

Table of Contents

File 1994-0111

Name: Climax Mill Enclave #1 - Annexation

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>	
		X	X

DOCUMENT DESCRIPTION:

X	X	Correspondence	X	X	Resolution No. 50-94 - **
X	X	Intergovernmental Agreement	X		Mesa County Zoning Matrix
X	X	Impact Report	X		City Zoning Matrix - 1994
X	X	City Council Minutes - ** - 7/6/94, 9/7/94, 11/2/94	X	X	Annexation Map – Climax Mill Enclave Anx. – GIS Historical Maps - **
X	X	Planned Commercial (PC) Zoning for Climax Mill Enclave #1 Annexation			
X	X	Ordinance No. 2766 - **			
X	X	Ordinance form letter from City Clerk			
X	X	Planning Commission Minutes – 10/11/94 - **			
X	X	Annexation Zoning Schedule – 11/14/94			
X	X	Fiscal Impact sheet for Climax Mill Enclave #1			
X	X	Annexation Area Fact Sheet			



June 27, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Bess Investments, Inc.
860 4th Avenue
Grand Junction, CO 81501

RE: Tax Parcel 2945-231-00-038

Dear Bess Investments, Inc.:

The City is in the process of annexing an area that has been surrounded by the City boundaries for more than three years, known as the Climax Mill Enclave #1. Mesa County records show that you own property within that area. Under Colorado State Statutes the City may unilaterally annex such enclaved areas which have been enclaved for more than three years.

The Grand Junction City Council is expected to pass a resolution of intent to annex this area at its regular meeting on July 6, 1994. First reading of the annexation ordinance will be on August 17, 1994 and second reading of the ordinance will be on September 7, 1994. All City Council meetings are held at 7:30 p.m. in the City Hall Auditorium at 5th Street and Rood Avenue. Although enclave annexations do not require a public hearing, we welcome you to attend.

I have enclosed additional information about the City and the services it provides. Please take a moment to review it, and keep it on hand for future reference. I would also be happy to meet with you to discuss how this annexation will effect you as a property owner. I can be reached at 244-1450.

We are very proud of our community and the quality services our City provides. We look forward to including the Climax Mill Enclave #1 in the City and look forward to the opportunity to serve you.

Sincerely,

A handwritten signature in black ink, appearing to read "David Thornton". The signature is fluid and cursive, with a large initial "D" and "T".

David Thornton
Senior Planner

enclosure

~~Abraham Cook~~
~~Holiday Inn~~

2945-153-00-016
Owner ~~RE~~ Melvin Seevers
Vacant No Address
land

2945-153-00-014
Melvin Seevers
130 Power Rd
Vacant land

2945-153-00-017
Holland Huber
112 Power Rd
Built 1928 | property
1 unit

293-1365

Have him CONTACT
Rob Lamm AT
244-1570

June 27, 1994

To File # 111-94

The Impact Report for annexations as required by State Statute 31-12-108.5 is not required for annexations of 10 acres or less. The Climax Mill Enclave Annexation has a total area of approximately 6.54 acres.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton". The signature is written in a cursive style with a large, looping initial "D".

Dave Thornton
Senior Planner

(imprpt.bp)

**COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

TO: **ANNEXATION IMPACT REPORT TEAM MEMBERS**
Dan Wilson, City Attorney
Mark Relph, Public Works Manager
Tim Woodmansee, Property Agent
Greg Trainor, Utility Manager
Terry Brown, Technical Service Supervisor
Darren Starr, Sanitation Division Supervisor
Don Hobbs, Parks Manager
Ken Johnson, Fire Marshall
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Randy Booth, Comptroller
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor

FROM: Dave Thornton, Community Development Department

RE: **IMPACT REPORT FOR Climax Mill Enclave #1 ANNEXATION**

DATE: July 1, 1994

On Wednesday, July 6th, a resolution of intent to annex will go to City Council for their approval to begin the annexation process for the Climax Mill Enclave #1 Annexation. As a result I need to put together an impact report for the annexation. Listed below and also attached to this memo is information that will hopefully help you complete your respective impact reports. If you need any additional information, please call. Continue to use the reporting method for impact reports used in the past. **I need your impact reports by Wednesday, July 13th, 1994. Please either submit by E-mail via attachment using Word Perfect or by hard copy if a spread sheet is used. Thank you.**

CLIMAX MILL ENCLAVE #1 ANNEXATION

PARCELS = 1

ACREAGE = 6.54 acres

SUMMARY

This annexation is located between South 9th Street and South 15th Street, South of Kimball Avenue and will include a total of 1 parcel on approximately 6.54 acres (see map). It contains a couple of vacant commercial buildings which includes the old mill building. No Right-of-way is include in this annexation. The parcel is completely surrounded by the City.

Existing County Zoning: Industrial

Proposed City Zoning: PC (Planned Commercial)

MEMORANDUM

Date: July 5, 1994

To: Chief Darold Sloan
Chief of Police

From: Captain Martyn Currie
Operations Division Commander

Subject: Impact Statement re: Climax Mill Enclave #1 Annexation

The Climax Mill Enclave #1 annexation area is 6.54 acres of land located between South 9th Street and South 15th Street, and south of Kimball Avenue. The land current land zoning is industrial with two vacant buildings on the parcel. The intended use is for planned commercial.

