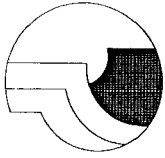


# Table of Contents

File ANX-1996-128

Name: Bookcliff Technological Park – NE corner of 27 ¼ Rd /H Rd

<b>P</b>	<b>S</b>	<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>
<b>X</b>	<b>X</b>	<p><b>Table of Contents</b></p> <p><b>*Review Sheet Summary</b></p> <p><b>*Application form</b></p> <p>Review Sheets</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p>
<b>X</b>		<p>Reduction of assessor's map.</p> <p>Evidence of title, deeds, easements</p> <p><b>*Mailing list to adjacent property owners</b></p> <p>Public notice cards</p> <p>Record of certified mail</p>
<b>X</b>	<b>X</b>	<p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or non-bound reports</p> <p>Traffic studies</p> <p><b>*Review Comments</b></p> <p><b>*Petitioner's response to comments</b></p>
<b>X</b>	<b>X</b>	<p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p>
<b><u>DOCUMENT DESCRIPTION:</u></b>		
<b>X</b>	<b>X</b>	Majority Annexation Checklist
<b>X</b>	<b>X</b>	Official Development Plan
<b>X</b>		Property Profile – 5/9/96
<b>X</b>	<b>X</b>	Annexation Summary
<b>X</b>	<b>X</b>	Petition for Annexation – 6/4/96
<b>X</b>	<b>X</b>	City Council Minutes – 6/5/96 - **
<b>X</b>	<b>X</b>	Impact Report – 6/18/96
<b>X</b>		E-mails
<b>X</b>	<b>X</b>	Resolution No. -62-96, 76-96 – ** - 6/5/96
<b>X</b>	<b>X</b>	City Council Minutes - ** - 7/17/96, 8/7/96, 8/21/96, 9/4/96
<b>X</b>	<b>X</b>	Planning Commission Minutes – 8/6/96 - **
<b>X</b>	<b>X</b>	Ordinance No. 2941, 2946 - **
<b>X</b>	<b>X</b>	Annexation Map – GIS Historical Maps - **
<b>X</b>	<b>X</b>	Location Map



MESA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
**LAND USE AND DEVELOPMENT DIVISION**

750 MAIN STREET

P. O. BOX 20000

GRAND JUNCTION, COLORADO 81502-5022

*Mike Joyce, AICP  
 Ph. (970) 244-1642  
 Fax (970) 256-1432*

**PROJECT REVIEW  
 MARCH 12, 1996**

**A. PROJECT: C12-95-3 BOOKCLIFF TECHNOLOGY CENTER -- REVISED OFFICIAL DEVELOPMENT PLAN (ODP)**


Petitioner: GNT Development Corporation

Developer: Industrial Development, Inc. (IDI)

Engineer: Banner and Associates, c/o David Chase

Location: Northeast Corner of 27 1/4 Road and H Road (Walker Field)

Request: Approval of a revised Official Development Plan (ODP) for an approximately 53-acre parcel, formerly known as Benson Ranch, in a Planned Unit Development (PUD) zone. The revision to the Official Development Plan is required to change the land use of the property from residential to a commercial or light industrial land uses.

Reviewed by: Mike Joyce, AICP 

**B. PROJECT ANALYSIS: Surrounding Land Use and Zoning:** AFT zoning surrounds the parcel on the north and east sides. A vacant narrow strip of property owned by the Currier family separates the subject parcel from the Walker Field Airport Authority land to the north. The Currier home, feed lot and pasture are adjacent to the east. The land east of the Currier home is also owned by the Walker Field Airport Authority. Parcels of 2-5 acres in size lie directly southwest of H Road in an AFT zone occupied by 5 residences. One of the residences to the southwest is zoned Planned Business which allows a garage/warehouse for a book publisher. Approximately 80 acres south of H Road is vacant in AFT zoning. North Pointe Subdivision is situated west across 27-1/4 Road. Originally developed within Mesa County's subdivision regulations, it has a density of 1 unit per 3.5 acres. The City of Grand Junction annexed the development in 1994 and zoned it for residential use at a maximum of 1 unit per acre. North Pointe is separated from Paradise Hills Subdivision to the west by the Highline Canal. Paradise Hills is zoned RSF-4 (Residential, single-family 4 units/acre) and the most northern portion of the development which reaches to I Road is zoned for 5 residences per acre.

**Project Review C 12-95-3**  
**Bookcliff Technology Center**  
**Revised Official Development Plan**  
**March 12, 1996**

Project History: In May 1994, the Board of County Commissioners denied a rezone to Planned Unit Development (PUD) and an Official Development Plan (ODP) for 150 single family lots on this property (Project C53-94, Resolution MCM 94-99). A second application (Project C12-95) was submitted for a rezone to Planned Unit Development (PUD) and an Official Development Plan (ODP) for 71 single family units on this property. The Board approved the rezone to PUD and the ODP for residential development on approved on April 18, 1995 (Resolution MCM 95-64).

After the residential development rezone and ODP were approved, the Walker Field Airport Authority filed suit in District Court and filed a complaint with the Federal Aviation Administration (FAA) charging that the subdivision violates the Walker Field Master Plan due to its proximity to the airport. The owners of the property, GNT Development Corporation and T.L. Benson, et.al., then made an application in August 1995 (Project C12-95-2) requesting a reversion of the zone from PUD to Agricultural Forestry Transitional (AFT) and a reversion of the ODP in order to "terminate the pending lawsuit." The Mesa County Economic Development Council (MCEDC) and the Industrial Development, Inc. (IDI) began to investigate the possibilities of this area being developed as a commercial/light industrial park. Many important factors, which may be considered attractive to businesses, are found in close proximity to the site. These include transportation facilities (Walker Field airport and I-70), large parcels and other amenities (views of the Bookcliffs, Grand Mesa, etc.). In September 1995, GNT Development Corporation and T.L. Benson, et.al. accepted a six (6) month option from Industrial Development, Inc. (IDI) to purchase the property. The attorney for the Airport Authority has postponed any further pursuit of the law suit pending the outcome of the option period and possible sale. Hence, the reason for this development application.

Project Description: The parcel consists of approximately 53 acres at the northeast corner of H and 27-1/4 Roads and is zoned Planned Unit Development (PUD). The design of the proposed park provides flexibility which allows lot sizes ranging from 2.5 acres to 18.5 acres. The lotting pattern shown on the ODP is intended to be used as an example. The final lotting pattern is to be determined at the platting stage for each filing.

In developing a plan for the property, IDI concentrated on making it a "simple" and "user friendly" design. A design that provides amenities such as abundant landscaping, buffers, walking trails, and a general "campus" feel was important in attracting new business. The proposed development will provide wide buffers to the adjacent properties. Fifty foot buffers are planned along H Road and 27 1/4 Road. Within the buffer area, landscaping, berms, and walking trails are planned in order to alleviate possible noise and visual impacts. Other open space areas are proposed throughout the development. The petitioner proposes to "stretch out" the open space. At the main access point located on H Road is a detention pond area. From the detention pond area 50 foot ribbons of open space are proposed along either side of Landing View Boulevard. Landing View Boulevard will also have a landscaped median. A large area

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**March 12, 1996**

of open space is planned at an area that abuts Lots 1 and 2. This area is the site's highest elevation and is being reserved for open space to mitigate the visual impact of the project. The narrative states that the development will provide at least the minimum 20 percent open space as required in Section 4.3.2A of the Code.

Topography and Soils: The property crowns on a diagonal line from southwest to northeast. The area on the western side drains to the northwest and falls off gradually 15-20 feet to the Currier property below. The eastern side of the parcel has been cultivated by the Currier family, and a cattle feed lot is also located near the east property line. The northeast corner is elevated and provides an overlook of the Airport property.

Three soil types are found on the property. These are Ravola Fine Sandy Loam (Rf), Ravola Very Fine Sandy Loam (Rg), and Rough Broken Land (Rp). The Ravola Fine Sandy Loam (Rf), and Ravola Very Fine Sandy Loam (Rg) are considered "Prime Agricultural Soil, if irrigated." These two soils also make up the majority of the land on the property.

Traffic and Access: The proposed development is served by H Road and 27 1/4 Road. H Road is classified as an Urban Minor Arterial Street. Secondary access will be provided by 27 1/4 Road, an Urban Local Road.

The street system is a simple design with only 2 streets proposed. The main access, Landing View Boulevard, is to intersect with H Road. Landing View Boulevard is proposed to be a 100-foot right-of-way. It will be designed as a 4-lane road with a landscaped median. A 5-foot bike path will also be provided with the 2 lanes in each direction. Six foot detached walkways are also planned for both sides of the street. These walkways will be integrated into 50 foot landscaped and bermed open space corridors along both sides of Landing View Boulevard. Landing View Boulevard will end in a cul-de-sac, with right-of-way extending to the property line. In the future, if additional off-site property is acquired, the development and street system will continue to the north. If this occurs, the cul-de-sac will be left in place and will act as a "traffic calming" device.

According to the American Planning Association Planning Advisory Service Report 456, "Traffic Calming," traffic calming is a method "that seeks to maximize mobility while reducing the undesirable effects of that mobility." The principals of traffic calming include 1) Streets are not just for cars; 2) Residents have rights; and, 3) Maximize mobility while decreasing the costs. Two traffic calming techniques used in the design of the Bookcliff Technology Center include 1) Reducing speed at which the automobile travels by altering the roadway design, and 2) Changing the psychological feel of the street through design or redesign. The use of the cul-de-sac, if Landing View Boulevard is continued to the north, will serve to meet both of the traffic calming techniques mentioned.

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Secondary access to 27 1/4 Road will be provided by Mount View Drive. Mount View Drive is proposed to be a 80-foot right-of-way. It will be designed as a 4-lane road with center turn lane. Six foot detached walkways are also planned for both sides of the street. Mount View Drive will continue to 27 1/4 Road, with a cul-de-sac bulb provided at approximately the midpoint of the street. As currently proposed, the cul-de-sac will act again as a traffic calming technique. In the future, if development continues of-site to the north, the portion of Mount View Lane from the cul-de-sac to 27 1/4 Road could be vacated with a new secondary access being provided farther north.

Ken Simms, Mesa County Traffic Analyst, indicates in his review of the proposal that he has concerns about using the "traffic calming" (traffic circles) in an area where large truck traffic will occur. Mr. Simms also has concerns about the number of lanes each road will have and if they are excessive along with the types of improvements needed for H Road and 27 1/4 Road. Mr. Simms requests that these concerns be addressed in "a traffic study required with the submittal of the preliminary plan."

Fredrik Sultan, Mesa County Development Engineer, has the following review comments:

1. The concept is great. This will be a great improvement to the site plan process for both the county, city, and the applicant.
2. Improvements to both 27 1/4 and H Road will be required.
3. Maintenance should be addressed for the boulevard and the buffer landscape areas.
4. Provide adequate inside and outside turning radii for emergency vehicles at cul-de-sacs."

Utilities: The subject property is served by all utilities, except sanitary sewer. Ute Water has an 18-inch line along H Road. Other utilities--electricity, natural gas, telephone and irrigation water are available to the property. The subject property is outside the cable television service boundaries.

The nearest sanitary sewer line is located west of the proposed development at Lanai Drive and H Road. Trent Prall's, City of Grand Junction Utility Engineer, review of the proposal indicates that further research will be needed to determine if the extension of this line could be made part of a "Trunk Line Extension Fund" project. Mr. Prall states that "(I)f the developer still wishes to have the City design and construct the extension under the Trunk Line Extension Fund, additional information will be required as the Trunk Line Extension Fund fee structure was set up to ensure recovery of costs for residential densities rather than commercial or industrial densities. This additional information will help determine the developer's equitable share of the extension." Mr. Prall also notes that a developer who is "requesting connection with the Grand

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Junction 201 sewer system must, at the beginning of a project, agree to annex.” These issues would need to be determined during the next step of the development process.

Review comments concerning utility service received:

*Ute Water* -- “Ute Water has an 18" main line north side of H Road and a 6" main west side of 27 1/4 Road. The 6" line in 27 1/4 Road dead ends south of Mount View Drive. A 12" line is needed for Landing View Boulevard and an 8" line for Mount View Drive. The 8" line needed to be tied into the 6" line in 27 1/4 Road.” (Gary R. Mathews)

*Grand Valley Rural Power* -- “None at this time.” (Perry Rupp)

*Public Service Company (Gas)* -- “No objections.” (John Salazar)

Irrigation: Richard Proctor, Manager of the Grand Valley Water Users Association (Association), states in his review comments:

“The narrative describes said drainage as ‘ultimately being intercepted by the Government Highline Canal . . .’. This statement requires qualification and clarification and is not necessarily correct.

“Historically agricultural irrigation return-flows have been returned to the canal. However, storm water runoff from impervious surfaces related to industrial development and associated road systems is not allowed to be channeled to the Government Highline Canal (Canal). Such storm water may be subject to National Pollution discharge Elimination System requirements. In addition, such runoff directed toward the Canal may increase the Association’s operational costs and/or liability under the Clean Water Act. Therefore, storm water runoff from this industrial development will not be allowed to be directed into the Canal.”

“Further, the developer must obtain a permit through the Association to complete a crossing over the Canal.

“Any use of irrigation water to the described land area will continue to be accessed from its present delivery location. It is the developer’s responsibility to convey the irrigation water from the Canal to their property.”

City of Grand Junction Community Development: Michael T. Drollinger has the following review comments:

- “1. Use is appropriate for corridor and given proximity to airport is more compatible than a residential use of any type.

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- “2. Interior road sections do not appear to conform with City or County road standards. Some variation, however, may be appropriate as long as adequate facilities for all users are provided.
- “3. Sufficient ROW should be dedicated to provide for H Road minor arterial classification if not already existing.
- “4. All drainage facilities should be designed to meet City standards.”

Fire Protection: Hank Masterson of the Grand Junction Fire Department review comments are as follows:

“The minimum fire line size is eight inches. The proposed fire lines exceed 1,000 feet in length. Lines exceeding this length must be looped (fed from two directions). The preferred method of looping this line is to replace the existing 2-inch line along 27 1/4 Road with an 8-inch line extending from H Road to the Mount View Drive connection. Locations of the proposed hydrants along Mount View Drive and Landing View Boulevard are acceptable. On site hydrants may be required for all lots depending on locations and sizes of proposed structures.”

Mesa County Land-Use and Development Policies and Land Development Code: The project lies within the Walker Field Policy Area (Policy #23). The policy states that "It is the policy of Mesa County to encourage the growth of Walker Field as a major asset to the economic and transportation base of Mesa County and Western Colorado. Growth and development adjacent to the airport will be encouraged where it can be supported by urban services and where it is beyond the 'clear and critical zones.'" The policy also requires that all new development within this area provide an Avigation Easement.

Review comments by Dennis Wiss of the Walker Airport Authority states the following:

“The site lies approximately 2,000 feet plus to the west-southwest of the Airport’s main runway. As such any development in this area may be subject to noise from aircraft overflight. An Avigation Easement would be required to be recorded at or before the final zoning approval. Please ensure that a copy of the executed Avigation Easement is forwarded to the Walker Field Airport Authority.

“The Walker Field Airport Authority has no objections to this proposal. A commercial/industrial development in this area is a compatible-land use as related to the Airport’s Master Plan.”

Review by James M. Fels of the Federal Aviation Agency (FAA), Denver Airports District Office, states

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*“Wildlife & Bird Attractions:* We suggest a species list of known wildlife & bird attractant plant types be acquired from the State Division of Wildlife. Use of these species should be disallowed during the plan review process. Installation of garbage transfer sites, wetlands, landscape ponds retention ponds or detention ponds which take more than 24 hours to drain, should be discouraged within 10,000 feet of turbine use runways, or 5,000 feet of piston use runways. (Source FAA Order NM 5200.4)

*“FAR Part 77:* Please remind the developer of the filing requirements (FAA form 74-60-1 ‘Notice of Proposed Construction or Alteration’) of FAR Part 77. In this case structures, parking lot lights will be of interest.”

