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File   RZF-1996-026  

Name:   Pumphouse Subdivision – South Camp Road and Canyon View Drive-Rezone/Final Plan  

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
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X		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
X	X	<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
X	X	<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Correspondence		
X	X	Preliminary Drainage Report – 1/26/96		
X		Appraisal Report – 2/27/96		
X		Planning Commission Notice of Public Hearing – 3/5/96		
X		Deed – Bk 274 / Pg 541		
X	X	Planning Commission Minutes – 3/5/96 - **		
X		E-mails		
X		Posting of Public Notice Signs form – 2/20/96		
X	X	City Council Minutes – 3/20/96 - **		
X	X	Daily Sentinel Newspaper Article – City Rebuffs Redlands Water 3/21/96		
X	X	Subdivision Plat – GIS Historical Maps - **		
X	X	Conceptual Plan		
X	X	Drainage Map – to be scanned		
X	X	Ordinance No. 2949 - **		



# DEVELOPMENT APPLICATION

Community Development Department  
 250 North 5th Street, Grand Junction, CO 81501  
 (303) 244-1430

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. RZF-9626

*We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:*

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input checked="" type="checkbox"/> Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	~40 acres	S. Camp & S. Broadway	RZF-4	Redlands Water & Power
<input checked="" type="checkbox"/> Rezone		"	"	From: RZF-4 To: PC	"
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	"	"	"	"
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

Redlands Water & Power	Redlands Water & Power	ROLLAND Engineering
Name	Name	Name
2518 Monument Rd., Ste. C	2518 Monument Rd., Ste. C	405 Ridges Blvd., Suite A
Address	Address	Address
Grand Junction, CO 81503	Grand Junction, CO 81503	Grand Junction, CO 81503
City/State/Zip	City/State/Zip	City/State/Zip
(970)243-2173	(970)243-2173	(970)243-8300
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

*We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.*

[Signature] \_\_\_\_\_ Date 1/31/96

Edward J. Carpenter Pres. \_\_\_\_\_ Date 1/31/96

Signature of Property Owner(s) - attach additional sheets if necessary \_\_\_\_\_ Date \_\_\_\_\_