The impact of existing calls for service on the Grand Junction Police Department will be negligible.

Since the area to be annexed is an enclave there are no rights-of-way included in the annexation.

With the property being vacant land there would be no additional personnel or major operating capital needed to service the proposed area.

cc: Captain Gaskill
Operations Supervisors

STAFF REVIEW

FILE: #111-94

DATE: July 6, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve by Resolution the Intent to Annex the Climax Mill Enclave #1 Annexation.

LOCATION: East of South 9th Street and South of Kimball Avenue

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Climax Mill Enclave is located south of Kimball Avenue between 9th and 15th Streets. This area is totally surrounded by the City and is eligible for annexation under State Statutes. This annexation only annexes the private property within the enclave. The remaining State of Colorado property will be annexed at a future date in accordance with an Intergovernmental Agreement between the City and Mesa County.

STAFF ANALYSIS: The entire mill tailings site, including the parcel being considered in this annexation, has been enclaved by the City since December 7, 1986. State statutes allow a city to annex, without petition, lands which have been totally surrounded by a city. Annexation of this enclave was delayed until this time to allow completion of the County Conditional Use Permit for the mill tailings removal (UMTRA). All tailings have now been removed and the site is being reclaimed for a state recreation area. There is still a conditional use permit between the County and the Department of Energy which needs to stay intact as part of the Post UMTRA program. The City and the County will be entering into an Intergovernmental Agreement for this site. As part of that agreement, annexation of the State property within the enclave shall not occur until the Conditional use Permit is ended. At the request of the County, all private lands will be annexed at this time. There is one parcel that is privately owned. It is this 6.54 acre property, to be known as the Climax Mill Enclave #1 Annexation, that will be annexed in this enclave. The parcel is owned by Bess Investment, Inc. of Grand Junction.

STAFF RECOMMENDATIONS:

Staff recommends approval.



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

July 12, 1994

Board of County Commissioners
County Administration Building
750 Main Street
Grand Junction, Colorado 81501

Dear County Commissioners:

Attached is a copy of Resolution No. 57-94 adopted by the City Council on July 6, 1994. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Climax Mill Enclave #1 Annexation.

By this resolution the City of Grand Junction has accepted a petition for annexation, and therefore, the City has now assumed jurisdiction of all land use proceedings within the area to be annexed. Accordingly, the processing of all development reviews, including but not necessarily limited to, planning clearances for building permits, fence permits, sign permits, subdivisions, planned developments, rezonings, conditional use permits, right-of-way vacations, and similar applications or proceedings, by the County, for lands within this annexation should be discontinued. Applicants, their agents or representatives, should be referred to the City Community Development Department. Please transmit forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area.

If you have questions or need additional information, please contact Mr. Larry Timm, Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

Stephanie Nye, CMC
City Clerk

SN:tm

cc: County Building Inspection Division
County Planning Division
City Department of Community Development

Climax Mill Enclave #1 Annexation

Planning Division Impact Report

7/29/94

The Climax Mill Enclave #1 Annexation consists of one 6.54 acre parcel. The zoning proposed in Planned Commercial (PC) which is consistent with the draft proposal for this area in the South Downtown plan. Planning staff time will be required to review future proposals for the site. However, the addition of this area to the City will not significantly increase the workload of the Planning Division.

STAFF REVIEW

FILE: #111-94

DATE: August 17, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading, the Ordinance to annex the Climax Mill Enclave #1 Annexation.

LOCATION: East of South 9th Street and South of Kimball Avenue

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Climax Mill Enclave is located south of Kimball Avenue between 9th and 15th Streets. This area is totally surrounded by the City and is eligible for annexation under State Statutes. This annexation only annexes the private property within the enclave. The remaining State of Colorado property will be annexed at a future date in accordance with an Intergovernmental Agreement between the City and Mesa County.

STAFF ANALYSIS: The entire mill tailings site, including the parcel being considered in this annexation, has been enclaved by the City since December 7, 1986. State statutes allow a city to annex, without petition, lands which have been totally surrounded by a city. Annexation of this enclave was delayed until this time to allow completion of the County Conditional Use Permit for the mill tailings removal (UMTRA). All tailings have now been removed and the site is being reclaimed for a state recreation area. There is still a conditional use permit between the County and the Department of Energy which needs to stay intact as part of the Post UMTRA program. The City and the County will be entering into an Intergovernmental Agreement for this site. As part of that agreement, annexation of the State property within the enclave shall not occur until the Conditional use Permit is ended. At the request of the County, all private lands will be annexed at this time. There is one parcel that is privately owned. It is 6.54 acres in size and encompasses the Climax Mill Enclave #1 Annexation. The parcel is owned by Bess Investment, Inc. of Grand Junction.

STAFF RECOMMENDATIONS:

Staff recommends approval.

