

Table of Contents

File ANX-1996-104

Name: 3D Systems Annexation – 805 Falcon Way - 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>
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X	X	Table of Contents
		*Review Sheet Summary
		*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
		*Review Comments
		*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Correspondence	X	X	3D Systems Annexation Map – GIS Historical Maps-**
X		E-mails	X	X	Airport West Enclave Annexation Map-GIS Historical Maps-**
X	X	Ordinance No. 2947 - **	X	X	POA for sewer hookup - sent to City Clerk for retention and scanning - **
X	X	Petition for Annexation			
X		Majority Annexation Checklist			
X		Property Profiles			
X		Handwritten Notes to file			
X		Certification of Plat			
X		Warranty Deed – not conveyed to the City – not recorded			
X	X	Impact Report – 5/9/96			
X	X	Annexation Maps			
X	X	City Council Minutes- 5/1/96, 6/5/96, 6/19/96, 8/21/96, 9/4/96, 10/2/96, 10/16/96- **			
X	X	Planning Commission Minutes – 8/6/96, - **			

PETITION FOR ANNEXATION

I THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described property to the said City:

BEG N 1DEG57'20SEC W 30FT FR SE COR SEC 25 1N 1W N 88DEG03'49SEC W 583.60FT N 1DEG57'20SEC E 1698.33FT S 52DEG54'21SEC E 713.66FT S 1DEG57'20SEC W 1287.39FT TO POB

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, 3-D Systems Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of one hundred percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of each signer and the date of signature are set forth hereafter opposite the name of each signer, and that the legal description of the property owned by each signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance.

3D Systems Corporation

NAME

Attest: *J. [Signature]*
SECRETARY

By: *R. E. Amell*
VP operations
(TITLE)

26081 Avenue Hall, Valencia, CA 91355
ADDRESS

4/30/96
DATE

STATE OF COLORADO

COUNTY OF MESA

SS

AFFIDAVIT

Robert E. Howell, of lawful age, being first duly sworn, upon oath, deposes and says:

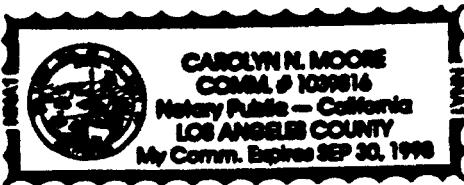
That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

R. E. Howell
~~Carolee N. Moore~~

Subscribed and sworn to before me this 30th day of April, 1996.

Witness my hand and official seal.



Carolee N. Moore
Notary Public

19621 Cedarcreek Street
Address

My commission expires: 9-30-98

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS & UTILITIES
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
(970) 244-4003

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

3D MINOR SUBDIVISION

Situated in the SE 1/4 of Section 25,

Township 1 NORTH, Range 1 WEST,

of the UTE Meridian in the City of Grand Junction, County of Mesa, State of Colorado, has been reviewed under my direction and, to the best of my knowledge, satisfies the requirements pursuant to C.R.S. 38-51-106 and the Zoning and Development Code of the City of Grand Junction for the recording of subdivision plats in the office of the Mesa County Clerk and Recorder.

This certification makes no warranties to any person for any purpose. It is prepared to establish for the County Clerk and Recorder that City review has been obtained. This certification does not warrant: 1) title or legal ownership to the land hereby platted nor the title or legal ownership of adjoining; 2) errors and/or omissions, including, but not limited to, the omission(s) of rights-of-ways and/or easements, whether or not of record; 3) liens and encumbrances, whether or not of record; 4) the qualifications, licensing status and/or any statement(s) or representation(s) made by the surveyor who prepared the above-named subdivision plat.

Dated this 25 day of November, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By: James L. Shanks

James L. Shanks, P.E., P.L.S.
Director of Public Works & Utilities

Recorded in Mesa County

Date: _____

Plat Book: _____ Page: _____

Drawer: _____

May 6, 1996

To File # ANX-96-104

The Impact Report as required by State Statute 31-12-108.5 has been deposited with the Grand Junction City Clerk for the 3D Systems Annexation.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton". The signature is fluid and cursive, with a large initial "D" and a long, sweeping horizontal stroke at the end.

Dave Thornton, AICP
Senior Planner

(imp-rpt.bp)

3D Systems Annexation Impact Report
File #ANX-96-104

The City Clerk's copy of the Impact Report for the 3D Systems Annexation does not include a copy of the annexation petition. The Impact Report filed with Mesa County does have a copy of the petition. To review the petition, please refer to the 3D Systems Annexation Petition that has been deposited with the City Clerk. In an effort to conserve space and not be repetitive, the City Clerk's copy of the impact report will be kept with the annexation petition allowing a person to review both at the same time and as a complete file.

(imp-rpt.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 Newton, City Engineer
Doug Cline, Streets Superintendent
Don Hobbs, Parks Manager
Jim Bright, Fire Department
Marty Currie, Police Captain
Lanny Paulson, Budget Coordinator
Jodi Romero, Customer Service Manager
Stephanie Nye, City Clerk
Debbie Kovalik, Director of VCB
Jan Koehn, Code Enforcement Supervisor
Kathy Portner, Planning Supervisor
Beth Meek, Communication Supervisor
Jo Millsaps, Zoning Administrator
Ralph Ohm, Ute Water Conservancy

FROM: Dave Thornton, Community Development Department
RE: **IMPACT REPORT FOR 3D SYSTEMS ANNEXATION**
DATE: May 9, 1996

On Wednesday, May 1st, a resolution for the intent to annex the 3D Systems Annexation was approved by City Council to begin the annexation process. First reading of the annexation ordinance will go to City Council on June 5th, with second reading on June 19th. The annexation will be effective July 21, 1996. 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. **I need your impact reports by May 17, 1996. Please either submit by E-mail via attachment using Word Perfect 5.1 and/or by hard copy if a spread sheet is used.**
Thank you.

Reminder: Report only direct budgetary impacts instead of incremental service delivery impacts. Also, double check your total impact dollars to make sure it is realistic and makes sense.

3D SYSTEMS ANNEXATION SUMMARY

File Number: ANX#96-104
Location: 805 Falcon Way
Parcels: 2701-254-00-281
Estimated Population: 0
of Parcels (owner occupied): 0
of Dwelling Units: 0
Acres: 20.8

Developable Acres Remaining: 10

The annexation includes the following right-of-way: 580 feet along H Road

Previous County Zoning: C

Proposed City Zoning: Industrial

Current Land Use: Industrial (business park)

Future Land Use: Industrial (business park)

Assessed Values: Land = \$890
Improvements = \$0
TOTAL VALUE = \$890

Census Tract: 16

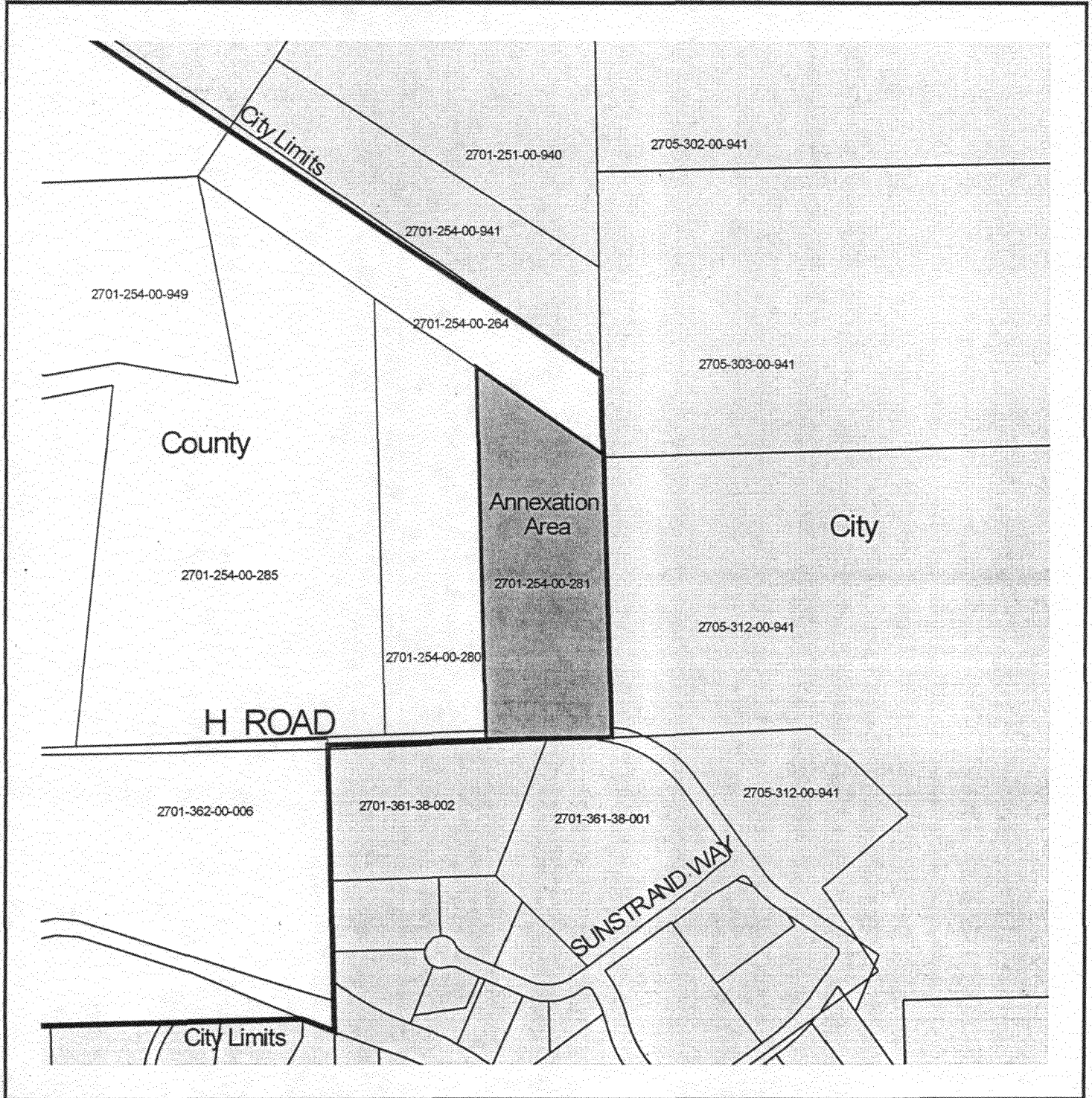
Address Ranges: 805 Falcon Way, 2782 - 2798 H Road (even)

Special Districts:

Water: Ute Water
Sewer:
Fire: Grand Junction Rural Fire
Drainage:
School: District 51
Irrigation:
Pest:
Other:

Type of Petition (property owner, P.O.A., or Enclave): Property Owner

3D SYSTEMS ANNEXATION

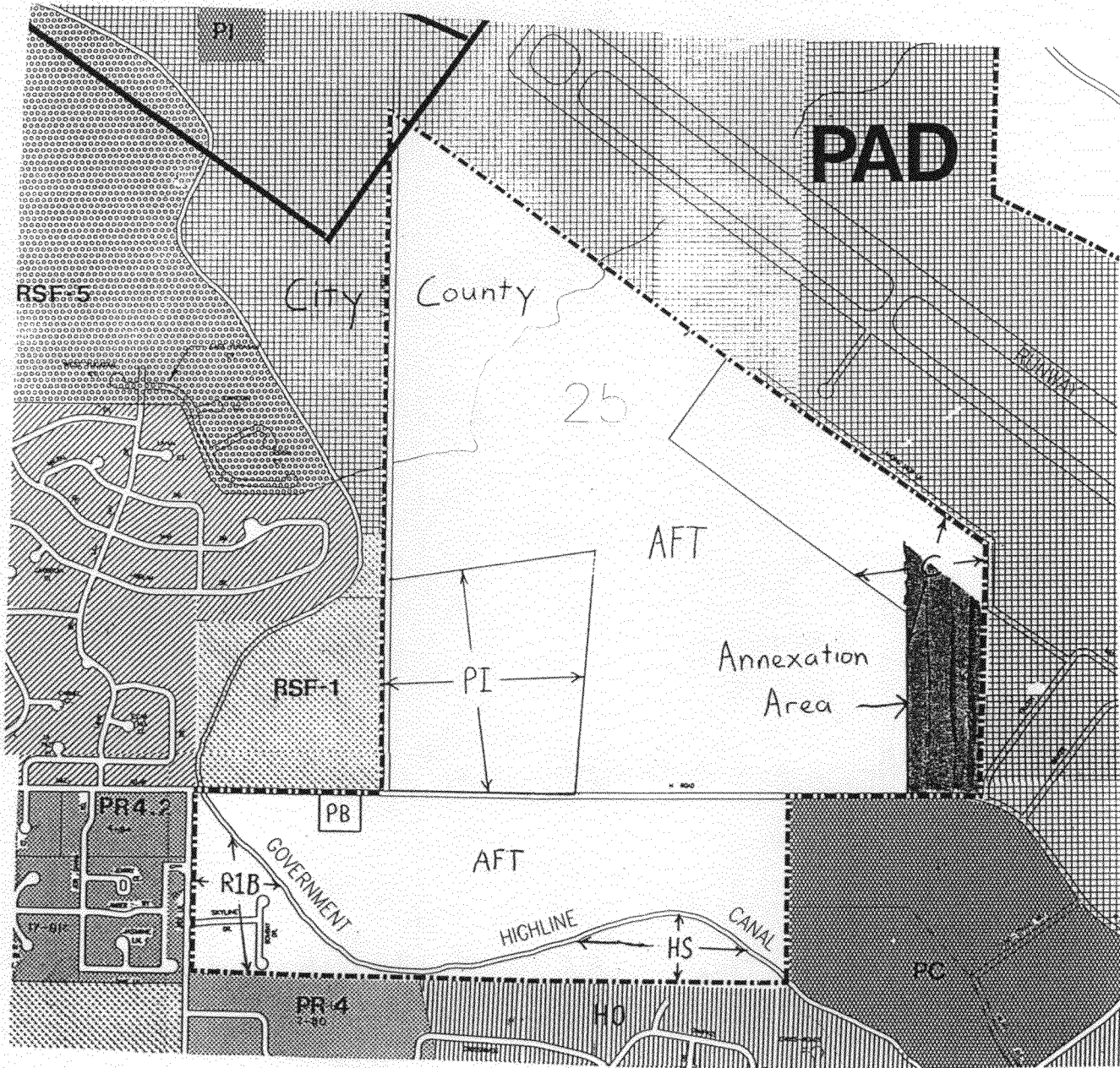


This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.