SCOTT C & PAMELA WOODROW  
463 MEADOWS WAY  
GRAND JUNCTION, CO 81503-2557

JAMES K. & THERESA SHEA  
438 MEADOWS WAY  
GRAND JUNCTION, CO 81503-2525

JOHN & MARY ROBAK  
60 LEHIGH AVE  
CLIFTON, NJ 07012-1817

MAX & LILLIAM BIZER  
451 S. CAMP RD.  
GRAND JUNCTION, CO 81503-2540

STEVE & SANDRA MCKENNEY  
449 S. CAMP RD.  
GRAND JUNCTION, CO 81503-2540

NEIL & MARTHA MUTZBAUER  
445 S. CAMP RD.  
GRAND JUNCTION, CO 81503-2540

ROBERT & DIANE BLEIL  
455 S. CAMP RD.  
GRAND JUNCTION, CO 81503-2540

GEORGE SAXE  
2600 EL CAMINO REAL  
PALO ALTO, CA 94306-1705

ROBERT BOYD, LIVING TRUST  
506 BLEVINS RD  
GRAND JUNCTION, CO 81503-1119

FREDERICK & INGRID WOLF  
2225 REDLANDS PARKWAY  
GRAND JUNCTION, CO 81503-1101

LARRY & LINDA RATTAN  
2222 S. BROADWAY  
GRAND JUNCTION, CO 81503-1102

SAMMY & IRIS MARUTZKY  
2229 REDLANDS PARKWAY  
GRAND JUNCTION, CO 81503-1101

ELAINE F CHEW TRUST-ETAL  
C/O DON LARRANCE  
101 MADISON ST.  
DENVER, CO 80209-3003

MIRIAM F DOELL  
14704 S. MURRAY LN  
OLATHE, KS 66062-2610

LIBERTY BAPTIST CHURCH  
C/O CHUCK AMELL  
450 S. CAMP RD.  
GRAND JUNCTION, CO 81503-2538

GERALD & BETTY RUST  
RUST FAMILY TRUST  
2159 S. BROADWAY  
GRAND JUNCTION, CO 81503-2567

ELDON & BETTY CASE  
2723 CARRWOOD CIR.  
WICHITA, KS 67215-1538

MARDEAN B HUGGLER  
2199 S. BROADWAY  
GRAND JUNCTION, CO 81503-2567

FILE: C:\USER\LETTERS\WP\  
RPWLABEL.WPD

# SUBMITTAL CHECKLIST

## REZONE & Final Plan & Minor Sub.

Location: S. Camp Rd. & S. Broadway

Project Name: Redlands Water & Power

ITEMS	DISTRIBUTION																	
DESCRIPTION	SSID REFERENCE															TOTAL REQ'D.		
		● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Attorney	● City G.J.P.C. (8 sets)	○ City Downtown Dev. Auth.	● City Council	● City Parks and Rec.	● City Fire Department	● County Planning	● Walker Field City Police	● U.S. West	● Public Service		● TCI Cable	
● Application Fee <u>\$820 plus \$15/acre</u>	VII-1	1																
● Submittal Checklist *	VII-3	1																
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
✓ ● Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1	1												
● Appraisal of Raw Land <u>2.5%</u>	VII-1	1			1					1								
✓ ● Names and Addresses*	VII-2	1																
● Legal Description*	VII-2	1			1													
○ Deed	VII-1	1			1	1												
○ Easement	VII-2	1	1	1	1	1												
○ Avigation Easement	VII-1	1			1	1												
○ ROW	VII-2	1	1	1	1	1												
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
✓ ● Location Map	IX-21	1																
○ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1
● Final Plat			1	1	1	2							1	1	1			
● Reduced Final Plat 11"x17"			1			1	8		1	1	1	1	1					
● Preliminary Drainage Report			1	2														

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

PRE-APPLICATION CONFERENCE

Date: 8/17/95

Conference Attendance: Kathy P. Aug 5<sup>th</sup>

Proposal: Rezoning to PC, Final Plan & Plat

Location: S. Camp & S. Broadway

Tax Parcel Number: 2945-182-00-946

Review Fee: \$820 plus \$15/acre

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? ?

Adjacent road improvements required? probably

Area identified as a need in the Master Plan of Parks and Recreation? ?

Parks and Open Space fees required? yes Estimated Amount: 2.5% of value

Recording fees required? yes Estimated Amount: \_\_\_\_\_

Half street improvement fees/TCP required? yes Estimated Amount: \_\_\_\_\_

Revocable Permit required? \_\_\_\_\_

State Highway Access Permit required? \_\_\_\_\_

On-site detention/retention or Drainage fee required? \_\_\_\_\_

Applicable Plans, Policies and Guidelines \_\_\_\_\_

Located in identified floodplain? FIRM panel # \_\_\_\_\_

Located in other geohazard area? \_\_\_\_\_

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? \_\_\_\_\_

Avigation Easement required? \_\_\_\_\_

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

Access/Parking  Screening/Buffering  Land Use Compatibility

Drainage  Landscaping  Traffic Generation

Floodplain/Wetlands Mitigation  Availability of Utilities  Geologic Hazards/Soils

Other \_\_\_\_\_

Related Files: \_\_\_\_\_

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Edward H. Carpenter, Pres.  
Signature(s) of Petitioner(s)

X [Signature] 1/3/96  
Signature(s) of Representative(s)

# PUMPHOUSE SUBDIVISION

## Preliminary Drainage Report

Prepared for:

**Redlands Water and Power  
2518 Monument Road, Suite C  
Grand Junction, CO 81503**

Prepared by:

**ROLLAND Engineering  
405 Ridges Blvd., Suite A  
Grand Junction, CO 81503**

**January 26, 1996**

## PROJECT DESCRIPTION

Redlands Water and Power (REDLANDS) wishes to relocate its headquarters to a more centrally located parcel of ground that REDLANDS has owned since 1905. This property has always had a major siphon for the First Lift Canal and the pumping station for the Second Lift Canal. The five (5) acre Lot1, of the Pumphouse Subdivision, will be the only parcel rezoned and developed and therefore will be the subject of this report.

REDLANDS is proposing to build a new office and maintenance building with associated parking and yard areas. The total disturbed area will be approximately 2 ½ acres. The site is located on the Redlands Parkway about one-half mile south of Colorado Highway 340.