DRAFT

(annsched)

ANNEXATION SCHEDULE
SEPTEMBER 6, 1994

Annexations In Progress With Confirmed Schedules

1. **DISCOVERY 76** (East of 28 Road at Hawthorne Avenue) File #77-94
 - Petition referred to council May 3, 1994
 - 1st Reading & accept petition June 15, 1994
 - 2nd Reading July 6, 1994
 - Annexation Effective August 7, 1994
 - Zone of Annexation - 2nd Reading to CC - July 20, 1994
 - Zone Effective: August 21, 1994

2. **SOUTH CAMP 1, 2 & 3** (Wingate, Canyon View Sub, The Seasons) File #77-94
 - Petition referred to council June 1, 1994
 - 1st Reading & accept petition July 6, 1994
 - 2nd Reading July 20, 1994
 - Annexation effective August 21, 1994
 - Zone of Annexation - To PC - October 4, 1994
 - Zone Effective:

3. **NORTH VALLEY** (24 3/4 Road, North of G Road) File #78-94
 - Petition referred to council June 15, 1994
 - 1st Reading & accept petition July 20, 1994
 - 2nd Reading August 3, 1994
 - Annexation effective September 3, 1994
 - Zone of Annexation - 2nd Reading to CC - August 3rd
 - Zone Effective: September 4th

4. **CLIMAX MILL ENCLAVE #1*** (South side of Kimball Avenue, Between 9th & 15th Street) File #111-94
 - Resolution of intent to annex July 6, 1994
 - 1st Reading August 17, 1994
 - 2nd Reading September 7, 1994
 - Annexation effective October 8, 1994
 - Zone of Annexation - To PC - October 4, 1994
 - Zone Effective:

5. **HOLLAND ENCLAVE** (112 Power Road) File #112-94
 - Resolution of intent to annex July 6, 1994
 - 1st Reading August 17, 1994
 - 2nd Reading September 7, 1994
 - Annexation effective October 8, 1994
 - Zone of Annexation - To PC - Sept 6, 1994
 - Zone Effective:

STAFF REVIEW

FILE: #111-94

DATE: September 7, 1994

STAFF: City of Grand Junction
(David Thornton)

ACTION REQUESTED: Staff requests that City Council approve on second reading, the Ordinance to annex the Climax Mill Enclave #1 Annexation.

LOCATION: East of South 9th Street and South of Kimball Avenue

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Climax Mill Enclave is located south of Kimball Avenue between 9th and 15th Streets. This area is totally surrounded by the City and is eligible for annexation under State Statutes. This annexation only annexes the private property within the enclave. The remaining State of Colorado property will be annexed at a future date in accordance with an Intergovernmental Agreement between the City and Mesa County.

STAFF ANALYSIS: The entire mill tailings site, including the parcel being considered in this annexation, has been enclaved by the City since December 7, 1986. State statutes allow a city to annex, without petition, lands which have been totally surrounded by a city. Annexation of this enclave was delayed until this time to allow completion of the County Conditional Use Permit for the mill tailings removal (UMTRA). All tailings have now been removed and the site is being reclaimed for a state recreation area. There is still a conditional use permit between the County and the Department of Energy which needs to stay intact as part of the Post UMTRA program. The City and the County will be entering into an Intergovernmental Agreement for this site. As part of that agreement, annexation of the State property within the enclave shall not occur until the Conditional use Permit is ended. At the request of the County, all private lands will be annexed at this time. There is one parcel that is privately owned. It is 6.54 acres in size and encompasses the Climax Mill Enclave #1 Annexation. The parcel is owned by Bess Investment, Inc. of Grand Junction.

STAFF RECOMMENDATIONS:

Staff recommends approval.

(climax#1.rpt)



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

September 8, 1994

Bess Investments, Inc.
860 4th Avenue
Grand Junction, CO 81501

Dear Bess Investments, Inc.:

On September 7, 1994, the City Council passed the second reading on the annexation of the Climax Mill Enclave #1. This annexation will become effective on October 8, 1994. Therefore, on behalf of the people of Grand Junction, I would like to welcome you to the City. We are very proud of our community and the services our City provides. The addition of your property to our corporate limits will help to make Grand Junction even better.

Attached is information about the City and its services, including items specifically pertaining to your property. Please take a moment to review it, and keep it on hand for future reference.

We strongly believe that the citizens of Grand Junction are the City's greatest asset. Therefore, we encourage your participation and support in all aspects of city government. If you need assistance, please call the appropriate number on the enclosed list. Thank you.

Sincerely,

R T Mantlo

R.T. Mantlo
Mayor

enclosure

CLIMAX MILL ENCLAVE #1

CITY GOVERNMENT

The Grand Junction City Government is a Council/Manager form of government. The City Council is the governing and legislative body of the City which establishes goals, policies, and directions for the City. The City Manager is a highly qualified administrator appointed by the City Council who not only implements the City Council's decisions on a day to day basis, but also provides advice and staff support to the City Council as needed. The City Manager is assisted in his task by a host of City services professionals who are not only trained, but dedicated to providing quality service to the residents of Grand Junction.

