officer positions that were not filled, the Avalon marquee sign and projector for the multi-purpose room were cut, and the anticipated payment from the Avalon Theatre Foundation.

Ms. Romero reviewed the contingency that was budgeted, used, and the ending fund balance; the Avalon Theatre Project report that Internal Services Manager Jay Valentine put together; the utility funds revenue and expenses which included water, irrigation, solid waste, and sewer; the other Enterprise Funds revenue and expenses which included Two Rivers Convention Center, Golf, Parking, and Visitor and Convention Bureau; and the Internal Service Funds revenue and expenses which included Information Technology, Fleet and Equipment, Insurance, and the Communication Center.

There was discussion regarding the good experience return from Rocky Mountain Health Plans and insurance in general including comparison with the County and City's insurance structure, actuary studies done to determine how much needs to be kept in the fund balance for insurance claims, and workers compensation insurance.

They also discussed the operations of the Communications Center and how the revenues are determined and ideas of what can be looked at in the future to determine revenues to maintain the operations. A committee has been formed to study options for fees and revenues.

Ms. Romero explained the transfers-in category for the Communications Center which is the 101 (Enhanced 911) fund surcharges and the primary use of those funds is capital.

Ms. Romero reviewed the fund balance sheet and stated that the ending fund balance for 2015 is \$20,035,725 less restricted funds and internal loans. She also reviewed the calculation of the capital funds available prior to finalization of 2014 carry forwards in the capital side. Ms. Romero stated that the pending items that are listed are the \$500,000 for the CMU campus expansion, the Avalon Theatre marquee, the 2nd half of the salary market implementation, and the Avalon Theatre Foundation additional funds expected. She advised that there is \$462,000 left in Council's contingency.

City Council was very appreciative for the update.

Agenda Topic 3. Legislative Update

Legislative and Management Liaison Elizabeth Tice provided Council a legislative update. She stated that the \$20 million severance tax diversion passed. There are concerns regarding some of the comments and justifications that were used and the inaccuracies and false assumptions about taking severance tax revenues. She would like to get Council's input on Staff taking a proactive approach to do some research and communication regarding directing the revenue to local jurisdictions and having it constitutionally protected from the Taxpayers Bill of Rights (TABOR).

There was discussion regarding options and strategies of being proactive on the issue. City Council was in favor of Staff doing some research and being proactive on the issue.

Ms. Tice said she is still watching the business affairs and economic development bills. She still hasn't seen the Tax Free Colorado Bill yet but should see it real soon. Ms. Tice advised that at the Chamber Legislative Video Conference on Tuesday, April 14th, two bills that will be reviewed that can have a direct impact on the City are House Bill 15-1331, Colorado Overtime Fairness for Employees Act, and HB 15-1348, Urban Renewal Authority Revisions. Ms. Tice then reviewed four Public Safety bills that the Chamber is seeking more information on; HB 15-1286, Police Misconduct Requiring Prosecution; HB 15-1287, Police Officer Training Improvements; HB 15-1288, Updates to Profiling Prohibition; and HB 15-1290, Stop Police Interference Incident Recordings. The bills are being opposed by the Sheriffs of Colorado, Colorado Municipal League (CML), and Associated Governments of Northwest Colorado (AGNC).

Ms. Tice also informed City Council that the bill for Safe Routes to Schools is still pending and there is a water measure being monitored but it shouldn't have too much impact on the Western Slope.

That concluded the Legislative Update.

Agenda Topic 4. Other Business

City Council discussed the letter that will be going out to the Airport Authority regarding providing the Airport Authority \$1.5 Million towards completing the building at the airport. The letter is an offer and does not have any contractual details.

Agenda Topic 5. Board Reports

Councilmember Chazen said that Harry Weiss resigned from the Downtown Development Authority (DDA) and on April 23rd, the Board will talk about the attributes they want for a new DDA Director, the Marketing Director, and the two vacancies coming up on the board which are P. J. McGovern, whose tenure is up on the board and Kevin Reimer, who has submitted a letter resigning from the board. Les Miller, DDA Board Chair, will step in as Interim Director when Mr. Weiss leaves. Robin Brown will still be with DDA to produce events. A Request for Proposal (RFP) is going out for what can be done with the White Hall property and concurrently, a RFP for the demolition of the White Hall building. There is an AGNC meeting Tuesday, April 14th and Delta County has agreed to join AGNC as an associate (non-voting) member. If Montrose would also become a member, there would be 85% of the AGNC population on the Western Slope.

Councilmember Susuras advised that Kristi Pollard was offered the new executive director position for Grand Junction Economic Partnership (GJEP) and a contract is being negotiated.

Councilmember McArthur advised that he hasn't heard a word regarding drainage.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, APRIL 13, 2015**

**WORKSHOP, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

- 1. International Coliseums Company Presentation**
- 2. Fourth Quarter Financial Report and Update**
- 3. Legislative Update**
- 4. Other Business**
- 5. Board Reports**

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

April 15, 2015

The City Council of the City of Grand Junction convened into regular session on the 15th day of April, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Absent was Councilmember Jim Doody. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember Boeschstein followed by a moment of silence.

Proclamations

Month of the Young Child

Kathie Neff was present to receive the proclamation. Councilmember Susuras read the proclamation. Ms. Neff thanked the City Council for the proclamation. She lauded the work of childhood professionals and their partnerships with government agencies.

Child Abuse Prevention Month

Felicia Walz, Care Coordination Nurse for Mesa County Health Department, was present to receive the proclamation. Councilmember Traylor Smith read the proclamation. Ms. Walz said she is new to public health, but her experience so far has her in awe and she is grateful for the community.

Arbor Day

City Forester Randy Coleman and Forestry Board Chair Kamie Long were present to receive the proclamation. Councilmember Boeschstein read the proclamation. Mr. Coleman introduced Shirley Nilsen and Teddy Hildebrandt, Forestry Board members, as well as Chair Kamie Long. Mr. Coleman thanked the City Council and described the activities planned for Arbor Day.

Mr. Coleman offered the City Council members a seedling tree of their choice.

Presentations

Forestry Board

Forestry Board Chair Kamie Long presented "2014 Report of the Health of Colorado's Forests".

Ms. Long described the Colorado Forestry Report and how Grand Junction is highlighted in the report since the community does many things in the area of urban forestry.

Ms. Long also announced the Arbor Day Poster Contest winner, Isabella Poirier. Isabella came forward and thanked the City Council.

Outgoing Councilmembers

Council President Norris presented outgoing Councilmember Susuras with a plaque in honor of his service on City Council. She also displayed the plaque for outgoing Councilmember Doody and said he will be recognized at a May 7th reception since he was not present.

In recognition of Councilmember Susuras, Council President Norris named some of the activities and projects that occurred during his tenure: completion of the 29 Road Bridge, completion of the Downtown Uplift, adoption of the North Avenue Corridor Plan, development and forwarding of the medical marijuana ballot question, completion of the Sam Suplizio Field renovation and construction of the Tower, bringing the Grand Junction Rockies to the City, completion of the Public Safety Facility, opening of the first public/private partnership CNG (compressed natural gas) Fueling Station in Western Colorado, adoption of the Master Plans for Las Colonias and Matchett Parks, renovation of the Avalon Theatre, ground breaking for Phase I of Las Colonias Park, and completion of the first Methane to CNG Fuel Fleet Project in the United States.

Council President Norris said Councilmember Susuras was Council President when she came on board. He led them through the selection of two councilmembers and helped them focus on priorities: public safety, infrastructure, and economic development. He did a lot for the community and will be missed; she thanked him for his contributions and presented him with a plaque.

Councilmember Susuras thanked the Council and Staff and commented on how much he appreciated their sentiments. He then thanked the electorate of the City of Grand Junction for allowing him the privilege to sit on the Grand Junction City Council for the last five years. He thanked City Manager Rich Englehart, City Staff, City Attorney John

Shaver, City Legal Staff, and Deputy City Manager Tim Moore for the outstanding and professional work they do for the City. A Councilmember is part of the City policy decision making process which provides future direction, but it is the 600 plus City employees working diligently that make policies a reality; two of the finest are Police Chief John Camper and Fire Chief Ken Watkins; they, along with their departments, protect the citizens 24/7. Councilmember Susuras said the City's department heads are the best around: Debbie Kovalik (Visitor and Convention Bureau), Rob Schoeber (Parks and Recreation), Greg Lanning (Public Works), Jodi Romero (Financial Operations), Claudia Hazelhurst (Human Resources), Jim Finlayson (Information Technology), Jay Valentine (Internal Services), Kathy Portner (Community Services), Greg Moberg (Development Services), Elizabeth Tice (Management and Legislative Liaison), Stephanie Tuin (City Clerk), City Clerk Staff, Sam Rainguet (Communications), and Belinda White (Administrative Specialist). He is proud of all City employees; they are educated, experienced, and professional in their conduct. He thanked Staff again for their service to the community and said it has been his privilege to work with them for the last five years.

Citizens Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, asked about Whitman Park and addressed a judge's note. He wanted someone to take responsibility for their action.

Council Comments

Councilmember Boeschstein said he attended the Horizon Drive Business Improvement District and Foreign Trade Zone meetings. He also went to the Las Colonias groundbreaking ceremony; it was wonderful event.

Councilmember Chazen attended the Downtown Development Authority (DDA) Board meeting on April 9th. The Board accepted the resignation of Executive Director Harry Weiss and they will be moving forward to fill the vacancy; his last day will be May 22nd. He thanked the City for supplying background information and historical data that will help the process. Councilmember Chazen also attended a meeting with North Star, the City's Economic Development (ED) consultant; he was very impressed with their presentation and preliminary report. He commended them on the depth of their research and is looking forward to working on things and their final report. On April 15th he went to the Associated Governments of Northwest Colorado meeting that was held in Rifle. The City's Foreign Trade Zone (FTZ) consultant gave a well-received presentation; he is looking forward to moving that initiative along.

Councilmember Traylor Smith agreed with Councilmember Chazen's comments on North Star. They spent a lot of time in the community and gathered a lot of good and personal information to add to what they have already collected. She is looking forward to their recommended strategy. She also attended meetings for the Parks Improvement Advisory Board and the Community Services Block Grants (CSBG). Councilmember Traylor Smith went to a CASA (Court Appointed Special Advocate) breakfast and was moved by their speaker, Lauren Mueller, state coordinator for Colorado CASA and who was also one of their clients. CASA is a great organization and this was a good event that recognized the fact that abused children have no one to speak for them without CASA. On April 15th she attended the Colorado Advanced Manufacturing Alliance (CAMA) annual summit. One of the keynote speakers was Dan Griswold, president of the National Association of Foreign-Trade Zones; this organization is able to provide a lot of good information. There are also FTZ consultants in town meeting with local companies to explain to them how they could benefit from a FTZ. She also went to a charrette about the I-70B remodel; interesting concepts were presented and the designers worked quickly to create drawings of them. She defined a charrette as a process where collaborators get together to put forward ideas to create basic design ideas for a project.

Councilmember Susuras represented the Council on the Grand Junction Economic Partnership Board; they recently selected Kristi Pollard as their new director. He thanked City Council for working with him over the last two years and said he is impressed with newly elected councilmembers.

Council President Norris went to the City/County Day of Recognition on April 7th where volunteer agencies and their volunteers were recognized for the time they contributed to the community the previous year; locally over 250,000 hours were volunteered last year. Some local agencies are collecting children's books for a learning to read program. The German students were back in town this year and she participated in a question and answer session with them. They are a group of energetic German students asking a lot of questions; she learned from them as well. On April 8th Council President Norris attended the Grand Valley Transit West Transfer Facility opening celebration at 24 ½ Road, and on April 15th, all of Council as well as Council elect attended the CAMA annual summit. She then recognized the Grand Junction Regional Communications Center and commented that it is one of the best in the United States; their regional model is being emulated across the nation.

Consent Agenda

Councilmember McArthur read Consent Calendar items #1 and #2 and then moved to adopt the Consent Calendar. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the March 30, 2015 Workshop, the Minutes of the April 1, 2015 Regular Meeting, and the Minutes of the April 8, 2015 Special Meeting

2. **Setting a Hearing on the Bookends Zone of Annexation, Located at 2395 Monument Road** [File # ANX-2014-307]

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

A Proposed Ordinance Amending the Comprehensive Plan Future Land Use Designation to Park and Zoning the Bookends Annexation to CSR (Community Services and Recreation), Located at 2395 Monument Road

Action: Introduction of a Proposed Zoning Ordinance and Set a Public Hearing for May 6, 2015

ITEM FOR INDIVIDUAL CONSIDERATION

North Avenue Catalyst Grant Application for 1460 North Avenue

[File # MTG-2014-496]

Dakota West Properties, located at 1460 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$9,002.45. This is the second application for this program to come before the City Council.

Lori V. Bowers, Senior Planner, presented this item. She reviewed the program and its purpose; it is hoped that others will hear about it and apply for the grants. There have been twenty-one inquiries to the grant program.

Ms. Bowers then reviewed the current request at 1460 North Avenue. The applicant's representative, Amy Hibbard, was present to answer questions. They intend to replace all windows visible from North Avenue. The applicant also wanted to replace their sign but the proposed signage would retain the existing pole so that portion was not eligible for grant funding. Other elements proposed by the applicant for funding were clean-up of the dumpster area and adding a decorative mesh screen to the windows on the North Avenue side which would help catch errant golf balls. Also, when the North Avenue Project gets underway, a sidewalk will be installed adjacent to the building and landscaping along the street which will eliminate their access onto North Avenue, but provide two more parking spaces. The total amount eligible for the grant is \$9,002.45.

Councilmember Boeschstein thanked the Community Development staff. He was able to preview this project and praised it; he feels these improvements will enhance North Avenue over time. He asked if the windows will be thermal.

Ms. Hibbard said they will be double paned, sliding windows.

Councilmember McArthur asked what the natures of the businesses are. Ms. Hibbard said they are small business rentals and named the tenants.

Councilmember McArthur was supportive of the project.

Councilmember Chazen complimented Ms. Hibbard on how well maintained she has kept the building. He asked her opinion regarding the grant application process.

Ms. Hibbard said this is a small property that has had long term tenants; she has been able to keep the rent down for them. She wanted to find a way to improve the building at a low cost so she could maintain the current rent structure. The grant will help and the tenants are excited about the improvements.

Council President Norris thanked the North Avenue Owners Association on their help in developing this program. She thanked Ms. Hibbard.

Councilmember Traylor Smith said this is a good example of a public/private partnership and thanked Ms. Hibbard for her participation.

Councilmember Susuras moved to approve the North Avenue Catalyst Grant Application from Dakota West Properties in the Amount of \$9,002.45. Councilmember McArthur asked that the property address of 1460 North Avenue be added to the motion, which it was. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:51 p.m.

Stephanie Tuin, MMC
City Clerk

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: Corner Square Outline Development Plan Amendment, Located at Patterson Road and North 1st Street

Action Requested/Recommendation: Introduce Proposed Ordinance and Set Public Hearing for May 20, 2015

Presenter(s) Name & Title: Greg Moberg, Development Services Manager

Executive Summary:

F & P Development LLC is requesting approval of an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

Background, Analysis and Options:

On November 1, 2006 the City Council approved Ordinance No. 3981 rezoning 20.7 acres, located at the southwest corner of 1st Street and Patterson Road, to PD (Planned Development) and approved the ODP (Outline Development Plan) for a mixed use development. The Developer has until December 2014 to complete the development.

The ODP was approved with the following default zones for each Pod:

- Pod A – B-1 (approved as part of Phase I)
- Pod B – B-1 (approved as part of Phase I)
- Pod C – B-1 (approved as part of Phase I)
- Pod D – B-1 (approved as part of Phase I)
- Pod E – B-1 (currently under review)
- Pod F – R-4 (approved as part of Phase I)
- Pod G – R-12 (future phase)
- Pod H – R-12 (approval as Phase II)

On June 26, 2007, the Planning Commission approved the Preliminary Development Plan (PDP) for Phase I which included the four commercial Pods along Patterson Road. With the exception of Pod B, all of these Pods have been built out and are currently occupied by retail and office uses. On March 10, 2009, the Planning Commission approved the PDP for

the apartments located on Pod H. The apartments were constructed and are currently being rented.

On August 28, 2012, the Planning Commission approved the PDP for the Corner Square Medical Office Building located on Pod E. The medical office was constructed and is currently occupied. The remaining Pod, Pod G, has not received preliminary development plan approval and is currently vacant. This is the Pod that the Developer is requesting an amendment to the ODP that would change the default zoning from R-12 to B-1 allowing a mix of commercial and residential uses.