## SITE DESCRIPTION

The five (5) acre site has been part of the REDLANDS facilities for approximately 90 years. The First Lift Canal is the southerly border of Lot1, the Pumphouse Subdivision, up to the pumphouse. A buried siphon cuts through the middle of Lot 1 and crosses Redlands Parkway. The site has slopes generally from 5 percent to 10 percent to the northwest. The property is generally undisturbed ground with native grasses and shrubs.

## DRAINAGE BASIN DESCRIPTION

The site drains into Goat Wash approximately one-half mile above its confluence with the Colorado River. Goat Wash crosses the Redlands Parkway in a large culvert about midway within the site's roadway frontage and runs along the northerly edge of the westerly portion of Lot 1 of the Pumphouse Subdivision. Lot 1 can be divided into two sub-basins defined by this crossing of Goat Wash (See Grade and Drain Plan). The westerly portion of Sub-basin A drains directly into Goat Wash prior to its crossing Redlands Parkway. Sub-basin B drains northerly to Redlands Parkway where it is intercepted by the borrow ditch. There is an inlet, about 300 feet north of the site, in this borrow ditch and a 24 inch CMP that flows to Goat Wash. Sub-basin B has no off-

site contribution due to the First Lift Canal.

## IMPROVEMENTS

Sub-basin B is the location of the propose improvements. The site will need to be regraded to accommodate the new facilities. The enclosed Preliminary Grading and Drainage Plan shows the general nature of changes necessary. Stormwater flows will increase with the proposed development and detention storage will be necessary. A possible location for stormwater detention is shown on the plans. However, if grade can be made to work, it may be possible and more desirable to locate a detention site at the lower end of Sub-basin A.





REDLANDS WATER & POWER COMPANY  
2518 MONUMENT ROAD, SUITE C  
GRAND JUNCTION, CO. 81503  
(970) 243-2173  
FAX (970) 256-1320

JANUARY 29, 1996

KATHY PORTNER  
CITY OF GRAND JUNCTION

Dear Kathy,

The purpose of this letter is to verify that any one of the below named persons are authorized to sign any and all documents on behalf of Redlands Water & Power Company regarding the rezone, survey, plats, applications, permits and etc. on the 40 acre parcel of property located at approximately South Broadway & South Camp Road, so owned by Redlands Water & Power Company.

EDWARD F. CARPENTER - PRESIDENT

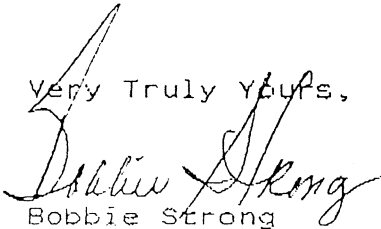
EARL FISK - VICE-PRESIDENT

G. KEITH CLARK - SECRETARY/TREASURER

GREGG STRONG - SUPERINTENDENT

We are also a Colorado Non-Profit Corporation, DBA under the name of:  
REDLANDS WATER & POWER COMPANY

Very Truly Yours,



Bobbie Strong  
Office Manager

**REDLANDS WATER & POWER**  
**New Office Site**  
at the intersection  
Redlands Parkway and South Broadway

# **GENERAL PROJECT REPORT**

**PREPARED FOR:**

**Redlands Water & Power**  
2518 Monument Road, Suite C  
Grand Junction, CO 81503

**PREPARED BY:**

**ROLLAND ENGINEERING**  
405 Ridges Boulevard  
Suite A  
Grand Junction, CO 81503

January 30, 1996

Redlands Water and Power Company is applying for establishment of a Minor Subdivision (three lots), the "Pumphouse Subdivision", and a rezone of Lot 1 of this Subdivision. Lot One, an approximate 5 acre lot, is the proposed site for the new Redlands Water and Power offices. Moving the headquarters to this central location will help to provide more effective service to the outlying Company facilities and its customers. The site, approximately 40 acres, is located in the area south of South Broadway and east of South Camp Road. The site is located in the SW 1/4 NW 1/4, Section 18, Township One South, Range One West, of the Ute Meridian, Mesa County, Colorado. Redlands Water and Power has owned this property since Patent. The Redlands Water and Power Company began as the Redlands Irrigation & Power Company in 1905. Its name was changed to its present form in 1931.