The City Council is comprised of seven members. Five of these members must reside in specific districts within the City, while the remaining two may live anywhere within the City. All seven members are elected at large by the entire populace. All members serve a four year term and each year the City Council appoints one member to serve as Mayor.

Regular meetings of the City Council are held at 7:30 p.m. on the first and third Wednesday of each month at the City/County Auditorium located at 520 Rood Avenue. In addition to regular meetings, the City Council also conducts workshops at 7:00 p.m. on the Monday before the regular meeting at the Two Rivers Convention Center located at 159 Main Street. The workshops are used by City Council to hear about new issues and concerns from citizens and staff, and to receive updates and staff reports on ongoing projects. The workshops are informal and, as such, no issues are put to a vote. Workshops and City Council meetings are an excellent way for current and prospective residents to find out which issues are confronting the City and how they are being addressed. Both the workshops and the regular meetings are open to the public and the City Council encourages all interested parties to attend.

The present members of the City Council and their districts are:

Linda Afman	District A
James R. Baughman	District B
Reford C. Theobald	District C
John Tomlinson	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Bill L. Bessinger	At Large

Climax Mill Enclave #1 is located in Voting District "A". For more information concerning vacancies on City boards or commissions, please call the City Clerk's office. Your participation in Grand Junction's City government is encouraged.

The City Manager is Mark Achen. The Assistant City Manager is David Varley.

POLICE PROTECTION Police service will begin immediately after annexation so you may notice periodic patrols by City Police vehicles. If you need emergency police protection you can dial 911. The Police Department coordinates several programs that may be of interest to you and your neighbors such as the Neighborhood Watch Program, school resource program, and a citizen volunteer program. Anyone who is interested in hosting a meeting to discuss a Neighborhood Watch Program please give us a call.

FIRE PROTECTION Fire protection and emergency medical services will remain the same high quality it has been in the past. The City Fire Department will continue to respond to calls in the Climax Mill Enclave #1 as it always has. In an emergency call 911.

DOMESTIC WATER SERVICE Your domestic water service provider will remain Ute Water and your irrigation system will remain the same.

TRASH COLLECTION Because of recent State legislation, the City is no longer allowed to be the only trash hauler within recently-annexed areas of the City. Under certain circumstances, the City is allowed to establish a bid process where the City and other private haulers can bid for collection services within new areas. In order to prevent confusion and keep the number of trash hauling trucks on City streets to a minimum, the City Council has determined that, until such time that newly-annexed areas become large enough for a formal bid process, the City will not collect trash in newly-annexed areas and residents may keep the present hauler they have.

In order to keep trash, debris and garbage from accumulating, City ordinances do require that residences and businesses have trash pick up. If you do not have a company picking up your garbage, you may contact one of the several private haulers which provide trash collection in our community.

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, you may call the Street Superintendent.

The City has the "Fresh as a Daisy" program. This occurs during one month per year and gives our customers a chance to dispose of items not picked up with regular weekly trash service. There is no charge for this service. The program in 1994 was during the month of April. In 1995 there will be a public service announcement as to when it will start. The City has a program to pick up leaves once a year in the fall. This program is like the "Fresh as a Daisy" program and will be administered by the Street Division.

ZONING & BUILDING

The proposed zone in the City will be (PC) Planned Commercial. This zoning request will go to a public hearing before the City Planning Commission on October 4, 1994, where a recommendation will be made to the City Council. The City Council will hold a first reading of the zoning ordinance on October 19, 1994, and hold a final reading and public hearing on November 2, 1994.

Planning Commission hearings are held at 7:00 p.m. and City Council hearings at 7:30 p.m. in the City/County auditorium located at 520 Rood Avenue. If you have questions regarding planning, zoning, building setbacks for new construction, or related matters, please consult the Community Development Department Planning Division. For matters dealing with zoning code enforcement or weed control, call the Code Enforcement Division. For information regarding the building code, please contact the City/County Building Department.

VOTING & CITIZEN PARTICIPATION

Now that you are a City resident, you are eligible to vote in City elections, run for City office and be appointed to City Boards and Commissions. The next scheduled City election is April 4, 1995. City Council seats up for election at that time are as follows:

District B
District C
At Large

CITY PARKS

You are now eligible for the lower resident fees for passes at the Lincoln Park and Tiara Rado golf courses, at the Lincoln Park-Moyer swimming pool as well as recreation classes and programs.

Upon request, and if the homeowner has favorable conditions (i.e. grass area with water and curb), a street tree(s) will be scheduled for planting at no expense to the property owner. After the tree is established, the City will do the on-going trimming, spraying, etc.

The City has adopted a Parks, Recreation and Open Space Master Plan. The plan evaluates current parks and recreation facilities, identifies needs and outlines a plan for meeting future requirements. The plan notes the need for the development of a large regional/metropolitan park (200 acres minimum) and the construction of an indoor recreation center somewhere in the urbanized area.

Please call for more information on City parks and our excellent recreation programs.