Neighborhood Meeting:

A neighborhood meeting was held on November 12, 2014 at 5:30 p.m. on site. Three neighbors were in attendance out of 49 mailings. The attending neighbors came to the meeting concerned about additional traffic, lighting and noise. They indicated that they had no concerns when it was explained that Pod G would be primarily commercial/office with multi-family residential. Other questions asked were what the design of the future buildings would be, and estimated timing of construction.

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

The Corner Square ODP amendment meets the following goals and policies from the Comprehensive Plan that creates a neighborhood center providing offices, shopping and services to the neighborhood, reducing the amount of trips needed for shopping and commuting.

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

Policy A: To create large and small “centers” throughout the community that provides services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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

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

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Comprehensive Plan Future Land Use Map Amendment

and Rezone meets with the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate their businesses.

Board or Committee Recommendation:

The Planning Commission unanimously recommended approval at their April 14, 2015 regular meeting.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Legal issues:

The City Attorney has reviewed and approved of the form of the ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously discussed.

Attachments:

Site Location Map/Aerial Photo Map
Future Land Use Map/Existing City Zoning Map
Exhibit A – Ordinance 3981
Exhibit B – Outline Development Plan (Original)
Exhibit C – Outline Development Plan (Proposed)
Exhibit D – General Project Report
Ordinance

BACKGROUND INFORMATION					
Location:		2525 Meander Court			
Applicants:		Owner/Developer: F & P Land, LLC Representative: Ciavonne, Roberts & Associates			
Existing Land Use:		Vacant			
Proposed Land Use:		Mixed Use: Office and Residential			
Surrounding Land Use:	North	Commercial and Vacant			
	South	Single Family Residential			
	East	Single and Multi-Family Residential			
	West	Vacant			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development) and B-1 (Neighborhood Business)			
	South	R-5 (Residential 5 du/ac)			
	East	PD (Planned Development), R-5 (Residential 5 du/ac) and R-4 (Residential 4 du/ac)			
	West	R-12 (Residential 12 du/ac)			
Growth Plan Designation:		Neighborhood Center and Residential Medium			
Zoning within density range?		X	Yes		No

ANALYSIS:

Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;

6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The Corner Square PD and the proposed amendment offers the following long-term community benefits:

1. Reduced traffic demands by creating a neighborhood center that is in walking distance of many single and multi-family residential units;
2. Extensive landscaping providing a greater quality and quantity of private open space;
3. Needed multi-family housing; and
4. Innovative design.

Default Zoning:

The Developer would like to amend the original ODP by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow residential, personal service-oriented uses and commercial parking but no sales-oriented uses.

Uses:

The amendment would allow B-1 uses with the following restrictions:

1. Small group living facility
2. Large group living facility
3. Unlimited group living facility
4. Cemetery
5. Outdoor kennels and/or boarding of animals
6. Outdoor storage
7. Community correction facilities
8. Hospital/mental hospital
9. Physical and mental rehabilitation (Resident)
10. Detention facilities
11. Office with drive-through
12. Movie theater, skating rink, arcade
13. Bar/nightclub
14. Food service, restaurant (including alcohol sales)
15. Fuel sales, automotive/appliance
16. General retail sales, indoor operations, display and storage
17. Produce stands
18. All other retail sales and services
19. Mini-warehouse

Bulk Standards

B-1 bulk standards with the following deviations to maximum building size:

1. Office buildings - 25,000 sf - not including underground parking
2. Mixed used buildings - 30,000 sf - not including underground parking

Section 2.12.150(b)(2) of the Zoning and Development Code

Requests for an amendment to an Outline Development Plan must demonstrate conformance with all of the following:

1. Approval Criteria. An ODP application shall demonstrate conformance with all of the following:
 - a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The original ODP was approved on November 1, 2006. At the time of approval, the Growth Plan designation was Commercial and Residential Medium High. Pod G was designated Residential Medium High. In 2010 the City Council adopted a new Comprehensive Plan and Future Land Use Map that changed the designation of this development to Neighborhood Center including Pod G. The Neighborhood Center designation allows the following zone districts; R-8, R-12, R-16, R-O, B-1, C-1, MXR-3, MXG-3, MXS-3. In addition, on November 14, 2014, the Council approved the Mixed Use Opportunity Corridor along Patterson Road and other main thoroughfares within the City of Grand Junction. The purpose of this designation was to provide more options for mixed use development.

Therefore the proposed ODP amendment complies with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- b. The rezoning criteria provided in the Grand Junction Municipal Code 21.02.140;

The character and/or condition of the area has changed such that the proposed amendment is consistent with the Comprehensive Plan and meets the criteria provided in section 21.02.140 of the Grand Junction Municipal Code.

- c. The planned development requirements of Chapter 21.05 Grand Junction Municipal Code;

With the exception of the default zone change on Pod G, the proposed ODP Amendment does not change any other aspect of the original ODP and

therefore remains in conformance with the requirements of Section 21.05 of the Zoning and Development Code.

- d. The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

Standards of the Zoning and Development Code have been met as well as the requirements for the Transportation Engineering Design Standards (TEDS).

- e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public facilities and services are available.

- f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The proposed amendment does not modify previously approved circulation and access serving the development.

- g. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided.

- h. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed amendment allows for additional commercial uses to be located within Pod G reducing the range of residential density from 70 to 111 units to between 60 and 91 dwelling units. However the amended number of units complies with the minimum and maximum densities allowed by the Future Land Use designation of Neighborhood Center Mixed Use.

- i. An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

With the exception of changing the default zone on Pod G from R-12 to B-1, the proposed ODP Amended does not change any other aspect of the original ODP leaving the original default zones for each Pod intact. The Developer has limited the uses allowed under the default zone for Pod G and the building size is limited to 25,000 square feet for office buildings and 30,000 square feet for mixed use buildings meeting the maximum buildings size allowed for buildings in the B-1 zone with a Conditional Use Permit.

Therefore the “default” or minimum standards for the entire property is appropriate.

- j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Only Pods B and G remain vacant within the Corner Square development. The completion date for both Pods is December 2017.

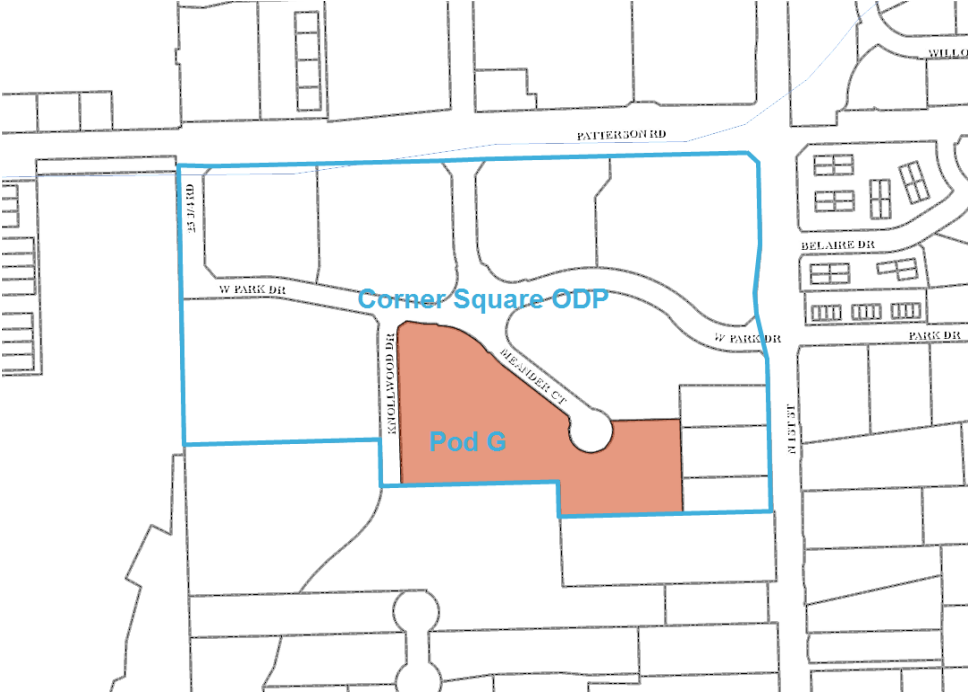
FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Corner Square Phase application, PLD-2015-79 for approval of an Outline Development Plan Amendment, I make the following findings of fact and conclusions:

1. The requested amendments to the Planned Development are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.150 of the Zoning and Development Code have been met.

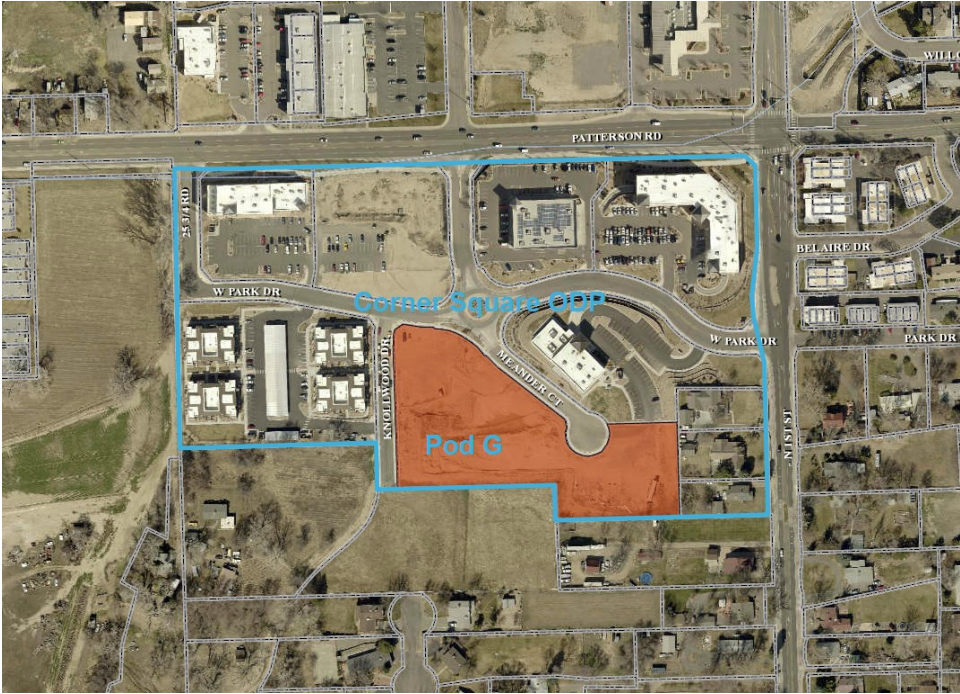
Site Location Map

Figure 1



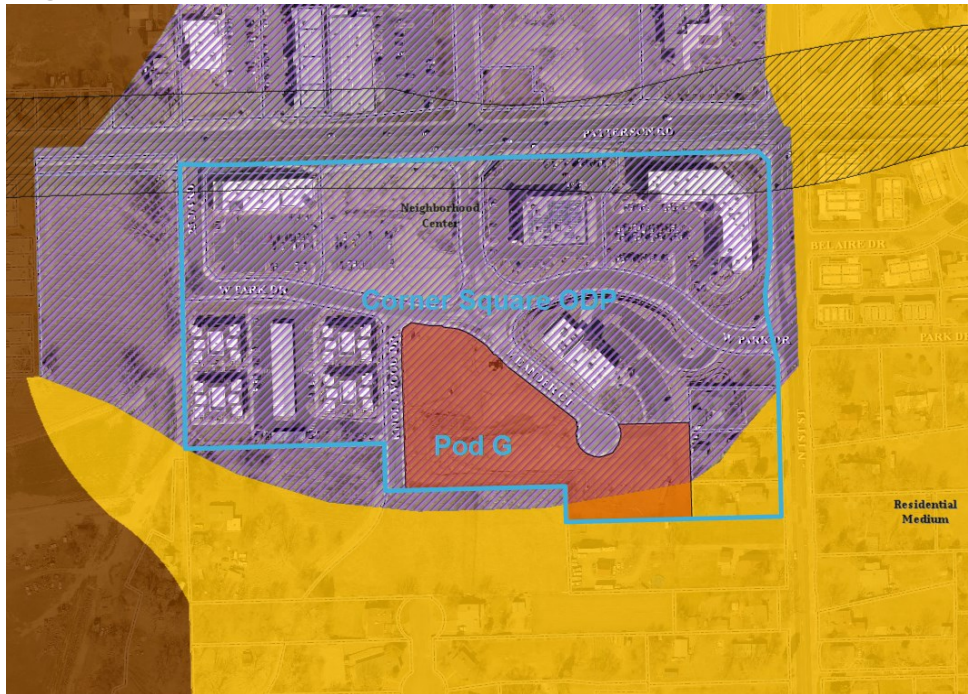
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



Exhibit A

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3981

AN ORDINANCE REZONING APPROXIMATELY 20.7 ACRES FROM RMF-12
TO PD (PLANNED DEVELOPMENT)

THE 1ST AND PATTERSON PLANNED DEVELOPMENT
LOCATED AT THE SOUTHWEST CORNER OF 1ST STREET AND
PATTERSON ROAD

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 20.7 acres, located at the southwest corner of 1st Street and Patterson Road, be rezoned from RMF-12 (Residential Multifamily, 12 units per acre) to PD (Planned Development).

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards. Specific design standards for site design, building design and signage will be established with the Preliminary Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 2.12.B.2 of the Zoning and Development Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM RMF-12 TO PD WITH THE FOLLOWING DEFAULT ZONES AND DEVIATIONS FROM THE DEFAULT ZONING:.

Property to be Rezoned:

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24"E 1319.98 feet; Thence S 00°11'19"E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning; Thence S 89°57'24" E 591.25 feet; Thence S 34°27'55" E 24.27 feet; Thence 89°27'24" E 46.50 feet; Thence S 00°02'36" W 20.00 feet; Thence S 89°57'24" E 5.00 feet; Thence N 00°02'36" E 25.09 feet; Thence N

34°33'07" E 19.09 feet; Thence S 89°57'24" E 604.65 feet; Thence S 18°31'47"E on the west right-of-way line of North First Street 14.23 feet; Thence S 00°05'42" E 286.50 feet; Thence S 89°54'28" E 13.00 feet; Thence S 00°05'42" E 487.65 feet; Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete; Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete; Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract; Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10; Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10; Thence N 00°11'19" W 610.30 feet to the beginning. Containing 20.74 acres, more or less.

PD Zoning Standards:

See Attached Exhibit A, Outline Development Plan

A. Default Zones by Pod

- Pod A—B-1
- Pod B—B-1
- Pod C—B-1
- Pod D—B-1
- Pod E—B-1
- Pod F—RSF-4
- Pod G—RMF-12
- Pod H—RMF-12

B. Deviation of Uses by Pod

Pods A, B, C, D and E are restricted to the uses allowed in the B-1 zone district with the following modifications:

The following uses are specifically not allowed:

- Drive up/through fast food uses
- Drive up/through liquor stores
- All other drive up/through uses
- Outdoor kennels and/or boarding
- Outdoor storage
- Community Correction Facilities
- Mental health uses
- Drug and alcohol rehabilitation uses
- Halfway houses
- Law Enforcement Rehabilitation Centers

The following uses are specifically allowed (in addition to the other B-1 uses and excluding those listed above):

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Pod F is restricted to the uses allowed in the RSF-4 zone, excluding duplex units.

Pods G and H are restricted to the uses allowed in the RMF-12 zone.

C. Deviations from Bulk Standards by Pods

Pods A, B, C, D, and E shall meet the bulk standards of the B-1 zone district with the following modifications:

- Non-residential uses require no minimum lot width.
- Non-residential uses require no minimum lot size.
- Maximum FAR shall be 0.7, excluding underground and/or under building parking garages.
- Maximum FAR shall be based on the individual Pod sizes.
- Minimum frontyard setbacks shall be 30' from the right-of-way for Patterson Road and 1st Street and 15' from all internal streets.
- Minimum rearyard setbacks shall be 0'.
- Maximum height shall be 35' for structures located in Pod E and 40' for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.
- Maximum building size shall be 40,000 s.f. for office buildings, 20,000 s.f. for retail buildings and 45,000 s.f. for mixed use buildings.

Pods G and H shall meet the bulk standards of the RMF-12 zone district.

Pod F shall meet the bulk standards of the RSF-4 zone district with the following modifications:

- The lots cannot be further subdivided.


INTRODUCED on first reading on the 18th day of October, 2006 and ordered published.

ADOPTED on second reading this 1st day of November, 2006.