The purpose of this three lot subdivision is two-fold: a) The property is currently separated by an existing public road (South Broadway) and; b) Lot One, approximately 5 acres, will be rezoned from RSF-4 to PC (Planned Commercial) to accommodate the proposed siting of the new headquarters.

Lot Three, approximately 8 acres, will be that part of the property lying north of South Broadway. Lot Two, approximately 21 acres, will be that part of the property lying south of South Broadway and south and west of the proposed office site. Lot One, approximately 5 acres, will be designated as the headquarters site and the object of the rezone application. Lots Two and Three will not be rezoned or changed from their existing condition.

The actual area proposed for the site is approximately 5 acres. The 5 acre site will be subdivided out of an entire area of approximately 40 acres. The proposed 5 acre development site is currently occupied by an irrigation canal, siphon and a pump house for the Company's First Lift Station. The proposed building site area within the 5 acres has a grade of approximately 6 percent from southwest to northeast. There is an existing dirt road access from South Broadway used to gain access to the pump house and canal areas for service work. The existing access from South Broadway is the proposed access for the new site. The structures proposed for the site are an office building (approximately 40' by 40'), a fuel bay slab (approx. 30' by 15'), a covered shop building (approx. 40' by 40') with attached wash bay (approx. 40' by 25'), and a three-sided covered storage shed for equipment (approx. 80' by 40').

Redlands Water and Power has always had a pump station and Lift canals on this site. An old flume crossing Goat Draw has been replaced with a siphon structure beneath Redlands Parkway. Service vehicles have always accessed the site for necessary maintenance work at the Lift Canals and Pump Station. The layout of the proposed structures is such that equipment will be shielded from view of Redlands Parkway/South Broadway. The types of equipment to be stored and used at the headquarters area are items such as the following: 1 ton service truck; pickup; single axle dump truck; 1 backhoe; small bulldozer; tractor mower unit; 1 trailer sprayer; 1 pull-behind cement mixer; 1-20 foot flat bed trailer. The shed and maintenance shop are situated in a way that hides the equipment when it is not in use. Landscaping, shrubs and trees, are proposed along South Broadway/Redlands Parkway to screen the maintenance area from public view.

The surrounding land use is mixed in nature. The land to the north, across South Broadway, has single family residential homes and is zoned R2(County zoned); Riggs Hill is to the northwest across South Broadway; to the south the land is undeveloped and is zoned R2(County zoned); the area to the west of the proposed 5 acre building site is the remaining approximate 21 acres owned by Redlands Water and Power; the area to the west of South Camp Road is single family residential development and is zoned R2(County zoned); the area to the northeast is zoned RSF-4, County zoning, and presently has low density of housing with the area to the east having the same zoning with the land being vacant. Liberty Baptist Church is located immediately to the south of the main 21 acre parcel of land that is not being rezoned (Lot Two).

Site access to the new offices of Redlands Water and Power will be from South Broadway. The traffic generated to the site is mainly by the employees (6 employees) and will have little effect on existing traffic patterns.

All utilities are available to the office site from the South Broadway area. We foresee no unusual problems regarding utility connections. Fire protection is currently provided by a fire hydrant at the intersection of Mowry Drive and South Broadway.

No unusual demands will be placed on public facilities by this project.