CITY OF GRAND JUNCTION

PHONE NUMBERS

Information	244-1509
Administrative Services and Finance	
Sales Tax	244-1521
City Council/City Administration	244-1508
City/County Building Department	244-1631
City Clerk	244-1511
Community Development Department	
Annexation, Planning and Zoning	244-1430
Code Enforcement	244-1593
Weed Abatement	244-1583
Fire Department	
Emergency	911
General Information	244-1400
Parks & Recreation Department	
Program Information	244-FUNN
Street Tree Program	244-1542
Police Department	
Emergency	911
General Information	244-3555
Neighborhood Watch Program Information	244-3587
Public Works Department	
General Information	244-1554
Streets Superintendent	244-1429
"Fresh as a Daisy" & Leaf Removal Program	244-1571
Solid Waste Management	244-1570
Recycling Program (CRI-Curbside Recycling Indefinitely)	242-1036
Utility Billing Information	244-1579



September 16, 1994

Mesa County Clerk and Recorder
Mesa County Court House
6th and Rood
Grand Junction, Colorado 81501

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

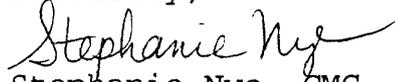
Gentlemen:

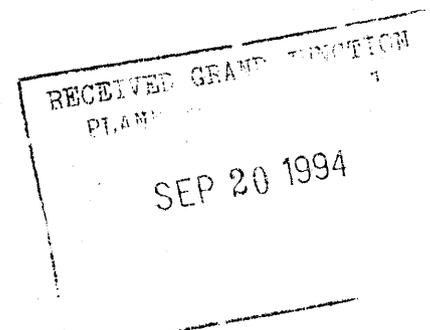
Re: Annexation - Climax Mill Enclave No. 1

Enclosed herewith is certified copy of Ordinance No. 2766 and map for Annexation which annexes approximately 6.54 acres to the City of Grand Junction, located South of Kimball Avenue between 9th and 15th Streets.

Effective date of the annexation is October 9, 1994.

Sincerely,


Stephanie Nye, CMC
City Clerk



SN:tm

Enclosures

cc: Dennis Edwards, Public Service Company
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power Lines
Larry Axtell, Colorado Department of Highways
Tom Worster, TCI Cablevision
Lori Neve, U.S. West, Inc.
Sgt. Wiseman, Colorado State Patrol
Jan Matticks, Grand Junction Area Chamber of Commerce
Division of Local Government
Charles E. Stockton, Assistant Manager, Ute Water
County Assessor
County Engineering Department
County Planning Department
County Motor Vehicle Department
County Road Department
County Sheriff
✓ City Community Development, Planning Division
City Community Development, Code Enforcement Division
City Engineering
City Sales Tax
City Sanitation
City Streets
City Traffic
City Utilities
City Parks & Recreation
City Police Department
City Fire Department
Greater Grand Valley Communications Center



September 28, 1994

City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

Bess Investments, Inc.
Mr. John J. Bonella
860 Fourth Avenue
Grand Junction, CO 81501

RE: City Zoning for the property along Kimball Avenue (Climax
Mill Enclave Annexation)

Dear Mr. Bonella,

I appreciate the time you gave me this afternoon to discuss issues regarding the City zoning proposal for the Bess Investment, Inc. property located along the south side of Kimball Avenue between 9th Street and 15th Street. I appreciate your concerns and hope that you will take the opportunity to study the copy of the proposed Planned Commercial (PC) zoning I gave you. To help you understand the proposed zoning, I've enclosed with this letter as promised, a copy of the use zone matrix. The matrix shows all uses allowed by right, those uses allowed with a Special or Conditional use permit for both the Light Industrial (I-1) and the Heavy Industrial (I-2) zone districts. Also enclosed are the current standards for the I-1 and I-2 zones regarding bulk requirements (setbacks, etc.).

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton".

Dave Thornton, AICP
Senior Planner

file #111-94

(bess.let)



STAFF REVIEW

FILE: #111-94 Zone of Annexation for Climax Mill Enclave #1

DATE: October 4, 1994 **REVISED**

STAFF: David Thornton

ACTION REQUESTED: Staff requests that Planning Commission recommend approval to City Council, the Zone of Annexation of Planned Commercial (PC) for the Climax Mill Enclave #1 Annexation.

LOCATION: South side of Kimball Avenue between 9th Street and 15th Street.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Climax Mill Enclave is located along the southside of Kimball Avenue between 9th Street and 15th Street. The area is surrounded by Heavy Industrial (I-2) to the North, West and East. Directly to the South is the State of Colorado property where Colorado State Parks is planning to construct a park along the Colorado River. The City is required to establish a zoning for the annexation. The proposed zoning is Planned Commercial PC.

STAFF ANALYSIS: This 6.54 acre parcel owned by Bess Investments, Inc. has been enclaved by the City since December 7, 1986. The City has recently annexed this property. State statute requires the City to zone an annexation within 90 days after the effective date of the annexation. The annexation will become effective October 8, 1994.

There is one large structure on this parcel which is being used for indoor storage by Western Acoustics. Additionally, there is a metal building in an area east of 12th Street which is being leased to a company for indoor storage as well as outdoor storage in the area around the building. The previous County zoning was Industrial. The adjacent properties around the Climax Mill Enclave #1 Annexation are all currently zoned Heavy Industrial.