The proposed development **MEETS** the Walker Field Policy with the provision of an Avigation Easement, and urban services being available to the site.

Planned Unit Development and Official Development Plan Review Criteria: The Mesa County Planned Unit Development Resolution states "It is the goal of the County to permit maximum flexibility to the developer of a PUD as long as the PUD conforms with the standards set out in Chapter 4 and does not adversely affect the existing neighborhood and residents (Section 5.1.2). It is a goal of the County that a Planned Unit Development shall be compatible with surrounding land uses in accordance with the adopted master plan of the County. It is a further goal of the County that any Planned Unit Development shall use buffer areas and other design techniques to mitigate the impact of a Planned Unit Development on adjacent development of a different intensity or type of use (Section 5.1.3)."

Section 5.1.4 Criteria for Review of Planned Development Proposal: *Compatibility* -- Any proposed Planned Unit Development (PUD) is required to be reviewed utilizing the criteria found in Section 5.1.4, Criteria for Review of Planned Development Proposal, of the Code. The criteria are:

**1. (5.1.4.A) The compatibility of the proposal with surrounding land uses.**

Surrounding land-uses include residential, farming, as well as airport and accessory uses to the airport. A design that provides amenities such as abundant landscaping, buffers, walking trails, and a general “campus” feel was important in developing a park that would be compatible with the surrounding area. The proposal **MEETS** this section.

**2. (5.1.4.B) The availability of services required by the proposed development.**

All services required by the development will be in place after the development improvements are completed. The proposal **MEETS** this section.



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**3. (5.1.4.C) The underlying zoning.**

**NOT APPLICABLE.** The underlying zoning is Planned Unit Development (PUD).

**4. (5.1.4.D) The Density Standards found in Section 4.3.8 of the Code.**

The proposed lot sizes of 2.5 to 18 acres exceeds the Density Standards for Commercial (10,000 SF) and Industrial (1 acre) found in Section 4.3.8 of the Code. The proposal **MEETS** this section.

**5. (5.1.4.E) The ability of any proposed buffer areas or other design techniques to mitigate the impact of the proposed development on adjacent development of a different intensity or type of use.**

The proposed development will provide wide buffers to the adjacent properties. Fifty (50) foot buffers are planned along H Road and 27 1/4 Road. Within the buffer area landscaping, berms and walking trails are planned in order to alleviate noise and visual impacts. Other open space areas are proposed throughout the development. Fifty (50) foot landscaped and bermed buffer strips are proposed to be used along H Road and 27 1/4 Road. A large area of open space is planned at an area that abuts Lots 1 and 2. This area is the site's highest elevation and is being reserved for open space to mitigate the visual impact of the project. The proposal **MEETS** this section.

**6. (5.1.4.F) The conformity of the proposal with all other provisions of this Code.**

The proposal **MEETS** the provisions of the Code for Official Development Plan approval.

**C. PROJECT RECOMMENDATION: APPROVAL** of a revised Official Development Plan (ODP) for an approximately 53-acre parcel, formerly known as Benson Ranch, in a Planned Unit Development (PUD) zone in order to change the land use of the property from residential to commercial and/or light industrial land uses contingent on the following stipulations:

1. The lotting pattern shown on the ODP is intended as an example only. The minimum lot size allowed in the park is 2.5 acres. Building setbacks and covenants must be submitted to the Planning and Development with the second step of the development process. The final lotting pattern is to be determined at the platting stage for each filing;
2. A Traffic Study must be submitted with the preliminary plan addressing the concerns of the Mesa County Traffic Analyst as noted in this Project Review;

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3. A Drainage Study must be submitted with the preliminary plan addressing the concerns of the Grand Valley Water Users Association and the Mesa County Development Engineer as noted on Pages 4 and 5 of this Project Review;
4. The Utility Review Agency, Mesa County Development Engineer, and Fire Protection comments must be used in the preliminary plan design of the development;
5. An Avigation Easement must be completed during the preliminary plan step of the development process; and,
6. Review Agency Comments consistent with these stipulations.

**D. MCPC RECOMMENDATION (3/21/96): APPROVAL** on the **CONSENT AGENDA** of a revised Official Development Plan (ODP) for an approximately 53-acre parcel, formerly known as Benson Ranch, in a Planned Unit Development (PUD) zone in order to change the land use of the property from residential to commercial and/or light industrial land uses contingent on staff and review agency comments on a vote of 7-0.

**E. BCC ACTION (3/26/96): APPROVED** on the **CONSENT AGENDA** of a revised Official Development Plan (ODP) for an approximately 53-acre parcel, formerly known as Benson Ranch, in a Planned Unit Development (PUD) zone in order to change the land use of the property from residential to commercial and/or light industrial land uses contingent on staff and review agency comments on a vote of 3-0.

Land Use :  
Commercial &  
{ ILCA  
{ ILCB - bigger  
size  
buildings  
than  
ILCA  
Light Industry  
They wanted something  
similar to Foresight Park with  
better circulation pattern.

# The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

## PROPERTY PROFILE

5/9/96

PREPARED BY: Dave Thornton  
PREPARED FOR: BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

### OWNER INFORMATION

~~T L BENSON  
785 JORDANNA RD  
GRAND JUNCTION CO 81506-3811~~

CO OWNER: MARION J & GNT DEVELOP

*Colorado West Improvements, INC. 4/26/9*  
*360 Grand Ave.*  
*GJ, CO 81501*  
*Book 2226 Page 41*

### PROPERTY INFORMATION

PARCEL NUMBER: 2701-253-00-288  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125300272

LEGAL: BEG SW COR SE4SW4 SEC 25 1N 1W N 01DEG53'25SEC E 1320.13FT N 01DEG52'33SEC E 65.09FT N  
82DEG38'16SEC E 752.39FT S 01DEG53'25SEC W 499.98FT S 18DEG06'35SEC E 100FT S 71DEG10'21SEC W  
230.02FT S 01DEG53'25SEC W 827FT N 88DEG03'38SEC W 535FT TO POB EXC W 25FT FOR RD ROW AS DESC  
IN B-903 P-201 & B-931 P-564 MESA CO RECDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 20.19    ABST: 4147    IMP SQ FT: 0

### SALE INFORMATION

DATE SOLD: 09/26/95    PRICE: 0    RECORDING INFO - ~~BOOK: 2175    PAGE: 861~~

### TAX INFORMATION

TAC: 11200    MIL LEVY: 82.8730    MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	320.00	LAND ASSESS:	90.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	320.00	TOTAL ASSESS:	90.00

TAXES: 7.45    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1:    AMT 1: 0.00  
                                  CODE 2:    AMT 2: 0.00  
                                  CODE 3:    AMT 3: 0.00  
                                  OTHER: N

# The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

---

## PROPERTY PROFILE

---

5/9/96

PREPARED BY: Dave Thornton  
PREPARED FOR: BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

---

### OWNER INFORMATION

---

~~GNT DEVELOPMENT CORP  
PO BOX 308  
GRAND JUNCTION, CO 81502-0308~~

CO OWNER: T L & MARION J BENSON

*Colorado West Improvements, INC.*

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### PROPERTY INFORMATION

---

PARCEL NUMBER: 2701-253-00-289  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125300272

LEGAL: BEG S4 COR SEC 25 IN 1W N 88DEG03'37SEC W 1317.97FT N 1DEG53'25SEC E 1320.13FT N 1DEG52'33SEC E 61FT N 82DEG38'16SEC E 1706.80FT S 8DEG40'02SEC W 1668.50FT N 88DEG03'49SEC W 169.72FT TO POB EX THAT PARCEL AS DESC IN B-2071 P-181/182 & ALSO EXC RD ROW AS DESC IN B-903 P-201 MESA CO RECDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 24.56    ABST: 4147    IMP SQ FT: 0

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### SALE INFORMATION

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DATE SOLD: 09/26/95

PRICE: 0

RECORDING INFO - ~~BOOK: 2175    PAGE: 861~~

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### TAX INFORMATION

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TAC: 11200

MIL LEVY: 82.8730

MIL LEVY DATE: 01/01/96

APPRAISED VALUE:	LAND VALUE:	6,630.00	LAND ASSESS:	1,920.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	6,630.00	TOTAL ASSESS:	1,920.00

TAXES: 159.11

TAX SALE FLAG: False

DELINQUENT FLAG: False

SPECIAL ASSESSMENTS:    CODE 1:    AMT 1: 0.00  
                                  CODE 2:    AMT 2: 0.00  
                                  CODE 3:    AMT 3: 0.00  
                                  OTHER: N

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:

2701-253-00-288 -- BEG SW COR SE4SW4 SEC 25 1N 1W N 01DEG53'25SEC E 1320.13FT N 01DEG52'33SEC E 65.09FT N 82DEG38'16SEC E 752.39FT S 01DEG53'25SEC W 499.98FT S 18DEG06'35SEC E 100FT S 71DEG10'21SEC W 230.02FT S 01DEG53'25SEC W 827FT N 88DEG03'38SEC W 535FT TO POB EXC W 25FT FOR RD ROW AS DESC IN B-903 P-201 & B-931 P-564 MESA CO RECDS

2701-253-00-289 -- BEG S4 COR SEC 25 1N 1W N 88DEG03'37SEC W 1317.97FT N 1DEG53'25SEC E 1320.13FT N 1DEG52'33SEC E 61FT N 82DEG38'16SEC E 1706.80FT S 8DEG40'02SEC W 1668.50FT N 88DEG03'49SEC W 169.72FT TO POB EXC THAT PARCEL AS DESC IN B-2071 P-181/182 & ALSO EXC RD ROW AS DESC IN B-903 P-201 MESA CO RECDS

This foregoing description describes the two parcels; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Bookcliff Technological Park Annexation."

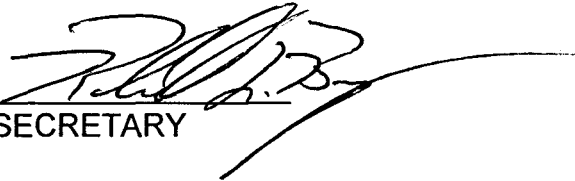
As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973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

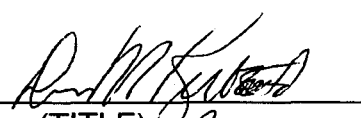
This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

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.

Colorado West Improvements, Inc.  
NAME

Attest:   
SECRETARY

By:   
(TITLE) *Pres.*

360 Grand Ave., Grand Junction, CO 81501  
ADDRESS

6-4-96  
DATE

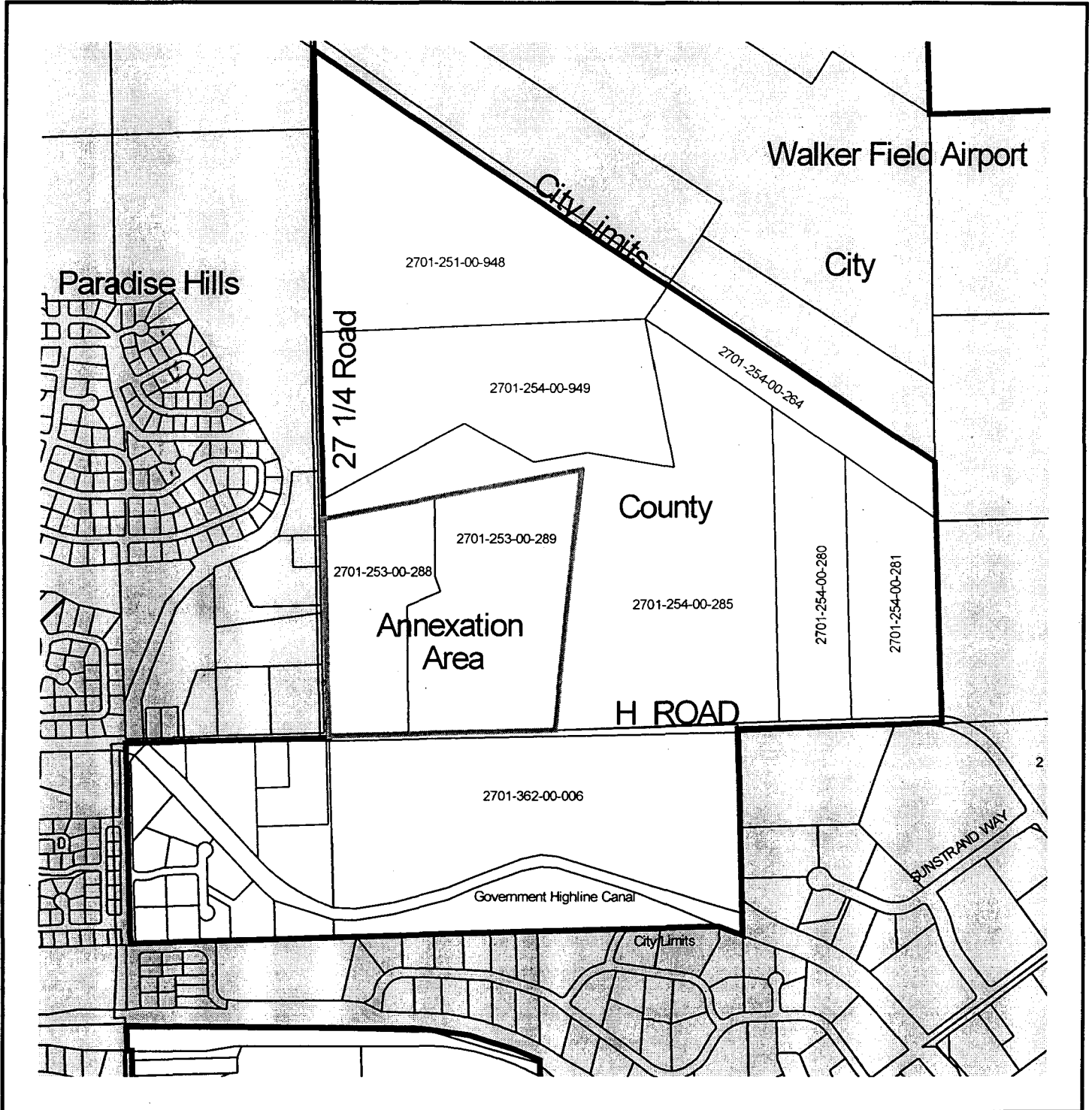
Perimeter Boundary Legal Description,  
Bookcliff Technological Park Annexation

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centeline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

(bookclif)

# BOOKCLIFF TECHNOLOGICAL PARK 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  
5/10/96

STATE OF COLORADO }  
COUNTY OF MESA }

SS

AFFIDAVIT

Diane Schwente, of lawful age, being first duly sworn,  
upon oath, deposes and says:

That <sup>she</sup> ~~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.

Diane Schwente

Subscribed and sworn to before me this 5th day of  
June, 1996.

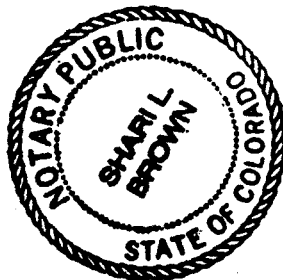
Witness my hand and official seal.

Shari L Brown  
Notary Public

360 Grand Ave  
Address

My commission expires: 8-28-96

(affidavit)





STAFF REVIEW

---

FILE: #ANX-96-128      BOOKCLIFF TECHNOLOGICAL PARK

DATE: June 5, 1996

STAFF: David Thornton

*Approved  
7-0*

**ACTION REQUESTED:** Staff requests that City Council approve the resolution for the referral of petition for the Bookcliff Technological Park Annexation.

LOCATION: Northeast corner of H Road and 27 1/4 Road

APPLICANTS: Colorado West Improvements, Inc.

---

**EXECUTIVE SUMMARY:** Colorado West Improvements, Inc., property owners have requested to join the City and have signed a petition for annexation. Staff requests that City Council approve the resolution for the referral of petition for the 55 acres, and set a hearing for July 17, 1996.