ATTEST:



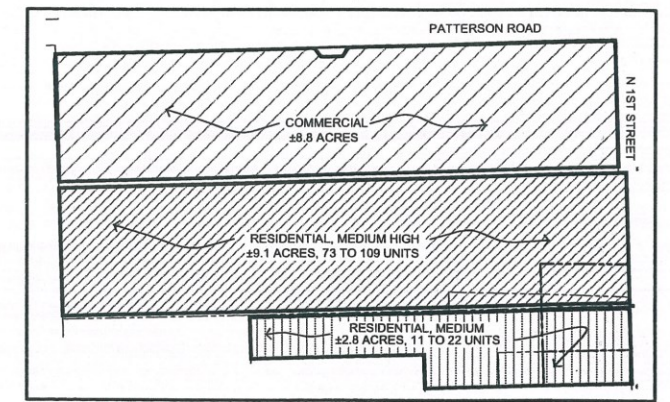
President of Council



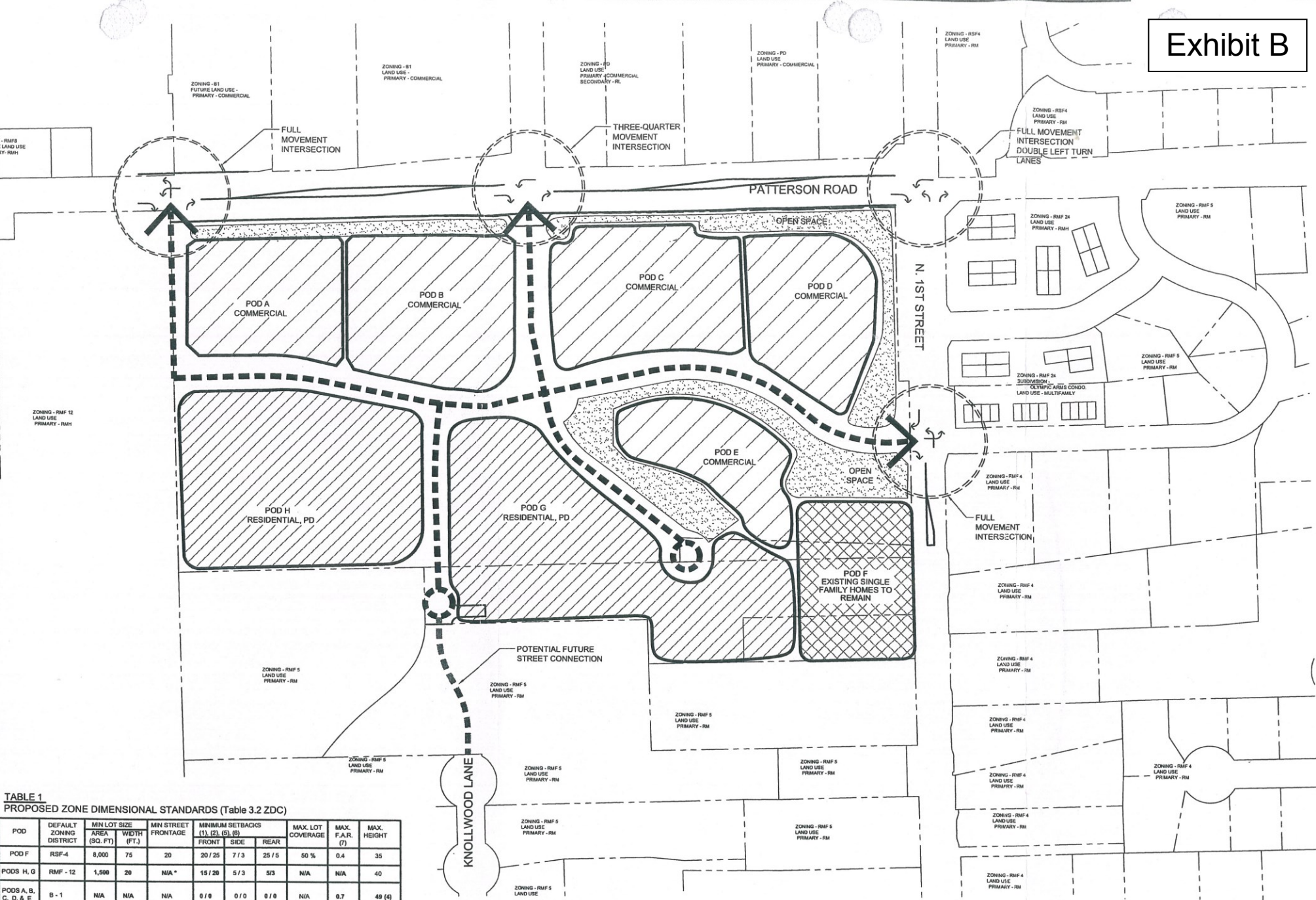
City Clerk

Exhibit B

FIRST AND PATTERSON PLANNED DEVELOPMENT



CURRENT GROWTH PLAN DESIGNATIONS
NOT TO SCALE



LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet.
Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;
Thence S 89°57'24" E 591.25 feet;
Thence S 34°27'55" E 24.27 feet;
Thence S 89°57'24" E 46.50 feet;
Thence S 00°02'36" W 20.00 feet;
Thence S 89°57'24" E 5.00 feet;
Thence N 00°02'36" E 25.00 feet;
Thence N 34°33'07" E 19.09 feet;
Thence S 89°57'24" E 604.85 feet;
Thence S 19°31'47" E on the west right-of-way line of North First Street 14.23 feet;
Thence S 00°05'42" E 286.50 feet;
Thence S 89°54'28" E 13.00 feet;
Thence S 00°05'42" E 487.85 feet;
Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;
Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;
Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract;
Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;
Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10;
Thence N 00°11'19" W 610.30 feet to the beginning.
Containing 20.74 acres, more or less.

GENERAL NOTES

- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM RMF-12 (RESIDENTIAL MULTI-FAMILY 12) TO A ZONING OF PO - PLANNED DEVELOPMENT.
- THIS PO ZONE HAS THREE DEFAULT ZONES; OF B-1 - NEIGHBORHOOD BUSINESS, RMF-12 - RESIDENTIAL MULTI-FAMILY 12, AND RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
- PODS A, B, C, D AND E HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD F HAS A DEFAULT ZONE OF RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
- PODS G AND H HAVE A DEFAULT ZONE OF RMF-12 - RESIDENTIAL MULTI-FAMILY 12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- THE GROWTH PLAN CURRENTLY DESIGNATES 18.4 ACRES OF COMMERCIAL DEVELOPMENT ON THIS SITE. (BASED ON A FRONTAGE OF 1271 FT)
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AREA.
- BASED ON CURRENT ZONING: 165 TO 248 DWELLING UNITS ARE ALLOWED (RMF 12)
- THE N. 1ST STREET AND PATTERSON O.D.P. PROPOSES A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR PODS G AND H WILL BE RMF-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN TO BE REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 3 FOR SITE DESIGN STANDARDS.

PHASING SCHEDULE

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	ANTICIPATED DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2012
PHASE 6	DECEMBER 2013
PHASE 7	DECEMBER 2014

**TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS (Table 3.2 ZDC)**

POD	DEFAULT ZONING DISTRICT	MIN LOT AREA (SQ. FT.)	MIN STREET FRONTAGE (FT.)	MINIMUM SETBACKS (1), (2), (5), (6)			MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
				FRONT	SIDE	REAR			
POD F	RSF-4	8,000	75	20	20/25	7/3	25/5	0.4	35
PODS H, G	RMF-12	1,500	20	N/A*	15/20	5/3	5/3	N/A	40
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0	0/0	0/0	N/A	49 (4)

- PRINCIPAL / ACCESSORY BUILDING
- MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
- MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
- UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.
*ADEQUATE ACCESS WILL BE PROVIDED

**TABLE 2
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)**

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - DRIVE THRU PHARMACY
 - DRIVE THRU / DRIVE UP DRY CLEANERS
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - MENTAL HEALTH FACILITIES
 - ALCOHOL AND/OR DRUG REHABILITATION USES
 - HALFWAY HOUSES
 - LAW ENFORCEMENT REHABILITATION CENTERS
 - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS - BUILDING SIZE
 - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
 - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS O.D.P.
 - *THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CAN BE A TOTAL SMALL POD USE

**TABLE 3
SITE DESIGN STANDARDS**

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN PODS G & H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

POD DENSITY / INTENSITY RANGES

- POD A - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D - MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E - MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F - MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G - MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC
- POD H - MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

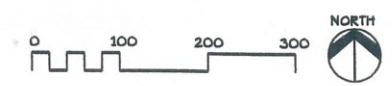
**ROAD STANDARDS AND SECTIONS
ROADS INTERNAL TO THE DEVELOPMENT**

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
OPEN SPACE	±1.8 ACRES	9%
RIGHT OF WAYS	±1.8 ACRES	9%
COMMERCIAL AREA	±8.2 ACRES	39%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD G	±4.1 ACRES	
POD H	±3.5 ACRES	
OPEN SPACE	0.0 ACRES	
RIGHT OF WAYS	±1.4 ACRES	7%
RESIDENTIAL AREA	±7.5 ACRES	36%

ODP LEGEND

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED OPEN SPACE
- PROJECT PROPERTY LINE



DRAWN BY: JC
CHECKED: TC
JOB NO.: 0533
DATE: 12-20-05
REVISIONS:
1st Rnd - 06-01-06
2nd Rnd - 08-28-06
DRAWING NO.: 0533-06_01_06-ODP.DWG

SHEET NO. 2 OF 2

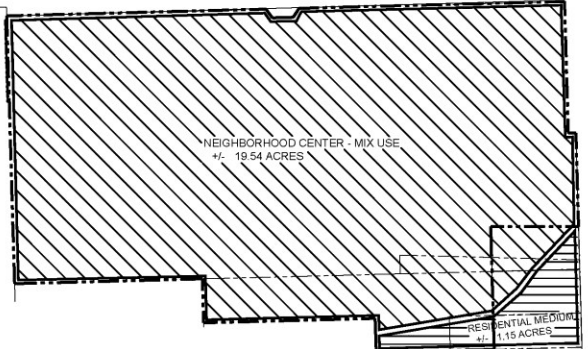
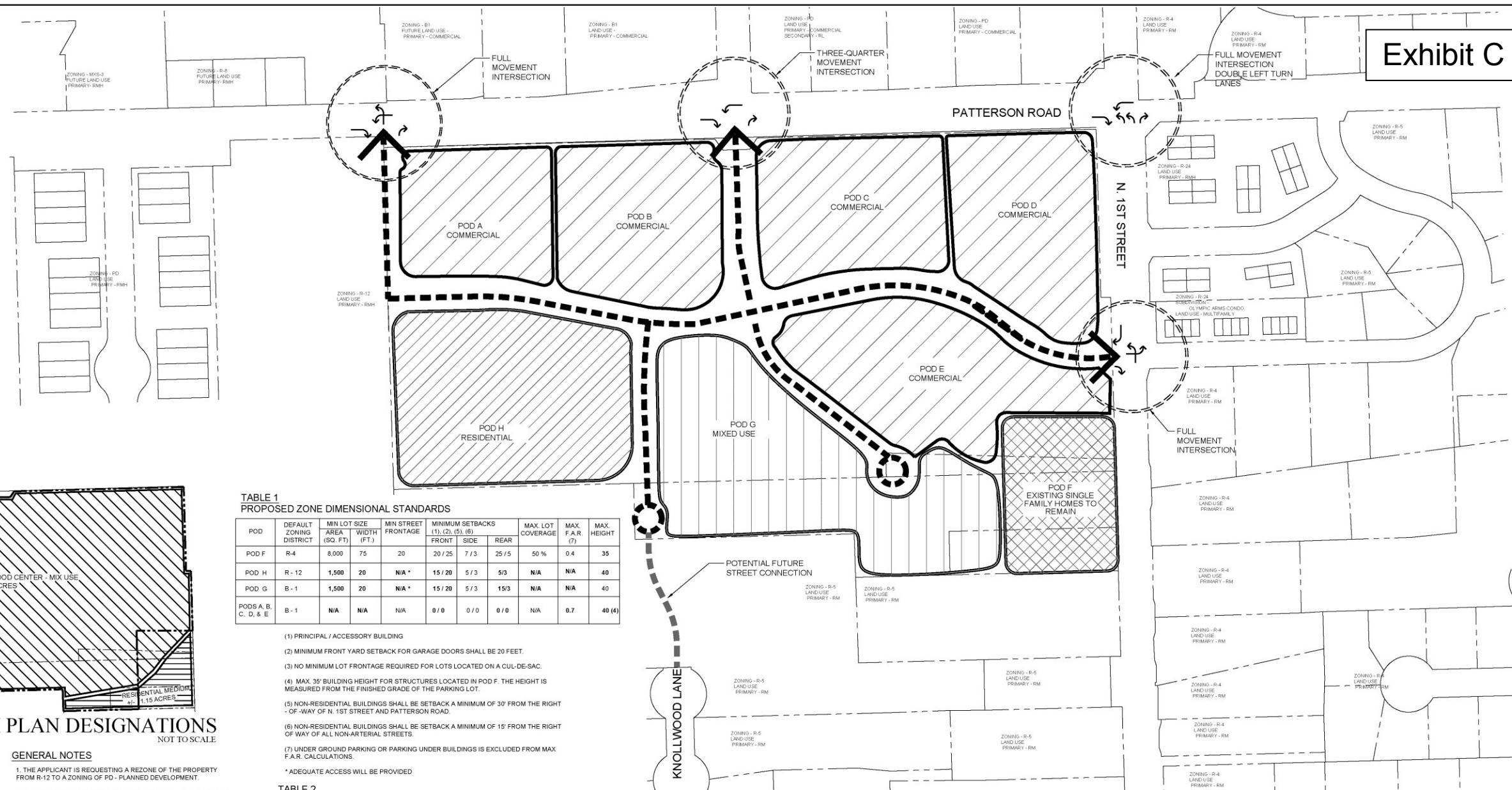
- STATUS
- ODP
 - PRELIMINARY
 - BID
 - CONSTRUCTION
 - AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
LANDSCAPE AND PLANNING ARCHITECTS
844 GRAND AVE.
GRAND JCT, CO 81501
PH: 970-241-0745
FAX: 970-241-0765
EMAIL: info@clavonne.com

OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

FIRST AND PATTERSON
PLANNED DEVELOPMENT AMENDMENT



CURRENT GROWTH PLAN DESIGNATIONS
NOT TO SCALE

**TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT AREA (SQ. FT.)	MIN STREET WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (5), (6)	MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
					FRONT	SIDE	REAR	
POD F	R-4	8,000	75	20	20/25	7/3	25/5	50%
POD H	R-12	1,500	20	N/A*	15/20	5/3	5/3	N/A
POD G	B-1	1,500	20	N/A*	15/20	5/3	15/3	N/A
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0	0/0	0/0	N/A

- PRINCIPAL / ACCESSORY BUILDING
 - MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
 - NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
 - MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
 - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
 - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
 - UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.
- *ADEQUATE ACCESS WILL BE PROVIDED

**TABLE 2
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)**

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - DRIVE THRU PHARMACY
 - DRIVE THRU / DRIVE UP DRY CLEANERS
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - MENTAL HEALTH FACILITIES
 - ALCOHOL AND/OR DRUG REHABILITATION USES
 - HALFWAY HOUSES
 - LAW ENFORCEMENT REHABILITATION CENTERS
 - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS - BUILDING SIZE
 - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
 - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
 - THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 3
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - BUS/COMMUTER STOPS
- USES NOT ALLOWED
 - SMALL GROUP LIVING FACILITY
 - LARGE GROUP LIVING FACILITY
 - UNLIMITED GROUP LIVING FACILITY
 - CEMETERY
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - MENTAL HEALTH FACILITIES
 - ALCOHOL AND/OR DRUG REHABILITATION USES
 - HALFWAY HOUSES
 - LAW ENFORCEMENT REHABILITATION CENTERS
 - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
 - OFFICE WITH DRIVE-THROUGH
 - MOVIE THEATER, SKATING RINK, ARCADE
 - BAR/NIGHT CLUB
 - FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
 - FUEL SALES, AUTOMOTIVE REPAIR
 - GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
 - PRODUCE STANDS
 - ALL OTHER RETAIL SALES AND SERVICES
 - MINI-WAREHOUSE

**TABLE 3 CONTINUED
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- BULK STANDARD DEVIATIONS - BUILDING SIZE
 - OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
 - THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

**TABLE 4
SITE DESIGN STANDARDS**

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

POD DENSITY / INTENSITY RANGES

- POD A MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F. MINIMUM DENSITY OF 12 DU/AC MINIMUM DENSITY OF 8 DU/AC
- POD H MAXIMUM DENSITY OF 12 DU/AC AND

**ROAD STANDARDS AND SECTIONS
ROADS INTERNAL TO THE DEVELOPMENT**

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100%
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
TOTAL COMMERCIAL AREA	±11.8 ACRES	57%
MIXED USE		
POD G	±4.1 ACRES	
TOTAL MIXED USE AREA	±4.1 ACRES	20%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD H	±3.5 ACRES	
TOTAL RESIDENTIAL AREA	±4.8 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	
	INCLUDED WITH PODS	

LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet;
 Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;
 Thence S 89°57'24" E 591.25 feet;
 Thence S 34°27'55" E 24.27 feet;
 Thence S 89°57'24" E 45.50 feet;
 Thence S 00°02'36" W 20.00 feet;
 Thence S 89°57'24" E 5.00 feet;
 Thence N 00°02'36" E 25.09 feet;
 Thence N 34°33'07" E 19.09 feet;
 Thence S 89°57'24" E 604.65 feet;
 Thence S 18°31'47" E on the west right-of-way line of North First Street 14.23 feet;
 Thence S 00°05'42" E 286.50 feet;
 Thence S 89°54'28" E 13.00 feet;
 Thence N 00°05'42" E 487.65 feet;
 Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;
 Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;
 Thence N 89°58'20" W 367.30 feet to the east line of the Baughman tract;
 Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;
 Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10;
 Thence N 00°11'19" E on the west right-of-way line of the beginning.
 Containing 20.74 acres, more or less.