Due to the proximity of this parcel to the proposed Colorado River State Park, staff is recommending that the zoning for this parcel not remain industrial as it was zoned in the County. We recommend a more appropriate zone of Planned Commercial which has specific uses allowed and minimum bulk standards required.

STAFF RECOMMENDATIONS:

Staff recommends approval.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #112-94, I move that we forward this on to City Council with the recommendation of approval, to zone the Climax Mill Enclave #1, Planned Commercial (PC) **with the provisions as contained in the staff report dated October 4, 1994 Revised.**

Planned Commercial (PC) Zoning
for
Climax Mill Enclave #1 Annexation
REVISIONS IN BOLD

This proposal for Planned Commercial Zoning includes commercial and business type uses, ~~that do not have outdoor storage of goods, equipment, and/or materials on site.~~ Additional area shall be provided for setbacks than what is typically found in commercial zones due to the location of this site in respect with the adjacent Colorado State park facility to be built over the next several years.

Minimum bulk requirements of the zone includes:

- A. Maximum height of structures 40 feet
- B. Minimum front yard setback from Kimball Ave **31 feet**
(from Centerline of ROW)
- C. Minimum setbacks adjacent to State Park site ... 15 feet
- D. Minimum side yard setbacks 0 feet

Outdoor Storage of Goods/Equipment shall be **screened from Kimball Avenue and the Colorado State Park site.**

Minimum Landscaping, Screening & Parking Requirements:

Any use of the property, including reuse of the existing structure shall require landscaping, screening and parking improvements **for that portion of the site being used by that particular use.**

A minimum of Seventy-five percent (75%) of the first five (5) feet of the Front Yard setback or that area as required by the Zoning and Development Code for a commercial zone whichever is greater shall be landscaped.

Planting types and percentages shall be as per the Zoning and Development Code.

All outdoor storage which occupies a volume of more than 150 cubic feet, shall comply with the following: (1) No such storage shall be placed or maintained in the front yard setback; and (2) Screening may consist of any combination of fences, walls, berms, or landscaping so long as it is maintained at a height where stored items do not project above the screening; and (3) All screening shall be installed in a professional manner and maintained in good condition; and (4) Screening shall not obstruct adequate sight distance as established by the Grand Junction Zoning and Development Code. (Note: Stored items do not include integral units as defined by the Grand Junction Zoning and Development Code).

Number of required parking spaces, stall/aisle dimensions and parking lot landscaping requirements shall be as per the Grand Junction Zoning and Development Code.

All parking areas shall be screened from the Colorado State Park site. The screening shall consist of fencing and/or plantings six feet (6') in height which effectively visually block the parking area year-round.

Minimum Signage Requirements:

One (1) freestanding Monument sign shall be allowed for each building and shall be located within the front yard setback. Such Monument sign shall not exceed twenty-four (24) square feet in area and shall not be greater than 4 feet in height measured from natural grade. A minimum distance of one hundred fifty (150) feet shall be maintained between monument signs.

One wall sign shall be allowed for each building and the sign shall face Kimball Avenue. The wall sign shall not exceed thirty-two (32) square feet in area.

Measurement of signs shall be as per the Grand Junction Zoning and Development Code.

No sign shall be allowed to face the Colorado State Park.

No off premise signs shall be allowed.

Only signs that are non illuminated or internally illuminated shall be allowed. All other sign types are prohibited including all signs prohibited by the Grand Junction Zoning and Development Code.

Sign permitting shall be as required by the Zoning and Development Code.

APPROVAL PROCESS

Requirement - The following uses are allowed uses in this zone and shall require a Site Plan Review Process as required by the Grand Junction Zoning and Development Code:

Bus/Commuter Stops

Indoor Cultural/Educational/Recreational Facilities

Dance/Music Schools

Membership Clubs & Community Activity Buildings

Swimming Pools

Vocation/Technical Schools

Nursery Schools/Preschool/Day Care

Professional/Government Office

Retail Business - limited inside - (Completely enclosed buildings or stores for displaying, storing and selling of new and used goods, wares, equipment and merchandise of all descriptions including tailor shops and light printing establishments, but excluding lumber yards, auction houses and major shopping centers.)

Cafes

Restaurants/Cafeterias

Bowling Alleys

Health Athletic Clubs & Services

Skating Rinks/Entertainment Centers - indoor only

Farmers Markets

Miniature Golf Courses

Nurseries/Greenhouses

Appliance and Clothing Repair and servicing

Cabinet Making

Upholstery Shops

Contracting and repair Shops
Locksmithing
Bakeries
Building Materials Sales and Storage
Printing & Publishing Establishments
Animal Clinics (indoor only)
Commercial Laundries
Frozen Food Lockers
Glass Fabrication and installation
Roofing Shops
Sheet Metal Shops
Sign Painting Shops
Taxidermy
Car Washes
Wholesale Business - consists of wholesale business or storage
buildings but not for highly flammable materials or liquids
(includes mini-storage).
Electronic Fabrication
Fabric Fabrication and Processing
Blacksmith/Machine Shops
Bottling Works

To: *ALL
From: David Thornton
Subject: Please welcome the newest annex
Date: 10/07/94 Time: 12:43p

FYI

The Holland Enclave and the Climax Mill Enclave #1 will both be officially a part of the City limits on October 8th. The Holland enclave is located at 112 Power Road and the Climax Mill enclave is located adjacent to Kimball Avenue (south side) between approximately 9th Street and 15th Street, just north and not including the future Colorado River State Park site. Both annexations are less than 10 acres and include only one property each. Please make note of this for any future calls of service. If you have any specific questions regarding either annexation, please contact me at x1450.