**STAFF ANALYSIS:** Colorado West Improvements, Inc. has plans to build a technological park at this location. 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) = 2
- # of parcels that signed petition = 2 (100%)
  
- # of acres (total) = 55
- # of acres signed for = 55 (100%)
  
- # of owners (total) = 1
- # of owners signing petition = 1 (100%)

Total area of the annexation is 55 acres.

Pursuant to C.R.S. 31-12-104, the Bookcliff Technological Park 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.

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 Bookcliff Technological Park Annexation**  
DATE: June 18, 1996

On Wednesday, June 5, a resolution for the intent to annex the Bookcliff Technological Park Annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on July 17th with second reading on August 7th. The annexation will be effective September 8, 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 June 28, 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.*

2701-253-00-272 dd #

## BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION SUMMARY

**File Number:** ANX#96-128  
**Location:** vacant land at the northeast corner of H and  
27 1/4 Roads  
**Parcels:** 2701-253-00-288, 289 (2 parcels)  
**Estimated Population:** 0  
**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0  
**Acres:** 55  
  
**Developable Acres Remaining:** 55

**The annexation includes the following right-of-way:**

1318 feet on H Road (north half only)  
1320 feet on 27 1/2 Road (east half only)

**Previous County Zoning:** AFT  
**Proposed City Zoning:** Industrial or commercial  
**Current Land Use:** Vacant  
**Future Land Use:** Industrial Park  
**Assessed Values:** Land = \$2,010  
Improvements = \$0  
TOTAL VALUE = \$2,010  
  
**Census Tract:** 16  
**Address Ranges:** 2726-2754 H Road (even)  
**Special Districts:**  
**Water:** Ute Water  
**Sewer:**  
**Fire:** Grand Junction Rural Fire  
**Drainage:** Grand Junction Irrigation & Drainage  
**School:** District 51  
**Irrigation:**  
**Pest:**  
**Other:**

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

# BOOKCLIFF TECHNOLOGICAL PARK 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:

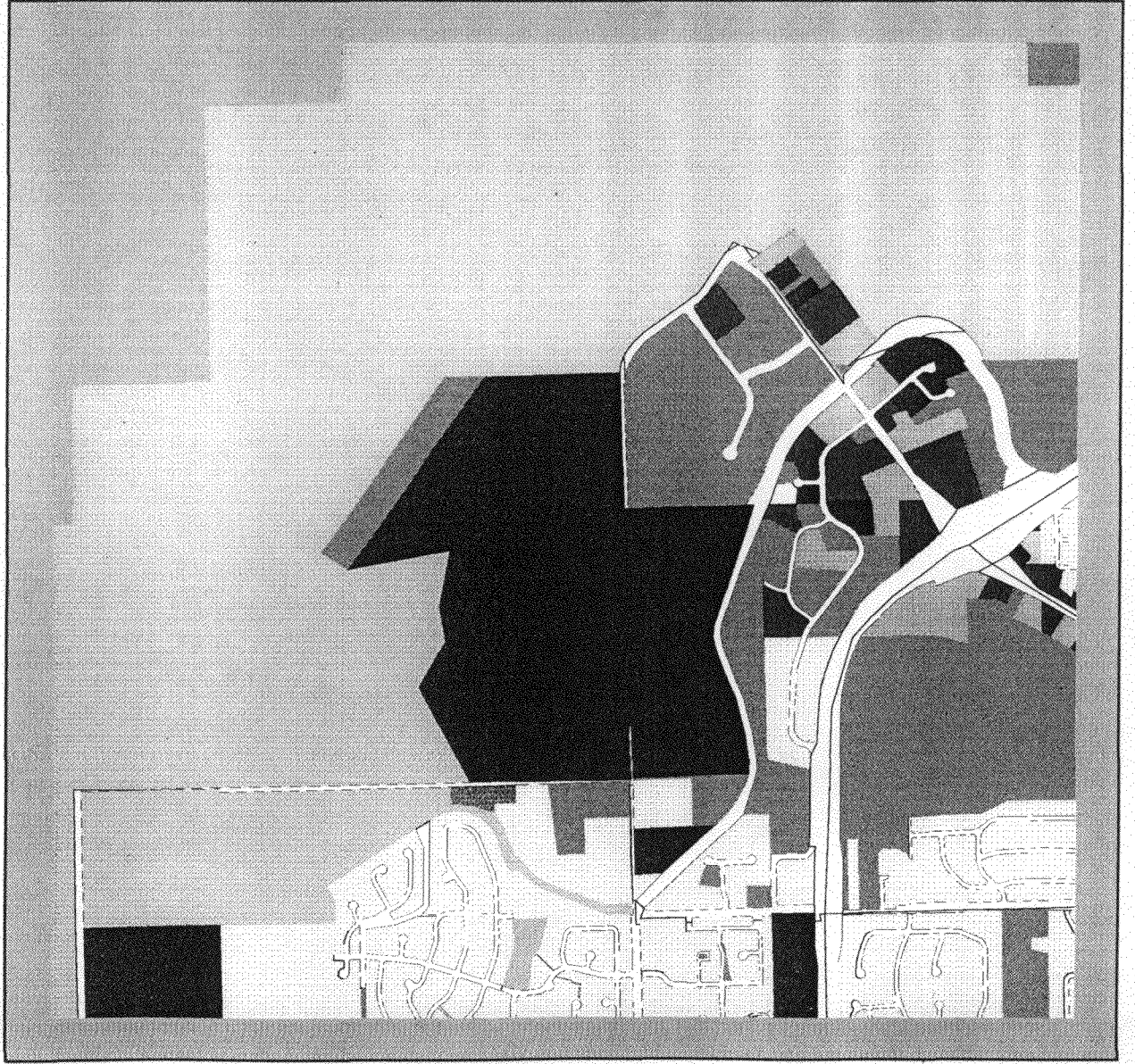
1. **School District 51**
2. **Ute Water Conservancy District (U)**
3. **Grand Junction Rural Fire Protection District (GJFD)**

(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.

# BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION

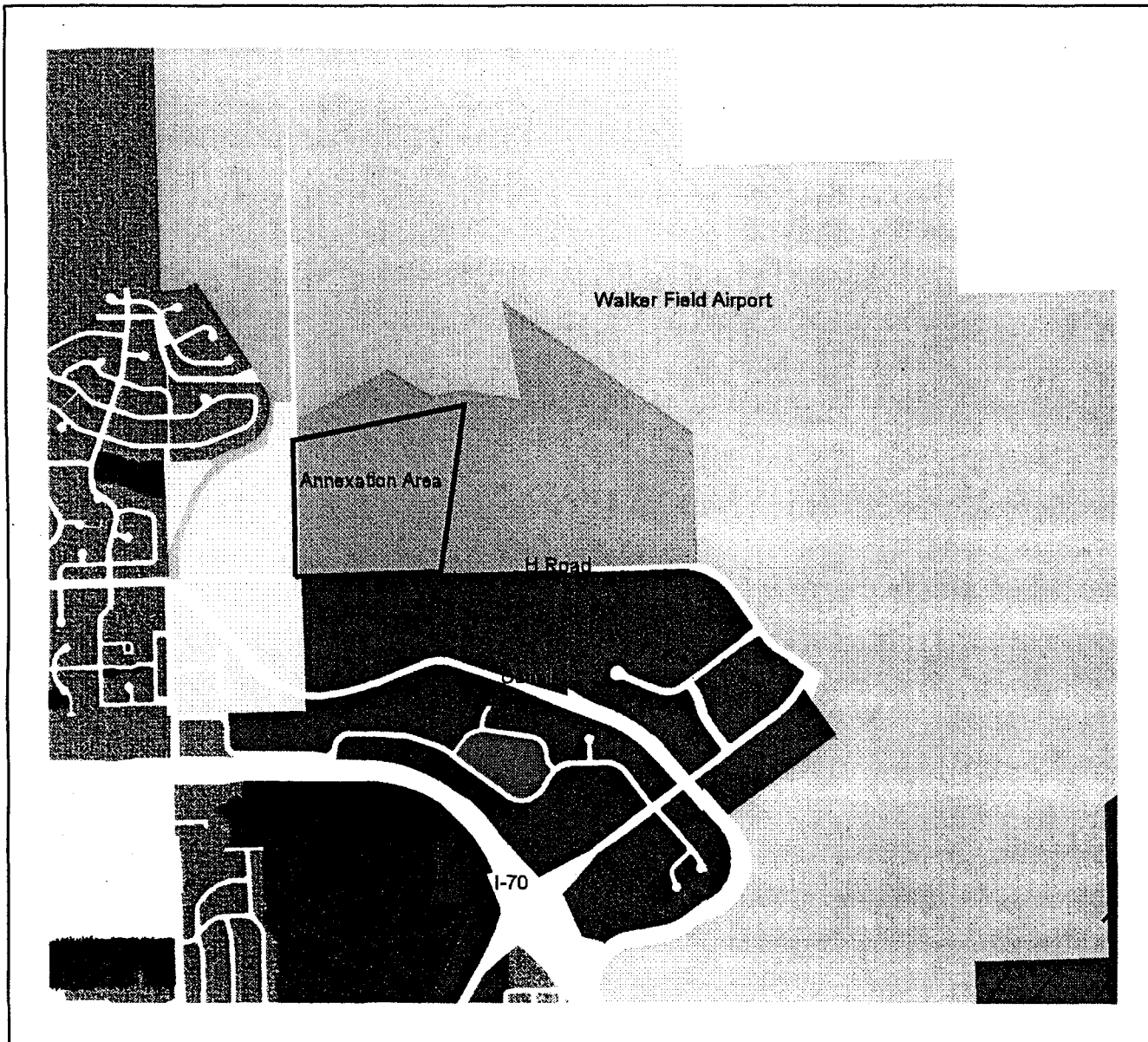
## Existing Land Use based on Preliminary County/City Growth Plan



- 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



# BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION Future Land Use Map\*



\*Data from the Preliminary  
City/County Growth Plan

- Land Uses**
- Agriculture (35 Acres +)
  - Commercial
  - Commercial/Industrial
  - Conservation
  - Estate ((2 - 5 Acres)
  - Industrial
  - Public
  - Park
  - Residential High (12+ DU/Acre)
  - Residential Low (1/2 - 2 Acres)
  - 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



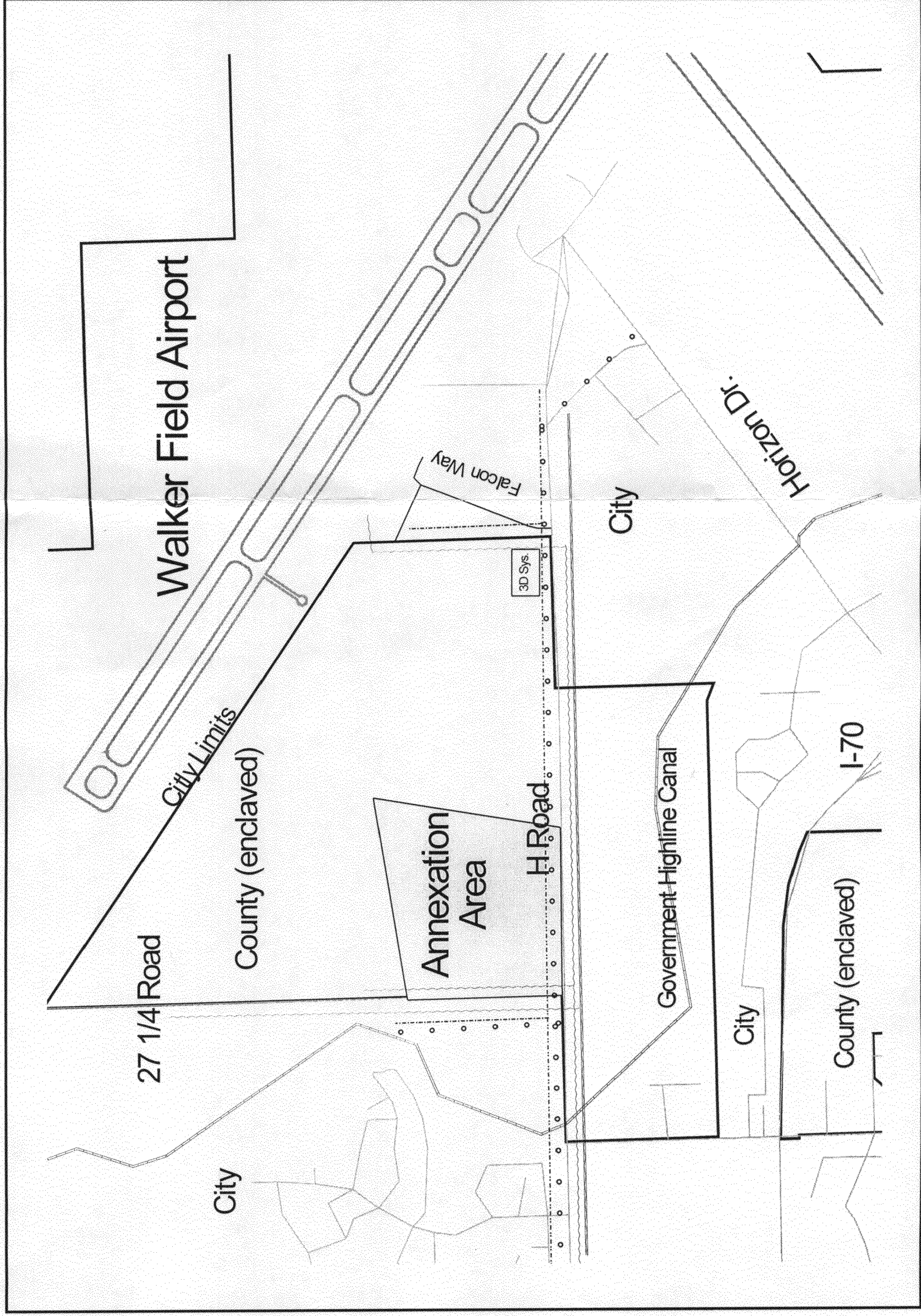
870 0 870 1740 Feet



# BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION



# BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION Utility Map

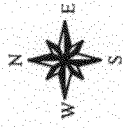


Data from Utilities

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

Data from Mesa County ArcInfo (GIS)

- ⌄ Airport
- ⌄ Canals
- ⌄ Ditch
- ⌄ Roads
- City Limits

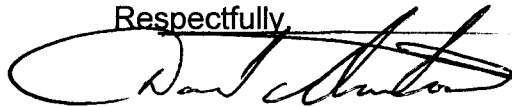


June 19, 1996

To File # ANX-96-128:

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

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton", written over the word "Respectfully". The signature is fluid and cursive.

Dave Thornton, AICP  
Senior Planner

(imp-rpt.bp)

**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 25, 1996

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

Re: Proposed Bookcliff Technological Park Annexation  
Vacant land at the northeast corner of H and 27.25 Roads -  
Parcels 2701-253-00-288 & 289

Dear Dave:

Domestic water service including fireline flow can be provided off Ute Water's 18-inch main located in H Road. The system pressure at this area is approximately 70 psi.

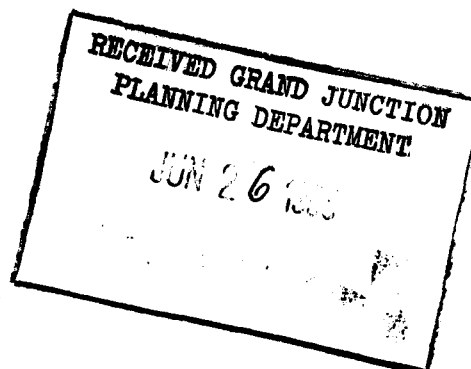
Call us if you have any questions or concerns.