PHASING SCHEDULE

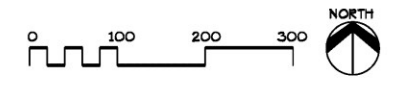
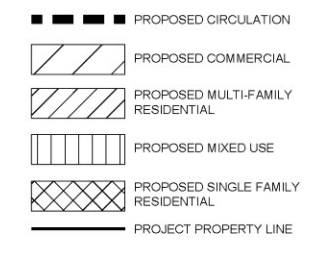
THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2017
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

GENERAL NOTES

- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-12 TO A ZONING OF PD - PLANNED DEVELOPMENT.
- THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-12 - RESIDENTIAL MULTI-FAMILY 12, AND R-4 - RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE DIMENSIONAL STANDARDS.
- PODS A, B, C, D, E, AND G HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS
- POD F HAS A DEFAULT ZONE OF R-4
- POD H HAS A DEFAULT ZONE OF R-12
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
- BASED ON CURRENT ZONING, 60 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE.
- THE ORIGINAL N. 1ST STREET AND PATTERSON O.D.P. PROPOSED A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H. THIS AMENDED ODP FOR POD G COULD REDUCE THIS QUANTITY.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN WAS REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

ODP LEGEND



OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 APPROVED BY _____ TITLE _____ DATE _____

DRAWN BY MR
 CHECKED TC
 JOB NO. 1438
 DATE 03/19/2015
 REVISIONS
 DRAWING NO. 1438-02_11_15-ODP.DWG

SHEET NO. 1 OF 1
 STATUS
 ODP
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81501
 PH: 970-241-0745
 FAX: 970-241-0765
 EMAIL: info@clavonne.com

Exhibit D

First and Patterson Planned Development Outline Development Plan Amendment General Project Report

Project Overview

The applicant, F & P Development LLC, c/o Bruce Milyard, is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the southwest corner of N. 1st Street and Patterson Road, (aka Corner Square). In addition the existing ODP is still reviewed under pre-2010 code and the applicant is requesting that the amended ODP be reviewed under the current code.

The existing approved +/- 20.7 acre ODP had eight Development 'Pods', of which six are now complete (Pods A, C, D, E, F); Pod B is in a 'holding pattern' due to the economy. The proposed amendment is to change the remaining Pod G (originally +/- 4.1 acres) from a 'Residential' designation / land use to a 'Mixed Use' designation / land use. This 'Mixed Use' designation will still allow Residential uses, but additionally allow Professional Services and off-site parking. The Default Zone will be B1, but without Retail Uses.

The Growth Plan has been revised since the approval of the original ODP and the majority of the entire development is now within a Neighborhood Center / Mixed Use designation, with a small area of Residential Medium. Pod G lies entirely within the Neighborhood Center / Mixed Use area, which fully supports the proposed amendment.

This ODP Amendment Submittal includes the necessary documentation to process the request, while maintaining the Planned Development zone designation which allows some flexibility in City adopted design standards, continues the higher architectural standards already established throughout the development, and allows the applicant to include/exclude uses on the subject property as deemed fit by the applicant and City staff.

The ODP Amendment for N. 1st Street and Patterson Road supports the code provisions listed in Chapter 21.05 of the City Development Code.

A. Project Description

Location

- The entire ODP property is located at the southwest corner of N. 1st Street and Patterson Road. There is approximately 1300 LF of frontage along the south side of Patterson Road, and 800 LF of frontage along the west side of N. 1st Street.
- Pod G is located between Knollwood Drive and Meander Court, south of West Park Drive. A more generalized description is the central area of the south half of the approved ODP.

Acreage

- The entire ODP property is approximately 20.7 acres.
- Pod G was originally allocated approximately 4.1 acres, however after final platting of the surrounding road ROW's it is now 3.45 acres.

Proposed Use

- The proposed uses for Pod G are Professional Services, Residential, and off-site Parking.
- No changes in use are being proposed for the remainder of the ODP property. As noted above the majority of the remainder is developed; all roads and public utilities are installed; Covenants and Maintenance Agreements are established.

B. Public Benefit

The North 1st Street and Patterson Road Planned Development has already created a mixed use neighborhood that meets the intent of the current Growth Plan and the current development requirements of the City of Grand Junction. Public benefits from this Pod G Amendment include:

- the development of property within the City 201 boundary;
- the development of an Infill property;
- the creation of a mixed use project meeting the intentions of the Growth Plan;
- a realistic development plan for the last remaining Pod of the PD;
- a confidence of established and 'tested' attractive architectural guidelines;
- the placement of lower impact Professional Service and/or Residential uses along the 'edge' of a Neighborhood Center / Mixed Use designated area within the Growth Plan;
- the ability to provide some off-site parking to the highly successful businesses already established within the PD;
- no NEW road, drainage, or utility improvements added to the City system, as all is currently installed, approved and accepted.

The First and Patterson Planned Development ... Corner Square ... has already provided the following **Significant Community Benefits** in its' development to date:

Infrastructure and Utilities

- Collaborated with the City of Grand Junction on the donation of right-of-way for a right turn lane from Patterson Road onto N 1st Street;
- Dedicated a 40' wide utility easement (paralleling and abutting Patterson Road) for undergrounding of the Ranchman's Ditch and the existing overhead power;
- Participated in the under-grounding of the overhead power lines that encumbered this property.
- Constructed detached sidewalks and landscaping within the easements that parallel both Patterson Road and N. 1st Street.

Site Amenities and Landscaping

- Provided large landscaped open space areas along the N 1st Street frontage;
- Provided a Community Art feature within the roundabout at West Park Drive and Meander Court;
- Preserved the topographic landscape hill feature through terracing and landscape design.

Development Character

- The project retained the existing single family residences which front along N 1st Street;
- The project committed to architectural standards and pre-approved finishes consistent with and supportive of a definitive development theme.

Site Development

- Implemented commercial area site planning where the majority of the parking did not front on N. 1st Street and Patterson Road. Buildings are used to screen parking lots.
- Created a Business Owners Association for the commercial pods.
- Created a Home Owners Association for the multi-family residential pods.
- Requires vehicular cross access within all commercial development pods.

Buildings, Architecture, and other Structural Features

- Design guidelines have been created for commercial and residential buildings.
- The development requires equal attention to architectural detailing, building materials, plane projections, recesses, and roof forms on all sides of non-residential buildings.
- The development requires trash enclosures and loading areas to be screened with walls made of materials identical to the building materials of the primary building in keeping with the architectural development theme.
- Signage design, size, and placement is more controlled than the City regulations.

C. Neighborhood Meeting

A neighborhood meeting was held on November 12, 2014 at 5:30pm on site. Only three neighbors were in attendance out of 49 mailings. The attending neighbors came to the meeting concerned about additional traffic, lighting, noise, but were pleased to find out the new zoning for POD G would be primarily commercial/office with minimal multi-family residential. Other questions asked were what the design of the future buildings would be, and estimated timing of construction.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

The proposed Amendment conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations.

Surrounding Land Use

Properties to the north include Community Hospital Medical Park and Willowdale Commercial Park, with residential uses to the north northwest. To the west is agriculture; to the south is residential; to the east is single and multi-family residential.

Adjacent zoning:

- NORTH: includes PD (east) and B-1(west);
- WEST: R-12;
- SOUTH: R-5;
- EAST: R-4 and R-5 (south) and R-16(north).

Site Access & Traffic Patterns

Access into the overall PD, including the Pod G Amendment area, is established and constructed. Extensive traffic studies were prepared and scrutinized for the original ODP and PD approvals.

In preliminary discussions with City Staff, there is the potential for the proposed Pod G Amendment area to generate equal or less traffic than the current approved Residential uses and densities.

Availability of Utilities

All necessary infrastructure and utilities are constructed.

- Water – Ute and City; the site straddles the dividing line between the two water purveyors.
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / gas – Excel
- Telephone – Qwest
- Cable TV – Bresnan

Special or Unusual Demands on Utilities

The property is served by both Ute and City water. Relative to the Fire Flow information, the original submittal made assumptions that the City would service the entire site.

Effects on Public Facilities

This proposed Amendment to the N 1st and Patterson Planned Development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements have already been constructed.

Site Soils

NRCS soils was provided with the original submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

Hours of Operation

The applicant proposes that the hours of operation within Pod G will comply with that of the B-1 zone (default zone). These hours of operation are 5:00 am to 11:00pm.

Number of Employees

Since the uses allowed within the B-1 zone are broad, it is difficult to provide even a range of potential employees. The applicant requests that the number of employees be determined / provided at the time of Site Plan review for each use.

Signage Plans

Signage is an important component within the N 1st and Patterson Planned Development. There is no anticipated change to the current signage guidelines. All freestanding signage within the 20.7 acre development will continue to have similar building materials. Signage fonts and colors may be adjusted per approval of the property owner, developer, and the City of Grand Junction.

E. Development Schedule and Phasing

Upon approval of the Amended ODP, the intentions are to begin construction within Pod G by summer 2015. Pod G will be comprised of at least three buildings and the off-site parking area, but these structures will likely be constructed one at a time via a Site Plan Approval process. As noted above the existing ODP is still reviewed under pre-2010 code and we are additionally requesting that the amended ODP be reviewed under the current code, which would allow Administrative Review of the individual Site Plans that will likely comprise Pod G.

F. Additional General Report Discussion Items

The proposed ODP Amendment Plan included with this submittal addresses the entirety of the Planned Development, recognizing the existing / constructed development pods along with the amended Pod G. Deviations from B-1 Default Zones, Standards and Notes originally approved remain the same for all Development Pods, but have been specifically modified to adequately address this amended Pod G. Additional modifications to the approved ODP Plan are limited to updating the current Growth Plan designations of the property.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE CORNER SQUARE OUTLINE DEVELOPMENT PLAN TO CHANGE THE DEFAULT ZONE OF POD G FROM R-12 (RESIDENTIAL 12 DU/AC) TO B-1 (NEIGHBORHOOD BUSINESS) AND MODIFY THE PHASING SCHEDULE

LOCATED AT NORTH 1ST STREET AND PATTERSON ROAD

Recitals:

The applicant, F & P Development LLC, wish to amend the Planned Development (PD) adopted in 2006 by Ordinance #3981 by changing the default zone of Pod G from R-12 (Residential 12 du/ac) to B-1 (Neighborhood Business) restricting the uses to residential, office, personal services and commercial parking with no sales-oriented uses.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1) and deviations of approval for the amended Plan for the Corner Square Outline Development Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by reducing traffic demands through the creation of a neighborhood center that is in walking distance of many single and multi-family residential units; providing extensive landscaping for a greater quality and quantity of private open space; providing needed multi-family housing; and creating an opportunity for innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN FOR THE CORNER SQUARE PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to Pod G which is described as follows: Lots 5, Block 4; Corner Square.

Said parcel contains 3.44 +/- acres more or less.

- B. Except as expressly amended hereby, Ordinance No. 3981 dated November 1, 2006 for the Corner Square Outline Development Plan will remain in effect and is still valid.

C. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as outlined in the Zoning and Development Code.

D. Pod G is zoned PD (Planned Development) with the following standards, deviations and requirements:

1. Default Zone:

The default zone for Pod G is B-1 (Neighborhood Business). All future and anticipated development must adhere to the uses allowed in the B-1 zone district and the dimensional, bulk and performance standards required by the B-1 zone district with the following restrictions and deviations:

a. Prohibited uses:

- 1) Small group living facility
- 2) Large group living facility
- 3) Unlimited group living facility
- 4) Cemetery
- 5) Outdoor kennels and/or boarding of animals
- 6) Outdoor storage
- 7) Community correction facilities
- 8) Hospital/mental hospital
- 9) Physical and mental rehabilitation (Resident)
- 10) Detention facilities
- 11) Office with drive-through
- 12) Movie theater, skating rink, arcade
- 13) Bar/nightclub
- 14) Food service, restaurant (including alcohol sales)
- 15) Fuel sales, automotive/appliance
- 16) General retail sales, indoor operations, display and storage
- 17) Produce stands
- 18) All other retail sales and services
- 19) Mini-warehouse

b. Deviations:

- 1) Office buildings - 25,000 sf - not including underground parking
- 2) Mixed used buildings - 30,000 sf - not including underground parking

Introduced for first reading on this _____ day of _____, 2015 and ordered published in pamphlet form.

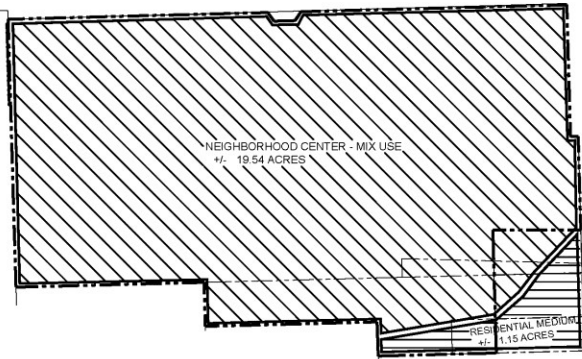
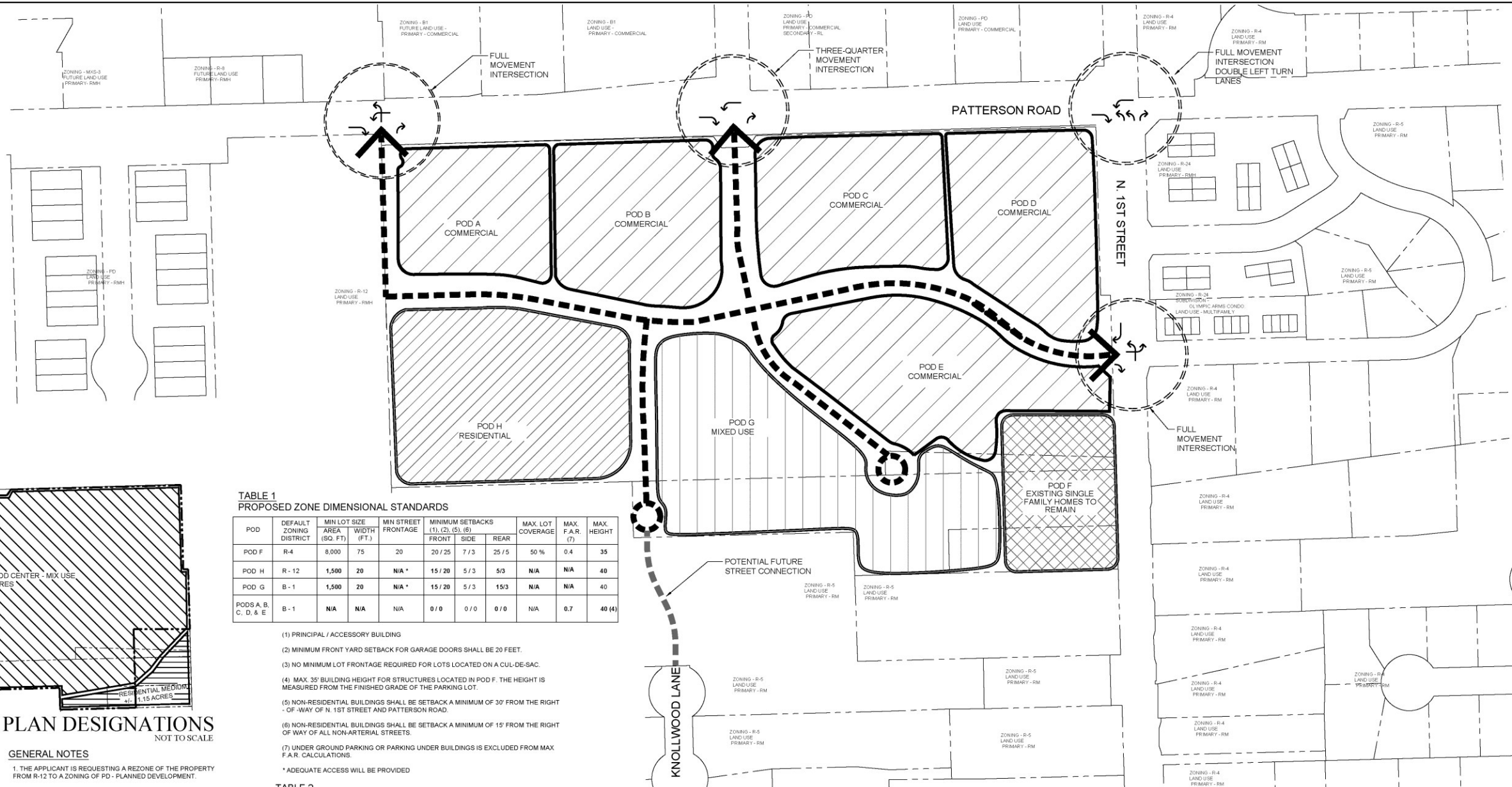
PASSED and ADOPTED this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

