

Date: 3/24/83

INTERGOVERNMENTAL AGREEMENT

between

THE CITY OF GRAND JUNCTION

and

MESA COUNTY

Dan Wj
file
IGA

Recitals

1. The City of Grand Junction is a municipal corporation established and existing under the laws of the State of Colorado;
2. Mesa County is a county established and existing under the laws of the State of Colorado;
3. Grand Junction is located within Mesa County and is surrounded by unincorporated parts of Mesa County;
4. Grand Junction and Mesa County have a long history of cooperation in many matters, including long-range planning;
5. It is in the mutual best interests of Grand Junction and Mesa County to coordinate the review and approvals of proposed land use changes and land developments in an area near the City Limits of Grand Junction;
6. Grand Junction and Mesa County are authorized to enter into an intergovernmental agreement relating to planning matters by C.R.S. 1973, etc. 29-20-105, C.R.S. 1973 Sect. 29-1-201, et seq;
7. Grand Junction and Mesa County have agreed that each should review development and land use proposals under the jurisdiction of the other in a specified area;

THEREFORE, it is agreed by and between Mesa County, hereinafter sometimes called "the County", and the City of Grand Junction, hereinafter sometimes called "the City" or "Grand Junction" that:

1. REVIEW AREAS

- 1.1. The City, through its Planning Department and Planning Commission, shall have the right to review all projects as part of the normal City planning review process if such a project is located partly or wholly within the following portion of the unincorporated part of Mesa County:

Northern Boundary: I Road
Western Boundary: 22 Road
Eastern Boundary: 31 Road
Southern Boundary: A Road

and any project located adjacent to any City owned property, including reservoirs and water pipelines, regardless of location.

- 1.2. The County Planning Department shall have the right to review all projects as part of the normal County planning review process if such a project is located partly or wholly within the following part of the City:

One-half mile from the City-County boundary, measured into the City, and any project located adjacent to any County owned property regardless of location.

2. PROJECTS DEFINED

Projects subject to the review under this agreement include: subdivision proposals; conditional uses; R.O.W. vacations; zone changes; subdivision variances or exemptions; planned unit development proposals at outline development plan or comparable stage and final stage; any public project of the City or County requiring planning commission approval under C.R.S. 1973 Sect. 30-28-110(1) (Regional Planning Commission approval, required when recording); certificates of designation for waste disposal sites.

3. PLANNING COOPERATION

- 3.1. The County and the City will cooperate in land use decision-making related to specific projects and to land use plans in general;

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- 3.2. The County will provide the City with notice of and information on any project located in the area defined in Section 1.1. at least 35 days before taking action on such project;
- 3.3. The City shall provide the County with notice of any information on any project proposed in the area defined in Section 1.2. at least 18 days before taking action on such project;
- 3.4. The City and County may from time to time adopt supplemental and additional agreements dealing with such matters as zoning, subdivisions, road and bridge construction, water improvements and public recreation areas, sewer improvements, and extensions and service areas;
- 3.5. Representatives from the City and County Planning Commissions, the Grand Junction City Council and the County Commissioners agree to meet at least twice a year to review areas mentioned in Section 1. above and to review and discuss issues of mutual concern.

4. COMPREHENSIVE AND MASTER PLANS

- 4.1. The City and County agree that the City Comprehensive Plan for Grand Junction is the official comprehensive plan for lands located within the City. A comprehensive plan which is cross-endorsed by Mesa County and the City of Grand Junction will be used as a guide for development within the defined review area;
- 4.2. The City and County agree that the County Master Plan, including Land Use and Development Policies, is the official master plan and comprehensive plan for lands located in the unincorporated part of Mesa County outside of the joint review areas;
- 4.3. The City and the County agree to coordinate their comprehensive planning processes to achieve consistency and compatibility for the benefit of present and future citizens of the County.

5. PUBLIC IMPROVEMENTS

- 5.1. The County will assist the capital improvements programming of the City by requiring that all arterial and major collector roads which will connect to similar roads in the City and all sewer and water lines which will connect to City facilities be built to City specifications;
- 5.2. Both the City and the County will require that, wherever possible, no project will be allowed to discharge stormwater run-off in excess of historic discharge onto a road or into an open drainage way. Where this requirement cannot be met, the development will be responsible for improvements to the drainage way to provide increased capacity to carry the run-off;
- 5.3. Both City and County will require that public roads and other major public improvements in projects subject to review under this agreement be fully completed at developer expense. Bank guarantees, building permit guarantees, and other means will be used to insure compliance with this provision.

6. OTHER COORDINATION

- 6.1. The City and County will coordinate technical and utility reviews.
- 6.2. The City and County will assist one another in policy analysis, information gathering, public presentations and mutual staff support.

7. AMENDMENT OF AGREEMENT

All or a portion of this agreement may be amended after a meeting held jointly between the Mesa County Commissioners, the Mesa County Planning Commission, the Grand Junction City Council and the Grand Junction Planning Commission, and adoption of a resolution duly approved by each.

8. EXISTING AGREEMENTS

Adoption of this agreement is in no way intended to invalidate or supersede any existing adopted agreements between the City and the County.

9. Adopted _____, 1983

a. Mesa County Commissioners

a. Grand Junction City Council

Maxine Albers
Maxine Albers, Chairwoman

Louis Brach
Louis Brach, Mayor

b. Mesa County Planning
Commission

b. Grand Junction Planning
Commission

Jim Young
Jim Young, Chairman

Ross Transmeier
Ross Transmeier, Chairman