Sincerely,



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

cc: Jim Bright - Grand Junction Fire Department



## 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 Bookcliff Technological Park Annexation**  
DATE: June 18, 1996

On Wednesday, June 5, a resolution for the intent to annex the Bookcliff Technological Park Annexation went to City Council for their approval to begin the annexation process. First reading of the annexation ordinance will go to City Council on July 17th with second reading on August 7th. The annexation will be effective September 8, 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 June 28, 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.*

## BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION SUMMARY

**File Number:** ANX#96-128  
**Location:** vacant land at the northeast corner of H and  
27 1/4 Roads  
**Parcels:** 2701-253-00-288, 289 (2 parcels)  
**Estimated Population:** 0  
**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0  
**Acres:** 55  
  
**Developable Acres Remaining:** 55

**The annexation includes the following right-of-way:**

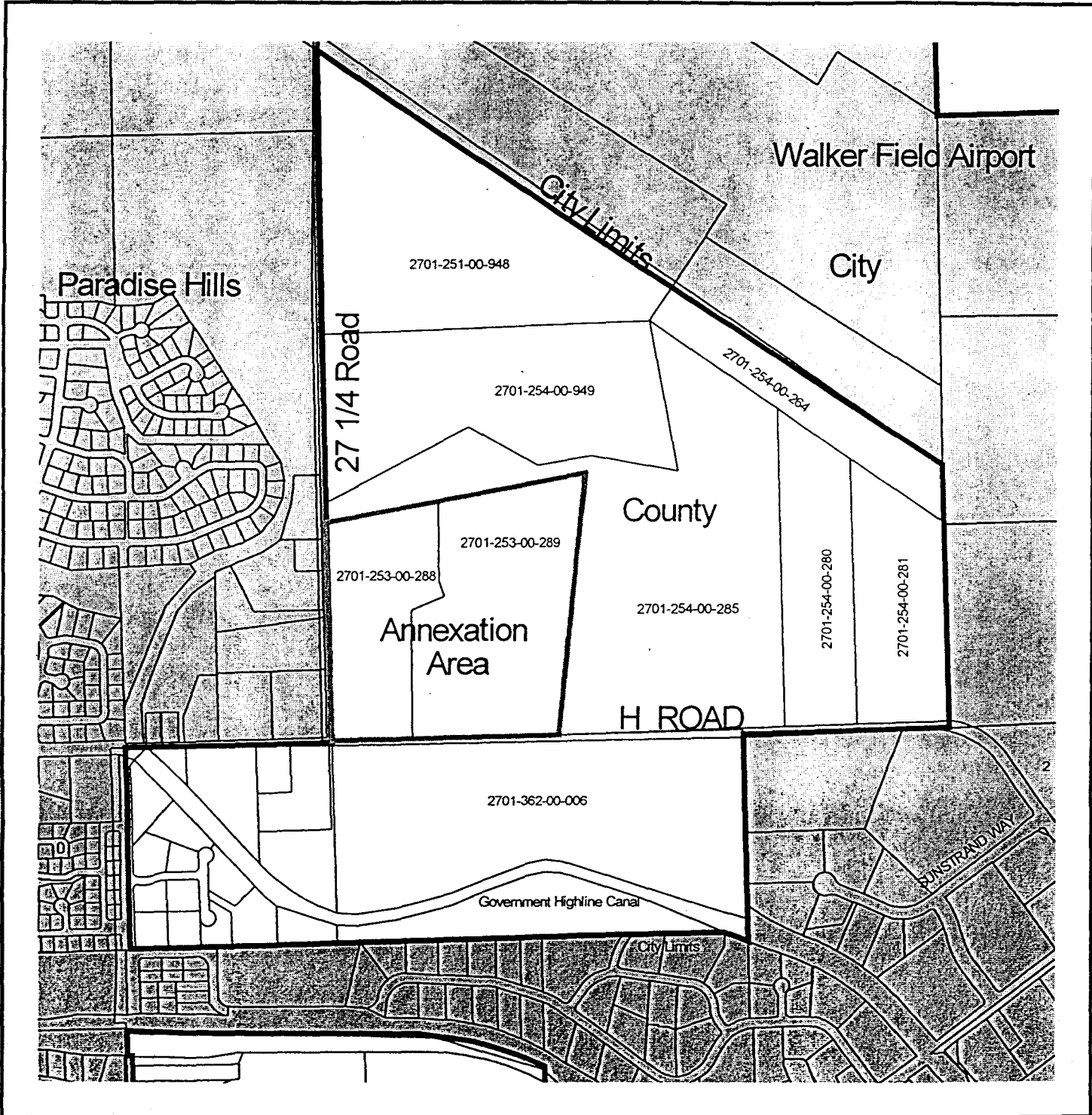
1318 feet on H Road (north half only)  
1320 feet on 27 1/2 Road (east half only)

**Previous County Zoning:** AFT  
**Proposed City Zoning:** Industrial or commercial  
**Current Land Use:** Vacant  
**Future Land Use:** Industrial Park  
**Assessed Values:** Land = \$2,010  
Improvements = \$0  
TOTAL VALUE = \$2,010  
**Census Tract:** 16  
**Address Ranges:** 2726-2754 H Road (even)  
**Special Districts:**  
**Water:** Ute Water  
**Sewer:**  
**Fire:** Grand Junction Rural Fire  
**Drainage:** Grand Junction Irrigation & Drainage  
**School:** District 51  
**Irrigation:**  
**Pest:**  
**Other:**

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



# BOOKCLIFF TECHNOLOGICAL PARK 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.



To: David Thornton  
Cc: Trenton prall, Darren Starr  
From: Greg Trainor  
Subject: Fwd: Bookcliff Technological Park Annexation  
Date: 6/25/96 Time: 1:44PM

Originated by: JIMB @ CITYHALL on 6/25/96 11:59AM  
Forwarded by: GREGT @ CITYHALL on 6/25/96 1:44PM (CHANGED)

I am adding my portion to Jim's report:

Sewer is provided by the 201 Sewer System.. The area is not presently served by and sewage cpllection system but could be served through an trunk line extension from the sewer fund. Developers and builders would pay fees to recover the cost of any trunk extensions made, assuming the area qualified for an extension.

Solid waste services would be provided by the City of Grand Junction. This is a commercial/industrial park area and the City would compete with other haulers for any customers in the area.

Water services is provided by Ute Water. I believe their lines in the area are undersized. However, Ute will have to confirm this. I assume that they respond to your letters asking for information.(??)

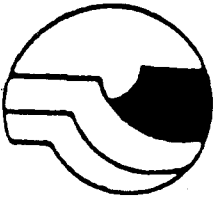
\*\*\*\*\* ORIGINAL MESSAGE FOLLOWS \*\*\*\*\*

#### Bookcliff Technological Park Annexation - Fire

The Fire Department currently serves this area of proposed annexation through the City's contract with the Grand Junction Rural Fire Protection District. Annexation of this area will not change the level of response for the Fire Department. Since the land is vacant no water line upgrades for fire protection are required at this time.

Annexation of this area will reduce the Grand Junction Rural Fire Protection District revenue by \$15.26 which is less than .1% of their total revenue.





Mesa County Department of Planning and Development  
Zoning Enforcement Division

(970) 244-1638

---

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5028

**MEMORANDUM**

TO: Dave Thornton, Community Development Department  
FROM: Jo Millsaps, Zoning Administrator  
DATE: June 26, 1996  
SUBJECT: Bookcliff Technological park Annexation

Mesa County Zoning Enforcement does not have any violations notices pending on this annexation.

If you have any questions or I can be of any assistance, please do not hesitate to contact me at 244-1774.

To: David Thornton  
Cc: MARKR  
From: Doug Cline  
Subject: COST IMPACT - BOOKCLIFF TECHNOLOGICAL PARK ANNEX.  
Date: 6/28/96 Time: 2:50PM

Dave:

The following are Street Systems Divisions estimates for street maintenance services cost impacts for the proposed annexation of "Bookcliff Technological Park" annexation plat:

	Services:	Initial Costs	Ongoing Costs
	Street Maintenance	-0-	\$600 annually
	Street Cleaning	-0-	-0-
annually	Traffic Services	\$425	\$475
annually	Street Lighting	\$8,070	\$886

Street maintenance estimate includes the cost of annual asphalt patching. Traffic Services costs are for the annual maintenance of two traffic signs and the centerline stripping of H Road.

Street Lighting estimates are for the installation of six lights along both 27 1/2 and H Roads.

Doug

To: David Thornton  
Cc: Marty Currie, Carol Proctor  
From: James Hall  
Subject: Bookcliff Technological Park Annexation  
Date: 6/28/96 Time: 2:44PM

I have reviewed the above captioned area for police calls for service and found only two (2) calls thus far in 1996. Based on the low number of calls for services, the annexation of this area would not create an impact on the police department.

STAFF REVIEW

---

FILE: #ANX-96-128      BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION

DATE: July 17, 1996

STAFF: David Thornton

**ACTION REQUESTED:** Staff requests that City Council accept the annexation petition and approve on first reading the Bookcliff Technological Park Annexation.

LOCATION:              Northeast corner of H Road and 27 1/4 Road

APPLICANTS:        Colorado West Improvements, Inc.

---

**EXECUTIVE SUMMARY:** Colorado West Improvements, Inc.(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 55 acre Bookcliff Technological Park Annexation.

**STAFF ANALYSIS:** Colorado West Improvements, Inc. has plans to build a technological park at this location. 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) = 55  
# of acres signed for = 55 (100%)  
  
# of owners (total) = 1  
# of owners signing petition = 1 (100%)

Pursuant to C.R.S. 31-12-104, the Bookcliff Technological Park 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.

Land Use eff - 7/17  
July PC mtg.

### BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION SUMMARY

**File Number:** ANX#96-128  
**Location:** Vacant land, NE corner of 27 1/4 and H roads  
**Parcels:** 2701-253-00-288, 289 (2 parcels)  
**Estimated Population:** 0  
**# of Parcels (owner occupied):** 0  
**# of Dwelling Units:** 0  
**Acres:** 55

**Developable Acres Remaining:** 55

**The annexation includes the following right-of-way:**

1318 feet on H Road (north half only)  
1320 feet on 27 1/2 Road (east half only)

**Previous County Zoning:** AFT

**Proposed City Zoning:** Industrial

**Current Land Use:** Vacant

**Future Land Use:** Industrial Park

**Assessed Values:** Land = \$2,010  
Improvements = \$0  
TOTAL VALUE = \$2,010

**Census Tract:** 16

**Address Ranges:** 2726-2754 H Road (even)

**Special Districts:**

**Water:** Ute Water

**Sewer:**

**Fire:** Grand Junction Rural Fire

**Drainage:** Grand Junction Irrigation & Drainage

**School:** District 51

**Irrigation:**

**Pest:**

**Other:**

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

# The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

## PROPERTY PROFILE

5/9/96

PREPARED BY: Dave Thornton  
PREPARED FOR: BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
COMPANY: City of Grand Junction

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

### OWNER INFORMATION

~~T L BENSON~~  
785 JORDANNA RD  
GRAND JUNCTION, CO 81506-3811

CO OWNER: MARION J & GNT DEVELOP

Colorado West Improvements, INC. 4/26/96  
360 Grand Ave.  
GJ, CO 81501  
Book 2226 Page 418

### PROPERTY INFORMATION

PARCEL NUMBER: 2701-253-00-288  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125300272

LEGAL: BEG SW COR SE4SW4 SEC 25 1N 1W N 01DEG53'25SEC E 1320.13FT N 01DEG52'33SEC E 65.09FT N  
82DEG38'16SEC E 752.39FT S 01DEG53'25SEC W 499.98FT S 18DEG06'35SEC E 100FT S 71DEG10'21SEC W  
230.02FT S 01DEG53'25SEC W 827FT N 88DEG03'38SEC W 535FT TO POB EXC W 25FT FOR RD ROW AS DESC  
IN B-903 P-201 & B-931 P-564 MESA CO RECDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 20.19    ABST: 4147    IMP SQ FT: 0

### SALE INFORMATION

DATE SOLD: 09/26/95    PRICE: 0    RECORDING INFO - BOOK: 2175    PAGE: 861

### TAX INFORMATION

TAC: 11200	MIL LEVY: 82.8730	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 320.00	LAND ASSESS: 90.00
	IMP VALUE: 0.00	IMP ASSESS: 0.00
	TOTAL VALUE: 320.00	TOTAL ASSESS: 90.00

TAXES: 7.45    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00  
CODE 2: AMT 2: 0.00  
CODE 3: AMT 3: 0.00  
OTHER: N

# The City Of Grand Junction

250 North 5th St.  
Grand Junction, CO 81501  
(970) 244-1538

## PROPERTY PROFILE

5/9/96

PREPARED BY: Dave Thornton  
PREPARED FOR: BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
COMPANY: City of Grand Junction

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### OWNER INFORMATION

GNT DEVELOPMENT CORP  
PO BOX 308  
GRAND JUNCTION, CO 81502-0308

CO OWNER: T L & MARION J BENSON

*Colorado West Improvements, Inc.*

### PROPERTY INFORMATION

PARCEL NUMBER: 2701-253-00-289  
PROPERTY ADDRESS:

PREVIOUS PARCEL NUMBER: 270125300272

LEGAL: BEG S4 COR SEC 25 1N 1W N 88DEG03'37SEC W 1317.97FT N 1DEG53'25SEC E 1320.13FT N 1DEG52'33SEC E 61FT N 82DEG38'16SEC E 1706.80FT S 8DEG40'02SEC W 1668.50FT N 88DEG03'49SEC W 169.72FT TO POB EX THAT PARCEL AS DESC IN B-2071 P-181/182 & ALSO EXC RD ROW AS DESC IN B-903 P-201 MESA CO RECDS

YR BUILT: 0000    ROOMS: 0    BATHS: 0.00    UNITS: 24.56    ABST: 4147    IMP SQ FT: 0

### SALE INFORMATION

DATE SOLD: 09/26/95    PRICE: 0    RECORDING INFO - BOOK: 2175    PAGE: 861

### TAX INFORMATION

TAC: 11200    MIL LEVY: 82.8730    MIL LEVY DATE: 01/01/96

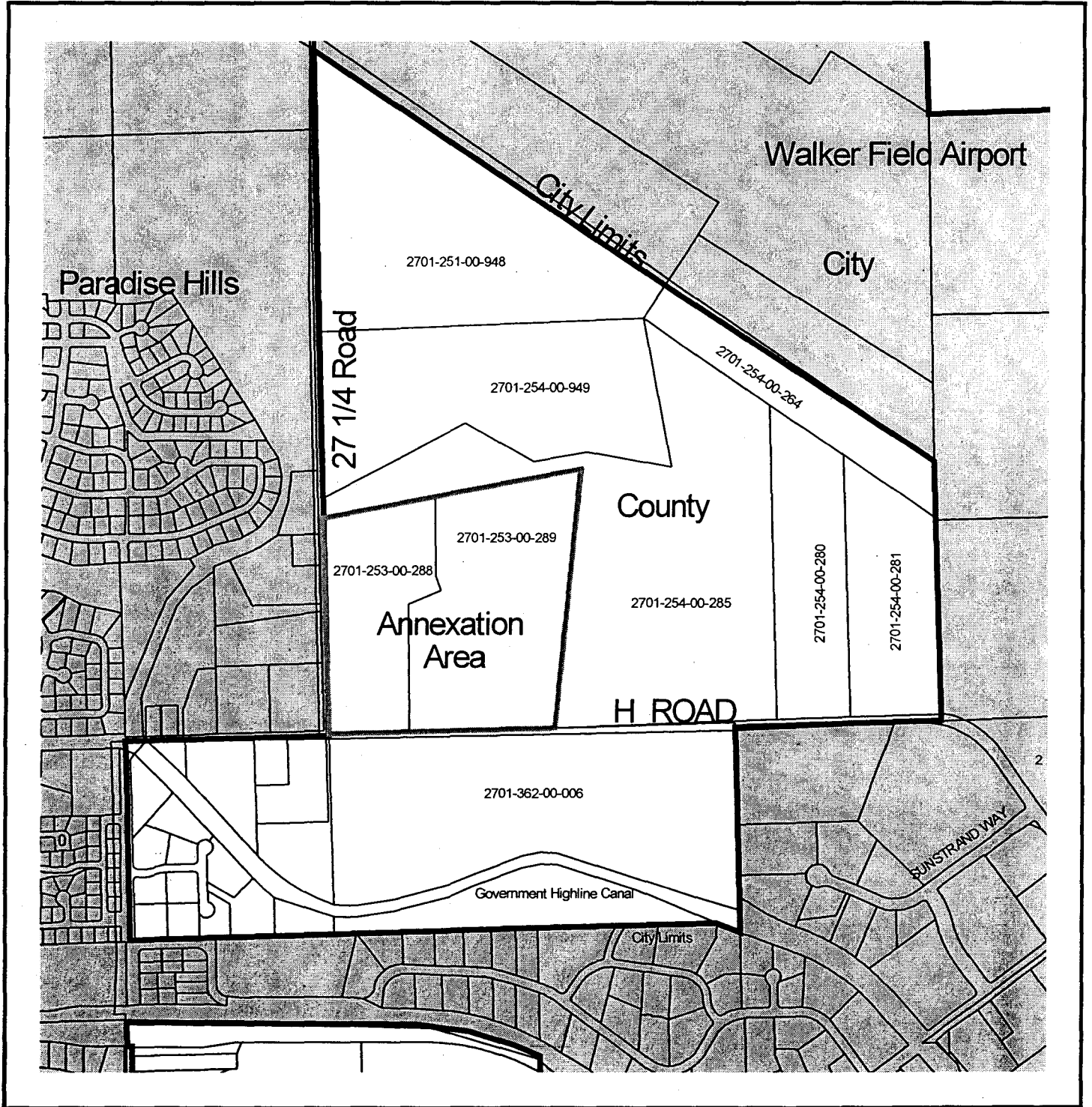
APPRAISED VALUE:	LAND VALUE:	6,630.00	LAND ASSESS:	1,920.00
	IMP VALUE:	0.00	IMP ASSESS:	0.00
	TOTAL VALUE:	6,630.00	TOTAL ASSESS:	1,920.00

