





- SALES
- LEASING
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- DEVELOPMENT
- CONSULTING

1015 N. 7TH ST.  
GRAND JUNCTION,  
COLORADO 81501  
303/242-3647  
303/242-0436 FAX

October 2, 1990

*C MKA  
Marty C*

Dan Wilson, City Attorney  
City of Grand Junction  
250 North 5th St.  
Grand Junction, CO 81501

RE: Coronado Plaza Shopping Center

Dear Dan:

In reference to our conversation today, I told you that I would get you the information on property owners in the Clifton area.

Coronado Plaza Shopping Center  
Equitable Real Estate  
Steve Dyer  
Director of Asset Management  
2525 Seventeenth Street Plaza  
1225 Seventeenth Street  
Denver, CO 80202  
(303)293-2000

Peachtree Shopping Center  
Mr. Jeff Bower  
RTC Receiver for Libertyville Federal S & L  
354 North Milwaukee  
Libertyville, IL 60040  
(708)362-3500

Mesa Pointe Shopping Center  
(Managed locally by Omega Realty)  
Sunwest N O P Inc.  
3336 East 32nd St.  
Suite 217  
Tulsa, OK 74135

Right now, the Mesa Pointe Shopping Center is approximately 85,000 SF and the only thing there is Burger King and Brown's Pointe Restaurant. This is where the old Safeway store was.

Peach Tree, if you remember, has Grocery Warehouse which is a division of Albertson's. Osco and Gibson's is also there.

Coronado Plaza Shopping Center has City Market, Dos Hombres and Mesa Federal. It is about a 100,000 SF shopping center.

In reviewing our conversation, you had inquired about the possibility of annexation of the City out into the Coronado Plaza area. I told you that at this point I would have to see what the feelings of this would be with Equitable; however, it is not only the feeling of myself, but also City Market, that if something like this were to be done it would have to be done without creating unfair competition. The area right now is in such a competitive market. To have the extra city sales tax on one side of the street at a supermarket and not have it on the other side of the street would cause a loss of sales. If this was the case, I know Coronado Plaza would have a problem with annexation.

Other than that, I know that Coronado Plaza would like to keep the doors open in this respect to have the ability to hear what the City has to say and also the residents around there and the merchants in the shopping center. At this point, I encourage the City to get ahold of these different land owners and pool the resources and information from these meetings and then get back with me and see what the City's point of view is for annexation into the Clifton area.

If you need any more information, please give me a call.

Sincerely,

**BRAY & CO. - COMMERCIAL**

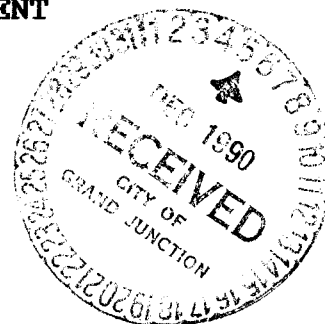


Mariann Novack  
Commercial Manager

MN/vb

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM



Date: December 4, 1990  
To: Greg Trainor  
Acting Public Works Director  
From: Martyn Currie  
Acting Director of Community Development  
Subject: Annual Review of "Municipal Annexation Plan"

Attached is a copy of the Public Works Department portion of the 1989 Municipal Annexation Plan. This plan must be reviewed and approved by City Council each year in order for us to be able to annex areas which the plan addresses. Please review your Department's portion of the plan for accuracy and comment on it as necessary.

Don't confuse this paperwork with anything else we are doing regarding annexations. This particular plan is to be filed with the state to express our intentions of annexations and enable such annexations in 1991. The geographic area which the plan depicts for potential annexation is roughly from 19 Road to 33 Road, and from A Road to I Road.

If you have any questions please call me. If possible I would like the reviewed Public Works Department portion returned to me by Monday, 12/10/90. I have to have it finalized for presentation to Council on the following Monday.

Thanks.

*Martyn Currie*

*GP 12/5/90*  
*OK w/*  
*CHARLES*

AND Waste Water  
Treatment plant  
OK.

ARE  
2/3 is

The 201 planning area extends from 19 1/4 Road on the west to 33 Road on the east, and from the Interstate on the north to A 1/2 Road on the south. It also includes the airport which is north of the Interstate.

C. SANITATION

Trash collection services are provided by the City for residential and commercial customers. Residential customers within the city limits are provided this service automatically. Commercial hauling within the city limits is on a competitive basis with the City competing with other haulers for the commercial business. Annexation would not affect this arrangement.

D. POLICE SERVICES

The Grand Junction Police Department is a full-service agency which is under the direction of the Chief of Police. The Department is responsible for the enforcement of all state and municipal laws and ordinances within the incorporated city limits of Grand Junction.