FIRST AND PATTERSON PLANNED DEVELOPMENT AMENDMENT



CURRENT GROWTH PLAN DESIGNATIONS NOT TO SCALE

LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet;
 Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;
 Thence S 89°57'24" E 591.25 feet;
 Thence S 34°27'55" E 24.27 feet;
 Thence S 89°57'24" E 46.50 feet;
 Thence S 00°02'36" W 20.00 feet;
 Thence S 89°57'24" E 5.00 feet;
 Thence N 00°02'36" E 25.00 feet;
 Thence N 34°33'07" E 19.09 feet;
 Thence S 89°57'24" E 604.85 feet;
 Thence S 18°31'47" E on the west right-of-way line of North First Street 14.23 feet;
 Thence S 00°05'42" E 286.50 feet;
 Thence S 89°54'28" E 13.00 feet;
 Thence N 00°05'42" E 487.65 feet;
 Thence leaving said west right-of-way line N 89°53'07" W 470.50 feet to a 5/8 inch rebar in concrete;
 Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;
 Thence N 89°54'20" W 387.30 feet to the east line of the Baughman tract;
 Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;
 Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10;
 Thence N 00°11'19" W 610.30 feet to the beginning.

PHASING SCHEDULE

The first phase of the project will be approved within one year of the complete installation of the ranchman's ditch pipe project. The pipeline is anticipated to be completed along this frontage in the year of 2008.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2017
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

GENERAL NOTES

- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-12 TO A ZONING OF PD - PLANNED DEVELOPMENT.
- THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-12 - RESIDENTIAL MULTI-FAMILY 2, AND R-4 - RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
- PODS A, B, C, D, E, AND G HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD F HAS A DEFAULT ZONE OF R-4.
- POD H HAS A DEFAULT ZONE OF R-12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
- BASED ON CURRENT ZONING: 60 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE.
- THE ORIGINAL N. 1ST STREET AND PATTERSON O.D.P. PROPOSED A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H. THIS AMENDED OPD FOR POD G COULD REDUCE THIS QUANTITY.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN WAS REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE (SQ. FT.)	MIN STREET WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (6)	MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
POD F	R-4	8,000	75	20	20/25 7/3 25/5	50%	0.4	35
POD H	R-12	1,500	20	N/A*	15/20 5/3 5/3	N/A	N/A	40
POD G	B-1	1,500	20	N/A*	15/20 5/3 15/3	N/A	N/A	40
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0 0/0 0/0	N/A	0.7	40 (4)

- PRINCIPAL / ACCESSORY BUILDING
- MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
- MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT-OF-WAY OF ALL NON-ARTERIAL STREETS.
- UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.

* ADEQUATE ACCESS WILL BE PROVIDED

TABLE 2
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - DRIVE THRU PHARMACY
 - DRIVE THRU / DRIVE UP DRY CLEANERS
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - MENTAL HEALTH FACILITIES
 - ALCOHOL AND/OR DRUG REHABILITATION USES
 - HALFWAY HOUSES
 - LAW ENFORCEMENT REHABILITATION CENTERS
 - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS- BUILDING SIZE
 - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS- F.A.R.
 - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS OPD.
 - THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

TABLE 3
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
 - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 - BUS/COMMUTER STOPS
- USES NOT ALLOWED
 - SMALL GROUP LIVING FACILITY
 - LARGE GROUP LIVING FACILITY
 - UNLIMITED GROUP LIVING FACILITY
 - CEMETERY
 - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 - OUTDOOR STORAGE
 - COMMUNITY CORRECTION FACILITIES
 - HOSPITAL / MENTAL HOSPITAL
 - PHYSICAL AND MENTAL REHABILITATION (RESIDENT)
 - DETENTION FACILITIES
 - OFFICE WITH DRIVE-THROUGH
 - MOVIE THEATER, SKATING RINK, ARCADE
 - BAR / NIGHTCLUB
 - FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
 - FUEL SALES, AUTOMOTIVE/APPLIANCE
 - GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
 - PRODUCE STANDS
 - ALL OTHER RETAIL SALES AND SERVICES
 - MINI-WAREHOUSE

TABLE 3 CONTINUED
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)

- BULK STANDARD DEVIATIONS- BUILDING SIZE
 - OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
 - MIXED USED BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS- F.A.R.
 - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS OPD.
 - THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

TABLE 4
SITE DESIGN STANDARDS

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G, & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

POD DENSITY / INTENSITY RANGES

POD A	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD B	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD C	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD D	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD E	MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
POD F	MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
POD G	MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F. MAXIMUM DENSITY OF 12 DU/AC MINIMUM DENSITY OF 8 DU/AC
POD H	MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

ROAD STANDARDS AND SECTIONS ROADS INTERNAL TO THE DEVELOPMENT

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100%
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
TOTAL COMMERCIAL AREA	±11.8 ACRES	57%
MIXED USE		
POD G	±4.1 ACRES	
TOTAL MIXED USE AREA	±4.1 ACRES	20%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD H	±3.5 ACRES	
TOTAL RESIDENTIAL AREA	±4.8 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	INCLUDED WITH PODS

ODP LEGEND

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED MIXED USE
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROJECT PROPERTY LINE



OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

CITY OF GRAND JUNCTION FILE NO. ODP-2005-309

APPROVED BY

TITLE

DATE

DRAWN BY MR
 CHECKED TC
 JOB NO. 1438
 DATE 03/19/2015
 REVISIONS
 04/21/2015 - UPDATE
 EXCLUDED USES

DRAWING NO.
 1438-02_11_15-ODP.DWG

SHEET NO. 1 OF 1

STATUS
 ODP
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT., CO 81501
 PH: 970-241-0745
 FAX: 970-241-0765
 EMAIL: info@clavonne.com



Date: April 23, 2015
 Author: D. Paul Jagim
 Title/ Phone Ext: Transportation Engineer, 244-1542
 Proposed Schedule: May 6, 2015
 2nd Reading (if applicable): N/A
 File # (if applicable): IFB-3998-15-NJ

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Purchase of One Bucket Truck for the Transportation Engineering Division
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a Bucket Truck from O.J. Watson Company in the Amount of \$151,484
Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

This request is for the purchase of a scheduled equipment replacement of a bucket truck for the Transportation Engineering Division.

Background, Analysis and Options:

This truck is a part of the resources needed to provide ongoing maintenance in the Public Works Department. The equipment will be used for everyday maintenance and operations. This equipment is scheduled replacement for the departments, as determined by the equipment replacement committee.

Compressed natural gas (CNG) option was not compatible due to placement in the bed conflicting with the boom assembly or placement behind the cab increasing the length of the truck prevented it from fitting in the garage.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel; four companies submitted a total of 6 formal bids, all of which were found to be responsive and responsible, in the following amounts:

COMPANY	YR/MAKE/MODEL	COST	LOCATION
O.J. Watson Company, Inc.	2016 Freightliner M2, Dur-A-Lift boom	\$151,484.00	Denver, CO
O.J. Watson Company, Inc.	2016 International 4300, Dur-A-Lift boom	\$154,121.00	Denver, CO
Transwest Truck Trailer RV	2016 Freightliner M2, ETI boom	\$154,749.00	Grand Junction, CO
O.J. Watson Company, Inc.	2016 Kenworth T370, Dur-A-Lift boom	\$157,430.00	Denver, CO
MHC Kenworth	2016 Kenworth T370, ETI boom	\$159,544.00	Grand Junction, CO
Altec Industries, Inc.	2016 International 4300, Altec boom	\$159,505.00	Dixon, CA

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

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

This bucket truck will be used to service the network of 98 traffic signals that the City maintains.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

This purchase relates to the Economic Development Plan by maintaining the safe and efficient use of the City's street network, which in turn enables and supports private investment.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee, and the Fleet Services Division.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Services Fund.

Legal issues:

The solicitation has presented no legal issues. If approved, the purchase will be consistent with procurement policy and procedure as established by the City Council, City Manager and City Attorney.

Other issues:

There are no other issues for consideration.

Previously presented or discussed:

Fleet Replacements were discussed during the 2015 budget development process.

Attachments:

None.



Date: 4-6-2015
 Author: Darren Starr
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493
 Proposed Schedule: 5-6-2015
 2nd Reading (if applicable): N/A
 Bid # (if applicable): IFB-4022-15-NJ

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: Purchase a Crack Sealing Machine for Street Maintenance
Action Requested/Recommendation: Authorize the Purchasing Division to Purchase from Denver Industrial Sales and Service a 2015 Craftco Super Shot 250D for the Amount of \$50,637
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

Executive Summary:

This request is for the approval for the award of a 2015 Craftco Super Shot 250D to replace existing equipment which is past its useful life. This machine will be used for the annual crack fill program.

Background, Analysis and Options:

Each year the City’s Streets Division crack fills one and a half maintenance areas. (Approximately 750,000 sq. yards) This work is done in the early spring, and late fall when temperatures are cooler so the product can fill the cracks when they are at the maximum width, and can cool quickly enough to be driven on by the public. This service is done prior to Chip-sealing the streets starting in the first part of July. Two machines and crews are used to accomplish this task with the short and limited time frame.

Both the operating department and Fleet agree on recommending the purchase of the Crafcro unit from Denver Industrial sales in the amount of \$50,637.00. (Bid Price \$51,670.41 minus \$1033.41 for prompt payment discount) based on the following.

The City currently operates both Cimline and Crafcro units which makes good comparisons. Both machines have almost identical operating hours (Cimline 3,774 / Crafcro 3770) and are used under identical operating conditions. The Cimline machine has received \$30,710.00 worth of maintenance over its current life resulting in 1,751 hours of non-productive time while being repaired, or waiting on parts. The Crafcro machine has received \$14,702.00 in maintenance resulting in 543 non-productive hours. Based on \$16,000 less in maintenance costs as well as more productive time it makes sense to purchase the Crafcro over the Cimline for an additional purchase amount of **\$1,262.00**.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to the

Western Colorado Contractors Association (WCCA) and the Grand Junction Chamber of Commerce. Three companies submitted formal bids for crack fill machines, all of which were found to be responsive and responsible, in the following amounts:

Crack Sealing Machine

Company	City, State	COST/LOAD
Vance Brothers, Cimline 230DH	Denver, CO	\$49,375.00
Denver Industrial Sales and Service, Craftco super shot 250D	Denver, CO	\$51,670.41
Municipal and Contractors Equipment, Stepp OJK275	Thornton, CO	\$52,958.00

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.*

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure, equipment, and the operation and maintenance of these structures can expand the productive capacity of on economy.

How this item relates to the Economic Development Plan:

This project hits in two areas of emphasis: Public Safety, as the City is repairing street damage to make them safer for the public to drive, and Infrastructure, as this work increases the life of one of the City’s most expensive infrastructure, roads.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

The solicitation has presented no legal issues. The recommended award is consistent with Section 16 of the City’s Purchasing Policy which provides in relevant part that the most cost effective/lowest practical ownership costs are important and appropriate considerations in making a purchase.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This purchase was part of the annual budget review process.

Attachments:

There are no attachments.



Date: 4/6/15
 Author: Doug Jones
 Title/ Phone Ext: 3839
 Proposed Schedule: 5/6/2015
 2nd Reading
 (if applicable): _____
 Bid # (if applicable): IFB-4010-15-NJ

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: Replacement of Three Fairway Mowers for the Golf Division
Action Requested/Recommendation: Approve the Replacement of Three Fairway Mowers, from Potestio Brothers in the Total Amount of \$121,424.91
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Internal Services Manager

Executive Summary:

Replace one fairway mower at Lincoln Park Golf Course and two fairway mowers at Tiara Rado Golf Course. Potestio Brothers was the low bidder and it is requested that it be accepted.

Background, Analysis and Options:

The three fairway mowers are part of the City’s equipment fleet and were scheduled to be replaced after seven years. They are now on their tenth year and are beginning to show their age. All 15 reels need to be replaced which would cost approximately \$6,000. Various other parts and hoses are beginning to fail.

A formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, and sent to the. Three companies submitted four formal bids for Fairway Mowers, all of which were found to be responsive and responsible, in the following amounts:

Fairway Mowers

Company	City, State	Amount
Potestio Brothers Equip. Inc.	Parker, CO	\$121,424.91
C&M Air Cooled Engines	Commerce City, CO	\$133,545.10
C&M Air Cooled Engines - Alternate	Commerce City, CO	\$137,639.10
LL Johnson	Denver, CO	\$143,144.00

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

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

This equipment will allow the Parks and Recreation Department to continue to provide the highest level of maintenance on two municipal golf courses, while at the same time reducing the overall equipment fleet and saving operational funds.

How this item relates to the Economic Development Plan:

Policy 1.6 Investing in and Developing Public Amenities

This purchase furthers the investment in critical infrastructure and helps maintain public parks and open space which contributes to making this community an attractive place to live.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

Funds for this purchase have been accrued in the Fleet Management Fund.

Legal issues:

If approved, the legal department will review any contracts prior to execution.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Fleet Replacements were discussed during the 2015 budget development process.

Attachments:

No attachments.



Date: [April 15, 2015](#)
 Author: [Brian Rusche](#)
 Title/ Phone Ext: [Senior Planner/4058](#)
 Proposed Schedule: [Resolution Referring
 Petition, April 1, 2015](#)
 1st Reading Zoning: [April 15, 2015](#)
 2nd Reading: [May 6, 2015](#)
 File #: [ANX-2014-307](#)

Attach 6

CITY COUNCIL AGENDA ITEM

Subject: Bookends Annexation and Zoning, Located at 2395 Monument Road
Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Bookends Annexation, Hold a Public Hearing, and Adopt the Annexation and Zoning Ordinances on Final Passage and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Background, Analysis and Options:

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for the requested annexation, amending the Comprehensive Plan and the requested rezoning.

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

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

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

How this item relates to the Economic Development Plan:

The Economic Development Plan specifically identifies as a Goal to make strategic investments in public amenities, including a system of regional parks protecting open space corridors for recreation. (Goal 1.6 – Page 11). The designation of this property as Park and the proposed zoning of CSR (Community Services and Recreation) affirms this investment as a public amenity.

Board or Committee Recommendation:

The Planning Commission forwarded a recommendation of approval of both the Comprehensive Plan Amendment and requested Zoning at their regular meeting of April 14, 2015.