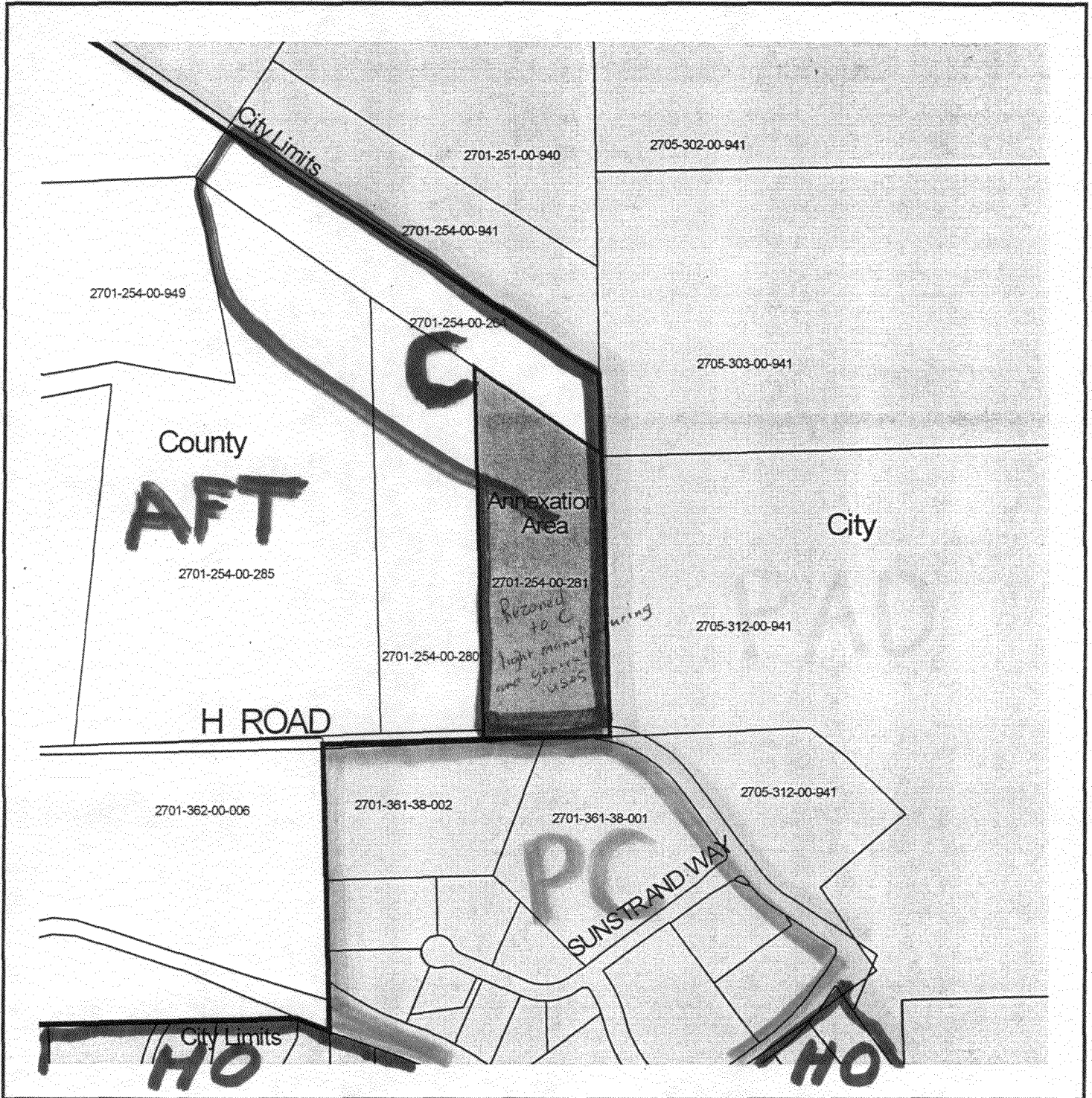


MP
4/22/96

ZONING MAP FOR 3D SYSTEMS ANNEXATION



3D SYSTEMS ANNEXATION



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
4/22/96

3D SYSTEMS ANNEXATION IMPACT REPORT

Section 31-12-108.5, C.R.S. provides:

The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. Such report shall include, as a minimum:

(a) a map or maps of the municipality and adjacent territory to show the following information:

(I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

Map #1 - Orthophoto with City limits & annexed area outlined, labeled as present and proposed.

(II) the present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

Map #2 - Existing infrastructure map which includes water, sewer, roads, utilities, and any proposed extensions.

(III) The existing and proposed land use pattern in the area to be annexed;

Map # 3a - Existing land use.

3b - Proposed land use utilizing the Growth Plan Future Land Use Map.

(b) A copy of any draft or final preannexation agreement, if available;

No annexation agreements are contemplated for this annexation.

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Electric, gas, telephone, and cable television are provided by public utility companies and not the City of Grand Junction. Grand Valley Rural Power will provide electric service to areas within the annexation. The utility has represented to the City that they have adequate capacity to serve the area proposed to be annexed. New developments in annexed areas are reviewed by the City to ensure that adequate utilities, water, sewer, drainage, and street access are provided to the development and that the provision of these services does not adversely affect existing uses.

Sewer service will continue to be provided by existing sewer service providers. The sewer service provider for this annexation is the City of Grand Junction. Special districts shall provide sewer service pursuant to contract and legal relationship with the City. In the future, some areas currently served by these districts may be converted to the City system in accordance with such policies and/or contracts as may be established.

In the annexed area potable water is and will continue to be provided by the Ute Water Conservancy District so long as required by court order. Municipal services provided to the annexed area include City Police (patrol, investigation, and response). They also include Fire and Emergency Medical Service when annexations occur within the Grand Junction Rural Fire District. Such services begin following the effective date of the annexation.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

Methods of financing extension of municipal services may vary with developed and undeveloped tracts. For undeveloped tracts, the developer will pay to extend services. Other financing mechanisms maybe available. For developed areas, sewer service extension will normally be paid by a combination of the benefitting property owners, the City, and/or the Sewer Fund. If water lines are deficient in already developed areas, the water provider is responsible for upgrading the system. Ute Water requires the property owner to pay one-third of the costs of upgrading (the City volunteers one-third of such costs as well).

(e) A statement identifying existing districts within the area to be annexed; and

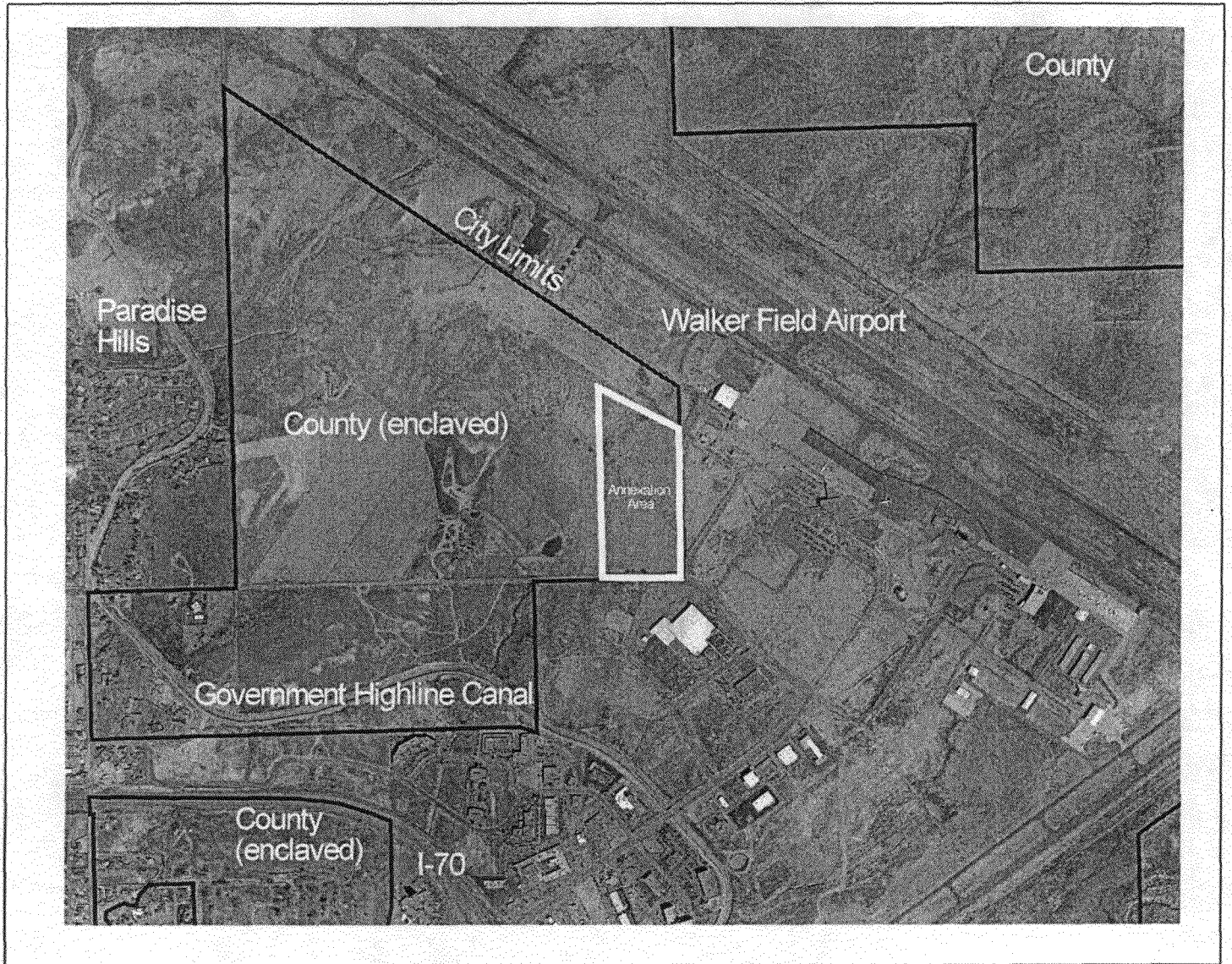
The following districts are within the area to be annexed:

1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

School District 51 serves both incorporated and unincorporated areas in the Grand Valley. Annexation of any area in the Grand Valley will have no effect on the numbers or distribution of children attending School District 51 facilities. Current and historical development patterns have shown that housing density is not affected by whether a residential development occurs in the County or City.

3D SYSTEMS ANNEXATION



STAFF REVIEW

FILE: #ANX-96-104 3 D SYSTEMS ANNEXATION

DATE: May 1, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve the resolution for the referral of petition for the 3 D Systems Annexation.

LOCATION: 805 Falcon Way, NW corner of H Road and Falcon Way

APPLICANTS: 3 D Systems Corporation

EXECUTIVE SUMMARY: 3 D Systems Corporation, property owners have signed an annexation petition for annexation into the City limits. Staff requests that City Council approve the resolution for the referral of petition for the 20.8 acres, 3 D Systems Annexation and set a hearing for June 5, 1996.

STAFF ANALYSIS: 3 D Systems is currently constructing a facility at 805 Falcon Way located near Walker Field airport. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Paradise Hills Annexation in 1994.

ANNEXATION PETITION TOTALS

of parcels (total) = 1
of parcels that signed petition = 1 (100%)

of acres (total) = 20
of acres signed for = 3.82 (100%)

of owners (total) = 1
of owners signing petition = 1 (100%)

Total area of Right-Of-Way being annexed = .80 acres.
Total area of the annexation is 20.80 acres.

Pursuant to C.R.S. 31-12-104, the 3 D Systems Annexation is eligible to be annexed.

It complies with the following:

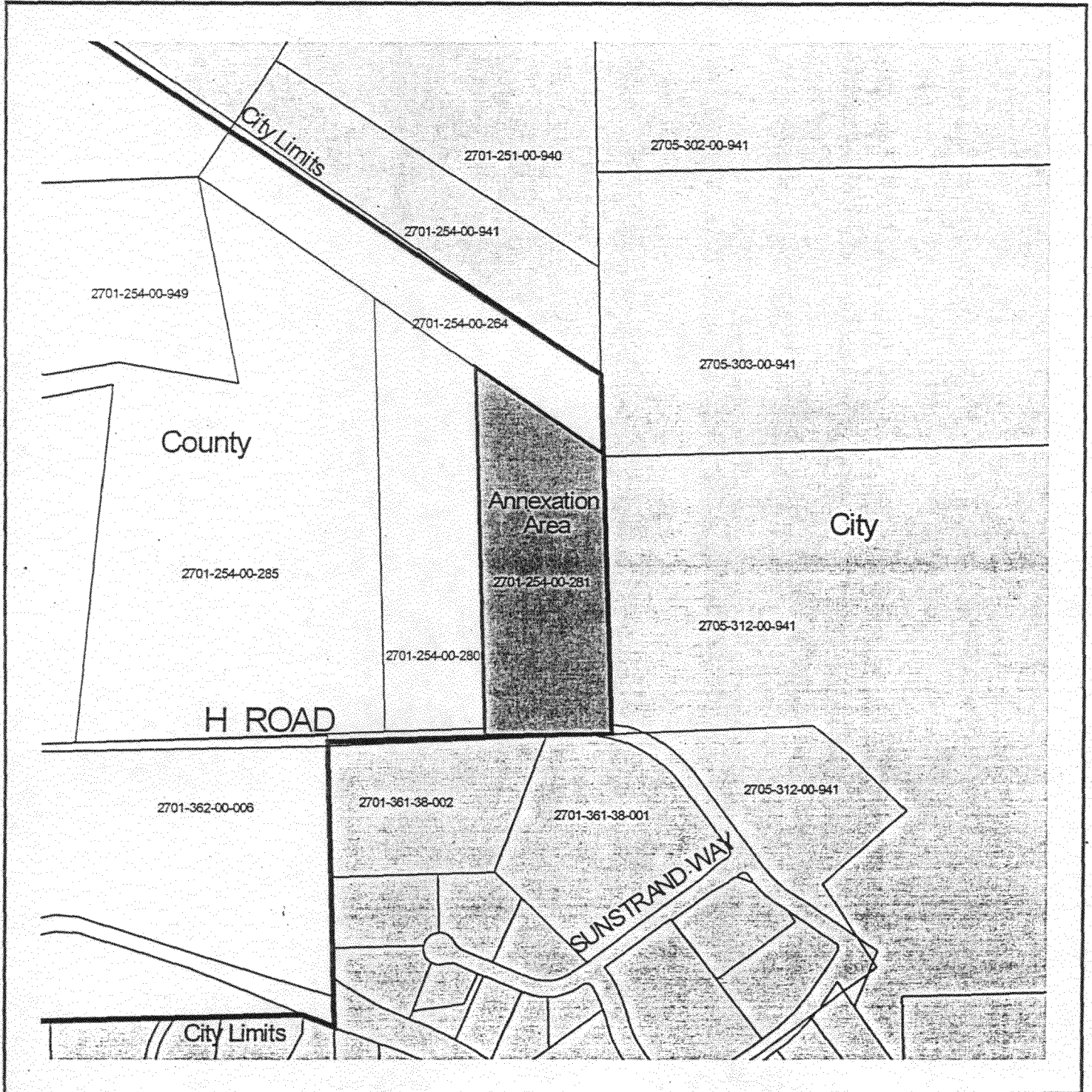
- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and 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 owners consent.