The Police Department is staffed with 95 employees and is divided into two divisions. The Operations Division is commanded by a Captain and is responsible for the daily operations of the Uniform Patrol Section and Investigations Section. The Services Division is also headed by a Captain and is responsible for the support elements within the Department such as crime prevention, records, community relations, the School Resource Program, crime lab, court liaison, training and budgetary positions.

The Police Department has a cooperative working relationship with other Mesa County agencies within the criminal justice system. There are programs of combined City/County personnel which are in effect and which endeavor to maximize the resources of the City in combatting crime.

Should the City of Grand Junction annex additional areas, the Police Department would have to assess the potential impact on a case-by-case basis. Criteria to be applied would include the geographical dimensions of the annexed area and its population. Other factors would include the amount of resident population versus business population, actual calls for service, and road miles. The Department could then ascertain whether the area could receive police service delivery utilizing current resources. If expected service exceeds current resources, then additional personnel and equipment would be requested. Proposed annexations will be reviewed for their expected levels of activity and a schedule will be

CHAPTER TWO  
PUBLIC SERVICES AND FACILITIES

A. WATER

Treated water service within the annexation study area is provided by the City of Grand Junction, the Clifton Water District, and the Ute Water Conservancy District. The area served by the City generally encompasses the central core of the City as it existed in the mid-1950s. Specifically, it includes an area bounded by 29 Road on the east, 25 1/2 Road on the west, Patterson Road on the north, and ~~the Colorado River~~ <sup>ORCHARD MESA</sup> on the south. The City also serves additional areas within its corporate limits through purchases of water from the Ute Water Conservancy District. For historical and legal reasons, presently in some areas of the City, the City serves and bills for water service, but with water purchased from the Ute District. These areas include Orchard Mesa and North 12th Street in the Lakeside area. The City also serves areas that are outside of its corporate boundaries, inside of the Ute District, but not served by the Ute District. These areas are west of 1st Street and north of Patterson Road in the F 1/2 and Galley Road area.

The Clifton Water District's service area is bounded by 30 Road on the west, 33 1/2 Road on the east, G Road on the north, and the Colorado River on the south. Additional area annexed into the Clifton District includes the Whitewater area south of the City of Grand Junction.

The Ute Water Conservancy District currently provides water service to the balance of the annexation study area surrounding the areas served by the City and Clifton. There are the exceptions as previously noted and some neighborhoods on the Redlands which are served by private water company wells. Though such areas are not served by Ute distribution lines, they nevertheless pay the Ute mill levy for debt retirement. Urban water service will be available to all annexed areas.

B. WASTEWATER SERVICES

In 1984 the Persigo Wastewater Treatment Plant was put into service. Owned, in part, and operated entirely by the City of Grand Junction, the Persigo Plant has an average capacity of twelve and a half (12.5) million gallons per day. Peak operations of short duration could handle up to twenty (20) million gallons per day. The plant currently operates with a load of ~~six (6)~~ <sup>2.5 mcb</sup> million gallons per day. Plant sizing was determined from the "201 planning studies" which established the plant size based on projected development of the 201 area.

Curie

THE COUNCIL OF THE CITY OF GRAND JUNCTION

WORKSHOP AGENDA

MONDAY, DECEMBER 17, 1990, 7:00 P.M.  
CITY-COUNTY AUDITORIUM, 520 ROOD AVENUE



REALIGNMENT OF WEST AVENUE

The Council CIP Committee has reviewed the alignment alternatives for West Avenue. Two meetings have been held with residents of the Riverside neighborhood, in which the residents have expressed a preference for alignments which more closely parallel the railroad, rather than those that are closer to the River. The residents would like to share their opinions with the City Council. ATTACHED is a memo and maps illustrating the various alternatives developed by Banner Associates.

2 RELOCATION OF FIRE STATION #2

Following an extensive review process involving a citizens' committee, the Fire Department is recommending that Council authorize acquisition of a 2 acre site located 500 feet north of Patterson at the end of 28 1/4 Road. The total cost of acquisition and improvements will be approximately \$161,500 which is \$81,500 over the amount budgeted. The ATTACHED memo from Chief Thompson provides additional information.

3. ACQUISITION OF VALLEY FEDERAL BUILDING

The City Council Members who were able to tour the Valley Federal Building Thursday evening may wish to report to the Council.

4. ISSUANCE OF BONDS

Staff anticipates a brief discussion of the proposed bond issue for capital improvements and property acquisition. The proposal is for a ten-year \$4.5 million bond issue. Finance Director Ron Lappi will be on hand to respond to Council questions.