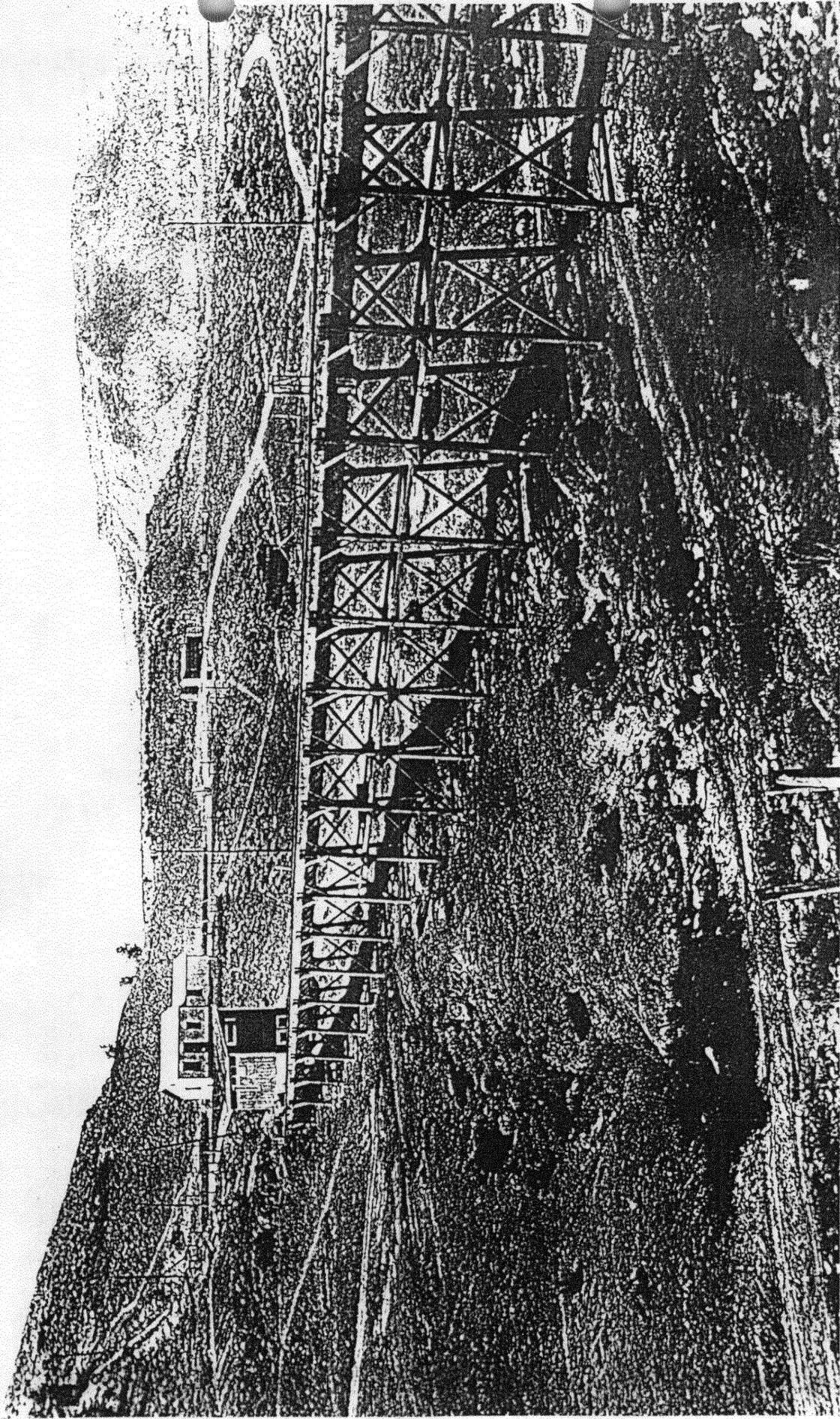
A drainage report will be submitted to the City Engineering Department.

The hours of operation will be mainly from 7 a.m. to 5 p.m. However, due to the nature of water canals and power generation there is potential for activity during all 24 hours of the day, including weekends. Redlands Water and Power has six employees of which most will be on-site during the regular daytime shift.

We anticipate a small sign being placed at the entrance to the office site. Any signage will be constructed within the parameters of the City of Grand Junction standards.

We anticipate site development to begin immediately upon approval in the first part of 1996.

NOTE: The attached photocopy is of "The Pumphouse CIRCA 1910". The building located at the end of the flume is the pumphouse that pumps water from the First Lift Canal to the Second Lift Canal. The flume shown is spanning what is now Redlands ParkWay.



THE "PUMPHOUSE" CIRCA 1910

# REVIEW COMMENTS

Page 1 of 3

**FILE #RZF-96-26**

**TITLE HEADING:** Pumphouse Minor Subdivision

**LOCATION:** South Camp Road & South Broadway

**PETITIONER:** Redlands Water & Power

**PETITIONER'S ADDRESS/TELEPHONE:** 2518 Monument Road, Suite C  
Grand Junction, CO 81503  
243-2173

**PETITIONER'S REPRESENTATIVE:** Rolland Engineering

**STAFF REPRESENTATIVE:** Kathy Portner

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., FEBRUARY 23, 1996.**

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**PUBLIC SERVICE COMPANY**

2/6/96

**Gary Lewis**

244-2698

No objections to Pumphouse Subdivision as shown on accompanying plat. Easements as shown will be sufficient to cover existing utilities on site in Lot 1 and Lot 2.