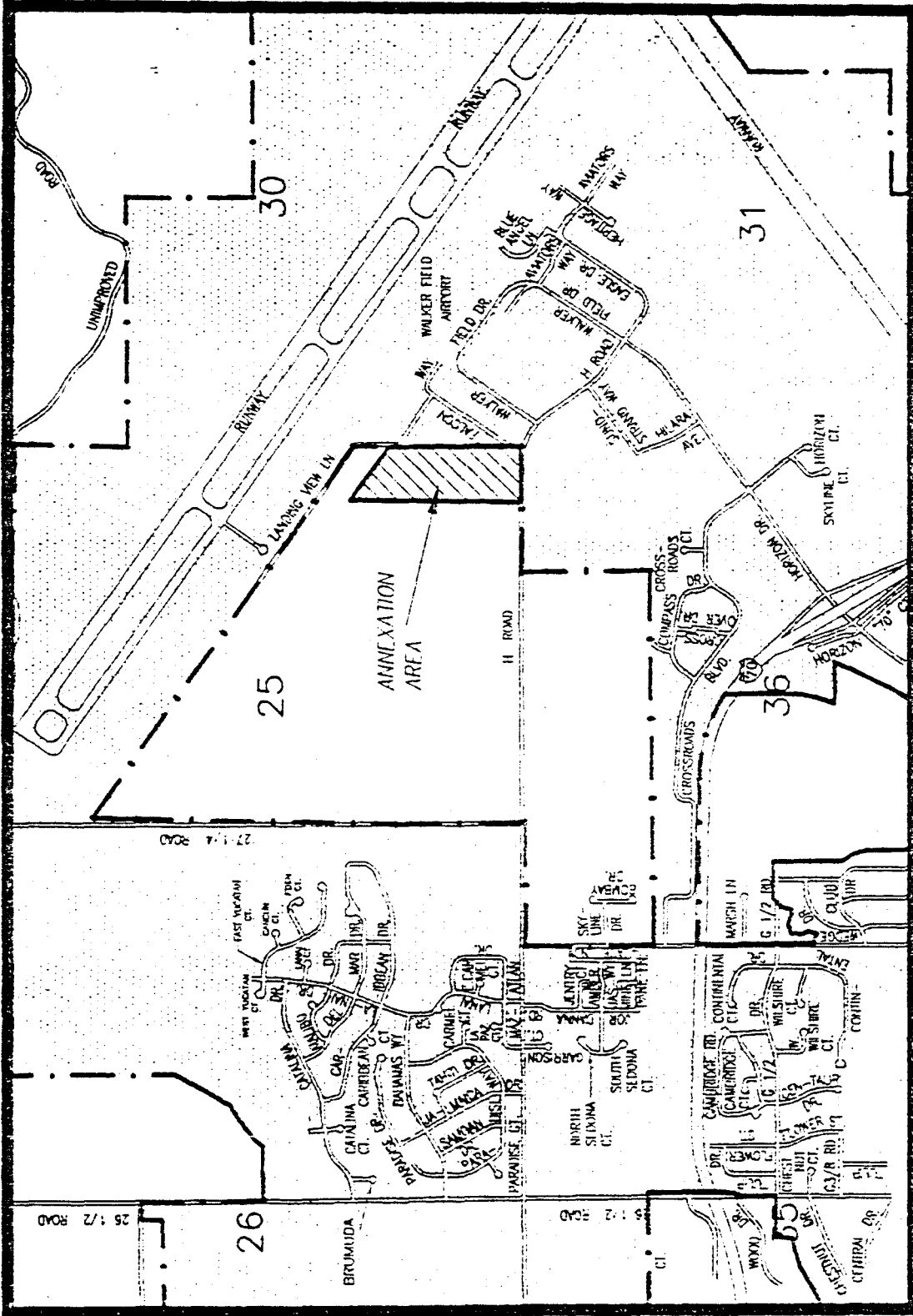
FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

3D SYSTEMS ANNEXATION





VICINITY MAP

N.T.S.

3 D SYSTEMS ANNEX

DESCRIPTION

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the 11th Meridian, County of Mesa, State of Colorado, being more particularly described as follows:



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

May 9, 1996

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

Commissioners:

Subject: 3D Systems Annexation, Notice of Hearing,
Resolution No. 45-96, and Petition

In compliance with Title 31, Article 12, C.R.S., Part 1, entitled "Municipal Annexation Act of 1965", Section 31-12-108(2), I have enclosed a copy of the petition as filed and Resolution No. 45-96 adopted by the City Council of the City of Grand Junction, Colorado, at its regular meeting May 1, 1996, giving notice of hearing on the proposed 3D Systems Annexation.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Nye".

Stephanie Nye, CMC/AAE
City Clerk

SN:tm

Enclosures

c: Mr. Lyle DeChant, County Attorney
Ute Water Conservancy District
Grand Junction Rural Fire District
School District #51
Dan Wilson, City Attorney
Larry Timm, Community Development Director ✓

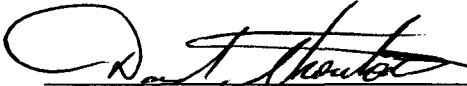
3 D Systems Annexation

For City Council 6/5/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the 3 D Systems Annexation is eligible to be annexed.

It complies 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 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 owners consent.



David Thornton, AICP
Senior Planner - Annexations
Date 6/5/96

(eligible)

To file



May 6, 1996

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

Mesa County Board of Commissioners
750 Main Street
Grand Junction, CO 81501

RE: Annexation Impact Report

Dear Commissioners:

Enclosed is a copy of the Annexation Impact Report for the proposed 3D Systems Annexation. This report is required by CRS 31-12-108.5 for proposed annexations in excess of 10 acres. If you have any questions regarding this material, please contact Dave Thornton (244-1450) of this department.

Sincerely,

A handwritten signature in cursive script that reads "Larry Timm".

Larry Timm, AICP
Community Development Director

(imp-rpt.bp)

STAFF REVIEW

FILE: #ANX-96-104 3 D SYSTEMS ANNEXATION

DATE: June 5, 1996

STAFF: David Thornton

*Approved
7-0*

ACTION REQUESTED: Staff requests that City Council accept the annexation petition and approve on first reading the 3 D Systems Annexation.

LOCATION: 805 Falcon Way, NW corner of H Road and Falcon Way

APPLICANTS: 3 D Systems Corporation

EXECUTIVE SUMMARY: 3 D Systems Corporation, property owners have requested to join their property to the City of Grand Junction. Staff requests that City Council accept the annexation petition and approve on first reading the 20.8 acre 3 D Systems Annexation.

STAFF ANALYSIS: 3 D Systems is currently constructing a facility at 805 Falcon Way located near Walker Field airport. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Paradise Hills Annexation in 1994.

ANNEXATION PETITION TOTALS

- # of parcels (total) = 1
- # of parcels that signed petition = 1 (100%)

- # of acres (total) = 20
- # of acres signed for = 3.82 (100%)

- # of owners (total) = 1
- # of owners signing petition = 1 (100%)

Total area of Right-Of-Way being annexed = .80 acres.
Total area of the annexation is 20.80 acres.

Pursuant to C.R.S. 31-12-104, the 3 D Systems Annexation is eligible to be annexed.

It complies 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 owners consent.

FISCAL IMPACTS: Staff is currently analyzing the potential financial impacts to the City for this annexation. A financial analysis or statement will be provided to Council by second reading of the annexation ordinance.

STAFF RECOMMENDATIONS:

Staff recommends approval.

UTE WATER CONSERVANCY DISTRICT

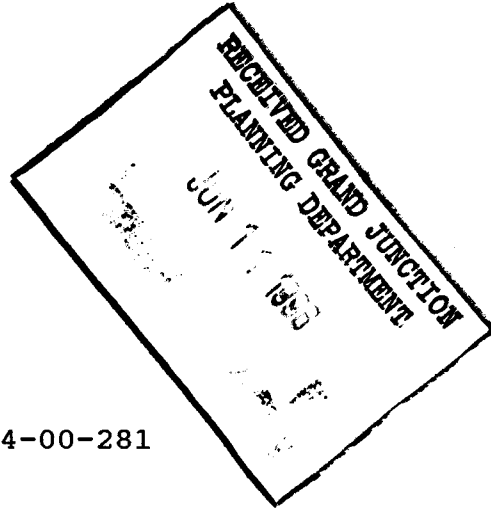
560 25 Road, P.O. Box 460
Grand Junction, CO 81502

Office
Telephone: 970-242-7491
FAX: 970-242-9189

Treatment Plant
Telephone: 970-464-5563
FAX: 970-464-5443

June 10, 1996

Mr. Dave Thornton
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501



Re: Proposed 3D Systems Annexation
805 Falcon Way - Parcel 2701-254-00-281

Dear Dave:

Domestic water service including fireline flow is provided off Ute Water's 18-inch main located in H Road. This system is already in place.

Call us if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Ralph W. Ohm".

Ralph W. Ohm, P.E.
Superintendent Transmission/Distribution

cc: Jim Bright - Grand Junction Fire Department



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX:(970)244-1599

June 17, 1996

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

Dear County Commissioners:

Attached is a copy of Resolution No. 65-96 adopted by the City Council on June 5, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the 3D Systems Annexation.

By 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 compile forthwith all documents, maps, plans, plats and files relating to current or pending applications, reviews or approvals in the annexation area. A Community Development Department representative will be in to pick up these items one week from the date of this letter.

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

Sincerely,

Stephanie Nye
Stephanie Nye, CMC/AAE
City Clerk

SN:tm

c: County Building Inspection Division
County Planning Division
City Department of Community Development ✓

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 65-96

A RESOLUTION ACCEPTING PETITIONS FOR ANNEXATION, MAKING CERTAIN FINDINGS, DETERMINING THAT PROPERTY KNOWN AS 3D SYSTEMS ANNEXATION IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION

WHEREAS, on the 1st day of May, 1996, a petition was submitted 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:

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01°57'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52°54'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01°57'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01°57'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88°03'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01°57'20" E a distance of 30.00 feet to the point of beginning.

WHEREAS, a hearing on the petition was duly held after proper notice on the 5th day of June, 1996; and

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

1. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

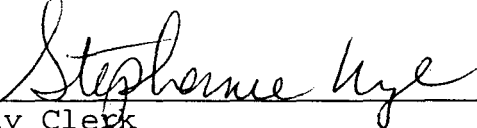
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 5th day of June, 1996.

Attest:



President of the Council



City Clerk

STAFF REVIEW

FILE: #ANX-96-104 3 D SYSTEMS ANNEXATION

DATE: June 19, 1996

STAFF: David Thornton

ACTION REQUESTED: Staff requests that City Council approve on second reading the 3 D Systems Annexation.

LOCATION: 805 Falcon Way, NW corner of H Road and Falcon Way

APPLICANTS: 3 D Systems Corporation

EXECUTIVE SUMMARY: 3 D Systems Corporation, property owners have requested to join their property to the City of Grand Junction. Staff requests that City Council approve on second reading the 20.8 acre 3 D Systems Annexation.

STAFF ANALYSIS: 3 D Systems is currently constructing a facility at 805 Falcon Way located near Walker Field airport. This annexation is a 100% annexation petition. It is located within an enclave that was created as part of the Paradise Hills Annexation in 1994.

ANNEXATION PETITION TOTALS

of parcels (total) = 1
of parcels that signed petition = 1 (100%)

of acres (total) = 20
of acres signed for = 3.82 (100%)

of owners (total) = 1
of owners signing petition = 1 (100%)

Total area of Right-Of-Way being annexed = .80 acres.
Total area of the annexation is 20.80 acres.

Pursuant to C.R.S. 31-12-104, the 3 D Systems Annexation is eligible to be annexed.

It complies 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 owners consent.

FISCAL IMPACTS: A financial analysis shows that the financial impacts of this annexation are negligible.

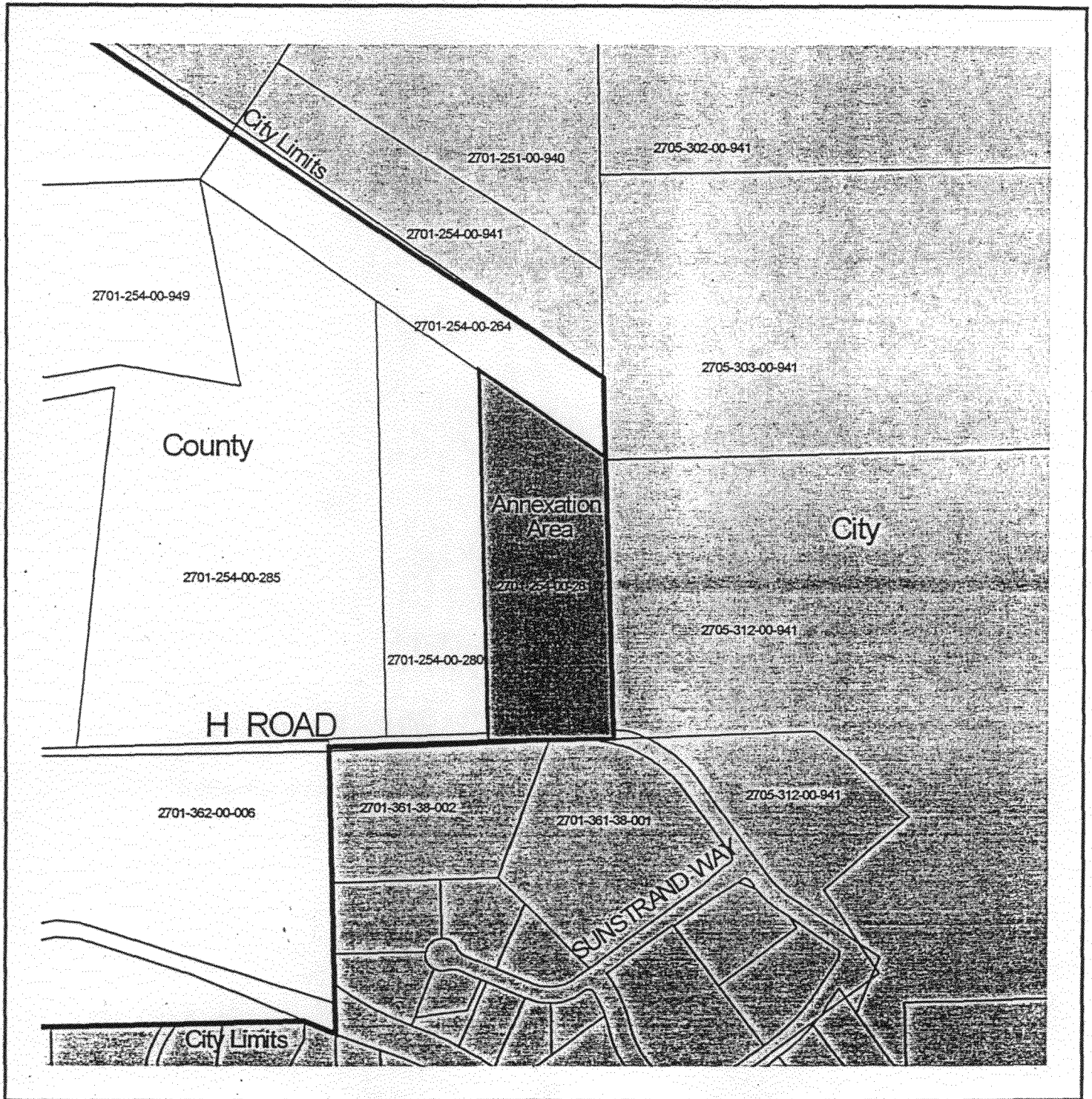
STAFF RECOMMENDATIONS:

Staff recommends approval.

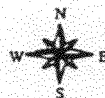
(3dsystem.rpt)

*Approved
5-0*

3D SYSTEMS ANNEXATION



This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



MP
4/22/96



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

July 10, 1996

Robert E. Horrell
3D Systems Corporation
26081 Avenue Hall
Valencia, CA 91355

Dear Mr. Horrell,

On June 19, 1996, the City Council approved the 3D Systems Annexation on second reading. This annexation will become effective on July 21, 1996. Therefore, on behalf of the citizens of Grand Junction, I welcome you to the City. We are very proud of our community and the services our City provides. The addition of your area 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,

A handwritten signature in cursive script that reads "Linda Afman".