Financial Impact/Budget:

Maintenance of this area has been absorbed by the Parks Department and is anticipated to be minimal in operational costs.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed:

Referral of the Petition and First Reading of the Annexation Ordinance was on April 1, 2015. First Reading of the Zoning Ordinance was April 15, 2015.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Resolution Accepting Petition
7. Annexation Ordinance
8. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2395 Monument Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Open Space		
Proposed Land Use:		Recreation		
Surrounding Land Use:	North	Open Space		
	South	BLM		
	East	BLM		
	West	Single-Family Residential		
Existing Zoning:		County RSF-4 (Residential Single-Family)		
Proposed Zoning:		CSR (Community Services and Recreation)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	County AFT (Agricultural Forestry Transitional)		
	East	County AFT (Agricultural Forestry Transitional)		
	West	County RSF-4 (Residential Single-Family)		
Future Land Use Designation:		Rural / Residential Medium Low Adjacent to Park		
Zoning within density/intensity range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 49.661 acres of land and is comprised of three parcels and 1.200 acres of public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility 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 Bookends 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:

<u>ANNEXATION SCHEDULE</u>	
April 1, 2015	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
April 14, 2015	Planning Commission considers Zone of Annexation
April 15, 2015	Introduction of a Proposed Ordinance on Zoning by City Council
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation and Zoning

BOOKENDS ANNEXATION SUMMARY		
File Number:		ANX-2014-307
Location:		2395 Monument Road
Tax ID Number:		2945-291-00-947 2945-291-00-948 2945-291-00-949
# of Parcels:		3
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		49.661
Developable Acres Remaining:		48.461
Right-of-way in Annexation:		1.200 acres
Previous County Zoning:		County RSF-4 (Residential Single Family)
Proposed City Zoning:		CSR (Community Services and Recreation)
Current Land Use:		Open Space
Future Land Use:		Recreation
Values:	Assessed:	\$49,170
	Actual:	\$165,990
Address Ranges:		2395 Monument Road
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary (part)
	Fire:	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	Irrigation/ Drainage:	N/A
	School:	Mesa County Valley School District #51
	Pest:	N/A

ANALYSIS:

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

Sections 21.02.130 and 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan designates the property as Rural and Residential Medium Low.

Pursuant to Section 21.02.130(d)(1)(v), the Director has the authority to process a rezone without a separate plan amendment if the property is adjacent to the land use designation that would support the requested zone district. This property abuts the Park designation.

A plan amendment is proposed as part of this request in order to maintain consistency within the Plan. Section 21.02.130(c)(1) provides criteria for amending the Comprehensive Plan. These criteria are the same as those cited in Section 21.02.140, which applies to rezone requests, including a zone of annexation, and are as follows:

(1) Subsequent events have invalidated the original premise and findings;

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

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

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

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

This property is to be incorporated into the larger Three Sisters Park. The existing Tabeguache/Lunch Loop Trailhead, accessed from Monument Road, has the necessary basic facilities, such as parking and restrooms, to service an expansion of the trail system, with more improvements and amenities anticipated in the future.

This criterion has been met.

(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;

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

This criterion has been met.

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

The community has already benefited from the acquisition of this property by the City, as it is subject to a conservation easement and will be incorporated into the existing open space and trail systems along Monument Road. The proposed amendment and associated zoning is intended to affirm this effort and allow for continued planning for appropriate recreational uses.

This criterion has been met.

Alternatives: The following zone districts would be consistent with the existing Rural and/or Residential Medium Low Comprehensive Plan designation(s) for the subject property:

- a. RR (Residential Rural)
- b. R-E (Residential Estate)
- c. R-1 (Residential 1 du/ac)
- d. R-2 (Residential 2 du/ac)
- e. R-4 (Residential 4 du/ac)
- f. R-5 (Residential 5 du/ac)

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning. Thus, none of the residential zone districts are appropriate for this property.

The CSR (Community Services and Recreation) zone district is the best option for the property and for implementing the goals and policies of the Comprehensive Plan.

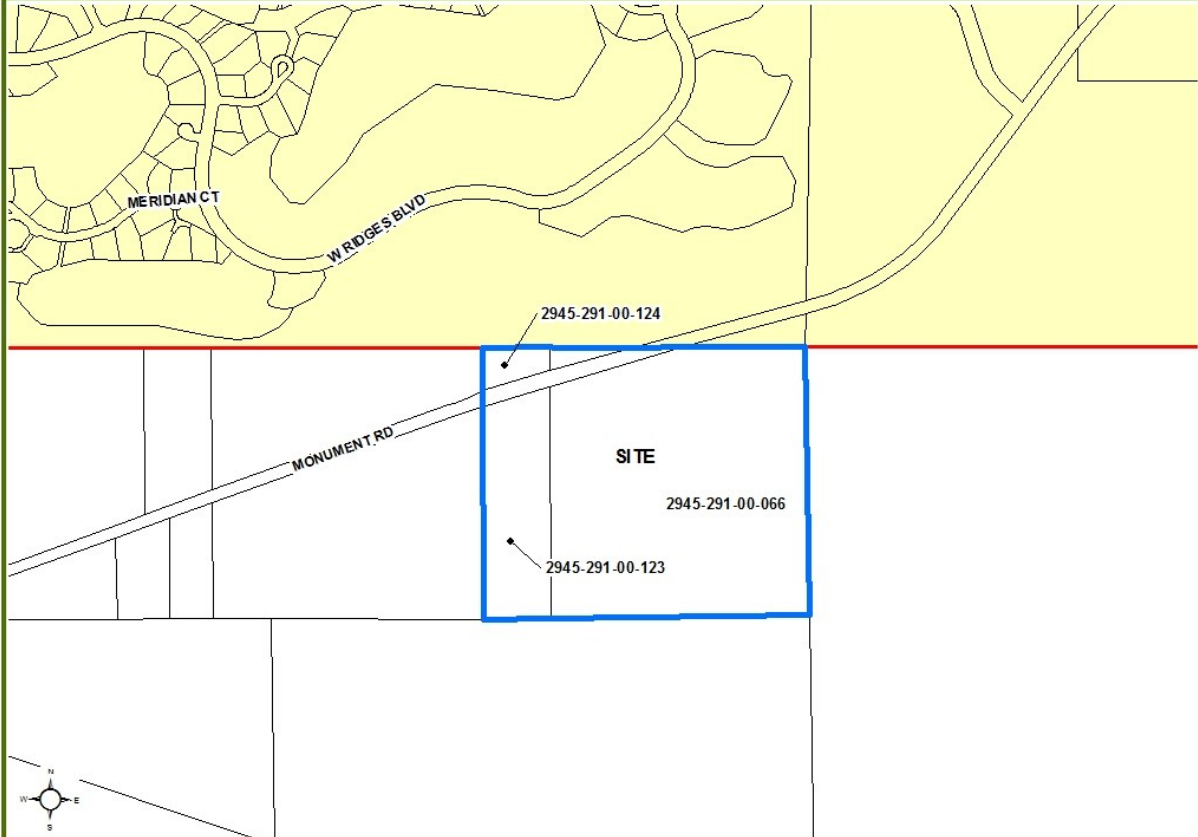
If the City Council chooses to recommend one of the alternative zone designations, specific alternative findings must be made.

PLANNING COMMISSION RECOMMENDATION:


After reviewing the Bookends Zone of Annexation, ANX-2014-307, a request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district, the Planning Commission made the following findings of fact and conclusions:

1. The proposed amendment to the Park designation on the Future Land Use Map is consistent with the goals and policies of the Comprehensive Plan;
2. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
3. The review criteria in Sections 21.02.130 and 21.02.140 of the Grand Junction Municipal Code have all been met.

BOOKENDS ANNEXATION



 CITY LIMITS

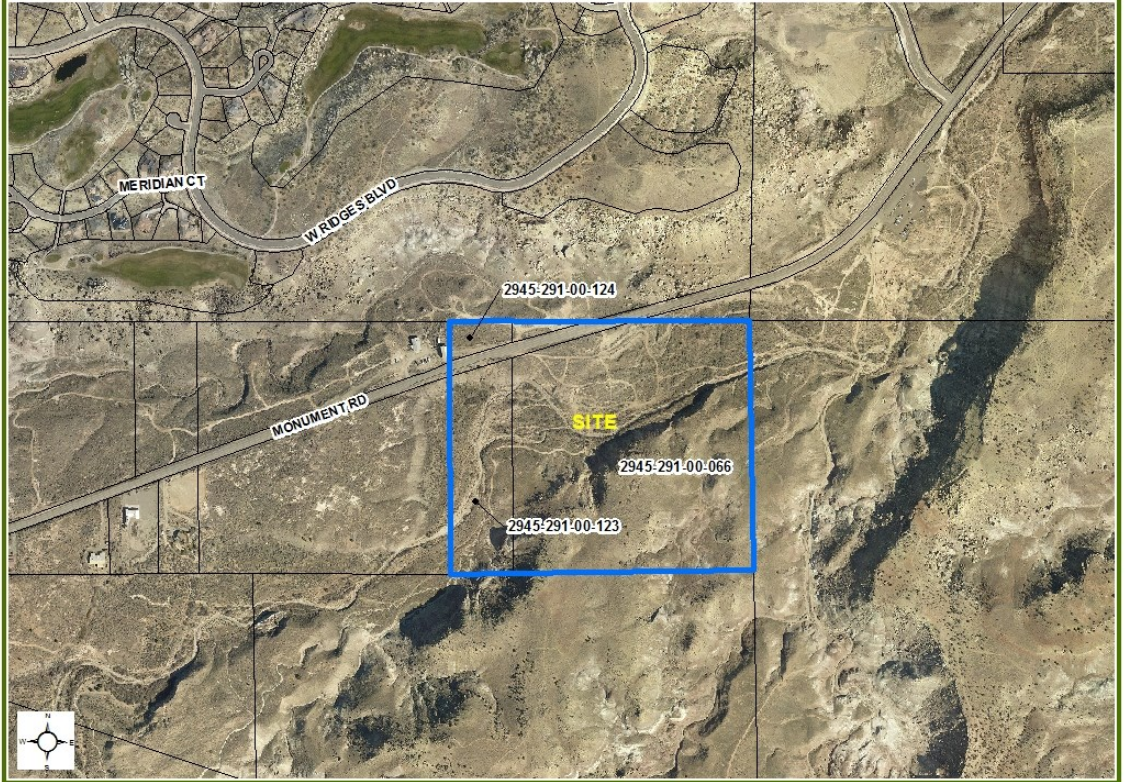
 ANNEXATION BOUNDARY

BOOKENDS ANNEXATION: AERIAL PHOTO (2014)

Grand Junction
Colorado

ion

OW



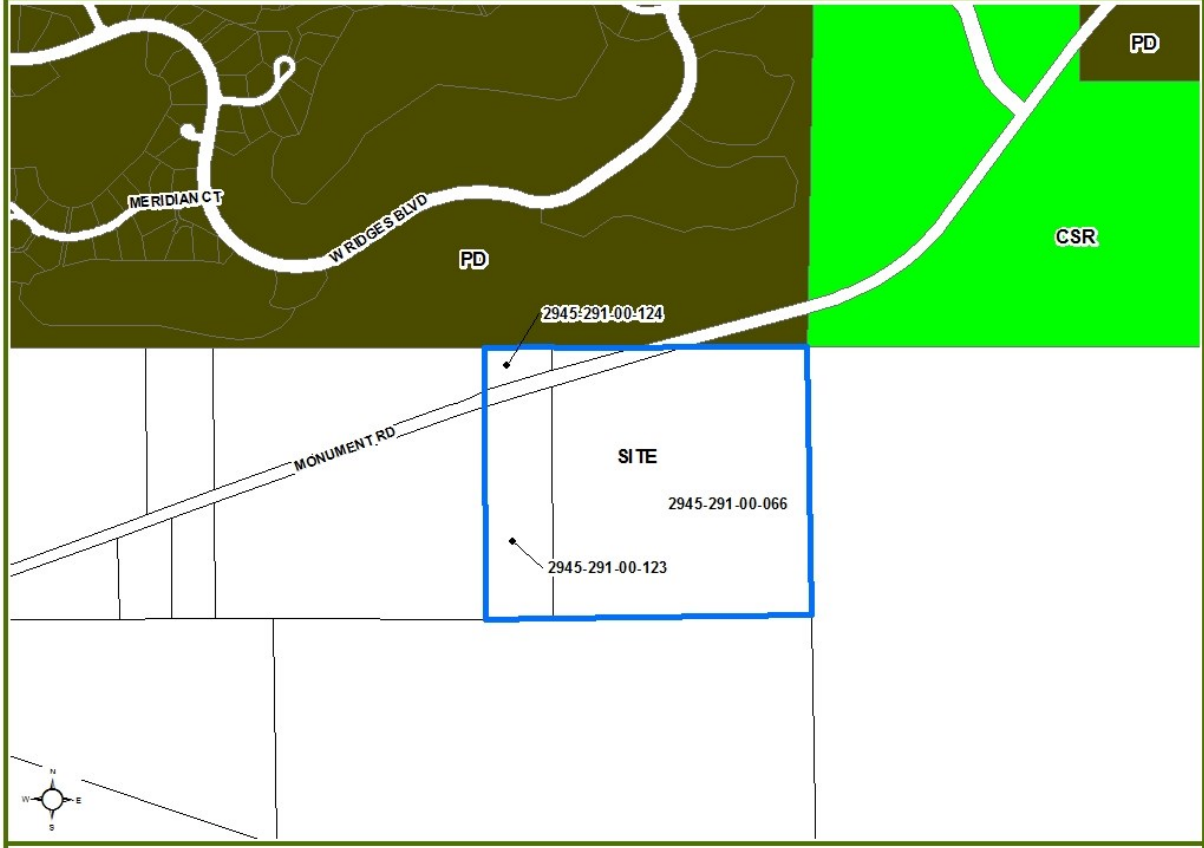
ANNEXATION BOUNDARY

Published: October 02, 2014

ANNEXATION BOUNDARY

Published: October 02, 2014

BOOKENDS ANNEXATION: ZONING



— ANNEXATION BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

BOOKENDS ANNEXATION

LOCATED AT 2395 MONUMENT ROAD,

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 1st day of April, 2015, 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:

BOOKENDS ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of May 2015; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2015.

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**

BOOKENDS ANNEXATION

**APPROXIMATELY 49.661 ACRES
INCLUDING 1.200 ACRES OF PUBLIC RIGHT-OF-WAY**

LOCATED AT 2395 MONUMENT ROAD

WHEREAS, on the 1st day of April, 2015, 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 6th day of May, 2015; 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:

BOOKENDS ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa

County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

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

INTRODUCED on first reading on the 1st day of April, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
FUTURE LAND USE DESIGNATION TO PARK**

AND

**ZONING THE BOOKENDS ANNEXATION
TO CSR (COMMUNITY SERVICES AND RECREATION)**

LOCATED AT 2395 MONUMENT ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the Comprehensive Plan – Future Land Use Designation from Residential Medium Low and Rural to Park, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Bookends Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the adjacent land use category of Park 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.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Park is in conformance with the criteria in the Comprehensive Plan for an Amendment to the Future Land Use Map and the stated criteria in Section 21.02.130 of the Grand Junction Zoning and Development Code.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be designated Park on the Comprehensive Plan – Future Land Use Map

AND shall be zoned CSR (Community Services and Recreation).

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29 , a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

LESS APPROXIMATELY 1.200 ACRES OF MONUMENT ROAD Right Of Way.

Introduced on first reading this 15th day of April, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: [April 3, 2015](#)
 Author: [Brian Rusche](#)
 Title/ Phone Ext: [Senior Planner/4058](#)
 Proposed Schedule: [Resolution of Intent to Annex – April 1, 2015](#)
 2nd Reading: [May 6, 2015](#)
 File #: [ANX-2015-75](#)

Attach 7

CITY COUNCIL AGENDA ITEM

Subject: Grand Avenue Enclave Annexation, Located along Grand Avenue between North 23 rd Street and 28 Road
Action Requested/Recommendation: Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Annexation Ordinance
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

Background, Analysis and Options:

The City Surveyor has discovered that a portion of Grand Avenue was not included in the Mesa Gardens Annexation of 1955 (Ordinance No. 924) as was assumed by the East Grand Avenue Annexation of 1969 (Ordinance No. 1326). This request for annexation includes the southern portion of the Grand Avenue right-of-way (ROW) from about North 23rd Street east to its intersection with 28 Road, all of which has been inadvertently enclaved.

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.

Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

The proposed annexation meets Goal 1, Policy D as the purpose of the annexation is to correct an error in the City Limits related to an existing public right-of-way. Annexation will allow continued maintenance of the street by the City of Grand Junction.

How this item relates to the Economic Development Plan:

The proposed annexation falls within one of the City’s guiding areas of emphasis – Infrastructure. Annexation will correct a decades old error and permit continued maintenance of a major east/west collector road.

Board or Committee Recommendation:

Public right-of-way is not assigned a zoning designation, so no Planning Commission recommendation is required.

Financial Impact/Budget:

No change is anticipated, as Grand Avenue has always been assumed to be City jurisdiction and therefore maintained by the City.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully annex enclave areas unilaterally after they have been enclaved for a period of three years.

Other issues: None.

