

CITY OF GRAND JUNCTION, COLORADO
MEMORANDUM

Reply Requested
Yes No

Date
11/21/78

To: ~~(Rish)~~ Ron Rish From: ~~(Rox)~~ Ron Ruskey
Re: Assumptions/Criteria for 5-10 Year Expansion

In response to your memo of October 30, 1978, asking for clarification of certain criteria/assumptions, I offer the following:

1. City Population Growth

According to planning projections, the County is experiencing a 12% per annum average in population growth. Within eight (8) to nine (9) years, the County should double its present population. Utilizing this information to project population growth, and using a City base population of 30,000 and 70,000 for the County, the population is projected to approximate 60,000 and 140,000, respectively, in 8 years.

Another factor which you may wish to consider pertinent to the population growth is building permits. Presently, the per annum increase for building permits is approximately 25%.

2. Ownership of Landfill?

It is expected the City will relinquish ownership and operation of the landfill. Based on discussions to date, the County will retain ownership and contract the landfill operation.

3. Ownership of Sewage Treatment Plant and Collection System?

The City and the County will jointly own the sewage treatment plant and the River Road interceptor. The City will continue to operate the plant. There can be expected a definite increase or expansion of collection system.

4. City/Ute Water System Interface?

Assume that there will be no interfacing of water systems between the City and Ute. There will continue to be two separate systems with neither acquiring all or any part of the other's system.

5. City Limit Change? Direction of Annexation?

For the next 5 to 10 years, it is projected that annexations will occur primarily to the Northeast, Northwest, East and Southeast.

According to planning staff, the directions of annexation are as follows:

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Starting at the northern most property boundary of the airport authority at 27 Road:

- (1) Go East along airport property to 27 1/4 Road, then South to Interstate 70, then East to 30 Road, then South to D Road, then West to 29 Road, then South to B Road, then West to 28 1/2 Road, then Northwest along Highway 50.
- (2) Go West and South along airport property to I Road, then South along the canal to 27 Road, South on 27 1/2 Road to approximately H 1/2 Road, then West to 26 1/2 Road, then South on 26 1/2 Road to H Road, then West along H Road to 26 Road, then South along 26 Road to the Interstate and then West along the Interstate to 22 Road and Highway 50, then Southeast along Highway 50 to 25 1/2 Road.

6. New Service Programs or Deletion of Service Programs?

As you are aware, as a community changes in size, appearance and people, so does its expectation of services. At the minimum, expect the existing level of service and the continuation of existing services/programs. However, as the population increases, one would expect the demand for service to follow. In projecting your space needs, be aware to expand by equipment and manpower.

7. Major Policy Changes.

In cooperation with No. 6, it is expected no major shift in emphasis regarding any systems/services. Do however expect the same level and quality of service.

8. Possible Schematics.

In developing a schematic of space needs and/or building design for a central garage or shops, please consider the following alternatives:

- 1) include purchasing, central stores and printing;
- 2) include parks and recreation shops/garage;
- 3) include engineering or
- 4) relocate engineering into old county jail building with necessary modifications;
- 5) combination of the above.

Of course, these are not engraved in stone. Please feel free to discuss this with me. In fact, it may be worthwhile to discuss this with those who are receiving copies. They may possibly recognize changes which differ with those above which could significantly affect city services and required space needs concerning Public Works and Utilities.

cc: Jim Wysocki, Jim Patterson, Duane Jensen