Linda Afman
Mayor

enclosure

3D SYSTEMS ANNEXATION

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
David Graham	District D
Ron Maupin	District E
R.T. Mantlo	At Large
Janet Terry	At Large

The 3D Systems Annexation Area is located in Voting District "D". 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.

The Police Chief is Darold Sloan.

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 3D Systems Annexation Area as it always has. In an emergency call 911.

The Fire Chief is Rick Beaty.

DOMESTIC WATER

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

TRASH COLLECTION

Recent State legislation protects your current trash hauler unless an area's residents petition the City for service. The City may initiate service only after a competitive bidding process. 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 newly-annexed areas become large enough for a full collection route, the City will not collect trash in newly-annexed areas.

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.

STREETS

You will notice regular street maintenance and street sweeping. If you have any questions or comments about street maintenance, or storm drainage, please call. The Public Works and Utilities Director is Jim Shanks.

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 1996 program is anticipated to begin around the end of March. For more information about the Fresh-as-a-Daisy program, call 244-1574. 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

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 information regarding the building code, please contact the City/County Building Department.

Like Mesa County, the City of Grand Junction has a code enforcement division that enforces the provisions of the zoning and development code, as well as junk and nuisance codes. Additionally, the City, unlike Mesa County, has the ability to enforce trash, rubbish and weed complaints. A Weed Abatement program is administered annually from May through October, to proactively enforce weed violations on public and private lands. All lots less than one acre in size must be weed free, and lots larger than one acre must maintain a twenty foot perimeter from all property lines weed free, exceptions are made for agricultural lands. For more information, contact the Weed Abatement office at 244-1583.

All newly annexed areas must receive City zoning within 90 days of the effective date of the annexation. The City's practice is to apply zoning classifications that are similar, if not identical, to the current zoning for each parcel. The City is proposing Light Industrial (I-1) zoning for the 3D Systems Annexation. The Planning Commission will make a recommendation regarding the zoning on August 6th and City Council will make the final decision on September 4th. These dates are subject to change, however. If you have any questions, please contact the Planning Division (244-1430).

The City and Mesa County have similar restrictions for the keeping of livestock. One large agricultural animal (i.e. horses or cows) may be kept on every 1/4 acre in the PZ, RSF-R, RSF-1 and RSF-2 zone districts. In all other zone districts, a minimum of 1/2 acre is required to keep large agricultural animals. The City requires that a conditional use permit be obtained for the keeping of pigs, goats, burros, or mules. In all City zone districts, a maximum of three adult household pets (i.e. dogs and cats) per species are allowed, but the total shall not exceed six. **If you already have more large agricultural animals than the City allows; or if you already have pigs, goats, burros or mules; or if you already have more small animals than the City allows, you may be able to keep these animals if they are lawfully being kept under Mesa County's rules at the time of annexation to the City--but to do so you must submit a letter to the Community Development Department which describes the number and type of these animals. Send the letter, no later than March 15, 1996, to: Director of Community Development, 250 N. 5th Street, Grand Junction, Colorado 81501**

The Acting Community Development Director is Kathy Portner.

*Call Mike Pelletier
at 244-1451
regarding zoning*

Further information on the City's animal rules may be obtained by calling the Code Enforcement Division (244-1593) between 8:00 AM and 4:30 PM Monday-Friday.

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 of 1997. City Council seats up for election at that time are as follows:

District A, District E, and 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.

The Parks and Recreation Director is Joe Stevens.

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	244-1450
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

STAFF REVIEW

FILE: #ANX-96-104 3D SYSTEMS ANNEXATION ZONE OF ANNEXATION

DATE: August 6, 1996

STAFF: Mike Pelletier

ACTION REQUESTED: Staff requests that Planning Commission recommend Light Industrial (I-1) zoning for the 3D Systems Annexation.

LOCATION: 805 Falcon Way

APPLICANTS: 3D Systems Corporation

EXECUTIVE SUMMARY:

Staff recommends zoning the 3D Systems Annexation Light Industrial (I-1). The character of this area is most appropriately suited for light industrial (manufacturing) due to the nature of the existing businesses in the area and the proximity of residential subdivisions.

EXISTING LAND USE:	Light Manufacturing and Vacant
PROPOSED LAND USE:	Same
SURROUNDING LAND USE	
NORTH:	Vacant and Airport
SOUTH:	Sunstrand Aviation
EAST:	Airport Businesses
WEST:	Vacant
EXISTING COUNTY ZONING:	C
PROPOSED CITY ZONING:	Light Industrial (I-1)
SURROUNDING ZONING	
NORTH:	Commercial
SOUTH:	Planned Commercial
EAST:	PAD
WEST:	AFT

Growth Plan Recommends

Commercial / Industrial

*from 27/4 to airport
lands north of H.*

STAFF ANALYSIS:

This annexation contains one parcel and 20.8 acres. The petitioner requested to join the City. The 3D Systems company manufactures equipment that creates component prototypes for a variety of industries. The operation utilizes high tech equipment and produces very little pollution.

The character of this area is most appropriately suited for light industrial (manufacturing). This is due to the nature of existing businesses in the area and proximity of residential subdivisions. Existing businesses include the Airport, maintenance facilities for several rental car companies, and Sunstrand Aviation. These businesses are of a light industrial nature.

The nearby residences are concentrated in the Paradise Hills subdivision and the North Pointe Subdivision which are to the west, beyond 27 1/4 Road. Clean, light industrial businesses near residential areas can be compatible uses with buffering and appropriate design. Also, it can help reduce congestion on City streets and provide for an easy bike or walk to work. The distance between 3D Systems and the residences (roughly 3,400 ft.) provides for more than enough buffering for compatibility.

The area north of H road and between 27 1/4 road and the airport lands is an excellent location for clean and high tech manufacturing. The Mesa County Economic Development Council has expressed a desire to see this area develop into a high tech industrial park. The Benson Ranch area (northeast corner of H Road and 27 1/4 Road) has ODP approval for an industrial park already. This ODP meets the goal of an attractive industrial park setting.

Currently, the City does not have a zone particularly well suited for a high tech industrial park. Staff's consensus is that the light industrial (I-1) zone is the closest matching zone available in the City Code. However, it lacks buffering requirements and a list of appropriate uses that is desirable in a high tech industrial park. The Code revisions that will accompany the implementation of the Growth Plan may address this issue. If this does occur, the City should consider rezoning this area.

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?

Response: The County commercial zone was not necessarily in error, however, 3D Systems is more light manufacturing than commercial.

- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

Response: The area is becoming increasingly more business as vacant land is developed.

- C. Is there an area of community need for the proposed rezone?

Response: Light manufacturing jobs are generally considered good for the community.

- D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

Response: It is compatible with other uses in the area.

- E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

Response: The additional jobs will benefit the community.

- F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

Response: Yes

- G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Response: Utilities can be easily extended to the area.

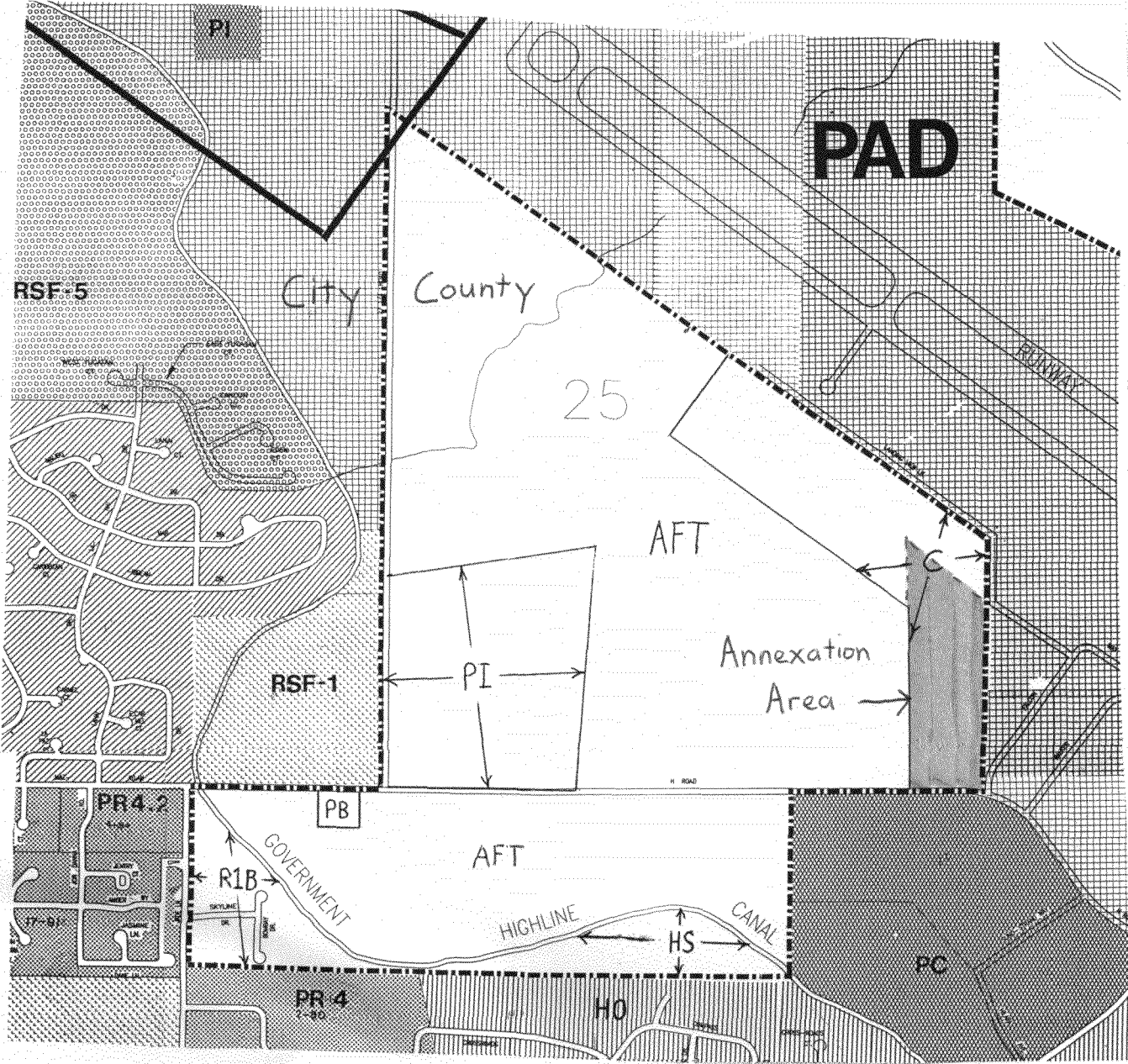
STAFF RECOMMENDATIONS:

Light Industrial (I-1) zoning

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on item #ANX-96-104 a zone of annexation for the 3D Systems Annexation, I move that we forward to City Council a recommendation of Light Industrial (I-1) zoning.

ZONING MAP FOR 3D SYSTEMS ANNEXATION



STAFF REVIEW

FILE: #ANX-96-104 3D SYSTEMS ANNEXATION ZONE OF ANNEXATION

DATE: September 4, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve Light Industrial (I-1) zoning for the 3D Systems Annexation.

LOCATION: 805 Falcon Way

APPLICANTS: 3D Systems Corporation

EXECUTIVE SUMMARY:

Staff recommends zoning the 3D Systems Annexation Light Industrial (I-1). The character of this area is most appropriately suited for light industrial (manufacturing) due to the nature of the existing businesses in the area and the proximity of the Walker field Airport.

EXISTING LAND USE:	Light Manufacturing and Vacant
PROPOSED LAND USE:	Same
SURROUNDING LAND USE	
NORTH:	Vacant and Airport
SOUTH:	Sunstrand Aviation
EAST:	Airport Businesses
WEST:	Vacant
EXISTING COUNTY ZONING:	C
PROPOSED CITY ZONING:	Light Industrial (I-1)
SURROUNDING ZONING	
NORTH:	Commercial
SOUTH:	Planned Commercial
EAST:	PAD
WEST:	AFT

STAFF ANALYSIS:

This 20.8 acre annexation contains one parcel. The petitioner requested to join the City. The 3D Systems company manufactures equipment that creates component prototypes for a variety of industries. The operation utilizes high tech equipment and produces very little pollution.

The character of this area is most appropriately suited for light industrial (manufacturing). This is due to the nature of existing businesses in the area and proximity of Walker Field Airport. Existing businesses include the Airport, maintenance facilities for several rental car companies, and Sunstrand Aviation. These businesses are of a light industrial nature.

The nearby residences are concentrated in the Paradise Hills subdivision and the North Pointe Subdivision which are to the west, beyond 27 1/4 Road. Clean, light industrial businesses near residential areas can be compatible uses with buffering and appropriate design. Also, it can help reduce congestion on City streets by providing easy bike or walk to work opportunities. The distance between 3D Systems and the residences (roughly 3,400 ft.) provides for more than enough buffering for compatibility.

The area north of H road and between 27 1/4 road and the airport lands is an excellent location for clean and high tech manufacturing. The Mesa County Economic Development Council has expressed a desire to see this area develop into a high tech industrial park. The Benson Ranch area (northeast corner of H Road and 27 1/4 Road) has ODP approval for an industrial park already. This ODP meets the goal of an attractive industrial park setting.

Currently, the City does not have a zone particularly well suited for a high tech industrial park. Staff's consensus is that the light industrial (I-1) zone is the closest matching zone available in the City Code. However, it lacks buffering requirements and a list of appropriate uses that is desirable in a high tech industrial park. The Code revisions that will accompany the implementation of the Growth Plan may address this issue. If this does occur, the City should consider rezoning this area.

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

- A. Was the existing zone an error at the time of adoption?

Response: The County commercial zone allows light industrial uses. The City's I-1 zone is more light industrial than commercial, but 3D Systems is also more light industrial than commercial.

- B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

Response: The area is becoming increasingly more light industrial as vacant land is developed. Airport uses have continued to expand and grow over the past 20 years

- C. Is there an area of community need for the proposed rezone?

Response: Light manufacturing jobs are generally considered good for the community. In addition, zoning areas around the airport that are compatible with existing airport uses will protect the airport from potential incompatibility with adjacent land uses in the future.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

Response: It is compatible with other uses in the area.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

Response: The additional jobs will benefit the community. Such industrial uses are in conformance with the plans and policies of Walker Field airport. Residential uses for this site are not compatible, nor desirable.

F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

Response: Yes, it is in conformance with the draft growth plan which suggests commercial/industrial uses for this area north of H Road.

G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Response: Adequate utilities already exist in the area.

STAFF RECOMMENDATIONS:

Staff recommends Light Industrial (I-1) zoning.