Thanks,

Dave

Planned Commercial (PC) Zoning
for
Climax Mill Enclave #1 Annexation

This proposal for Planned Commercial Zoning includes commercial and business type uses. Additional area shall be provided for setbacks than what is typically found in commercial zones due to the location of this site in respect with the adjacent Colorado State park facility to be built over the next several years.

Minimum bulk requirements of the zone includes:

- A. Maximum height of structures 40 feet
- B. Minimum front yard setback from Kimball Ave 31 feet
(from Centerline of ROW)
- C. Minimum setbacks adjacent to State Park site ... 15 feet
- D. Minimum side yard setbacks 0 feet

Outdoor Storage of Goods/Equipment shall be screened from Kimball Avenue and the Colorado State Park site.

Minimum Landscaping, Screening & Parking Requirements:

Any use of the property, including reuse of the existing structure shall require landscaping, screening and parking improvements for that portion of the site being used by that particular use.

A minimum of Seventy-five percent (75%) of the first five (5) feet of the Front Yard setback or that area as required by the Zoning and Development Code for a commercial zone whichever is greater shall be landscaped.

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Skating Rinks/Entertainment Centers - indoor only

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Miniature Golf Courses

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Appliance and Clothing Repair and servicing

Cabinet Making

Upholstery Shops

Contracting and repair Shops
Locksmithing
Bakeries
Building Materials Sales and Storage
Printing & Publishing Establishments
Animal Clinics (indoor only)
Commercial Laundries
Frozen Food Lockers
Glass Fabrication and installation
Roofing Shops
Sheet Metal Shops
Sign Painting Shops
Taxidermy
Car Washes
Wholesale Business - consists of wholesale business or storage
buildings but not for highly flammable materials or liquids
(includes mini-storage).
Electronic Fabrication
Fabric Fabrication and Processing
Blacksmith/Machine Shops
Bottling Works

STAFF REVIEW

FILE: #111-94 Zone of Annexation for Climax Mill Enclave #1

DATE: October 19, 1994

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on first reading, the Zone of Annexation of Planned Commercial (PC) for the Climax Mill Enclave #1 Annexation.

LOCATION: South side of Kimball Avenue between 9th Street and 15th Street.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: The Climax Mill Enclave is located along the southside of Kimball Avenue between 9th Street and 15th Street. The area is surrounded by Heavy Industrial (I-2) to the North, West and East. Directly to the South is the State of Colorado property where Colorado State Parks is planning to construct a park along the Colorado River. The City is required to establish a zoning for the annexation. The proposed zoning is Planned Commercial PC.

ANNEXATION WAS EFFECTIVE OCT 8th

STAFF ANALYSIS: This 6.54 acre parcel owned by Bess Investments, Inc. has been enclaved by the City since December 7, 1986. The City has recently annexed this property. State statute requires the City to zone an annexation within 90 days after the effective date of the annexation. The annexation became effective October 8, 1994.

There is one large structure on this parcel which is being used for indoor storage by Western Acoustics. Additionally, there is a metal building in an area east of 12th Street which is being leased to a company for indoor storage as well as outdoor storage in the area around the building. The previous County zoning was Industrial. The adjacent properties around the Climax Mill Enclave #1 Annexation are all currently zoned Heavy Industrial.

Due to the proximity of this parcel to the proposed Colorado River State Park, staff is recommending that the zoning for this parcel not remain industrial as it was zoned in the County. We recommend a more appropriate zone of Planned Commercial which has specific uses allowed and minimum bulk standards required that are more compatible with the future State park.

Bess Investments, Inc. is owned by four individuals. Staff has met with one of the owners, John Bonella, several times to discuss and work out details of the zoning that are acceptable to the owners (Bess Investment, Inc.) and City staff. Prior to this zoning request receiving Planning Commission approval, the proposed zoning was found acceptable by Bess Investments, Inc. John

Bonella and one other partner of Bess Investments, Inc. attended the Planning Commission hearing on Oct. 11th. When asked by the Planning Commission Chairman if they were in favor of the proposed Planned Commercial zoning, both Mr. Bonella and his partner responded affirmatively.

STAFF RECOMMENDATIONS:

Staff recommends approval.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission recommended approval with the conditions, allowed uses, and bulk requirements as outlined in the attached report, to zone the Climax Mill Enclave #1 Planned Commercial (PC).