TAXES: 159.11    TAX SALE FLAG: False    DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00  
CODE 2: AMT 2: 0.00  
CODE 3: AMT 3: 0.00  
OTHER: N



# BOOKCLIFF TECHNOLOGICAL PARK 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  
5/10/96

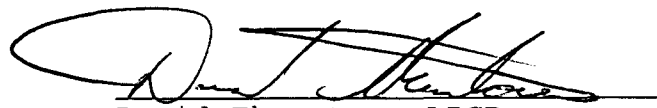
Bookcliff Technological Park Annexation

For City Council 7/17/96

It is my professional belief; based on my review of the petition, pursuant to C.R.S. 31-12-104, that the Bookcliff technological Park 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 7/15/96

(eligible)



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
JUL 22 1996

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

July 22, 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. 76-96 adopted by the City Council on July 17, 1996. The Resolution pertains to the annexation of land to the City of Grand Junction, generally described as and commonly known as the Bookcliff Technological Park 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 Director of the Community Development Department at 244-1430. Thank you.

Sincerely,

Stephanie Nye, CMC  
City Clerk

SN:cme

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



August 13, 1996

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

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

Madam:

Re: Annexation - Bookcliff Technological Park

Enclosed herewith is a certified copy of Ordinance No. 2941 and map for annexation of Bookcliff Technological Park Annexation, which annexes approximately 55 acres of land located at the northeast corner of H Road and 27 1/4 Road.

The effective date of the annexation is September 8, 1996.

Sincerely,

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

Stephanie Nye, CMC/AAE  
City Clerk

SN:tm

Enclosures

cc: Michael Gallegos, Public Service Company  
Wm. Byers/Jarrett Broughton, Grand Valley Rural Power  
Ray David, Colorado Department of Transportation  
Tom Worster, TCI Cablevision  
Michelle Wilson, U.S. West, Inc.  
Sgt. Mark Barger, Colorado State Patrol  
Jan Matticks, Grand Junction Area Chamber of Commerce  
Division of Local Government  
Charles E. Stockton, Assistant Manager, Ute Water  
County Assessor  
County Motor Vehicle Department  
County Engineering Department  
County Planning Department  
County Road Department  
County Sheriff  
City Community Development, Planning Division  
City Community Development, Code Enforcement Division  
City Engineering  
City Sales Tax  
City Sanitation  
City Streets  
City Traffic  
City Utilities  
City Parks & Recreation  
City Police Department  
City Fire Department  
Greater Grand Valley Communications Center

**STAFF REVIEW**

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FILE: #ANX-96-128      **BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
ZONE OF ANNEXATION**

DATE: August 21, 1996

STAFF: Dave Thornton

**ACTION REQUESTED:** Staff requests that City Council approve Planned Industrial zoning for the Bookcliff Technological Park Annexation.

LOCATION:              Northeast corner of 27 1/4 Road and H Road

APPLICANTS:        Colorado West Improvements, Inc.

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**EXECUTIVE SUMMARY:**

Staff recommends Planned Industrial (PI) zoning for the Bookcliff Technological Park Annexation. The zoning is currently PI in Mesa County and has received Official Development Plan approval.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Industrial Park
SURROUNDING LAND USE	
NORTH:	Agriculture and Airport
SOUTH:	Agriculture and Residential
EAST:	Agriculture
WEST:	Residential (Paradise Hills)
EXISTING COUNTY ZONING:	Planned Industrial
PROPOSED CITY ZONING:	Planned Industrial
SURROUNDING ZONING	
NORTH:	AFT (County)
SOUTH:	AFT (County)
EAST:	AFT (County)
WEST:	RSF-1 (City)

**STAFF ANALYSIS:**

This 55 acre annexation contains two parcels. The petitioner requested to join the City. The property has received ODP (Official Development Plan) approval from Mesa County for a Planned Unit Development with commercial/light industrial uses. The zoning is currently Planned Industrial (PI). Staff feels the ODP has good potential for creating a quality industrial park. Planning Commission approved the plan (ODP) as approved in the County at their August 6th meeting.

Uses within the project are subject to the City planned development process and the adopted Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will also specify design guidelines for any business locating in the Technology Center. Attached is a map and a project narrative for the approved ODP.

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: No, the County planned industrial zone is appropriate..*

- 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 character of the area is heavily influenced by the existing Walker Field Airport and its' need to maintain an area around its' borders that is compatible with airport uses. Residential uses are not recommended for this site due to airport incompatibilities. Light industrial/commercial uses are appropriate for this area.*

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

*Response: Light manufacturing jobs are generally considered good for the community. With the proximity of this site to the airport makes it a good area for light manufacturing businesses.*

- 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 due to the extensive buffering described in the Official Development Plan.*

- 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 land uses are in conformance with the plans and policies of Walker Field airport. Residential uses for this site are 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*

- 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 are currently available to the area and can be easily extended into the area.*

**STAFF RECOMMENDATIONS:**

Recommends Planned Industrial (PI) zoning

**RECOMMENDED PLANNING COMMISSION MOTIONS:**

Recommends Planned Industrial (PI) zoning.

(bookzone.rpt)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. \_\_\_\_\_

Ordinance Zoning the Bookcliff Technological Park Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Bookcliff Technological Park 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 Planned Industrial (PI) zoning with land uses being subject to industrial/commercial uses as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Industrial (PI) zone district with land uses being subject to industrial/commercial uses as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site be established.

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):

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the

centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centeline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

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

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

---

Mayor

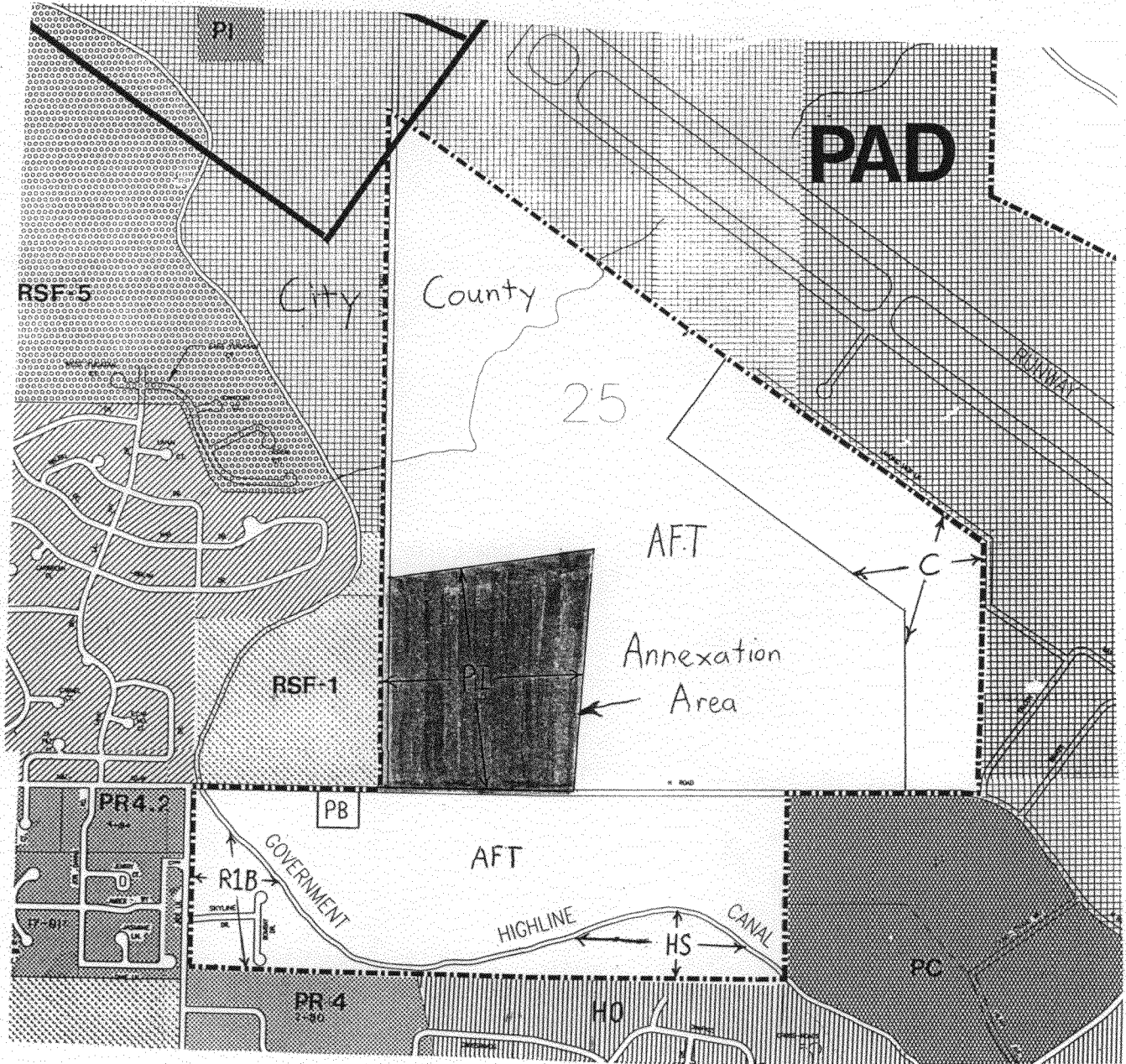
ATTEST:

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City Clerk



# ZONING MAP FOR BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION



# PROJECT NARRATIVE BOOKCLIFF TECHNOLOGY CENTER

## INTRODUCTION

This submittal of Bookcliff Technology Center is to amend the current Official Development Plan (ODP) that exists for what now is known as the Benson Ranch project. The Benson Ranch project is one that has been submitted to Mesa County several times over the past two years, but has been met with opposition and controversy due to its' planned use being residential houses. One of the primary concerns with the planned residential development was that it may not be compatible with Walker Field Airport, due to its close proximity to the airport. It is viewed that a Commercial or Light Industrial development be more compatible with the surrounding area.

## CURRENT USE

This site is situated at the northeast corner on the intersection of 27¼ Road and H Road. According to a survey performed by Intermountain Technical Services, Inc. in January of 1994, it is approximately 53 acres in size. The site can also be described as being located in the SE¼ of Section 25, Township 1 North, Range 1 West, Ute Meridian. The current use, as well as historical use, is predominantly agricultural. It is farmed by Mr. Bruce Currier, the adjacent landowner to the east, and has been used for grazing and raising corn crops. The existing topography slopes generally from the northeast to the southwest with grades of 1% to 5%. Steeper areas occur in the northwest portion of the parcel which have not been developed into any specific use. Drainage from the site occurs at the southwest corner by means of two 15" culverts crossing 27¼ Road and H Road respectively. Drainage continues to the south ultimately being intercepted by the Government Highline Canal, located approximately one-quarter of a mile away. No appreciable off-site drainage impacts this site.

## SURROUNDING USES

Existing uses surrounding the site are mainly agricultural in nature. In addition to Mr. Currier to the east, parcels to the south are zoned agricultural but with no distinct current use. To the north, a narrow parcel, also owed by Mr. Currier, provides ingress/egress and irrigation water for lands to the east. Further to the north is property owned by the Walker Field Airport Authority and is undeveloped. To the west, across 27¼ Road, is the North Point Subdivision, which is a five-lot development with lots approximately 2.5 acres to nearly 5 acres in size. Further to the west is Paradise Hills Subdivision, with average lot sizes in the ¼ acre to ½ acre range. Larger, unplatted parcels are located near the site to the west and south of the project.

Walker Field Airport is located to the northeast of the site with the main runway being approximately one-half mile away. The terminal building being less than a mile away, to the east along H Road. Also to the east, on H Road, is the new 3D Systems industrial development approximately one-half mile away.

### AVAILABILITY OF UTILITIES

This site is in an area that is currently being served by all utilities with the exception of sanitary sewer. Ute Water has a 18" line along H Road and has indicated, from past submittals, that there is no problems with servicing this site. The nearest sanitary sewer is located west of 27 Road in the Alpine Meadows Subdivision in H Road. It appears as though ground elevations will allow a gravity line to be extended to this area, however, a crossing will be necessary over the Government Highline Canal. From field observations, this is currently done with the 18" waterline and a gas line, so it appears as though this crossing is feasible. Previous narratives for the Benson Ranch project indicated that this area may be part of a Trunk Line Extension Fund. Further research during final design will be done to determine any involvement the City of Grand Junction may have in any sewer extensions in the area.

### PROPOSED DEVELOPMENT

Following the general consensus that this area should be developed into a Commercial/Light Industrial project, the Industrial Development, Inc. (IDI), along with the Mesa County Economic Development Council began to investigate the possibilities of this area being developed as a commercial park. With the 3D Systems arrival and working with other firms, the need to make more available commercial developments was recognized.

To attract businesses to the area, many important factors were considered. These factors included a close proximity to transportation facilities, i.e. airport and Interstate 70; large lots; and pleasant amenities. After review of this parcel, it was determined that this site could fulfill all of these different factors.