RECOMMENDED PLANNING COMMISSION MOTIONS:

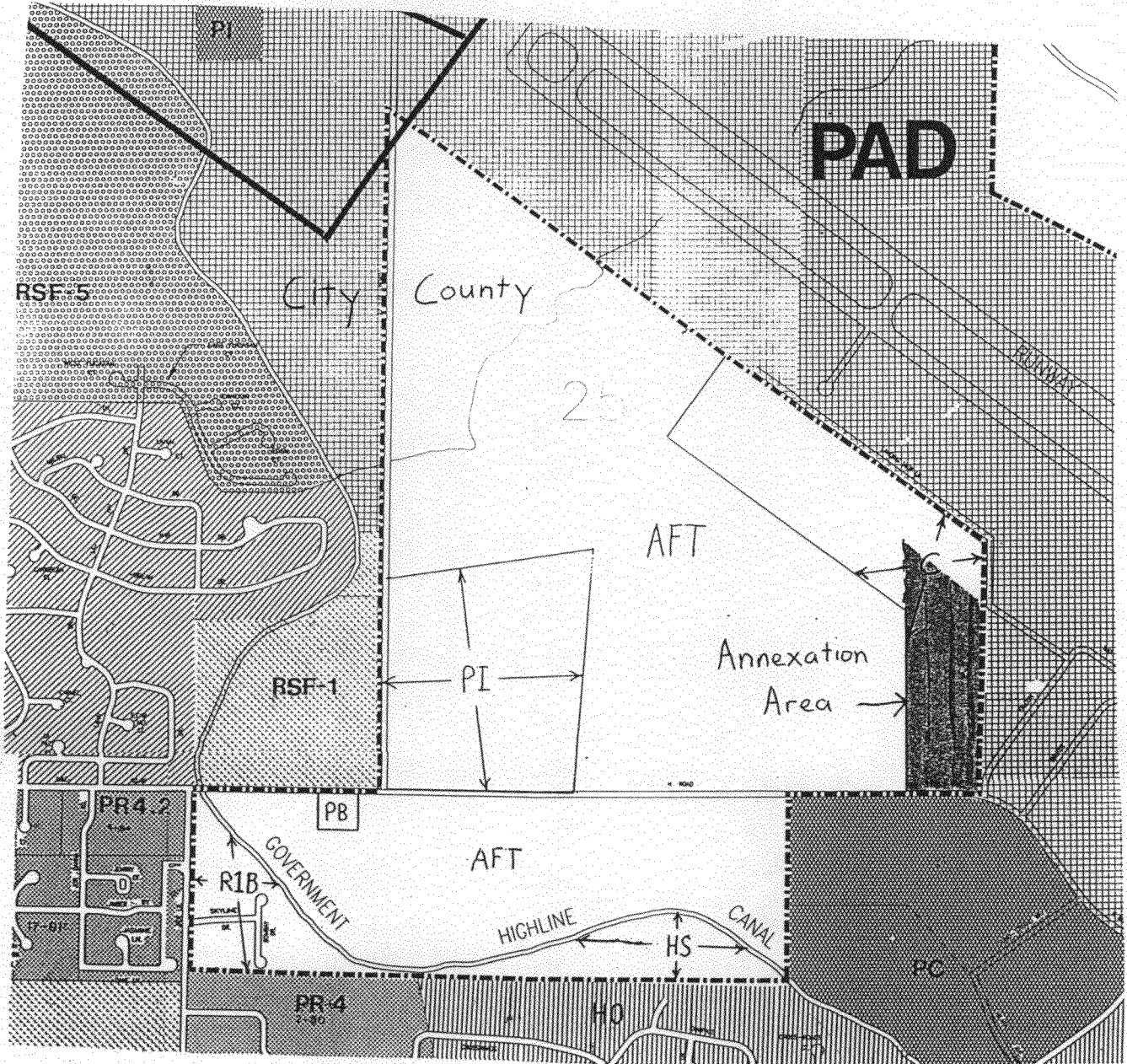
Planning Commission recommends Light Industrial (I-1) zoning.

(3dzone.rpt)

*CONTINUE
UNTIL OCT 2nd*

Need to work on A I Zone

ZONING MAP FOR 3D SYSTEMS ANNEXATION



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the 3D Systems Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the 3D Systems Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Light Industrial (I-1) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district be established.

The City Council finds that the Light Industrial (I-1) zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property be zoned Light Industrial (I-1):

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01°57'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52°54'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01°57'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01°57'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88°03'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence

leaving said south right-of-way line and crossing the south
1/2 of said H Road N 01°57'20" E a distance of 30.00 feet to
the point of beginning.

Introduced on first reading this 21st day of August, 1996.

PASSED and ADOPTED on second reading this _____ day of September,
1996.

Mayor

ATTEST:

City Clerk

STAFF REVIEW

FILE: #ANX-96-104 3D SYSTEMS ANNEXATION ZONE OF ANNEXATION

DATE: October 2, 1996

STAFF: Dave Thornton

ACTION REQUESTED: Staff requests that City Council approve Planned Industrial (PI) zoning for the 3D Systems Annexation.

LOCATION: 805 Falcon Way

APPLICANTS: 3D Systems Corporation

EXECUTIVE SUMMARY:

City Council gave Staff direction at the September 4th City Council meeting to explore a Planned Industrial (PI) zone district for zoning the 3D Systems Annexation. The Mesa County Economic Development Council, acting on behalf of 3D Systems and Industrial Development Inc., and City Staff have developed a list of appropriate and acceptable land uses for the proposed PI zone for this annexation.

EXISTING LAND USE:	Light Manufacturing and Vacant
PROPOSED LAND USE:	Same
SURROUNDING LAND USE	
NORTH:	Vacant and Airport
SOUTH:	Sunstrand Aviation
EAST:	Airport Businesses
WEST:	Vacant
EXISTING COUNTY ZONING:	C
PROPOSED CITY ZONING:	Planned Industrial (PI)
SURROUNDING ZONING	
NORTH:	Commercial
SOUTH:	Planned Commercial
EAST:	PAD
WEST:	AFT

STAFF ANALYSIS:

On September 4th, City Council directed staff to come back with a proposal for zoning the 3D Systems Annexation Planned Industrial rather than Light Industrial (I-1). Council continued the zoning decision until October 2nd to allow staff enough time to work with MCEDC on a list of proposed land uses. Staff requests that Council approve the following proposal.

This 20.8 acre annexation contains one parcel that is currently in the City's development review process to be subdivided into two 10 acre parcels. The 3D Systems company manufactures equipment that creates component prototypes for a variety of industries. The operation utilizes high tech equipment and produces very little pollution. 3D Systems is located on the southern 10 acres. The northern 10 acres is currently vacant.

The list of allowed uses within this Planned Industrial (PI) zone shall be as follows:

1. Manufacture of Advanced Composites
 - polymers
 - composites
 - carbon & graphite products
 - fiber metals & resins
 - plastic metals & resins

2. Manufacture of Medical Technologies
 - medicinal & botanical products
 - pharmaceutical preparations
 - biological products
 - laboratory apparatus
 - fluid flow meters & counting devices
 - electrical measurement & counting devices
 - electrical measurement & test equipment
 - laboratory analytical instruments
 - optical instruments & lenses
 - measuring & controlling devices
 - surgical & medical instruments & apparatus
 - orthopedic, prosthetic & surgical appliances
 - dental equipment
 - electromedical & electrotherapeutic apparatus

3. Manufacture of Information Technologies
 - computers, electronics
 - computer terminals
 - computer peripheral equipment
 - wiring devices
 - communications equipment
 - printed circuit boards
 - electronic components

4. Manufacture of Optical Science, Engineering, & Instrumentation

- astronomical optics & sensors
- spacecraft instrumentation
- mathematical imaging
- fiber optic sensors
- millimeter & microwave photonics
- earth observing systems

The existing approved site plan for 3D Systems, Inc. will serve as the plan for the southern 10 acres of this annexation (see attached site plan as approved by Mesa County, file #C112-95). It is the intent of this PI zone that the northern 10 acres of this annexation develop in character consistent with the existing 3D Systems, Inc. site plan.

In order that the northern 10 acres be consistent with 3D Systems, all building setbacks, height restrictions, landscaping, signage, and parking should be similar. Staff suggests as a minimum the following should apply to the northern 10 acres of this annexation.

- extend the 5 foot landscaping along the western edge of 3D Systems to the northern tip of the annexation
- the northern lot must place a 15 foot landscaping edge on its southern edge to match the 15 foot landscaping along 3D Systems northern edge
- screen utility/trash/service areas from roadways in similar fashion to 3D Systems.
- all parking areas shall meet the landscaping requirements of the Grand Junction Zoning and Development Code.

The North 10 acre parcel does not front on a dedicated public street so landscaping will be less than what 3D Systems did because of its frontage along H Road. Access to the northern 10 acres will occur from Landing View Lane at the NE corner of the site. (For comparison purposes 33% of 3D Systems phase 1 (existing construction) is in landscaping and at full buildout, 19% of 3D Systems (all 3 phases) is in landscaping.)

As a condition of the Planned Industrial zone, all development proposals shall be processed through the Planned Development procedures and requirements of the Zoning and Development Code.

The character of this area is most appropriately suited for light industrial (manufacturing). This is due to the nature of existing businesses in the area and proximity of Walker Field Airport. Existing businesses include the Airport, maintenance facilities for several rental car companies, and Sunstrand Aviation. These businesses are of a light industrial nature.

The nearby residences are concentrated in the Paradise Hills subdivision and the North Pointe Subdivision which are to the west, beyond 27 1/4 Road. Clean, light industrial businesses near residential areas can be compatible uses with buffering and appropriate design. Also, it can help reduce congestion on City streets by providing easy bike or walk to work opportunities. The distance between 3D Systems and the residences (roughly 3,400 ft.) provides for compatible buffering.

The area North of H Road and between 27 1/4 Road and the airport lands is an excellent location for clean and high tech manufacturing. The Mesa County Economic Development Council has expressed a desire to see this area develop into a high tech industrial park. The Benson Ranch area (northeast corner of H Road and 27 1/4 Road) has ODP approval for an industrial park already. This ODP meets the goal of an attractive industrial park setting.

The zoning criteria in section 4-4-4 of the Zoning & Development Code are met by the proposed zone. The criteria are as follows:

A. Was the existing zone an error at the time of adoption?

Response: The County commercial zone allows light industrial uses as well as other commercial uses. The City's PI zone is strictly light industrial and does not allow any commercial uses which are not appropriate for this area.

B. Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

Response: The area is becoming increasingly more light industrial as vacant land is developed. Airport uses have continued to expand and grow over the past 20 years

C. Is there an area of community need for the proposed rezone?

Response: Zoning areas around the airport to be compatible with existing airport uses will protect the airport from potential incompatibility with adjacent land uses in the future.

D. Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?

Response: It is compatible with other uses in the area.

E. Will there be benefits derived by the community, or area, by granting the proposed rezone?

Response: Industrial uses are in conformance with the plans and policies of Walker Field airport. Residential uses for this site are not compatible, nor desirable. Retail business uses for this area are also not desirable.

F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan (Comprehensive Plan), and other adopted plans and policies?

Response: Yes, it is in conformance with the draft growth plan which suggests commercial/industrial uses for this area north of H Road.

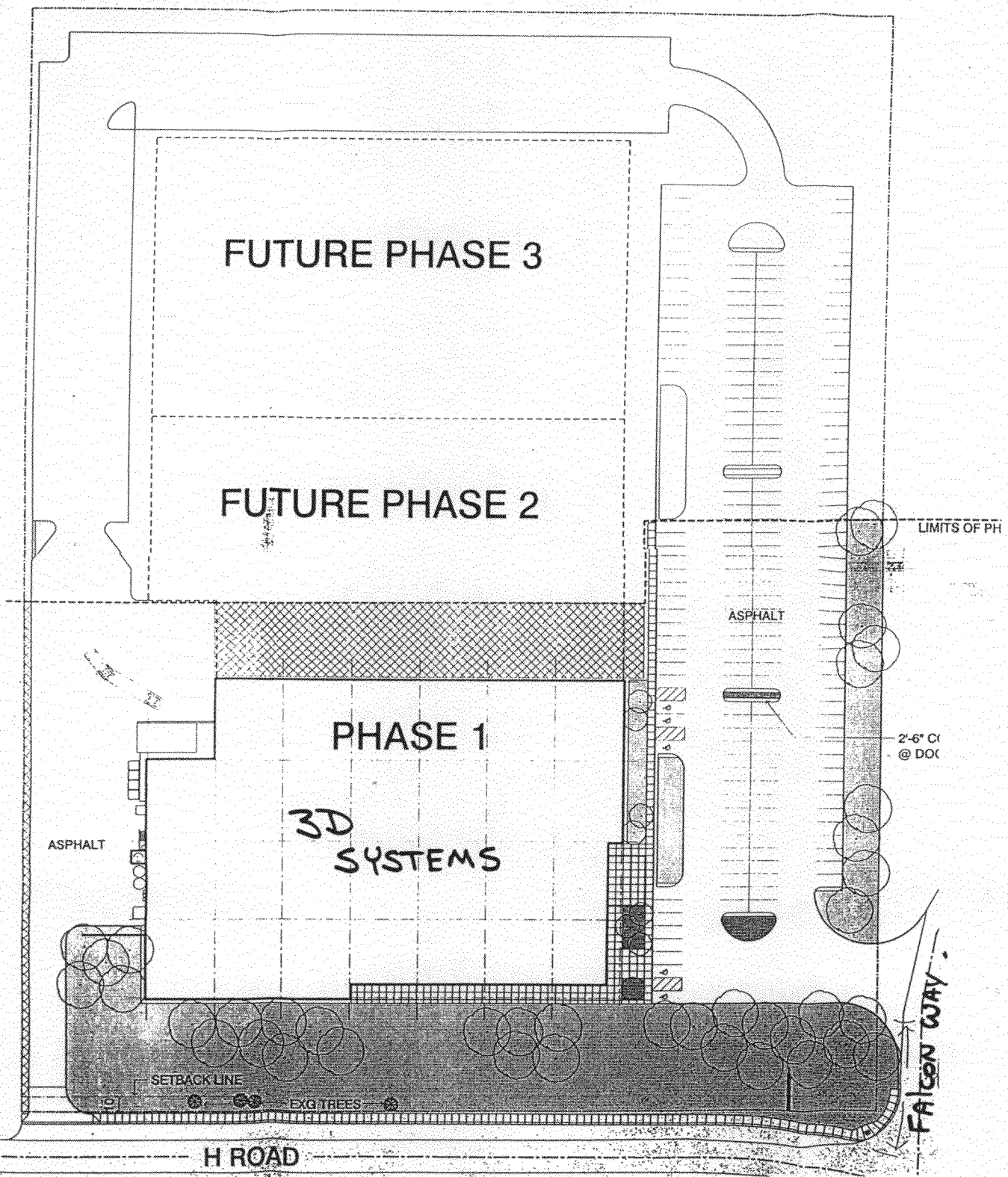
G. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Response: Adequate utilities already exist in the area.

STAFF RECOMMENDATIONS:

Staff recommends Planned Industrial (PI) zoning with the land uses and conditions as proposed. (3dzone2.rpt)

Approved 7-0 TO
CONTINUED
until OCT 16th



Site Plan - 3D Systems

PI ZONE

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the 3D Systems Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the 3D Systems Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Light Industrial (I-1) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district not be established, but instead a Planned Industrial (PI) zone district with specific uses and site requirements be established.

The area North of H Road and between 27 1/4 Road and airport lands is an excellent location for clean and high tech manufacturing. The Mesa County Economic Development Council has expressed a desire to see this area develop into a high tech industrial park.

The City Council finds that the Planned Industrial (PI) zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property be zoned Planned Industrial (PI) with the following approved land uses and site requirements and conditions:

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01057'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52054'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01057'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01057'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88003'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01057'20" E a distance of 30.00 feet to the point of beginning.