Previously presented or discussed: A Resolution of Intent to Annex was adopted on April 1, 2015.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		A portion of Grand Avenue between North 23 rd Street and 28 Road.		
Applicants:		City of Grand Junction		
Existing Land Use:		Right-of-Way		
Proposed Land Use:		Right-of-Way		
Surrounding Land Use:	North	Residential		
	South	Residential / Commercial		
	East	N/A		
	West	N/A		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R-16 (Residential 16 du/ac) R-8 (Residential 8 du/ac)		
	South	C-2 (General Commercial) R-O (Residential Office)		
	East	N/A		
	West	N/A		
Future Land Use Designation:		Commercial		
Zoning within density/intensity range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.984 acres of land, all of which lies within the Grand Avenue right-of-way.

Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary.

State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The subject area is a portion of Grand Avenue right-of-way (ROW) from about North 23rd Street east to its intersection with 28 Road that was not included in the Mesa Gardens Annexation of 1955 (Ordinance 924) as was assumed by the East Grand Avenue Annexation of 1969 (Ordinance 1326); therefore it was inadvertently enclaved.

The following annexation and zoning schedule is being proposed:

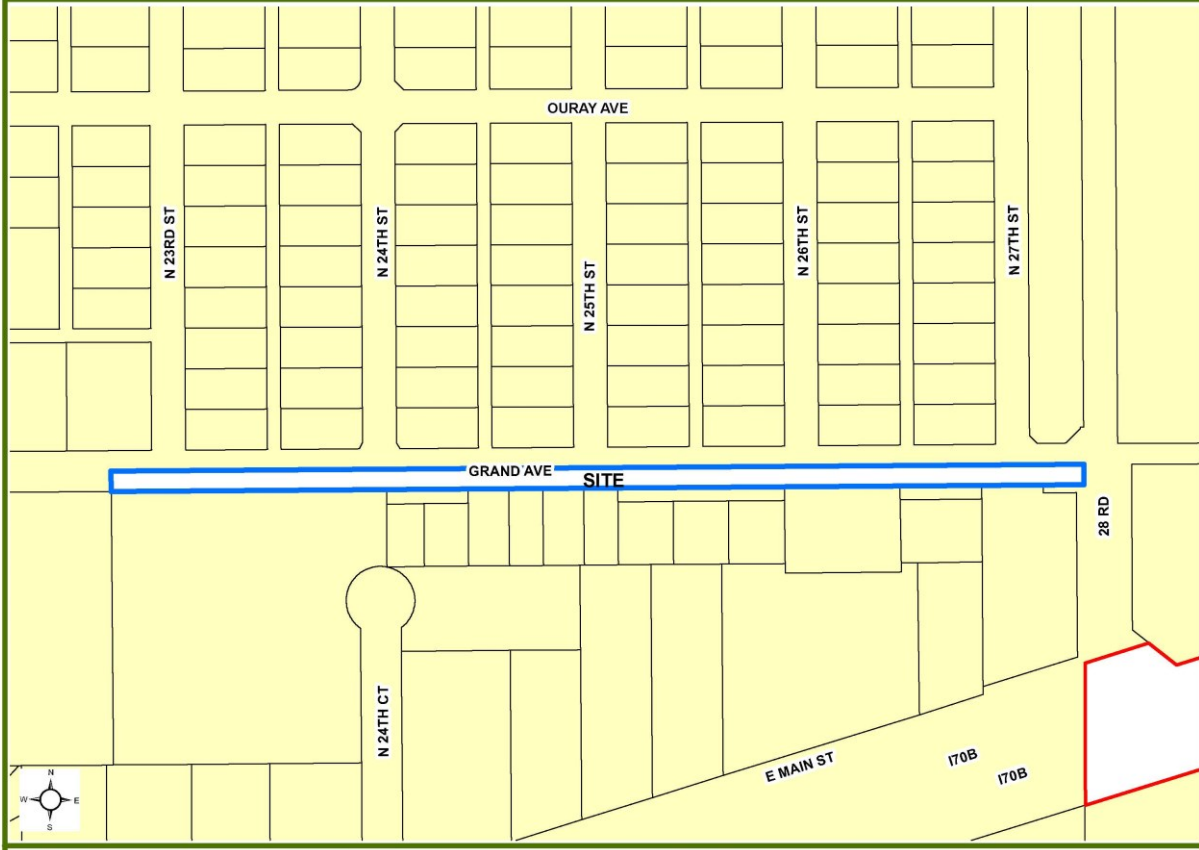
ANNEXATION SCHEDULE

April 1, 2015	Notice of Intent to Annex (30 Day Notice) and Introduction of a Proposed Ordinance
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation

GRAND AVENUE ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2015-75	
Location:	A portion of Grand Avenue between North 23 rd Street and 28 Road.	
Tax ID Number:	See legal descriptions	
# of Parcels:	0	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres of land annexed:	0.984	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	0.984 acres	
Previous County Zoning:	N/A	
Proposed City Zoning:	N/A	
Current Land Use:	Right-of-Way	
Future Land Use:	Right-of-Way	
Values:	Assessed:	N/A
	Actual:	N/A
Address Ranges:	N/A	
Special Districts:	Water:	Grand Junction Water Service
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Fire Department
	Irrigation/ Drainage:	Grand Valley Irrigation Company Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

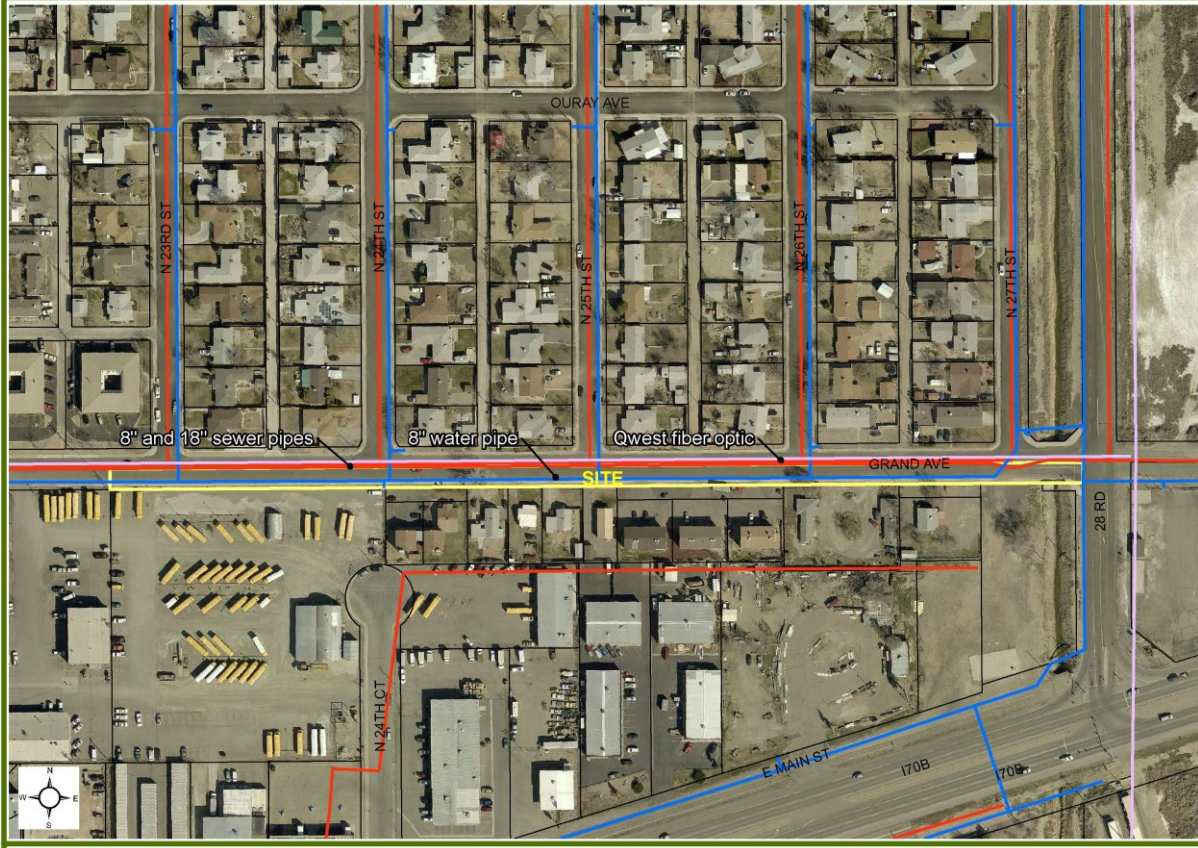
GRAND AVENUE ANNEXATION



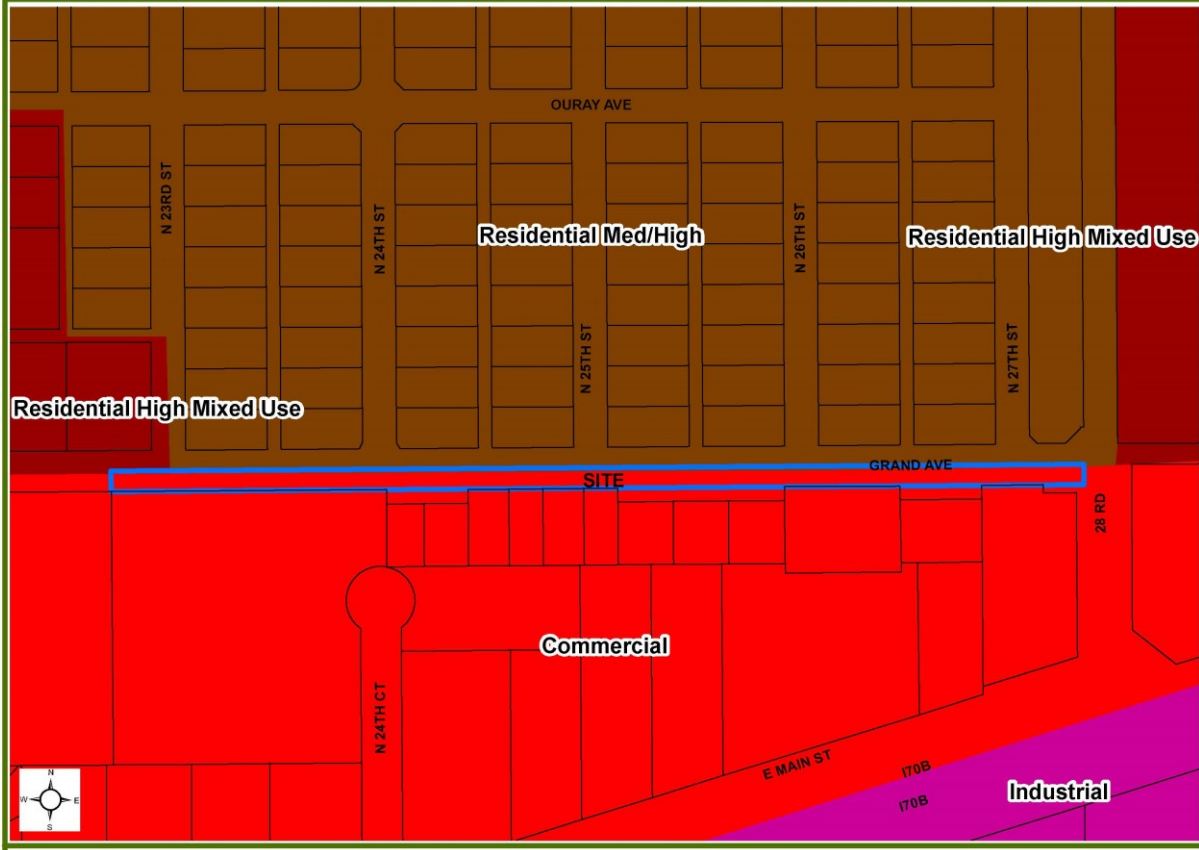
 CITY LIMITS

 ANNEXATION BOUNDARY

GRAND AVENUE ANNEXATION: UTILITIES



GRAND AVENUE ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

GRAND AVENUE ANNEXATION: ZONING



ANNEXATION BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

GRAND AVENUE ENCLAVE ANNEXATION

APPROXIMATELY 0.984 ACRES OF PUBLIC RIGHT-OF-WAY FOR GRAND AVENUE

LOCATED BETWEEN NORTH 23RD STREET AND 28 ROAD

WHEREAS, on the 1st day of April, 2015, 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 Grand Avenue Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 6th day of May, 2015; 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:

GRAND AVENUE ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that portion of Grand Avenue right of way bounded as follows: Bounded on the North by the South line of the Mesa Gardens Annexation, City of Grand Junction Ordinance No. 924, Reception No. 737698, Public Records of Mesa County, Colorado; bounded on the West by the East line of the District 51 Annexation, City of Grand Junction Ordinance No. 1040, Reception No. 716119, Public Records of Mesa County, Colorado; bounded on the South by the North line of the East Grand Avenue Annexation, City of Grand Junction Ordinance No. 1326, Book 937, Page 606, Public Records of Mesa County, Colorado and bounded on the East by the West line of the

R.E.A. Annexation, City of Grand Junction Ordinance No. 1857, Reception No. 1212989, Public Records of Mesa County, Colorado.

CONTAINING 42,884 Square Feet or 0.984 Acres, more or less, as described hereon.

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

INTRODUCED on first reading on the 1st day of April, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



Date: April 2, 2015
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule: Resolution Referring
Petition – April 1, 2015
 2nd Reading: May 6, 2015
 File #: ANX-2014-367

Attach 8

CITY COUNCIL AGENDA ITEM

Subject: Skunk Hollow Annexation, Located along 26 Road between Kelley Drive and H Road
Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Skunk Hollow Annexation and Adopt the Annexation Ordinance on Final Passage and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

Background, Analysis and Options:

During the process of reviewing the Skunk Hollow Filing Two Subdivision, located at 2606 Kelley Drive, it was discovered that 26 Road adjacent to the property was not within the City Limits, requiring the property owner(s) to obtain an access permit from Mesa County to utilize a portion of their property, which was annexed in 1995. This request for annexation includes 26 Road right-of-way (ROW) from Kelley Drive north to its intersection with H Road, all of which adjoins the existing City Limits.

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.

Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

The proposed annexation meets Goal 1, Policy D as the purpose of the annexation is to allow access from property within the City Limits to an adjacent public right-of-way. Annexation will allow future maintenance of the street by the City of Grand Junction.

How this item relates to the Economic Development Plan:

The proposed annexation falls within one of the City’s guiding areas of emphasis – Infrastructure. Annexation will allow private property development to access public infrastructure without the redundancy of permits created by the current jurisdictional boundary.

Board or Committee Recommendation:

Public right-of-way is not assigned a zoning designation, so no Planning Commission recommendation is required.

Financial Impact/Budget:

The annexation of the right-of-way will transfer maintenance responsibilities from Mesa County to the City of Grand Junction. The City already has jurisdiction over a portion of 26 Road south of Kelley Drive, so the impact is minimal.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed: Referral of the Petition and First Reading of the Annexation Ordinance was on April 1, 2015.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Resolution Accepting Petition
7. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		A portion of 26 Road located North of Kelley Drive and South of H Road.		
Applicants:		City of Grand Junction		
Existing Land Use:		Right-of-Way		
Proposed Land Use:		Right-of-Way		
Surrounding Land Use:	North	N/A		
	South	N/A		
	East	Single-Family Residential		
	West	Single-Family Residential / Agricultural		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	N/A		
	South	N/A		
	East	R-1 (Residential 1 du/ac)		
	West	County RSF-R (Residential Single-Family Rural)		
Future Land Use Designation:		Residential Low		
Zoning within density/intensity range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.760 acres of land, all of which lies within the 26 Road right-of-way. The City of Grand Junction is requesting annexation into the City to allow for ease of maintenance and delivery of services.

Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary.

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 Skunk Hollow 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.