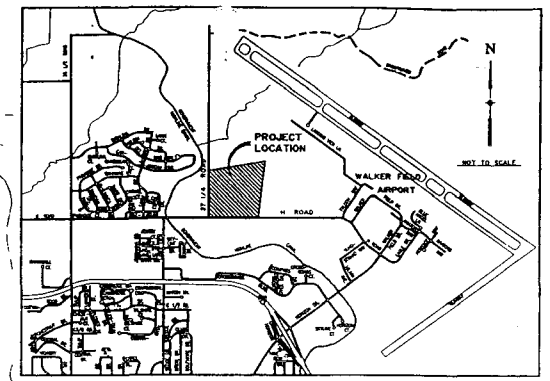
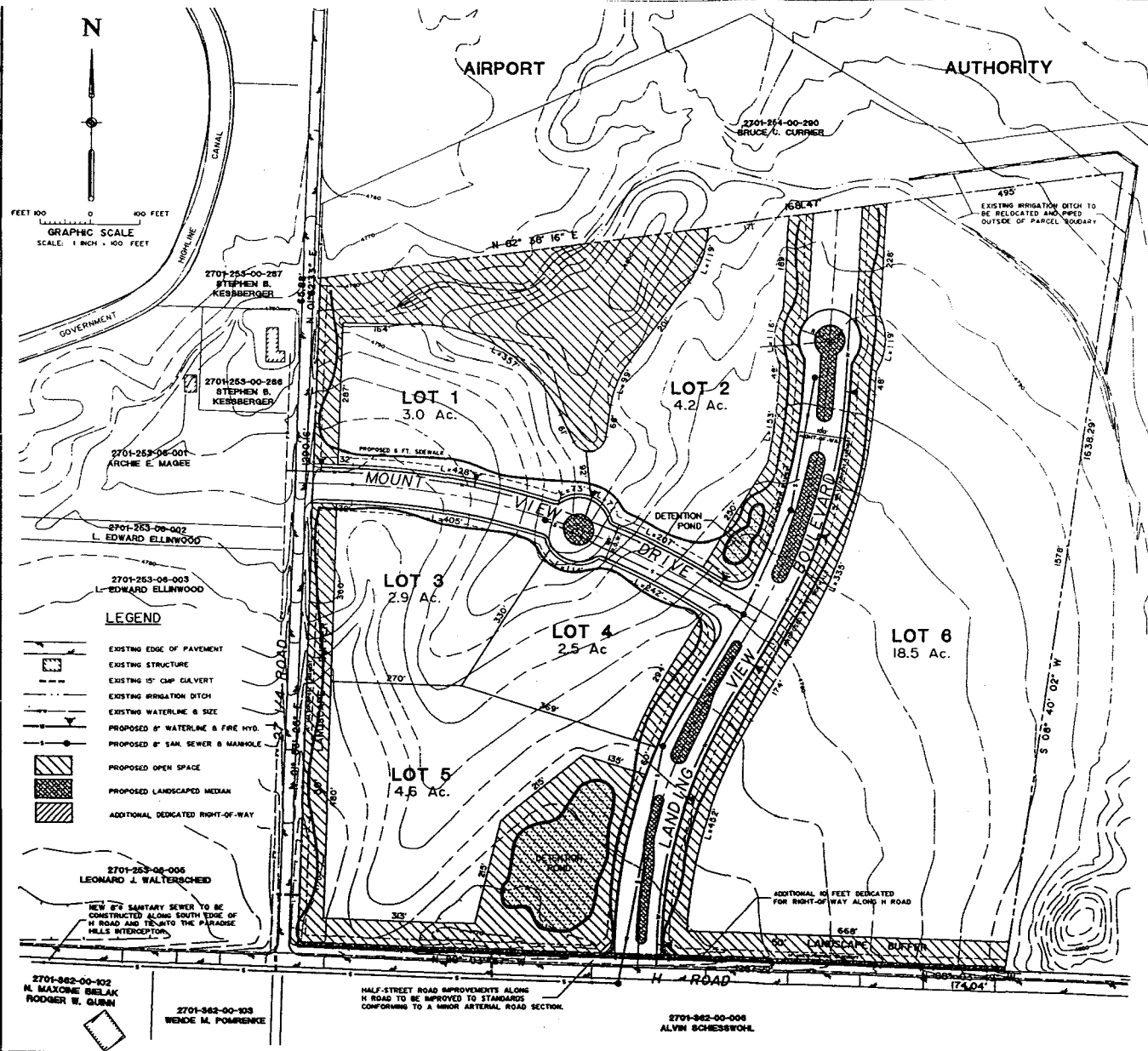
In developing a plan, it was concentrated on making it a "simple" and "user friendly" layout. It was felt that a layout that provided amenities such as abundant landscaping, walking trails, and a general "campus" feel was important in attracting new businesses. As can be seen by reviewing the Official Development Plan, the road system is simple, only two streets are proposed within the development. This system provides access to the entire site and in doing so yields a development that is flexible in providing lots that can be as small as 2.5 acres and as large as 18.5 acres.

An important amenity that was concentrated on was landscaping. The proposed development will provide wide buffers to adjacent areas. This will be done by constructing buffers along 27 $\frac{1}{4}$  Road and H Road that will be 50 feet in width. Within these areas will be plantings, berms and walking trails that will provide buffers to alleviate noise and visual

impacts that may tend to cause concern. Extensive open space is to be platted within the project as well that will provide the "campus" feel of open green space. Rather than having an amenity such as this at one location, such as the entrance, this amenity is "stretched out" along Landing View Boulevard, the main north-south roadway within the project. Open space corridors of 50 feet also will be provided on each side of this boulevard, as well as planning for wide landscaped medians along its route. County requirements stipulate that 20% of the parcel's net area (gross area minus the road area) be dedicated as open space. This project, as shown, has 24% of the net area dedicated as open space. The final area breakdown may vary slightly, but it can be seen that this requirement can easily be met. To reduce the visual impact that this project may cause, a large area of open space is defined in the area of the site's higher elevation. This will maintain these areas as they currently are and prohibit buildings from being constructed in this area.

The landscape areas will be made to tie into existing topography as much as possible. Drainage will follow historic paths as much as possible with detention areas being provided to prevent excessive discharges of storm water from the site. These areas can be implemented into the landscaping and provide a functional, and required, amenity as well as a pleasant visual amenity.

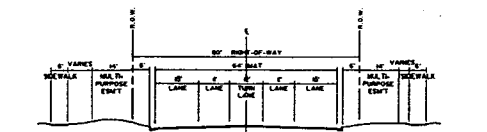
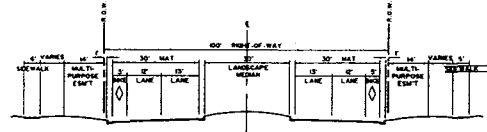
Current road classification for H Road is for it to be improved to a Minor Arterial Street. This four-lane roadway, with a center turn lane, would provide access primarily from the east, Horizon Drive/Interstate 70 and Walker Field.



**2701-254-00-290 BRUCE C. CURRIER**

**AREA BREAKDOWN**

ADDITIONAL H ROAD RIGHT-OF-WAY	0.34 Ac.	0.6 %
INTERIOR ROAD RIGHT-OF-WAY	5.55 Ac.	10.5 %
LOTS	35.72 Ac.	67.3 %
OPEN SPACE	11.44 Ac.	21.6 %
<b>TOTAL</b>	<b>53.05 Ac.</b>	<b>100.0 %</b>



APPROVED BY:	REVIEWED BY:
F.B./D.E.C.	DATE: _____ FOR _____
CHECKED BY:	REVIEWED BY:
D.E.C.	DATE: _____ FOR BANNER ASSOCIATES, INC.

**BANNER**  
BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS  
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81504 • (970) 243-2242  
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-5607

REVISION	DATE	DESCRIPTION	BY	CHK

INDUSTRIAL DEVELOPMENT, INC. GRAND JUNCTION, COLORADO SCALE: F = 80' JOB NO: 823-03 DATE: 1-8-03  
SHEET NO. 1 of 1  
**BOOKCLIFF TECHNOLOGY CENTER OFFICIAL DEVELOPMENT PLAN**



September 3, 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

Colorado West Improvements, Inc.  
360 Grand Ave.  
Grand Junction, CO 81501

Dear Colorado West Improvements, Inc.,

On August 7, 1996, the City Council approved the Bookcliff Technological Park Annexation on second reading. This annexation will become effective on September 8, 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 black ink that reads "Linda Afman". The signature is written in a cursive style.

Linda Afman  
Mayor

enclosure

# BOOKCLIFF TECHNOLOGICAL PARK 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 Bookcliff Technological Park 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 Bookcliff Technological Park 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 Planned Industrial (PI) zoning for the Bookcliff Technological Park Annexation transferring the Official Development Plan approval from the County to the City. 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 Partner.

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**

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FILE: #ANX-96-128      **BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION  
ZONE OF ANNEXATION**

DATE: September 4, 1996

STAFF: Dave Thornton

**ACTION REQUESTED:** Staff requests that City Council approve Planned Industrial zoning for the Bookcliff Technological Park Annexation.

LOCATION:              Northeast corner of 27 1/4 Road and H Road

APPLICANTS:        Colorado West Improvements, Inc.

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**EXECUTIVE SUMMARY:**

Staff recommends Planned Industrial (PI) zoning for the Bookcliff Technological Park Annexation. The zoning is currently PI in Mesa County and has received Official Development Plan approval.

EXISTING LAND USE:	Vacant
PROPOSED LAND USE:	Industrial Park
SURROUNDING LAND USE	
NORTH:	Agriculture and Airport
SOUTH:	Agriculture and Residential
EAST:	Agriculture
WEST:	Residential (Paradise Hills)
EXISTING COUNTY ZONING:	Planned Industrial
PROPOSED CITY ZONING:	Planned Industrial
SURROUNDING ZONING	
NORTH:	AFT (County)
SOUTH:	AFT (County)
EAST:	AFT (County)
WEST:	RSF-1 (City)

**STAFF ANALYSIS:**

This 55 acre annexation contains two parcels. The petitioner requested to join the City. The property has received ODP (Official Development Plan) approval from Mesa County for a Planned Unit Development with commercial/light industrial uses. The zoning is currently Planned Industrial (PI). Staff feels the ODP has good potential for creating a quality industrial park. Planning Commission approved the plan (ODP) as approved in the County at their August 6th meeting.

Uses within the project are subject to the City planned development process and the adopted Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will also specify design guidelines for any business locating in the Technology Center. Attached is a map and a project narrative for the approved ODP.

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: No, the County planned industrial zone is appropriate..*

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 character of the area is heavily influenced by the existing Walker Field Airport and its' need to maintain an area around its' borders that is compatible with airport uses. Residential uses are not recommended for this site due to airport incompatibilities. Light industrial/commercial uses are appropriate for this area.*

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

*Response: Light manufacturing jobs are generally considered good for the community. With the proximity of this site to the airport makes it a good area for light manufacturing businesses.*

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 due to the extensive buffering described in the Official Development Plan.*

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 land uses are in conformance with the plans and policies of Walker Field airport. Residential uses for this site are 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*

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 are currently available to the area and can be easily extended into the area.*

#### **STAFF RECOMMENDATIONS:**

Recommends Planned Industrial (PI) zoning

#### **RECOMMENDED PLANNING COMMISSION MOTIONS:**

Recommends Planned Industrial (PI) zoning.

(bookzone.rpt)

*Approved  
S-O*

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. \_\_\_\_\_

Ordinance Zoning the Bookcliff Technological Park Annexation

Recitals.

The following property has been annexed to the City of Grand Junction as the Bookcliff Technological Park 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 Planned Industrial (PI) zoning with land uses being subject to industrial/commercial uses as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Industrial (PI) zone district with land uses being subject to industrial/commercial uses as approved through the City's Planned Development process and the adopted Covenants, Conditions, and Restrictions (CC&R's) as approved by the City for the site be established.

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):

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the

*Consistent with current selection criteria of the Mesa Co Economic Development Council for relocation prospects*

centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centerline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

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

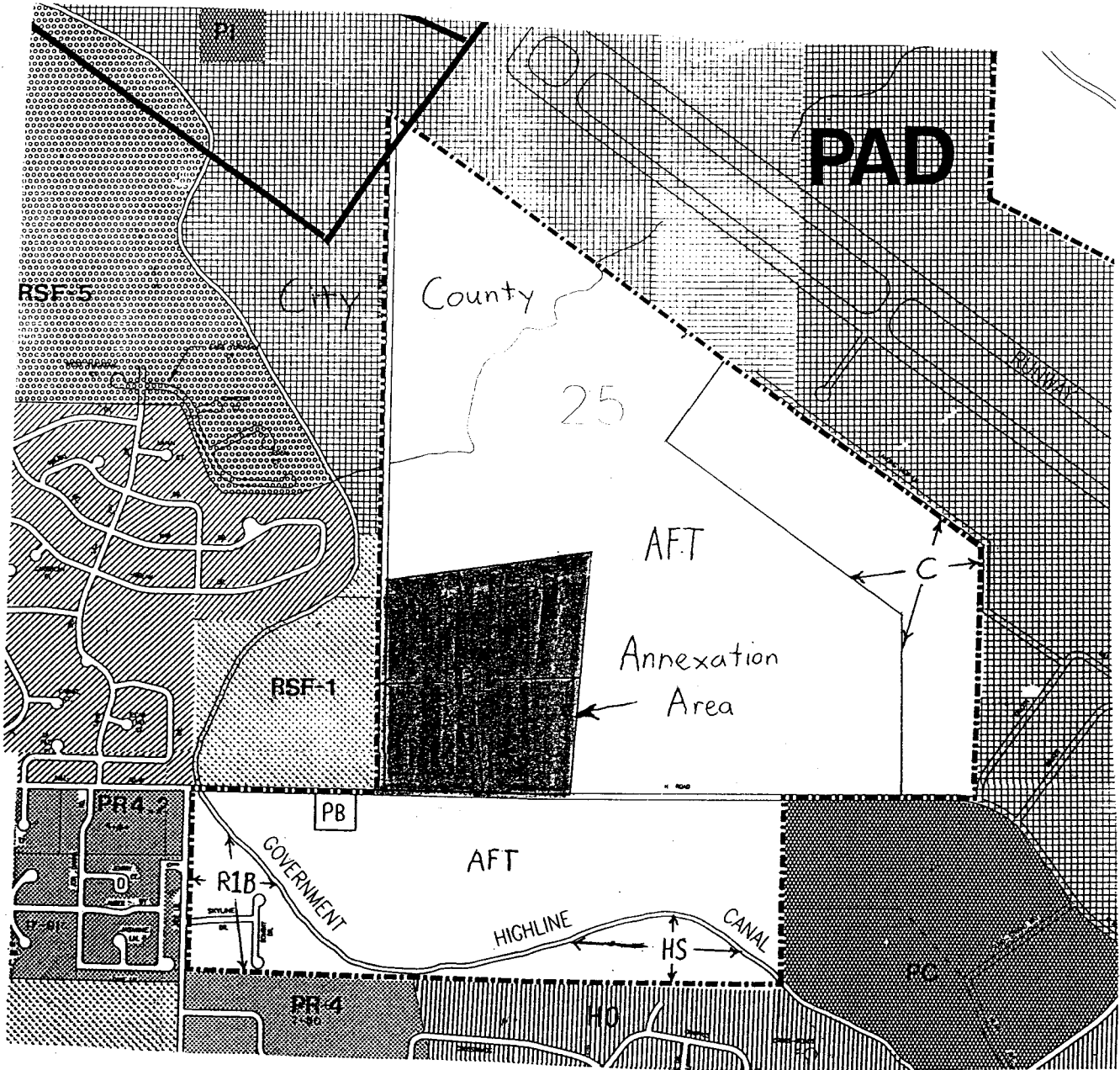
PASSED and ADOPTED on second reading this \_\_\_\_\_ day of September, 1996.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# ZONING MAP FOR BOOKCLIFF TECHNOLOGICAL PARK ANNEXATION





# PROJECT NARRATIVE BOOKCLIFF TECHNOLOGY CENTER

## INTRODUCTION

This submittal of **Bookcliff Technology Center** is to amend the current Official Development Plan (ODP) that exists for what now is known as the Benson Ranch project. The Benson Ranch project is one that has been submitted to Mesa County several times over the past two years, but has been met with opposition and controversy due to its' planned use being residential houses. One of the primary concerns with the planned residential development was that it may not be compatible with Walker Field Airport, due to its close proximity to the airport. It is viewed that a Commercial or Light Industrial development be more compatible with the surrounding area.