The list of allowed uses within this Planned Industrial (PI) zone shall be as follows:

1. Manufacture of Advanced Composites
 - polymers
 - composites
 - carbon & graphite products
 - fiber metals & resins
 - plastic metals & resins
2. Manufacture of Medical Technologies
 - medicinal & botanical products
 - pharmaceutical preparations

- biological products
- laboratory apparatus
- fluid flow meters & counting devices
- electrical measurement & counting devices
- electrical measurement & test equipment
- laboratory analytical instruments
- optical instruments & lenses
- measuring & controlling devices
- surgical & medical instruments & apparatus
- orthopedic, prosthetic & surgical appliances
- dental equipment
- electromedical & electrotherapeutic apparatus

3. Manufacture of Information Technologies

- computers, electronics
- computer terminals
- computer peripheral equipment
- wiring devices
- communications equipment
- printed circuit boards
- electronic components

4. Manufacture of Optical Science, Engineering, & Instrumentation

- astronomical optics & sensors
- spacecraft instrumentation
- mathematical imaging
- fiber optic sensors
- millimeter & microwave photonics
- earth observing systems

The existing approved site plan for 3D Systems, Inc. will serve as the plan for the southern 10 acres of this annexation (as per approved site plan as approved by Mesa County, file #C112-95). It is the intent of this PI zone that the northern 10 acres of this annexation develop in character consistent with the existing 3D Systems, Inc. site plan.

In order that the northern 10 acres be consistent with 3D Systems, all building setbacks, height restrictions, landscaping,

signage, and parking should be similar. The following should apply to the northern 10 acres of this annexation.

- extend the 5 foot landscaping along the western edge of 3D Systems to the northern tip of the annexation
- the northern lot must place a 15 foot landscaping edge on its southern edge to match the 15 foot landscaping along 3D Systems northern edge
- screen utility/trash/service areas from roadways in similar fashion to 3D Systems.
- all parking areas shall meet the landscaping requirements of the Grand Junction Zoning and Development Code.

As a condition of the Planned Industrial zone, all development proposals shall be processed through the Planned Development procedures and requirements of the Zoning and Development Code.

Introduced on first reading this 21st day of August, 1996.

PASSED and ADOPTED on second reading this _____ day of October, 1996.

Mayor

ATTEST:

City Clerk

STAFF REVIEW

REVISED

FILE: #ANX-96-104

3D SYSTEMS ANNEXATION ZONE OF ANNEXATION

DATE: October 16, 1996

STAFF: Dave Thornton

STAFF ANALYSIS:

Update: At the October 2nd City Council meeting, IDI and MCEDC requested that this proposed PI zoning be continued for two weeks to allow them the opportunity to look further at the list of proposed uses and conditions. IDI submitted their proposal to Staff on Monday October 14th. Staff submitted copies of the IDI proposal to Council at their Workshop on October 14th.

The IDI proposal for allowed land uses for this Planned Industrial zone district include a total of 40 land use categories. They further propose to restrict by covenant those 40 land use categories to 16 for their own property. The other 24 categories are listed for purposes of establishing compatible zoning for neighboring properties along the H Road corridor and currently in the annexation process as part of the Airport West Enclave Annexation.

Staff concurs with 15 of the 16 land use categories that are proposed for the IDI property. Outdoor Building Material and Equipment Storage & Sales is not recommended. We also suggest that these land uses categories would be appropriate land uses categories for adjacent properties when they join the City. Of the 24 other categories listed by IDI that they note as "compatible", some of them are inappropriate for the future development of this area and with our vision of a "high tech" industrial environment. Many of the other 24 categories are already found to the east and south of the H Road corridor. Allowing hotels, restaurants, outdoor retail sales, contracting and repair shops, etc. to further encroach on a densely populated area already existing to the west of this area is not appropriate. Half of these other 24 land use categories can develop on parcels to the east and south along Horizon Drive and Crossroads Boulevard where zoning is already in place.

In addition to the 15 land use categories, there are 12 of the 24 land use categories which staff concurs as compatible for this area, making a total of 27 out of the 40 proposed by IDI.

The following are 15 of the 16 land use categories from IDI's proposal for the 3D Systems annexation which staff finds acceptable:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation Manufacture
- 5) Aviation parts Manufacture

- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads

The following are those land use categories from the remaining 24 land use categories that staff finds acceptable for this area. "Qualifiers" to restrict inappropriate uses within some categories have been added in parenthesis:

- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with high tech industry)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (doing direct business with high tech industry)
- 24) Glass Fabrication and Installation (associated with high tech industry)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with high tech industry)

The following are those land use categories from the remaining 24 land use categories in addition to the land use category of "Outdoor Building and Equipment Storage & Sales" that staff finds NOT acceptable for this area:

- 28) Outdoor Building and Equipment Storage and Sales
- 29) Heavy Equipment Storage
- 30) Transportation Facilities
- 31) Parking Lots
- 32) Hotels
- 33) Motels
- 34) Restaurants
- 35) Cafes
- 36) Gasoline Service Stations
- 37) Contracting and Repair Shops
- 38) Commercial Broadcast/Communication Towers
- 39) Public Garages
- 40) Truck Terminals

IDI also proposes various requirements and performance standards that will be approved and enforced by covenants and administered by an architectural control committee. The covenants currently state that "all building site improvements within the premises will be subject to the municipal code of the City of Grand Junction as it may be amended from time to time." Staff suggests that in addition to this, that requirements pertaining to bulk requirements, fencing, landscaping, parking, drainage and signage as found in the proposed restrictive covenants be made a part of the zoning conditions for this Planned Industrial zone district and be applied to the north 10 acres of the annexation area. The existing County approved Site plan for 3D Systems, Inc. will serve as the plan for the southern 10 acres of this annexation. Future additions or changes to the 3D Systems facility should comply with these same requirements.

STAFF RECOMMENDATIONS:

Staff recommends Planned Industrial (PI) zoning with the following land use categories as allowed and with the following conditions:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
- 8) Electronic Fabrication
- 9) Machine Shops
- 10) Fabric Fabrication and Processing
- 11) Glass Manufacture
- 12) Pottery/Porcelain/Ceramic Manufacture
- 13) Vocational/Technical Schools
- 14) Industrial Printing and Publishing Establishments
- 15) Helipads
- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with ~~high tech industry~~)
- 20) Health Clubs *land uses allowed in this zone district*
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (~~doing direct business with high tech industry~~) *Associated with land uses allowed in this zone district*
- 24) Glass Fabrication and Installation (~~associated with high tech industry~~)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (~~associated with high tech industry~~)

28) see ATTACHED

28)

Any additional industrial, manufacturing, research or commercial use or process which is demonstrated to be based upon recently-developed or developing technology or technologies, and which may advance the level of scientific or technological understanding or achievement generally or in any particular useful application.

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code.

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All allowed land uses within the approved land use categories shall require submittal and review through the ~~City's Administrative Site Plan~~ Review process ^{AND public} and must receive approval prior to commencement of any development activity.

hearing before
PLANNING COMMISSION ?

CITY'S PLANNED DEVELOPMENT

10/16/96
City Council
Approved with 7-0
modifications (roughly)
As shown

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. _____

Ordinance Zoning the 3D Systems Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the 3D Systems Annexation and requires a City zoning designation be applied to the property.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of Light Industrial (I-1) zoning.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) zone district not be established, but instead a Planned Industrial (PI) zone district with specific uses and site requirements be established.

The area North of H Road and between 27 1/4 Road and airport lands is an excellent location for clean and high tech manufacturing. The Mesa County Economic Development Council has expressed a desire to see this area develop into a high tech industrial park.

The City Council finds that the Planned Industrial (PI) zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described property be zoned Planned Industrial (PI) with the following approved land uses categories and site requirements and conditions:

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01057'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52054'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01057'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01057'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88003'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01057'20" E a distance of 30.00 feet to the point of beginning.

The list of allowed uses within this Planned Industrial (PI) zone shall include as follows:

LAND USE CATEGORIES:

- 1) Advanced Composites Manufacture
- 2) Medical Technologies Manufacture
- 3) Information Technologies Manufacture
- 4) Optical Science, Engineering & Instrumentation manufacture
- 5) Aviation parts Manufacture
- 6) Software Development
- 7) Metal Plating
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- 16) Bottling Works
- 17) Canning
- 18) Processing and Distribution of Dairy and Food Products
- 19) Agribusiness (associated with land uses allowed in the zone district)
- 20) Health Clubs
- 21) Cabinet Making
- 22) Bus and Taxi Storage Buildings
- 23) Commercial/Industrial Rental, Sales and/or Service (associated with land uses allowed in this zone district)
- 24) Glass Fabrication and Installation (associated with land uses allowed in this zone district)
- 25) Sheet Metal Shops
- 26) Sign Painting Shops
- 27) Wholesale Business (associated with land uses allowed in the Zone district)
- 28) Any additional, manufacturing, research or commercial use or process which is demonstrated to be based upon recently - developed or developing technology or technologies, and which may advance the level of scientific or technological understanding or achievement generally or in any particular useful application.

The following conditions shall apply to this PI zone district:

CONDITIONS:

SETBACKS:

Front Yard = 35 feet and shall remain free of buildings and structures, open storage, and loading and parking areas. Truck loading and receiving areas shall not be permitted in the Front Yard unless so screened as to not be visible from a public street.

Side Yard = 15 feet and no buildings or structures shall be permitted.

Rear Yards = 25 feet and no buildings or structures shall be permitted.

Contiguous parcels may be combined and planned as an integrated architectural unit.

FENCING:

No fence or wall (other than a retaining wall) shall be permitted to be constructed within the Front Yard or Side Yards except when approved by the Architectural Control Committee and when its location does not conflict with the appropriate vehicular sight distance triangle as defined by City code. Fences and walls are allowed within the Rear Yard subject to Architectural Control Committee approval and when they don't conflict with the sight distance triangle.

PARKING:

- 1.) Adequate off-street parking shall be provided by each owner and tenant for customers and employees. The minimum standards shall be the total of the following:
 - a) One (1) Parking Space for each employee based on the largest shift.
 - b) Ten (10) percent of the total employee stalls for visitor parking and One (1) Parking Space for each vehicle used in the business.
- 2.) Adequate circulation of traffic in parking areas and access roads to parking shall be provided.
- 3.) Adequate off-street loading and maneuvering space shall be provided for every use.
- 4.) All off-street parking, access drives and loading areas shall be paved and properly graded to assure proper drainage.
- 5.) All parking areas shall be landscaped in conformance to parking lot landscaping regulations of the Grand Junction Zoning and Development Code.

LANDSCAPING:

Landscaping shall include adequate screening of parking areas. A landscaping plan shall require approval by the City. All landscaping shall conform to the Grand Junction Zoning and Development Code.

SIGNS:

- 1.) Directional signs of two (2) square feet or less may be erected as needed.
- 2.) One (1) name plate sign identifying the permitted use shall be permitted on each building site.
- 3.) One (1) advertising sign identifying the product or service provided by the business shall be permitted.
- 4.) The total square footage of sign space permitted under subparagraphs 2 and 3 above on any one (1) building site shall not exceed a total of thirty (30) square feet.
- 5.) Flashing or moving signs shall not be permitted.
- 6.) Maximum height of any attached sign shall not exceed the actual height of the building. The maximum height of a freestanding sign shall not exceed four (4) feet.
- 7.) All signs shall require a City sign permit and be obtained by a licensed sign contractor.

GENERAL:

- 1.) All building site improvements are subject to the municipal code of the City of Grand Junction as it may be amended from time to time.
- 2.) All materials stored outside shall be screened.

DEVELOPMENT APPROVAL PROCESS:

All land uses within the approved land use categories shall require submittal and review through the City's Planned Development Review process requiring a public hearing and approval by Planning Commission. Appeals to Planning Commission decisions shall be heard by City Council. Each development must receive approval prior to commencement of any development activity.

Introduced on first reading this 21st day of August, 1996.

PASSED and ADOPTED on second reading this 16th day of October, 1996.

Mayor

ATTEST:

City Clerk

Perimeter Boundary Legal Description, 3D Systems Annexation

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01°57'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52°54'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01°57'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01°57'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88°03'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01°57'20" E a distance of 30.00 feet to the point of beginning.

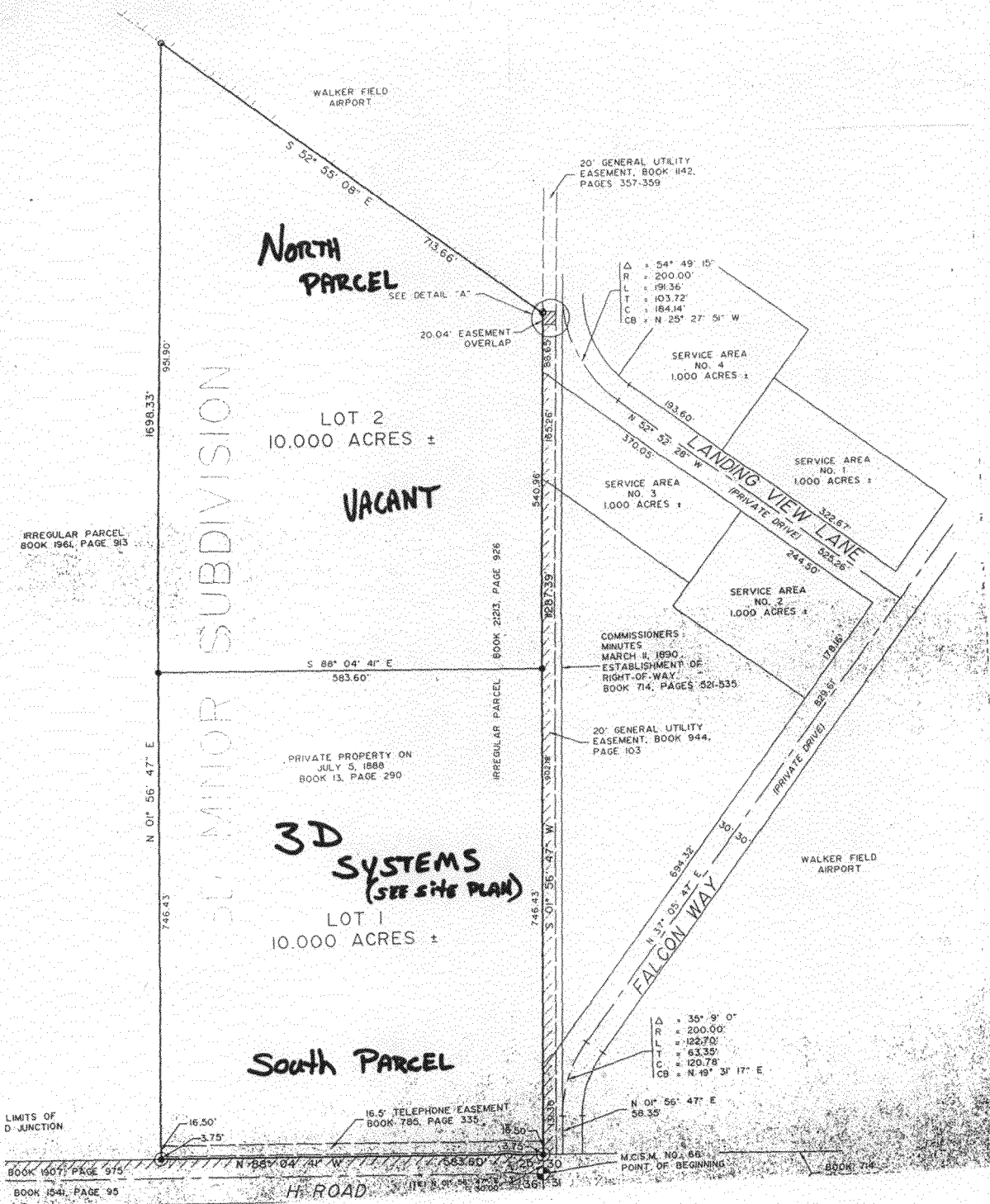
(3dsys)