**GRAND JUNCTION FIRE DEPARTMENT**

2/7/96

**Hank Masterson**

244-1414

1. Currently a 4" water line is located in South Broadway. For this project a minimum 8" fire line is required. The nearest adequately sized line is located at South Camp Road and South Broadway. This line must be extended to your site, with installation of a new fire hydrant, to be located at the entrance to the site along South Broadway.
2. A permit to install the aboveground fuel storage tank is required from the Fire Department.
3. Complete stamped building plans for all new buildings must be submitted to the Fire Department for our review and approval. Upon completion of our plan review we will issue a Building Permit Clearance Form. A copy of this form is required by the Building Department before they issue a building permit.

**CITY UTILITY ENGINEER**

2/8/96

**Trent Prall**

244-1414

**SEWER - CITY**

1. Please contact Dan Tonello with the Industrial Pretreatment Section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for an oil/water separator for the proposed truck wash.
2. Please contact Utility Billing at 244-1580 for information regarding Sewer Plant Investment Fees. All applicable fees must be paid prior to issuance of a building permit.
3. City of Grand Junction Street Cut Permit will be required for connection to sewer in South Broadway.

WATER - UTE

1. Please contact Ute Water for comments concerning this development.

**CITY POLICE DEPARTMENT**

2/8/96

**Dave Stassen**

244-3587

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This project poses no concerns for the Police Department. We encourage the proposed use of landscaping for screening instead of fencing.

**U.S. WEST**

2/9/96

**Max Ward**

244-4721

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Please call field engineer at 244-4721 for facilities to building.

**MESA COUNTY PLANNING**

2/12/96

**Mike Joyce**

244-1642

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Is this rezone considered to be a "spot zone"? No other commercial is found in the general area. What has been the historical "intensity" of the use on the property? What is the likelihood of residential development occurring in the future? The petitioner has done a good job of screening the new use from view. What about noise? The location is also on a curve. How's the sight distance, both vertically and horizontally?

**CITY DEVELOPMENT ENGINEER**

2/14/96

**Jody Kliska**

244-1591

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1. An additional 10' of right-of-way on South Camp Road is required.
2. On the plat, please provide book and page for existing easements.
3. For new easements, a corresponding dedication statement is required. For example, the siphon easement will require a siphon easement dedication statement. You may want to relabel some of the easements as irrigation or utility easements for simplicity.
4. Lot 2 appears to have some existing residence(s) which are not shown on the submitted information. these need to be shown to evaluate conformance to zoning bulk requirements.
5. Is it possible to access Lot 3 from somewhere other than South Broadway?

**COMMUNITY DEVELOPMENT DEPARTMENT**

2/15/96

**Kathy Portner**

244-1446

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1. As we discussed, we agree that the subdivision makes sense as presented, but we are concerned with creating Lot 3 which might be undevelopable. Access from South Broadway would be difficult, if not impossible, while meeting the City street standard and not irreparably scarring the hillside. It's difficult to tell whether access from the rear is possible. In the absence of a detailed plan and topographic and geologic information, staff will be proposing plat language that indicates the lot may be undevelopable. Please indicate your intentions for the lot.
2. A considerable amount of Lot 1 has been disturbed with over-lot grading. All those areas on the site plan not shown as asphalt parking lot or gravel lot area should be re-established with native vegetation. Please delineate the grass and shrub areas better.
3. The row of trees along the front of the property should also include shrub plantings and/or berming. Please provide additional information on the proposed landscape treatment.
4. You must address how the proposal meets the rezone criteria (see attached).
5. Please submit the details of the proposed signage - location, size and design. The sign must be included in the final plan approval.

**CITY PARKS & RECREATION**

2/12/96

**Shawn Cooper**

244-3869

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Provide trail use on irrigation easements to the south and northeast, or dedicate 20' trail easements.