## CURRENT USE

This site is situated at the northeast corner on the intersection of 27 $\frac{1}{4}$  Road and H Road. According to a survey performed by Intermountain Technical Services, Inc. in January of 1994, it is approximately 53 acres in size. The site can also be described as being located in the SE $\frac{1}{4}$  of Section 25, Township 1 North, Range 1 West, Ute Meridian. The current use, as well as historical use, is predominantly agricultural. It is farmed by Mr. Bruce Currier, the adjacent landowner to the east, and has been used for grazing and raising corn crops. The existing topography slopes generally from the northeast to the southwest with grades of 1% to 5%. Steeper areas occur in the northwest portion of the parcel which have not been developed into any specific use. Drainage from the site occurs at the southwest corner by means of two 15" culverts crossing 27 $\frac{1}{4}$  Road and H Road respectively. Drainage continues to the south ultimately being intercepted by the Government Highline Canal, located approximately one-quarter of a mile away. No appreciable off-site drainage impacts this site.

## SURROUNDING USES

Existing uses surrounding the site are mainly agricultural in nature. In addition to Mr. Currier to the east, parcels to the south are zoned agricultural but with no distinct current use. To the north, a narrow parcel, also owed by Mr. Currier, provides ingress/egress and irrigation water for lands to the east. Further to the north is property owned by the Walker Field Airport Authority and is undeveloped. To the west, across 27 $\frac{1}{4}$  Road, is the North Point Subdivision, which is a five-lot development with lots approximately 2.5 acres to nearly 5 acres in size. Further to the west is Paradise Hills Subdivision, with average lot sizes in the  $\frac{1}{4}$  acre to  $\frac{1}{3}$  acre range. Larger, unplatted parcels are located near the site to the west and south of the project.

Walker Field Airport is located to the northeast of the site with the main runway being approximately one-half mile away. The terminal building being less than a mile away, to the east along H Road. Also to the east, on H Road, is the new 3D Systems industrial development approximately one-half mile away.

### AVAILABILITY OF UTILITIES

This site is in an area that is currently being served by all utilities with the exception of sanitary sewer. Ute Water has a 18" line along H Road and has indicated, from past submittals, that there is no problems with servicing this site. The nearest sanitary sewer is located west of 27 Road in the Alpine Meadows Subdivision in H Road. It appears as though ground elevations will allow a gravity line to be extended to this area, however, a crossing will be necessary over the Government Highline Canal. From field observations, this is currently done with the 18" waterline and a gas line, so it appears as though this crossing is feasible. Previous narratives for the Benson Ranch project indicated that this area may be part of a Trunk Line Extension Fund. Further research during final design will be done to determine any involvement the City of Grand Junction may have in any sewer extensions in the area.

### PROPOSED DEVELOPMENT

Following the general consensus that this area should be developed into a Commercial/Light Industrial project, the Industrial Development, Inc. (IDI), along with the Mesa County Economic Development Council began to investigate the possibilities of this area being developed as a commercial park. With the 3D Systems arrival and working with other firms, the need to make more available commercial developments was recognized.

To attract businesses to the area, many important factors were considered. These factors included a close proximity to transportation facilities, i.e. airport and Interstate 70; large lots; and pleasant amenities. After review of this parcel, it was determined that this site could fulfill all of these different factors.

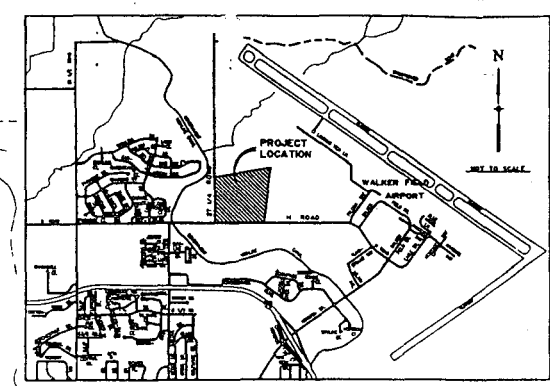
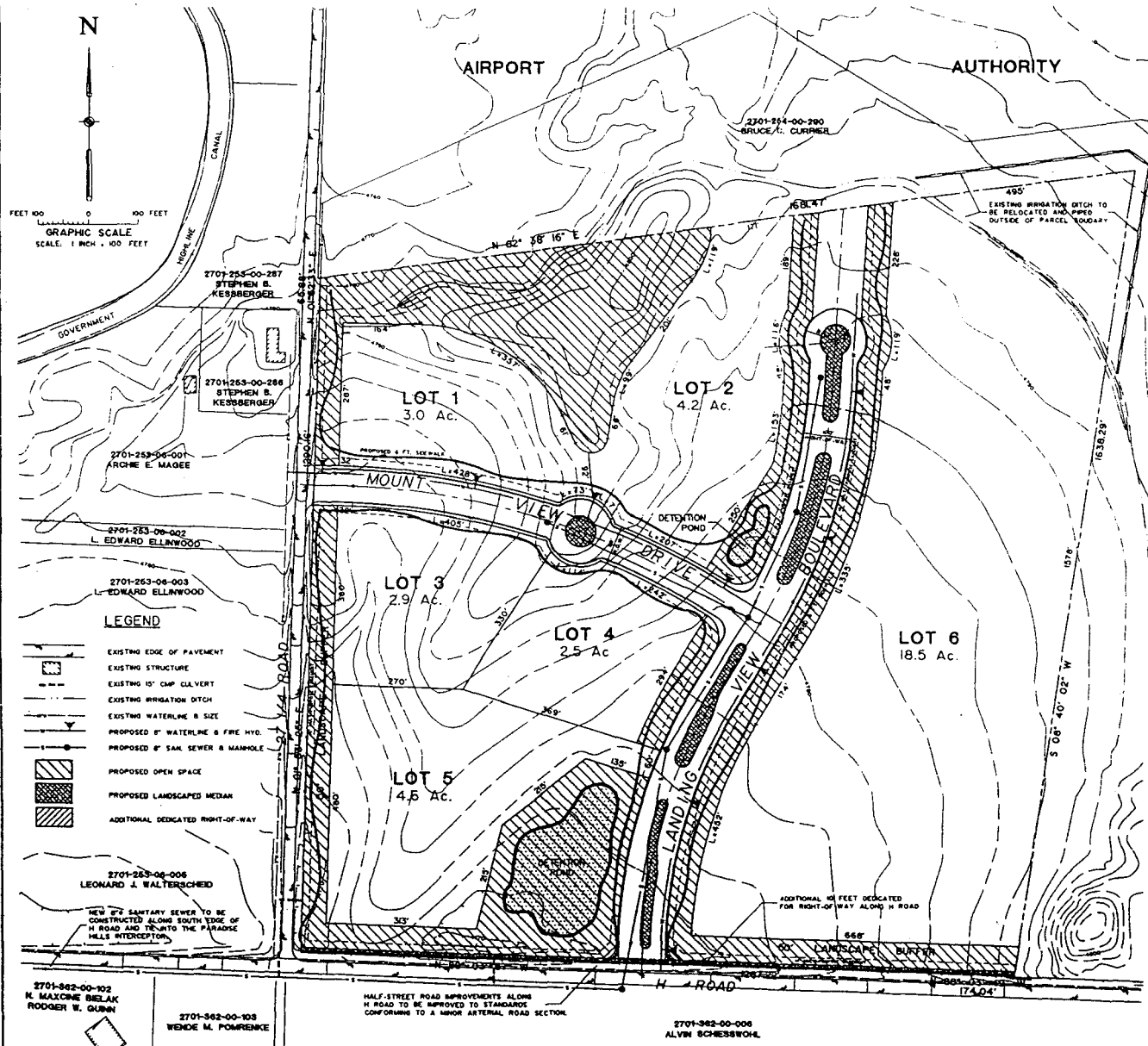
In developing a plan, it was concentrated on making it a "simple" and "user friendly" layout. It was felt that a layout that provided amenities such as abundant landscaping, walking trails, and a general "campus" feel was important in attracting new businesses. As can be seen by reviewing the Official Development Plan, the road system is simple, only two streets are proposed within the development. This system provides access to the entire site and in doing so yields a development that is flexible in providing lots that can be as small as 2.5 acres and as large as 18.5 acres.

An important amenity that was concentrated on was landscaping. The proposed development will provide wide buffers to adjacent areas. This will be done by constructing buffers along 27 $\frac{1}{4}$  Road and H Road that will be 50 feet in width. Within these areas will be plantings, berms and walking trails that will provide buffers to alleviate noise and visual

impacts that may tend to cause concern. Extensive open space is to be platted within the project as well that will provide the "campus" feel of open green space. Rather than having an amenity such as this at one location, such as the entrance, this amenity is "stretched out" along Landing View Boulevard, the main north-south roadway within the project. Open space corridors of 50 feet also will be provided on each side of this boulevard, as well as planning for wide landscaped medians along its route. County requirements stipulate that 20% of the parcel's net area (gross area minus the road area) be dedicated as open space. This project, as shown, has 24% of the net area dedicated as open space. The final area breakdown may vary slightly, but it can be seen that this requirement can easily be met. To reduce the visual impact that this project may cause, a large area of open space is defined in the area of the site's higher elevation. This will maintain these areas as they currently are and prohibit buildings from being constructed in this area.

The landscape areas will be made to tie into existing topography as much as possible. Drainage will follow historic paths as much as possible with detention areas being provided to prevent excessive discharges of storm water from the site. These areas can be implemented into the landscaping and provide a functional, and required, amenity as well as a pleasant visual amenity.

Current road classification for H Road is for it to be improved to a Minor Arterial Street. This four-lane roadway, with a center turn lane, would provide access primarily from the east, Horizon Drive/Interstate 70 and Walker Field.

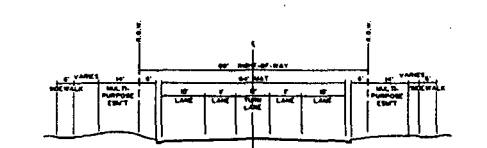
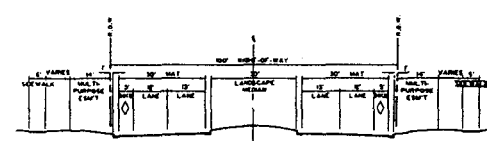


- LEGEND**
- EXISTING EDGE OF PAVEMENT
  - EXISTING STRUCTURE
  - EXISTING 15' CAP CULVERT
  - EXISTING IRRIGATION DITCH
  - EXISTING WATERLINE & SIZE
  - PROPOSED 12" WATERLINE & FIRE HYD.
  - PROPOSED 8" SAN. SEWER & MANHOLE
  - PROPOSED OPEN SPACE
  - PROPOSED LANDSCAPED MEDIAN
  - ADDITIONAL DEDICATED RIGHT-OF-WAY

2701-264-00-200  
BRUCE C. CURRIER

**AREA BREAKDOWN**

ADDITIONAL H ROAD RIGHT-OF-WAY	0.34 Ac.	0.6 %
INTERIOR ROAD RIGHT-OF-WAY	5.55 Ac.	10.5 %
LOTS	35.72 Ac.	67.3 %
OPEN SPACE	11.44 Ac.	21.6 %
<b>TOTAL</b>	<b>53.05 Ac.</b>	<b>100.0 %</b>



DRAWN BY: F.A.B./D.E.C.	REVIEWED: DATE: _____ FOR: _____		<b>BANNER</b> BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81504 • (970) 243-2242 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-6827	REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____ DTD: _____	INDUSTRIAL DEVELOPMENT, INC.	GRAND JUNCTION, COLORADO	SCALE: 1" = 50' SHEET NO.	DATE: 12-08
CHECKED BY: D.E.C.	REVIEWED: DATE: _____ FOR: BANNER ASSOCIATES, INC.	<b>BOOKCLIFF TECHNOLOGY CENTER</b> <b>OFFICIAL DEVELOPMENT PLAN</b>						1 of 1

Perimeter Boundary Legal Description,  
Bookcliff Technological Park Annexation

A parcel of land situate in the SE 1/4 SW 1/4, SW 1/4 SE 1/4, NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 25, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 25; thence N 88°03'37" W along the south line of the SE 1/4 SW 1/4 of said Section 25 (said south line also being the centerline for H Road) a distance of 1317.97 feet to the southwest corner of said SE 1/4 SW 1/4; thence N 01°53'25" E along the west line of said SE 1/4 SW 1/4 (said west line also being the centerline for 27 1/4 Road) a distance of 1320.13 feet to the northwest corner of said SE 1/4 SW 1/4; thence N 01°52'33" E along the west line of the NE 1/4 SW 1/4 of said Section 25 (said west line also being the centerline for 27 1/4 Road) a distance of 61.00 feet to a point; thence crossing the east 1/2 of said 27 1/4 Road and along the north line of a parcel of land as described in Book 2226 at Page 418 to 419 of the records of the Mesa County Clerk and Recorder N 82°38'16" E a distance of 1706.80 feet to the northeast corner of said parcel of land; thence S 08°40'02" W along the east line of said parcel of land a distance of 1668.50 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 25; thence N 88°03'49" W along the south line of said SW 1/4 SE 1/4 (said south line also being the centerline for said H Road) a distance of 169.72 feet to the point of beginning. Said parcel contains 55.00 acres more or less.

(bookclif)

Majority Annexation Checklist

FOR THE Bookcliff TECHNOLOGICAL PARK ANNEXATION(S)

ANX-96-128

- Annexation Petition
  - Cover sheet with allegation that statute requirements are being met.
  - Signature sheets
  - Affidavit for petition (see City Clerk)
  - 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) JUNE 5, 1996
- Resolution of accepting petition July 17, 1996
- Signed annexation ordinance AUG 7, 1996
- Final annexation plat
- City Council minutes for annexation
  - referral of petition (intent to annex for enclaves) JUNE 5, 1996
  - acceptance of petition/1st reading of ordinance July 17, 1996
  - 2nd reading of ordinance AUG 7, 1996
- Planning Commission minutes for Zoning Aug 6th
- City Council minutes for zone of annexation
  - 1st reading of ordinance Aug 21, 1996
  - 2nd reading of ordinance Sept 4, 1996
- Copy of signed zoning ordinance Sept 4, 1996
- Cover letter to Mesa County for Impact Report and memo (for annexations under 10 acres - memo only) JUNE 19, 1996
- Memo requesting impact reports JUNE 18, 1996
- Impact reports
  - Public Works X Police Dept (June 28, 1996)
  - Code Enforcement
  - Planning
  - Parks
  - Finance (final report)
  - Fire
  - Other Mesa Co Code Enforcement (June 26, 1996)
  - LITE WATER (June 25, 1996)
- Original POA's
- Welcome to the City letter (with address list) Sept 3, 1996 (majority.lst)
- Copy of Mesa County Project Review for Bookcliff Technology CENTER - Revised ODP (MARCH 12, 1996)

ANX-96-104

*Approved  
5-0*

**ZONE OF ANNEXATION - 3D SYSTEMS ANNEX**

Request to zone a parcel of land consisting of approximately 20 acres which is currently being annexed to the City to I-1 (Light Industrial).

PETITIONER: 3D Systems Corporation  
LOCATION: 508 Falcon Way  
CITY STAFF: Dave Thornton

MS-96-158

**MINOR SUBDIVISION - 3D SYSTEMS**

Request for subdivision of 20 acres of land into 2 commercial lots with proposed zoning of PI (Planned Industrial).

PETITIONER: Mesa County Economic Development Council  
LOCATION: NW corner of H Road & Falcon Way  
REPRESENTATIVE: Banner Associates  
CITY STAFF: Mike Pelletier

ANX-96-128

*Approved  
5-0*

**ZONE OF ANNEXATION - BOOKCLIFF TECHNOLOGICAL PARK**

Request to zone lands consisting of approximately 55 acres which are currently being annexed to the City to PI (Planned Industrial).

PETITIONER: City of Grand Junction  
LOCATION: NE corner 27 1/4 & H Roads  
CITY STAFF: Dave Thornton

TAC-96-1.11

*Approved  
5-0*

**TEXT AMENDMENT - USE/ZONE MATRIX CHART**

Request to amend the Use/Zone Matrix Chart, Section 4-3-4 of the Zoning and Development Code, to permit impound yards in certain zone districts and to amend Chapter 12 to add a definition of impound lot.