Majority Annexation Checklist

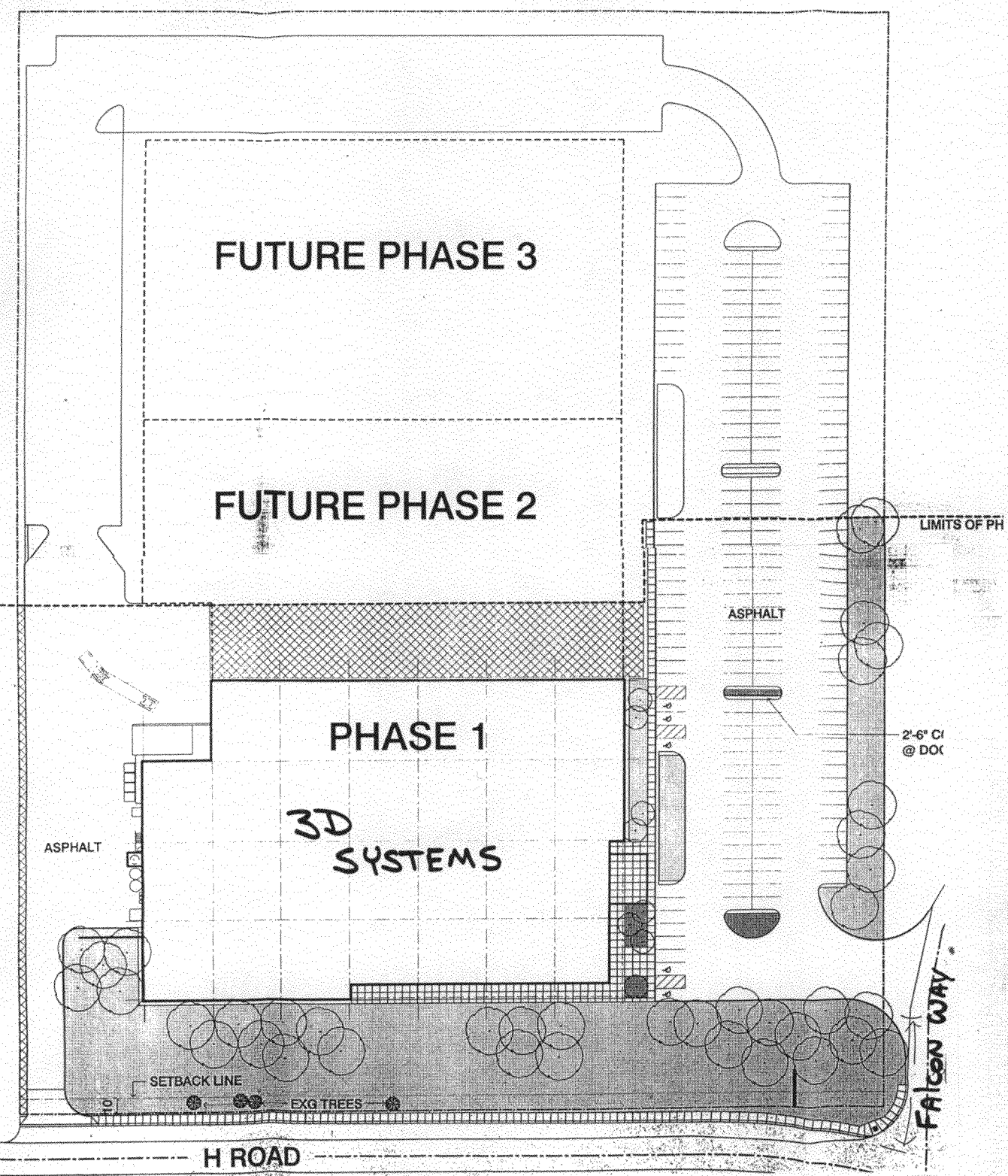
FOR THE 3D Systems ANNEXATION(S)

ANX-1996-104

- Annexation Petition
 - Cover sheet with allegation that statute requirements are being met.
 - Signature sheets
 - Affidavit for petition
 - Written legal description
 - Annexation Map (note : 4 copies to City Clerk)
- Fact Sheet
- Map of special districts
- Affidavit in support of certain findings property is eligible for annex
- Address labels of all property owners and business owners
- Fact sheet of each property included in annexation
- Staff reports
- Cover letter (sent out to property/business owners) with address list.
- Annexation newsletter
- Attendance roster at neighborhood meetings
- Resolution of referring petition (or intent to annex) MAY 9
- Resolution of accepting petition JUNE 17
- Signed annexation ordinance
- Final annexation plat
- City Council minutes for annexation
 - referral of petition (intent to annex for enclaves) MAY 1, 1996
 - acceptance of petition/1st reading of ordinance JUNE 5, 1996
 - 2nd reading of ordinance JUNE 19, 1996
- Planning Commission minutes for Zoning Aug 6th
- City Council minutes for zone of annexation
 - 1st reading of ordinance ~~OCT 2nd~~ AUG 21st SEP 4th
 - 2nd reading of ordinance OCT 16th & OCT 2nd CONTINUED HEARING TO OCT 16th
- Copy of signed zoning ordinance OCT 16th
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) MAY 6, 1996
- Memo requesting impact reports MAY 9, 1996
- Impact reports
 - Public Works
 - Planning
 - Finance (final report)
 - Police
 - Ute Water
 - Code Enforcement
 - Parks
 - Fire
 - Mesa County
 - Other (SALES TAX)
- Original POA's Copy
- Welcome to the City letter (with address list) July 10, 1996
(majority.lst)