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

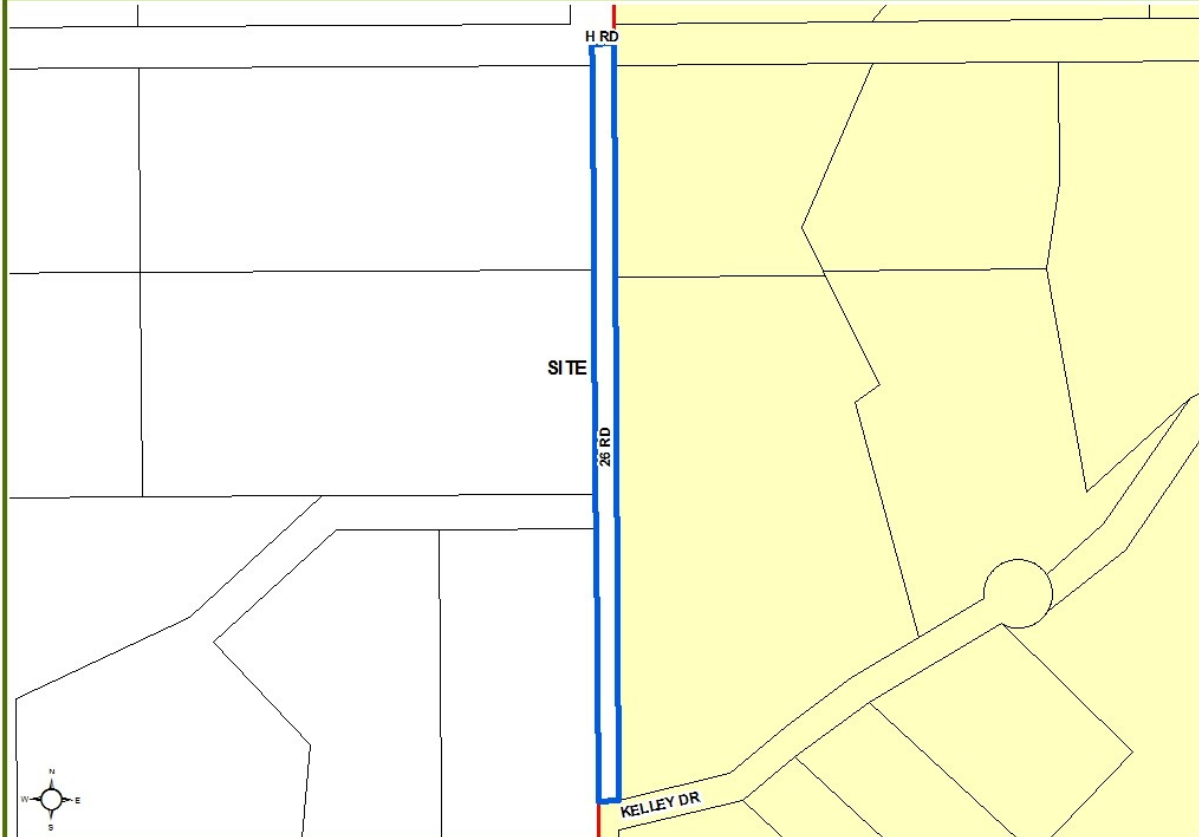
The following annexation and zoning schedule is being proposed:

<i><u>ANNEXATION SCHEDULE</u></i>	
April 1, 2015	Referral of Petition (30 Day Notice) and Introduction of a Proposed Ordinance
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation

SKUNK HOLLOW ANNEXATION SUMMARY

File Number:	ANX-2014-367	
Location:	A portion of 26 Road right-of-way located North of Kelley Drive and South of H Road	
Tax ID Number:	See legal descriptions	
# of Parcels:	0	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres of land annexed:	0.760	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	0.760 acres	
Previous County Zoning:	N/A	
Proposed City Zoning:	N/A	
Current Land Use:	Right-of-Way	
Future Land Use:	Right-of-Way	
Values:	Assessed:	N/A
	Actual:	N/A
Address Ranges:	N/A	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Rural Fire District
	Irrigation/ Drainage:	Grand Valley Water Users Association
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

SKUNK HOLLOW ANNEXATION



 CITY LIMITS

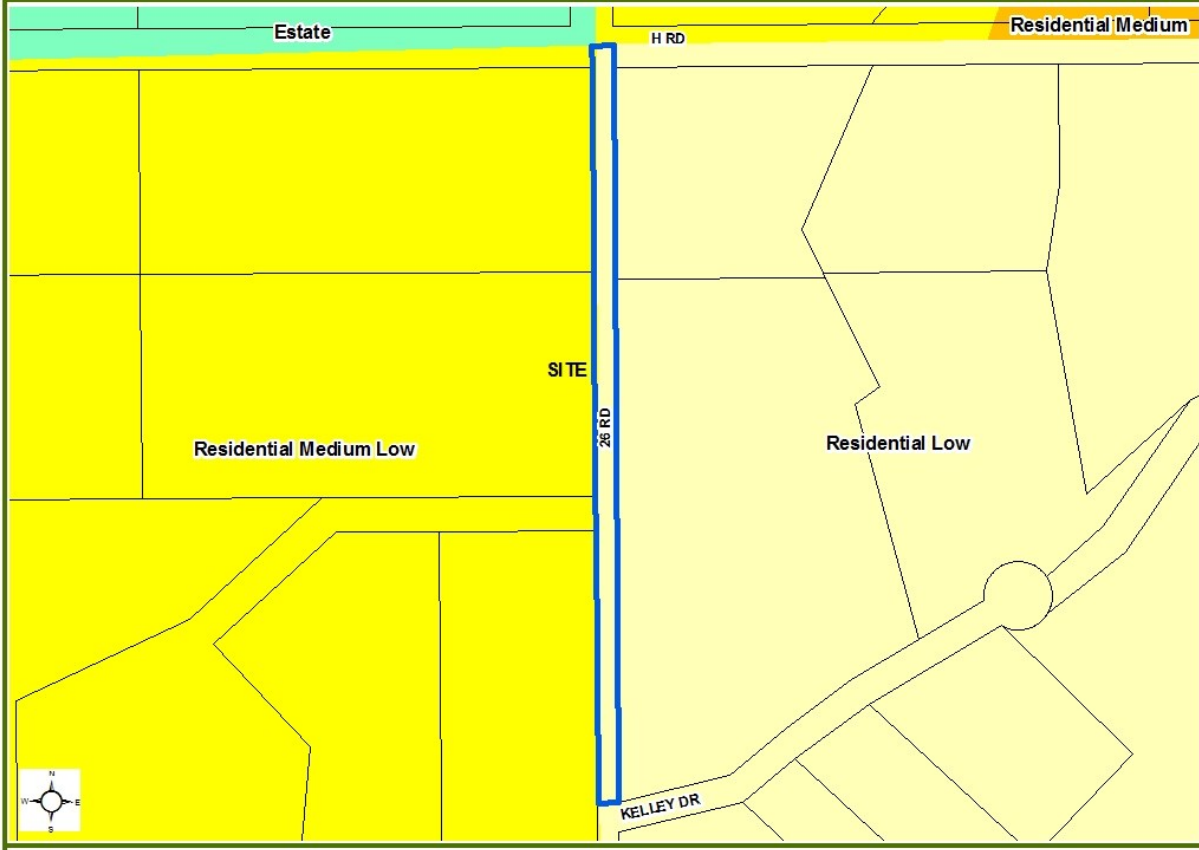
 ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: AERIAL PHOTO (2014)



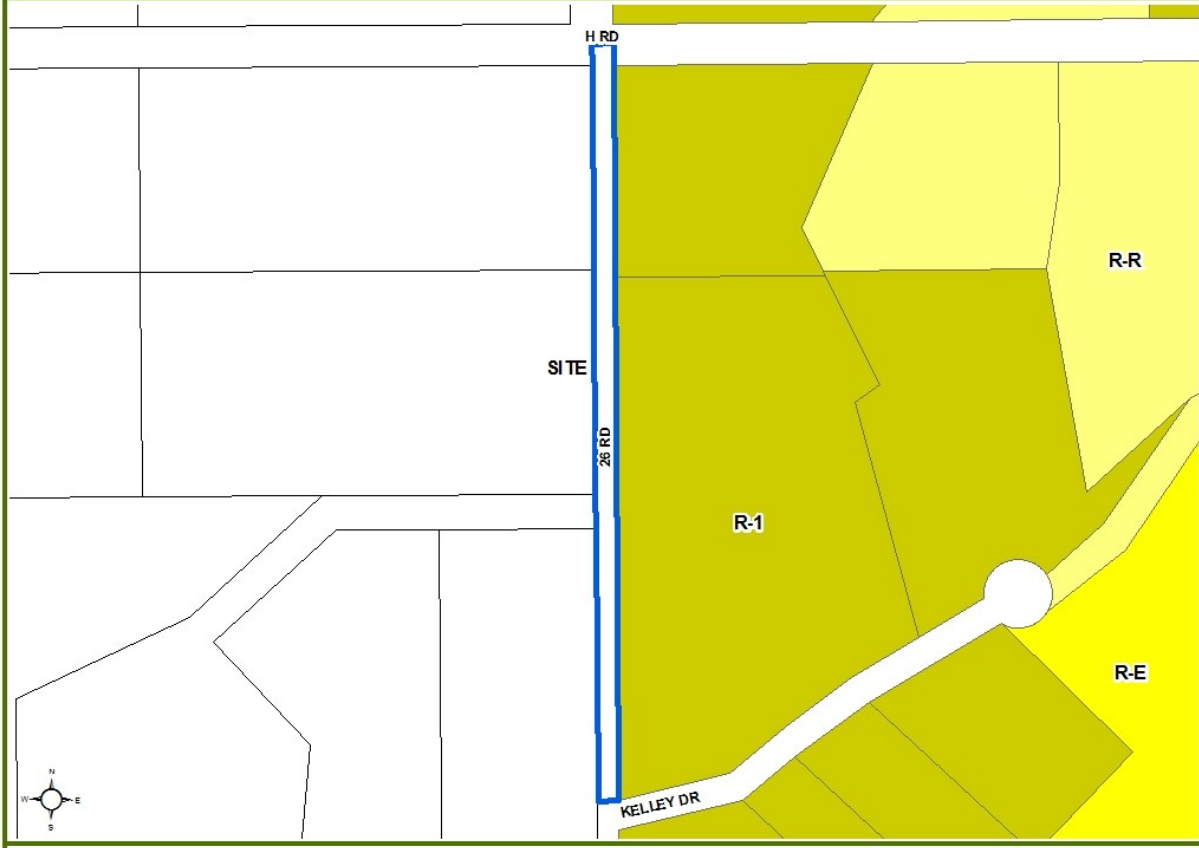
— ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: COMP PLAN FUTURE LAND USE



— ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: ZONING



— ANNEXATION BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

SKUNK HOLLOW ANNEXATION

**APPROXIMATELY 0.760 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD
LOCATED NORTH OF KELLEY DRIVE AND SOUTH OF H ROAD,**

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 1st day of April, 2015, 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:

SKUNK HOLLOW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, to the Point of Beginning.

CONTAINING 33,124 Sq. Ft. or 0.760 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of May 2015; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements

therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2015.

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**

SKUNK HOLLOW ANNEXATION

APPROXIMATELY 0.760 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD

LOCATED NORTH OF KELLEY DRIVE AND SOUTH OF H ROAD

WHEREAS, on the 1st day of April, 2015, 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 6th day of May, 2015; 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:

SKUNK HOLLOW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, to the Point of Beginning.

CONTAINING 33,124 Sq. Ft. or 0.760 Acres, more or less, as described.

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

INTRODUCED on first reading on the 1st day of April, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



Date: April 21, 2015
 Author: Justin Vensel
 Title/ Phone Ext: Project Engineer,
ext. 4017
 Proposed Schedule: May 6, 2015
 2nd Reading (if applicable): N/A
 File # (if applicable): IFB-3959-15-SDH

Attach 9

CITY COUNCIL AGENDA ITEM

Subject: Change Order for the 2015 Asphalt Overlay Project
Action Requested/Recommendation: : Authorize the City Manager to Enter into an Agreement to Amend the Contract by Change Order with Oldcastle SW Group, Inc., DBA United Companies in the Amount of \$702,229
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

The City has contracted with United Companies for the 2015 Street Overlay. This request is for the utilization of street maintenance funding to repair D Road between 29 Road and 30 Road.

Background, Analysis and Options:

Xcel Energy is conducting infrastructure inspections on a major gas line between 25 Road and Palisade along Patterson Road. These inspections are anticipated to lead to significant gas infrastructure upgrades along the corridor later this Fall. Rather than risk a new overlay getting cut, Staff looked for alternative locations and postpone Patterson Road until 2016.

D Road between 29 Road and 30 Road has been on the CIP plan as a complete road reconstruction. There are sections within this corridor that have failing Pavement Condition Index ratings and several sections that are in need of maintenance. The repair along this corridor will allow the road to be serviceable for a minimum of 10 years, thus postponing the street reconstruction until further development occurs along this corridor.

The road will receive a total of 4” of new hot mix asphalt, an acceleration lane for eastbound traffic entering D Road from 29 ¼ Road, curb gutter and sidewalk from 29 ¼ Road east connecting to the existing curb gutter and sidewalk, curb gutter and sidewalk connecting the Country Place Estates Subdivision with the Flint Ridge Subdivision at 29 ½ Road. In addition, the road will be restriped with a bike lane along the corridor.

United Companies of Mesa County will honor their bid unit pricing on applicable items in order to assist the City with accomplishing this project.

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

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

Street overlays improve the existing streets, provide longevity of the asphalt and prevent having to reconstruct the street cross section. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

How this item relates to the Economic Development Plan:

This project relates to the Economic Development Plan by maintaining the existing street network infrastructure leads to general safety and improving the motorist efficiency to travel. The improved street network will continue to have the productive capacity needed for a growing economy and population.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funding to complete this project is budgeted in the Contract Street Maintenance Fund. The section on Patterson Road will be dropped from the 2015 program in order to assist with the funding of this change order. Mesa County will be contributing \$200,000 to the City for this change order.

Sources

CIP Contract Street Maintenance Budget	\$2,000,000
Mesa County Contribution	200,000
2014 Street Maintenance Carry Forward	<u>46,142</u>
Total Sources	\$2,246,142

Expenditures

Proposed Change Order

\$ 702,229

Original Contract Old Castle SW Group Inc.	1,426,768
Deductive Change Order (Savings on Patterson Rd.)	(332,929)
Construction Contract MA Concrete (separate action)	<u>424,928</u>
Total Project Expenditures	\$2,220,996

Remaining Budget **\$ 25,146**

Approval of this item will also require supplemental appropriation to carry forward the remaining 2014 street overlay budget. This supplemental appropriation process will occur this summer.

Legal issues:

If approved, the legal department will review the change order to the contract.

Other issues:

No other issues have been identified.

Previously presented or discussed:

February 18, 2015 – Council authorized the contract for Old Castle SW Group Inc., DBA United Companies for the 2015 Asphalt Overlay Project.

Attachments:

None.



Date: April 24, 2015
 Author: Darren Starr
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493
 Proposed Schedule: May 6, 2015
 2nd Reading (if applicable): NA
 Bid # : IFB-4032-15-NJ

Attach 10

CITY COUNCIL AGENDA ITEM

Subject: Purchase of One CNG Knuckle Boom Delivery Truck for the Solid Waste Division
Action Requested/Recommendation: Authorize the City Purchasing Division to Award a Contract to Purchase One CNG Knuckle Boom Truck from Transwest Truck in the Amount of \$169,156
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

Executive Summary:

This purchase is for the replacement of one unit that is at the end of its useful life as determined by a life cycle cost analysis and approved by Fleet services and the vehicle replacement committee. The vehicle being replaced is 21 years old. The additional cost for the CNG engine will be covered through grant funding.

Background, Analysis and Options:

A formal solicitation was advertised on Rocky Mountain E-Purchasing System and in the Daily Sentinel and sent to a source list of manufacturers and dealers capable of providing complete trucks per our specifications. Bids were requested for CNG powered engines and requested they provide cost difference between Diesel and CNG power.

The following firms responded to the request:

FIRM	LOCATION	COST CNG	Incremental Cost
Transwest Truck / Kois Brothers equipment	Grand Junction	\$169,156	\$37,372
Transwest / ECOR Equipment	Grand Junction	\$180,884	\$37,372
Transwest/Auto Truck Group	Grand Junction	\$180,466	\$37,372
Altec Industries	Denver	\$201,534	\$38,000

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.*

This purchase will positively affect the environment by using Compress Natural Gas compared with diesel. This truck is used to service, deliver, and repair commercial refuse containers for the local business that use the City of Grand Junction Sanitation Department.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

This purchase relates to the Economic Development Plan by helping provide a service to the local business at a fair and competitive cost. This equipment allows the Sanitation Department to provide service to all commercial customers at the same rates, set and controlled by their elected officials.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for the purchase of a diesel unit have been accrued in the Fleet Replacement Internal Service Fund. The incremental cost of going from diesel to Compressed Natural gas engines will be funded through a recently awarded DOLA grant.

Legal issues:

The solicitation has presented no legal issues. If approved, the purchase will be consistent with procurement policy and procedure as established by the City Council, City Manager and City Attorney.

Other issues:

The price differential between Diesel and CNG engine will be recovered through Grant Funding. This unit has a 19 year life expectancy.

Previously presented or discussed:

This purchase was part of the annual budget review process.

Attachments: None.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 5/6/15
Citizen's Name: Druce Lohmiller
Address: 337 Colorado Ave #22
Phone Number: _____
Subject: Baltimore (Poverty, jobs) "Polygraph"

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 5/6/15
Citizen's Name: JOE HATFIELD
Address: 407 N. 7th St.
Phone Number: _____
Subject: Sign Code s

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.