PETITIONER: City of Grand Junction  
CITY STAFF: Michael Drollinger

**VII.**

**General Discussion**

1. Select monthly liaison to City Council
2. Inform Planning Commission of actions taken by City Council on items forwarded on by the Planning Commission and/or items where the Planning Commission action was appealed.

**VIII.**

**Nonscheduled Citizens and/or Visitors**

**IX.**

**Adjournment**

ROAD

H ROAD

26

(NO SPECIALS)  
13400

17400  
JCT.

18100

17400

18100  
JCT.  
UTE

ROAD

11400  
UTE

18100

17400  
JCT.

18100  
JCT.  
UTE

*Book off  
TECHNICAL  
AREA*

25

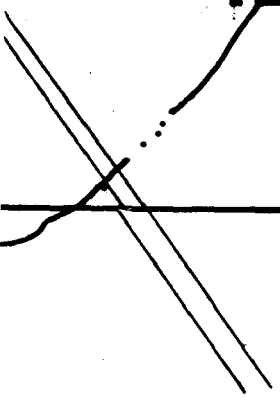
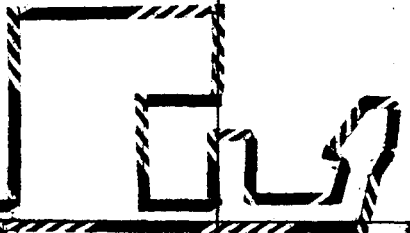
T. IN. R. IW.  
T. IN. R. TE.

18'

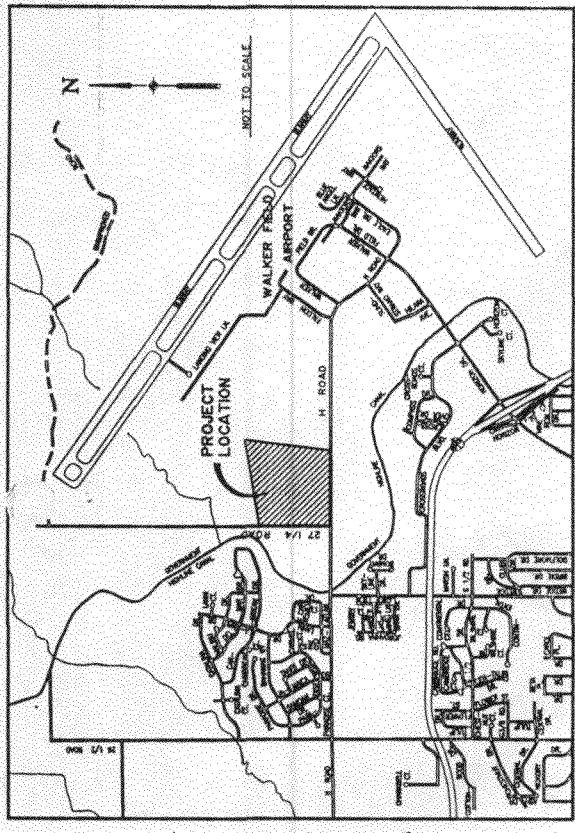
27  
12700  
36

INTERSTATE

CANAL







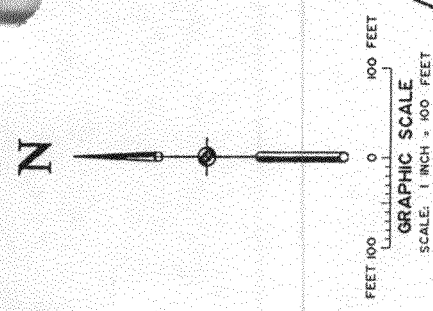
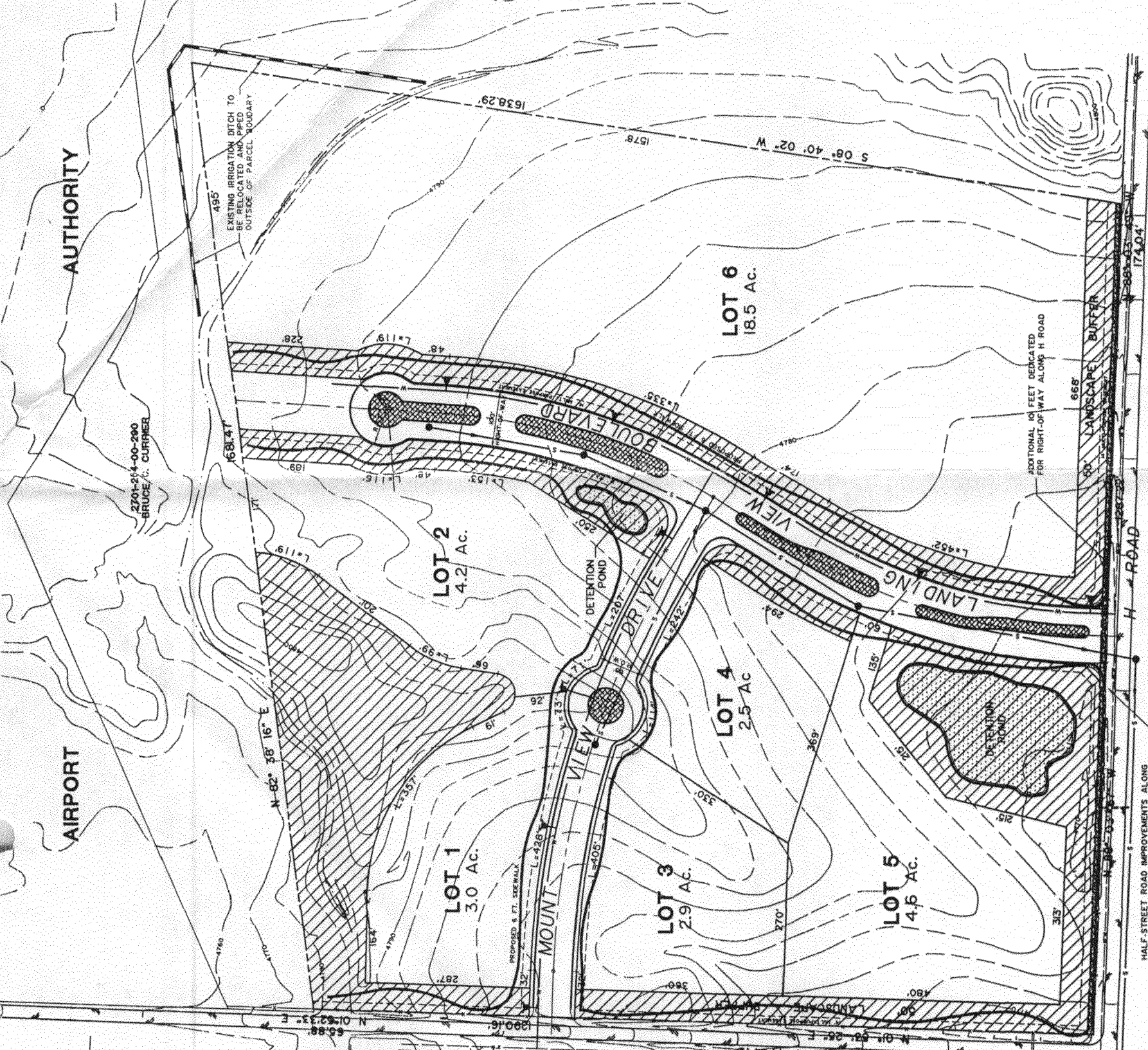
VICINITY MAP

2701-264-00-200  
BRUCE C. CURRIER

**AREA BREAKDOWN**

ADDITIONAL H ROAD RIGHT-OF-WAY	0.34 AC.	0.6 %
INTERIOR ROAD RIGHT-OF-WAY	5.55 AC.	10.5 %
LOTS	35.72 AC.	67.3 %
OPEN SPACE	11.44 AC.	21.6 %
<b>TOTAL</b>	<b>53.05 AC.</b>	<b>100.0 %</b>

2701-264-00-200  
BRUCE C. CURRIER



**LEGEND**

- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING 18" CMP CULVERT
- EXISTING IRRIGATION DITCH
- EXISTING WATERLINE & SIZE
- PROPOSED 8" WATERLINE & FIRE HYD.
- PROPOSED 8" SAN. SEWER & MANHOLE
- PROPOSED OPEN SPACE
- PROPOSED LANDSCAPED MEDIAN
- ADDITIONAL DEDICATED RIGHT-OF-WAY

2701-263-06-005  
LEONARD J. WALTERSCHEID

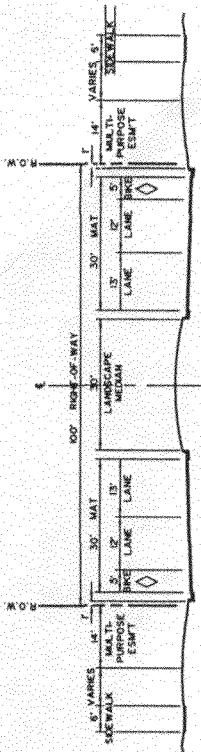
NEW 8" SANITARY SEWER TO BE CONSTRUCTED ALONG SOUTH EDGE OF H. ROAD AND TURNING TO THE PARADISE HILLS INTERSECTION.

2701-362-00-102  
N. MAXINE BELAK  
RODGER W. GUNN

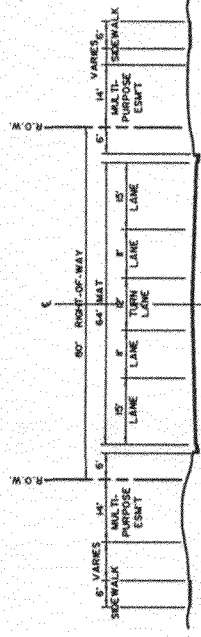
2701-362-00-103  
WENDE M. POMRENKE

HALF-STREET ROAD IMPROVEMENTS ALONG H. ROAD TO BE IMPROVED TO STANDARDS CONFORMING TO A MINOR ARTERIAL ROAD SECTION.

2701-362-00-006  
ALVIN SCHESSWOHL



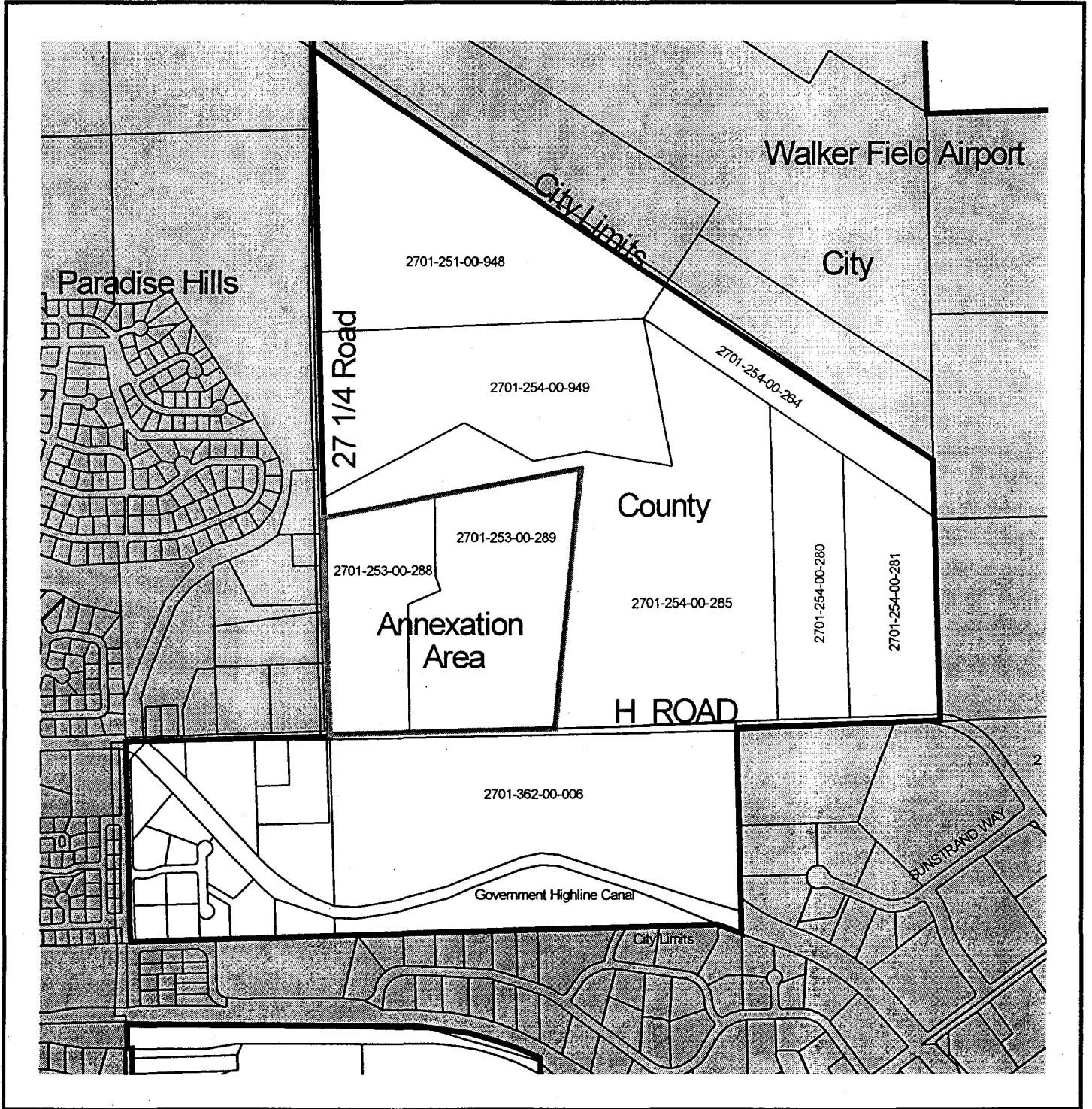
TYPICAL SECTION  
LANDING VIEW BOULEVARD  
SCALE: 1" = 20'



TYPICAL SECTION  
MOUNTAIN VIEW DRIVE  
SCALE: 1" = 20'

DATE: 12-15-06	DATE: 12-15-06	DATE: 12-15-06
REVIEWED BY: F. J.B./D.E.C.	REVIEWED BY: _____	REVIEWED BY: _____
DESIGNED BY: D.E.C.	DESIGNED BY: _____	DESIGNED BY: _____
CHECKED BY: D.E.C.	CHECKED BY: _____	CHECKED BY: _____
FOR BANNER ASSOCIATES, INC.	FOR BANNER ASSOCIATES, INC.	FOR BANNER ASSOCIATES, INC.
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242	2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242	2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (970) 243-2242
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-9907	605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-9907	605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (970) 925-9907
AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO	AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO	AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO
<b>BANNER</b>	<b>BANNER</b>	<b>BANNER</b>
BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS	BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS	BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS
INDUSTRIAL DEVELOPMENT, INC.	INDUSTRIAL DEVELOPMENT, INC.	INDUSTRIAL DEVELOPMENT, INC.
BY: _____	BY: _____	BY: _____
DESCRIPTION: _____	DESCRIPTION: _____	DESCRIPTION: _____
REVISION: _____	REVISION: _____	REVISION: _____
DATE: _____	DATE: _____	DATE: _____
PROJECT NO.: 2701-362-00-006	PROJECT NO.: 2701-362-00-006	PROJECT NO.: 2701-362-00-006
SHEET NO.: 1 of 1	SHEET NO.: 1 of 1	SHEET NO.: 1 of 1
SCALE: 1" = 100'	SCALE: 1" = 100'	SCALE: 1" = 100'
JOB NO.: 833-04	JOB NO.: 833-04	JOB NO.: 833-04
DATE: 12-15-06	DATE: 12-15-06	DATE: 12-15-06

# BOOKCLIFF TECHNOLOGICAL PARK 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.