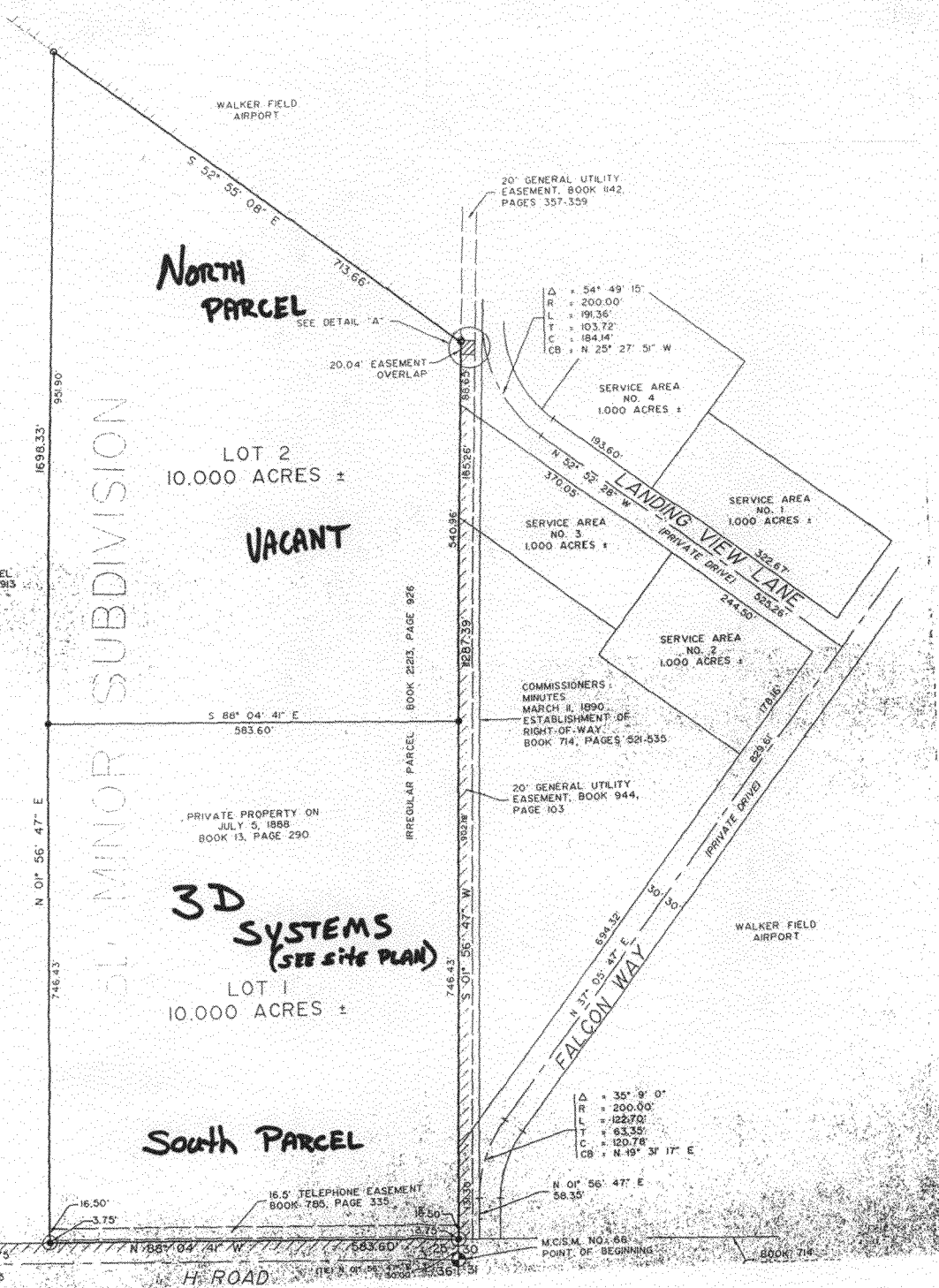


**3D Systems ZONE OF ANNEXATION
 PLANNED INDUSTRIAL (PI)**

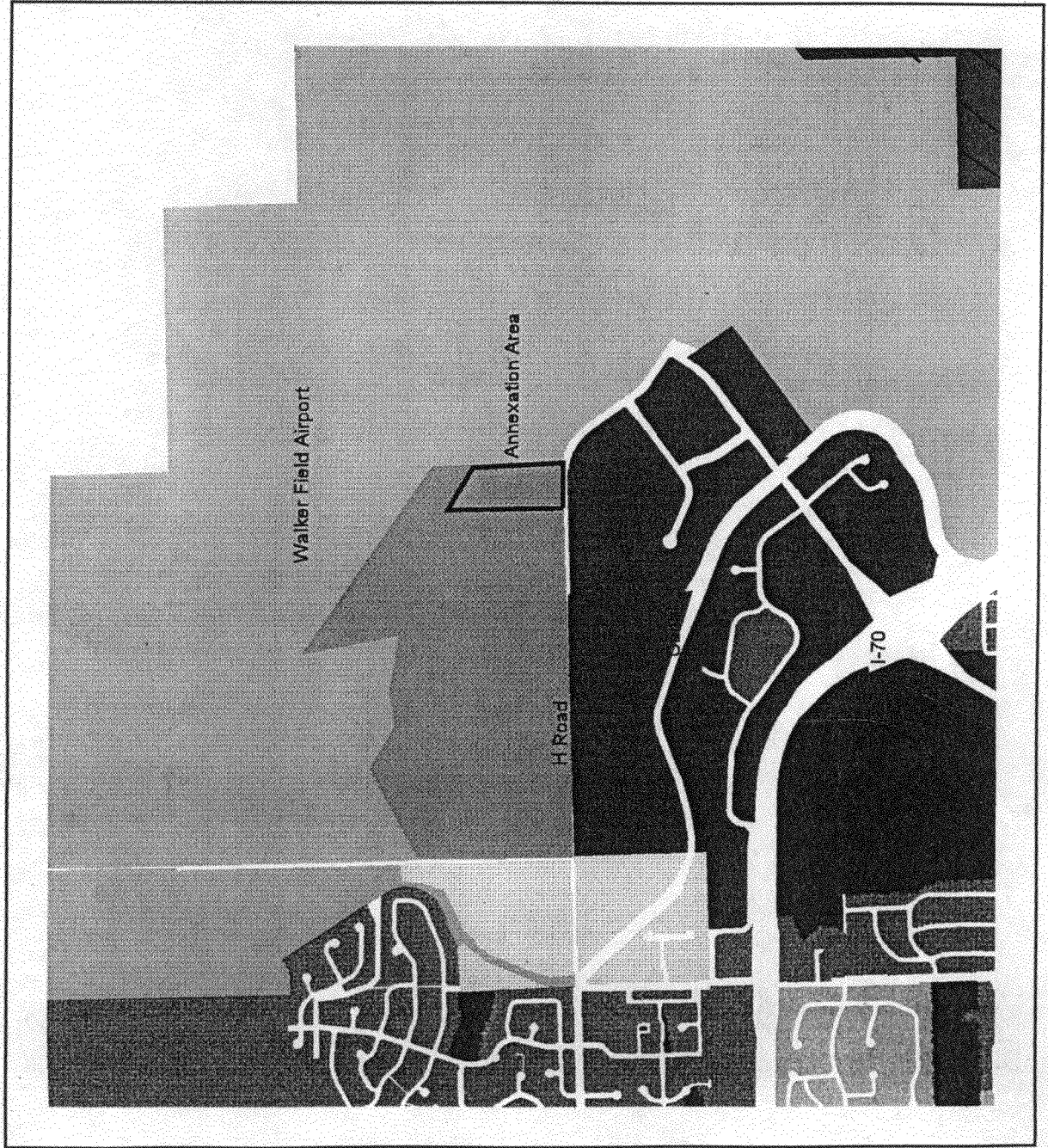


Site Plan - 3D Systems

PI ZONE



3D SYSTEMS ANNEXATION Future Land Use Map*



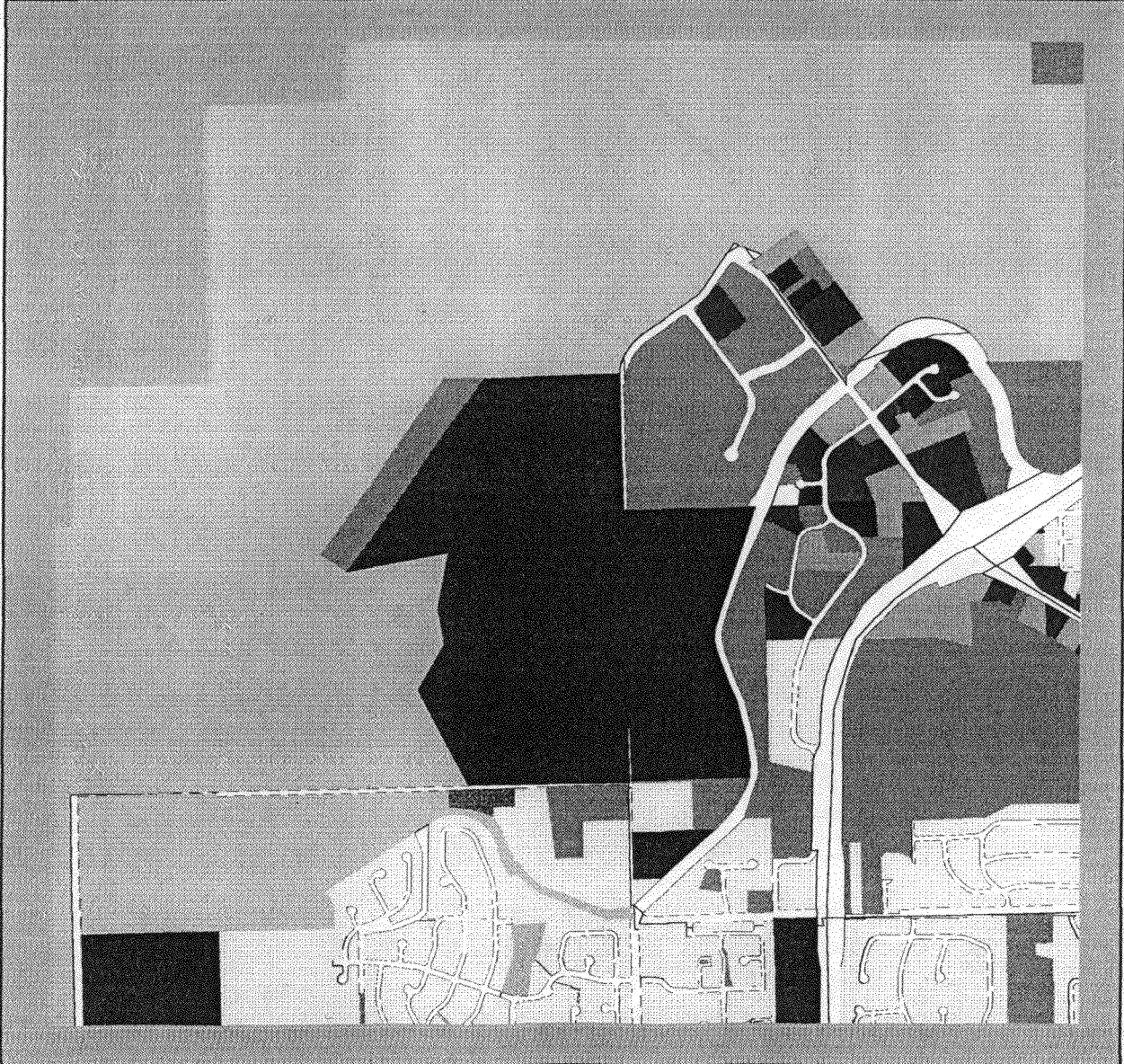
*Data from the Preliminary
City/County Growth Plan

- Land Uses
- Agriculture (35 Acres +)
 - Commercial
 - Commercial/Industrial
 - Conservation
 - Estates (2 - 5 Acres)
 - Industrial
 - Public
 - Park
 - Residential High (12+ DU/Acre)
 - Residential Low (1/2 - 2 Acre)
 - Residential Medium (4 - 8 DU/Acre)
 - Residential Medium High (8 - 12 DU/Acre)
 - Residential Medium Low (2 - 4 DU/Acre)
 - Right of Way
 - Rural (5 - 35 Acres)
 - Water



3D SYSTEMS ANNEXATION

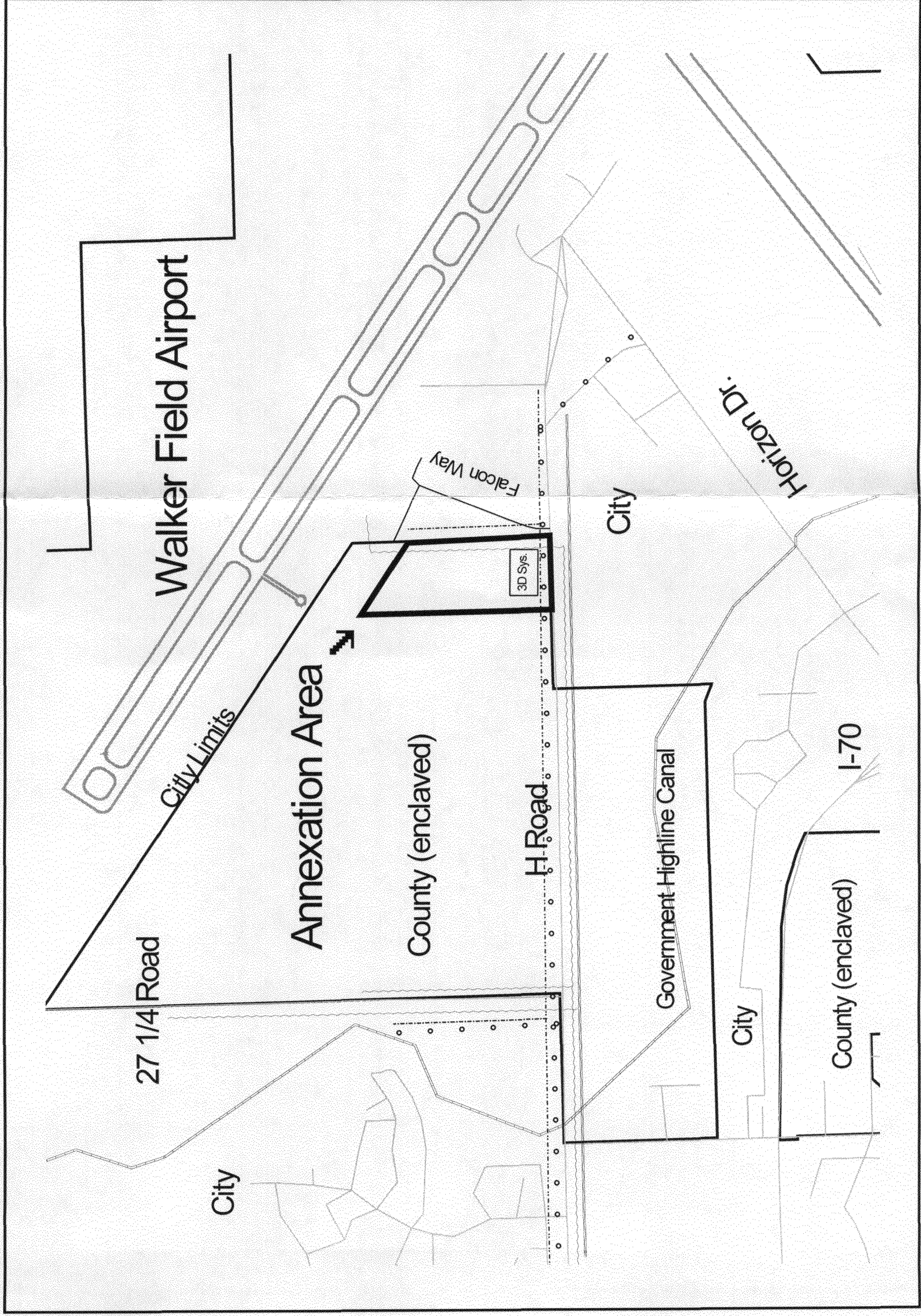
Existing Land Use based on Preliminary County/City Growth Plan



- Existing Land Use**
- Transportation
 - Single Family/Duplex
 - Multi-Family
 - Mobile Home
 - Transient
 - Commercial, Intensive
 - Commercial, Retail
 - Commercial, Entertainment
 - Light Industrial
 - Heavy Industrial
 - Institutional
 - Park/Recreation, Developed
 - Park/Recreation, Undeveloped
 - Agriculture
 - Vacant
 - Water



3D SYSTEMS ANNEXATION Utility Map

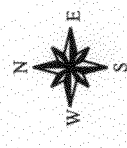


Data from Utilities

- • • Ute Water Mains
- Gas Line
- - - Phone Line
- ~ ~ ~ Electric Line

Data from Mesa
County ArcInfo (GIS)

- ▤ Airport
- ▨ Canals
- ▧ Ditch
- ▦ Roads
- City Limits



FUTURE PHASE 3

FUTURE PHASE 2

PHASE 1

3D
SYSTEMS

LIMITS OF PH

ASPHALT

2'-6" CI
@ DOC

ASPHALT

SETBACK LINE

EXG TREES

H ROAD

FALCON WAY

Site Plan - 3D Systems

WALKER FIELD AIRPORT

NORTH PARCEL

LOT 2
10.000 ACRES ±

VACANT

20' GENERAL UTILITY EASEMENT, BOOK 1142, PAGES 357-359

Δ = 54° 49' 15"
R = 200.00'
L = 191.36'
T = 103.72'
C = 184.14'
CB = N 25° 27' 51" W

20.04' EASEMENT OVERLAP

SERVICE AREA NO. 4
1.000 ACRES ±

SERVICE AREA NO. 1
1.000 ACRES ±

SERVICE AREA NO. 3
1.000 ACRES ±

SERVICE AREA NO. 2
1.000 ACRES ±

COMMISSIONERS' MINUTES MARCH 11, 1890 ESTABLISHMENT OF RIGHT-OF-WAY BOOK 714, PAGES 521-535

20' GENERAL UTILITY EASEMENT, BOOK 944, PAGE 103

3D SYSTEMS (SEE SITE PLAN)

LOT 1
10.000 ACRES ±

SOUTH PARCEL

WALKER FIELD AIRPORT

Δ = 35° 9' 0"
R = 200.00'
L = 122.70'
T = 63.35'
C = 120.78'
CB = N 19° 31' 17" E

N 01° 56' 47" E
58.35'

16.5' TELEPHONE EASEMENT BOOK 785, PAGE 335

LIMITS OF D JUNCTION

BOOK 1907, PAGE 975

BOOK 1541, PAGE 95

H ROAD

M.C.S.M. NO. 86
POINT OF BEGINNING

BOOK 714

1698.33'

951.90'

N 01° 56' 47" E

746.43'

S 88° 04' 41" E
583.60'

IRREGULAR PARCEL BOOK 2123, PAGE 926

540.96'

165.26'

86.65'

713.66'

902.18'

1287.39'

746.43'

S 01° 56' 47" W

902.18'

1287.39'

86.65'

165.26'

540.96'

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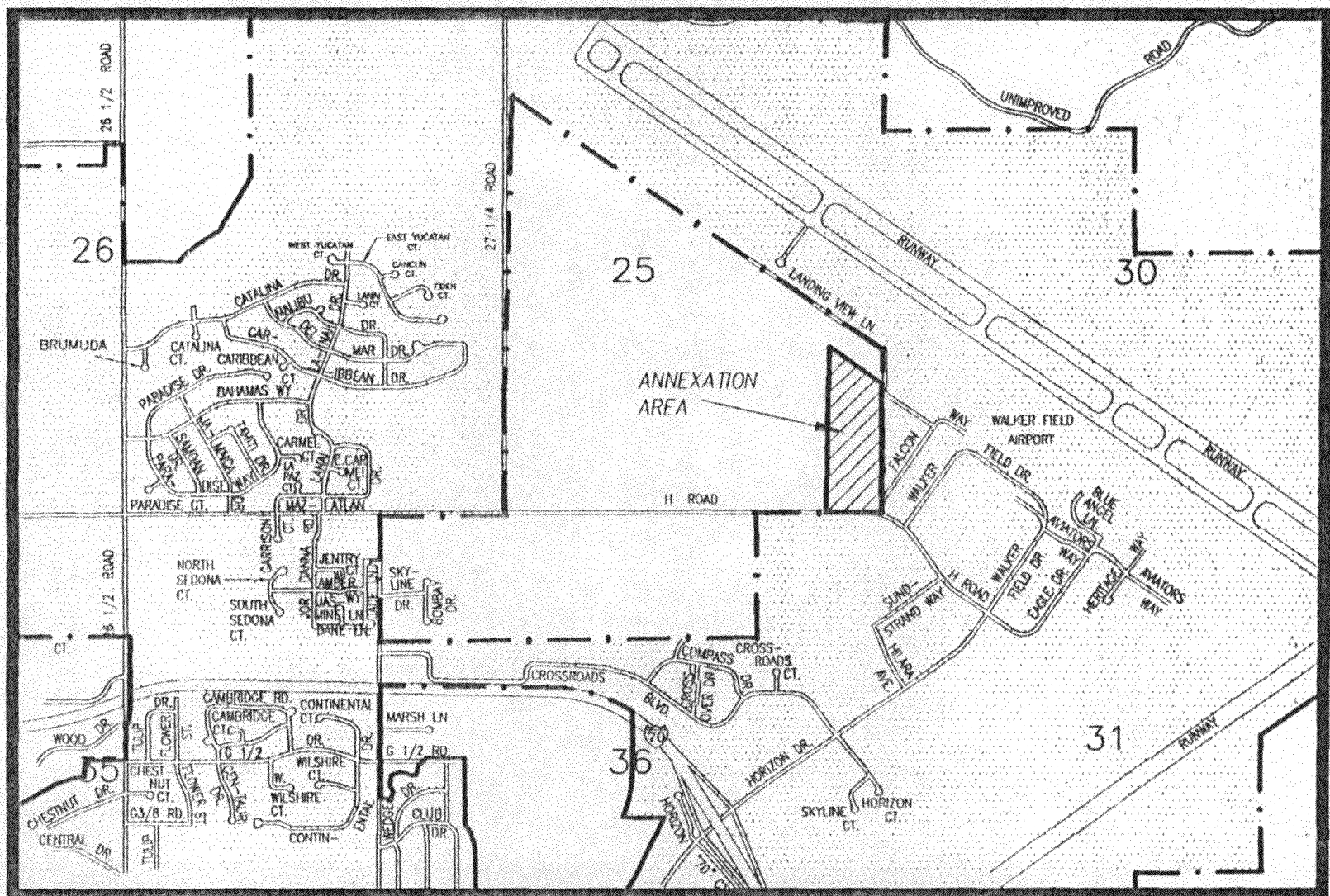
540.96'

713.66'

951.90'

1698.33'

902.18'



VICINITY MAP

N.T.S.

DESCRIPTION

A parcel of land situate in the Southeast 1/4 of Section 25, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Section 25, Township 1 North, Range 1 West of the Ute Meridian, thence N 01°57'20" E along the east line of the southeast 1/4 of said Section 25 a distance of 1317.39 feet to the northeast corner of a parcel of land as described in Book 2182 at Page 559 of the records of the Mesa County Clerk and Recorder; thence N 52°54'21" W along the north line of said parcel of land a distance of 713.66 feet to the northwest corner of said parcel of land; thence S 01°57'20" W along the west line of said parcel of land a distance of 1698.33 feet to the southwest corner of said parcel of land; thence crossing H Road S 01°57'20" W a distance of 60.00 feet to a point on the south right-of-way line for said H Road; thence S 88°03'49" E along said south right-of-way line a distance of 583.60 feet to a point; thence leaving said south right-of-way line and crossing the south 1/2 of said H Road N 01°57'20" E a distance of 30.00 feet to the point of beginning.

AREA OF ANNEXATION

AREA IN SQUARE FEET	906,253.27
AREA IN ACRES	20.80
ANNEXATION PERIMETER	4402.98 FT.
CONTIGUOUS PERIMETER	1930.99 FT.

LEGEND

	ANNEXATION BOUNDARY
	CONTIGUOUS BOUNDARY (EXISTING CITY LIMITS)

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.