**CITY PROPERTY AGENT**

2/15/96

**Steve Pace**

256-4003

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1. All easements that are shown on the plat need to be addressed individually in the dedication.
2. The Basis of Bearings monument for the E1/4 S.26 is not labeled on the plat.
3. The Basis of Bearings statement is missing Lot 2.
4. Lien Holder Approval Certificate (if needed).
5. The distance of 1102.86 from P.O.B. to NW corner Lot 2 is missing.
6. The arc length for curve 3 in the description is labeled 75.69; also curve 3 appears to be going left instead of right.
7. The distance of 1401.49 feet is missing from centerline of canal back to P.O.B.
8. Should the monuments set along the northerly and westerly easement lines of the canals be labeled as witness corners with offset bearing and distance.

**TO DATE, COMMENTS NOT RECEIVED FROM:**

City Attorney

TCI Cablevision



RZF-96-26 Pumphouse Subdivision  
Community Development Review Comments  
Kathy Portner, February 15, 1996

1. As we discussed, we agree that the subdivision makes sense as presented, but we are concerned with creating lot 3 which might be undevelopable. Access from S. Broadway would be difficult, if not impossible, while meeting the City street standard and not irreparably scarring the hillside. It's difficult to tell whether access from the rear is possible. In the absence of a detailed plan and topographic and geologic information, staff will be proposing plat language that indicates the lot may be undevelopable. Please indicate your intentions for the lot.
2. A considerable amount of lot 1 has been disturbed with over-lot grading. All those areas on the site plan not shown as asphalt parking lot or gravel lot area should be re-established with native vegetation. Please delineate the grass and shrub areas better.
3. The row of trees along the front of the property should also include shrub plantings and/or berming. Please provide additional information on the proposed landscape treatment.
4. You must address how the proposal meets the rezone criteria (see attached).

A handwritten signature in black ink, appearing to be 'K. Portner', located in the bottom left corner of the page.

## *Response to Review Comments*

### **PUMPHOUSE MINOR SUBDIVISION**

Date: February 23, 1996

City File: RZF-96-26

Location: South Camp Road & South Broadway

Petitioner: Redlands Water and Power  
2518 Monument Road, Suite C  
Grand Junction, CO 81503

Representative: ROLLAND Engineering  
405 Ridges Blvd., Suite A  
Grand Junction, CO 81503

The following responses to the review comments are in the same order as the original REVIEW COMMENTS:

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#### ***PUBLIC SERVICE COMPANY***

No objections to Pumphouse Subdivision.

#### ***GRAND JUNCTION FIRE DEPARTMENT***

1. After talks with Hank Masterson we are investigating the option of utilizing the 4" water line for our water supply as long as the office building and shop building are constructed with fire sprinkler systems.
2. Permit requirement for aboveground fuel storage tank noted.
3. A complete set of building plans will be submitted to the Grand Junction Fire Department for their review and approval.

***CITY UTILITY ENGINEER***

1. A truck wash at this site is no longer part of the proposed plans.
2. Utility Billing was contacted regarding any Sewer Plant Investment Fees. We are under the understanding that the \$750 Plant Investment Fee will apply for normal sewer hookup because the site will use the older existing sewer line in South Broadway. Luther, City Engineering Department, was contacted and the as-built drawings of the sewer along South Broadway were reviewed to insure that the lines really are located where we think they should be. Sewer main location, as reviewed, seems to be easily accessible for this site. We do not believe that there are any additional sewer tap fees for this site.
3. A City of Grand Junction Street Cut Permit will be obtained prior to any connection to the sewer in South Broadway.

***WATER - UTE WATER***

Ute Water believes that there is a 4" line available at the approximate intersection of Redlands Parkway and old South Broadway.

***CITY POLICE DEPARTMENT***

No concerns from the Police Department. We note the Police Departments preference for landscaping instead of fencing for screening purposes.

***U.S. WEST***

No problems foreseen by Field Engineer. Field Engineer would like to see building plans when available.

***MESA COUNTY PLANNING***

The Petitioner has been advised by the Planning Administrator of the City of Grand Junction that rezoning this particular parcel of land is necessary to implement the proposed special use.

This site has been the location for the Lift Canal #1 to Lift Canal #2 pumphouse since approximately 1905. Redlands Water and Power has no plans for the newly created Lots 2 and 3. These two lots will retain their zoning of RSF-4.

This site will generate minimal noise. It is mainly an equipment storage area with maintenance and repair occurring as equipment requires it. Normal operations are during the daytime hours.