5. CITIZEN COMPLAINT RE: DISPOSAL OF FILL MATERIAL BEHIND CITY MARKET ON NORTH FIRST STREET

Mr. Richard Rice, 439 Lorey Drive, objects to the City's recent disposal of fill material from the Indian Wash cleaning project on a lot behind the City Market on North First Street. The ATTACHED memo from Greg Trainor provides additional history and perspective on the issues involved.

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6. APPEAL OF PLANNING & ZONING BOARD DECISION: MICAELA VILLAGE

The Planning Commission denied the petitioners' request to rezone this 9 acre parcel from Residential Single Family to Planned Mobile Home, and denied the preliminary plan and plat. The ATTACHED material from Planning Staff provides additional background information.

7. PROPOSED TEXT AMENDMENT REGARDING CONFLICTS BETWEEN LAND USES -- CHURCHES IN AIRPORT ZONE

Recent discussions concerning the proposed First Presbyterian Church at the northeast corner of 27 1/2 Road and Cortland Avenue brought to light the fact that churches had been designated an incompatible use in the airport critical zone. The proposed text amendment would remove the "incompatible" designation, but would require a Special Use review to mitigate any potential noise problems.

8. ADOPTION OF ANNEXATION PLAN AND MAP FOR 1990

The City is required to formally adopt an Annexation Plan and Map indicating the City's anticipated annexation efforts for the following year. The Annexation Plan addresses the area, generally, from A to I Roads, and from 19 to 33 Roads. ATTACHED is additional information from Acting Community Development Director Marty Currie.

9. BUDGET / PAY PLAN

In previous budget meetings, Council members have received information on the proposed pay plan for 1991. Adoption of the pay plan is expected to coincide with Council's formal adoption of the budget Wednesday evening.

10. REVOCATION OF REVOCABLE PERMIT - MAIN STREET BETWEEN 4TH & 5TH STREETS

This item was previously tabled to the December 19 Council meeting, to allow further negotiations between the parties.

11. REQUEST FROM MESA COUNTY - 1991 FAUS FUNDS

Council discussed this issue at the December 5 and 7 meetings, and tabled the issue to the December 19 meeting to allow further discussion.

12. LEASE OF CITY PROPERTY: 1140 SOUTH FIFTH STREET

The Mericana Corporation is interested in a one-year lease of this property, at a monthly rent of \$310. This is consistent with market rents in the area. The ATTACHED memo and map from Tim Woodmansee provides additional information.

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13. COMPLETION OF ALLEY IMPROVEMENT DISTRICT ST-90

At the December 19 meeting, Council will be asked to adopt a resolution accepting improvements to three alleys under the Alley Improvement District ST-90. The total cost of the improvements is approximately \$64,000. The ATTACHED memo from Peggy Holguin provides specific cost allocation and property owner information.

14. CHANGE ORDER NO. 2 FOR 24TH STREET RECONSTRUCTION

The ATTACHED memo from Joe Beilman, Project Engineer, explains the decision to replace the existing sanitary sewer line in conjunction with this street reconstruction project. To expedite this work, the sewer work was completed through a joint effort between the City crews and the contractor. The amount of the Change Order is \$15,887.93.

15. ALTERNATIVE SALES & USE TAX OPTION: CONSTRUCTION COMPANIES DOING BUSINESS IN THE CITY OF GRAND JUNCTION

This change would allow a construction company which does business both inside and outside of the city limits to pay an alternate sales & use tax computation for construction equipment based on the proportion of business conducted in the City of Grand Junction. ATTACHED is additional information provided by Finance Director Ron Lappi.

16. SOMERVILLE HUNTING

Public Works staff is requesting Council authorization to issue an RFP for lease of hunting rights at Somerville Ranch. Last year's decision to forego the RFP for lease of hunting rights, in favor of a lottery for limited public hunting, was not nearly as successful as anticipated, and is not recommended for 1991.

17. ATWOOD REQUEST FOR WATER TAP ON KANNAH CREEK FLOW LINE

Hollis and Janet Atwood have asked that the City allow them to purchase a tap on the Kannah Creek flow line. The Atwoods have lived in the Basin and purchased bulk water at the intake from the City for the past ten years. The Atwoods plan to install a "point of entry" system, as required by the Health Department. This issue was presented to the City Services Committee, who recommended that the Atwoods be allowed to purchase one tap at a fee of \$1,000.

**REMINDER: City Council budget review session 2:30 p.m.  
Tuesday, December 18, in Conference Room A.**

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