(annsched)

ANNEXATION & ZONING SCHEDULE
November 14, 1994

Annexations and Zoning In Progress With Confirmed Schedules

1. SOUTH CAMP 1, 2 & 3 (Wingate, Canyon View Sub, The Seasons)

File #77-94

Petition referred to council June 1, 1994
1st Reading & accept petition July 6, 1994
2nd Reading July 20, 1994
Annexation effective August 21, 1994
Zone of Annexation - Approved by CC - November 2, 1994 - 2nd Reading
Zone Effective: December 4, 1994

2. CLIMAX MILL ENCLAVE #1* (South side of Kimball Avenue, Between 9th & 15th Street)

File #111-94

Resolution of intent to annex July 6, 1994
1st Reading August 17, 1994
2nd Reading September 7, 1994
Annexation effective October 9, 1994
Zone of Annexation - Approved by CC - November 2, 1994 - 2nd Reading
Zone Effective: December 4, 1994

ORD 2766

3. DARLA JEAN 1 & 2 (Darla Jean, Airport Lands, etc.)

File #13-94

Petition referred to council August 3, 1994
1st Reading & accept petition September 7, 1994
2nd Reading September 21, 1994
Annexation effective October 23, 1994
Zone of Annexation - ~~For PC - Dec 1994~~ TO C.C. for 2nd Reading - JAN 4, 1995
Zone Effective: Feb 5, 1995

* Note- This annexation has been downsized from the original annexation (file #139-93) to include only the private parcel. The City has entered into an Intergovernmental Agreement with Mesa County pertaining to the County Conditional Use permit for the Mill Tailings project. The remaining lands within this enclave are owned by the State of Colorado and will be annexed at a future date.

FISCAL IMPACT FOR CLIMAX MILL ENCLAVE #1

DATA USED FOR CALCULATIONS:

AVERAGE COST PER ACRE:	WEEDS	\$11.00
	CODE ENF	\$ 7.00

Existing land - vacant/undeveloped

Weeds (6.54 acres X \$11/acre)	\$71.00
Code Enf (6.54 acres X \$7/acre)	\$45.00
TOTAL	<u>\$116.00</u>

Existing staff is adequate

ANNEXATION AREA FACT SHEET

Name of Area: CLIMAX Mill ENCLAVE #1 ANNEX Date: 6-21-94

Common Location: South side of Kimball Avenue (between 9th & 13th)

Existing Land Use: VACANT EAST of South 9th STREET Estimate # of Acres: 0.54 Acres

Projected Land Use: Commercial / Industrial / Business # of Parcels: 1

of Dwelling Units: 0 Estimated Population: 0

Special Districts: _____ Service Provider: _____

Water: _____ City

Sewer: _____ City / County

* Fire: Grand Junction Rural

* Drainage: Grand Junction

* School District 51

Irrigation: _____

Pest: _____

Other: _____

FOR ENCLAVE ANNEXATIONS, ^{CRS} SECTIONS 31-12-104, 31-12-105, 31-12-108, & 31-12-109 ARE NOT APPLICABLE (NA).
Legal Requirements: (Check as each requirement is confirmed)

- NA One sixth contiguity to existing City limits (104)
- NA Land held in identical ownership not divided w/o written consent. (105)
- NA Land in identical ownership greater than \$200,000 assessed valuation not included without written consent. (105)
- NA Area is or will be urbanized. (104)
- NA Does not extend boundary more than 3 miles/year (except enterprise zones or City owned property). (105)
- NA Entire width of platted streets included. (105)
- NA More than 50% of owners and more than 50% land petitioned. (104)

Existing County Zoning: INDUSTRIAL

Proposed City Zoning: Planned Commercial

Type of Petition: (annex. fac) Property Owner _____ P.O.A. _____ Enclave

Bess Lnw. Inc.
no address
1101 Kimball Ave.

CLIMAX MILL ENCLAVE #1
ANNEXATION

MILL TAILINGS NO. 1:

A tract of land situated in the South $\frac{1}{4}$ of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23 and in the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;
thence S 00°16'54" E along the East line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 13.50 feet to a point on the South Right-of-Way for Kimball Avenue;
thence along the South Right-of-Way for Kimball Avenue the following three (3) courses and distances:

1. N 89°14'53" W a distance of 1171.66 feet;
2. S 00°45'15" W a distance of 29.70 feet;
3. N 89°14'53" W a distance of 132.50 feet;

thence leaving said Right-of-Way, N 00°54'42" W a distance of 43.20 feet to a point on the North line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;
thence N 89°14'53" W along said North line a distance of 14.39 feet to the Northwest Corner of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23;
thence S 00°03'29" W along the West line of the South $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 23 a distance of 43.20 feet;
thence S 57°18'26" E a distance of 220.01 feet;
thence 211.82 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32°48'37", and a long chord which bears S 73°42'44" E a distance of 208.94 feet;
thence N 89°52'57" E a distance of 710.66 feet;
thence 353.69 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17°31'36", and a long chord which bears N 81°07'09" E a distance of 352.30 feet;
thence N 72°21'21" E a distance of 488.61 feet to a point on the North line of the South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24;
thence S 89°56'27" W along the North line of said South $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 590.58 feet to the Point of Beginning.