The access to the site is not on the curve and vertical and horizontal site distances are adequate. The site will be headquarters for five employees.

***CITY DEVELOPMENT ENGINEER***

1. An additional 10 feet of right-of-way along South Camp Road is included on the Plat.
2. Book & Page for existing easements have been included on the Plat.

3. Dedication language for easements has been added to the Plat.
4. There are two mobile homes on Lot 2. The mobile homes are on Lot 2 under a lease with Redlands Water and Power.
5. Please see answer to Kathy Portner's comment number 1.

### ***COMMUNITY DEVELOPMENT DEPARTMENT***

1. Lot 3 is a logical subdivision due to the fact that the South Broadway right-of-way splits the original property. Lot 3 is the only Lot to the north of South Broadway. Lots 2 and 3 are not under any consideration for development. Lots 2 and 3 will retain their RSF-4 zoning. The subdivision of this property has been undertaken at the City's direction so that the approximate 5 acre Lot 1 can be rezoned to allow the new Redlands Water and Power facilities. Redlands Water and Power has owned this property since 1905. Any future development of Lots 2 and 3 will require complete development submittals to the City of Grand Junction.
2. The site plan has been revised to better delineate the shrub and grass areas.
3. Additional information regarding proposed landscaping has been added to the site plan. Shrubs have been added as a landscaping mix along with the trees. Drainage control requirements including a possible detention pond will dictate any type of berming.
4. Rezone Criteria:
  - A. The original zoning was applied by the County in a bulk manner to the entire area of the Redlands when there was very little development of any kind in this particular area. Our research finds that the County's

R2 zoning was probably applied, across the board, to the Redlands in 1961. This property did not have any type of zoning designation for the first 56 years of its ownership by the Redlands Water and Power Company. At the time the County zoned the property R2, Redlands Water and Power was utilizing the property for the operation and maintenance of its canals and facilities. Perhaps a more appropriate zoning should have been considered at that time.

- B. Redlands Water and Power was originally formed to provide irrigation water to an agricultural area of the Redlands. Through the years the area has changed dramatically to a residential area, changing the character of the services we provide. We feel that centralizing our facilities in our service area will allow us to better and more economically provide service to our shareholders.
- C. The proposed rezone of Lot 1 of the Pumphouse Subdivision allows the Redlands Water and Power Company to upgrade its facilities, better maintain its irrigation canals, and be more centrally located to all of its customers on the Redlands. There are currently 1050 shareholders on the Redlands who/that account for approximately 6000 end users of the irrigation water.
- D. We do not foresee any adverse impacts as a result of our proposal. We are only proposing to develop a small part of our property with the undeveloped portion to the south and to the west providing a large buffer in that direction. The nature of the terrain in the other directions significantly limits any potential impact.

- E. The benefits to the community and the surrounding area is continued and better service to Redlands Water Shareholders who are increasingly residential in nature.
  - F. We believe this proposal conforms to the existing policies, intents, and requirements.
  - G. All necessary facilities are available.
5. The sign location will be at the drive entry . It will be a small sign, approximately 4 feet square, with the words to the effect of "Redlands Water and Power Company Main Office". A final sign design will be included at final approval.

### ***CITY PARKS AND RECREATION***

Trail use, public access, along canal easements will not be allowed. We have already dedicated approximately 800 feet of new 80 foot wide right-of-way width along South Broadway plus an additional 10 feet of right-of-way along our western property boundary going south on South Camp Road. These right-of-way dedications will allow the City of Grand Junction to extend its existing bicycle/pedestrian path along South Broadway and up South Camp Road.

### ***CITY PROPERTY AGENT***

We believe all items, 1 thru 8, have been addressed on the Plat.

## STAFF REVIEW

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FILE: #RZF-96-26  
DATE: February 29, 1996  
STAFF: Kathy Portner  
REQUEST: Rezone and Final Plan, 3 lot Minor Subdivision  
LOCATION: South Camp Road and South Broadway  
APPLICANT: Redlands Water and Power

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EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Redlands Water and Power Offices

### SURROUNDING LAND USE:

NORTH: Undeveloped and Single Family Residential  
SOUTH: Undeveloped and large lot Single Family Residential  
EAST: Undeveloped  
WEST: Single Family Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4 and PC (Planned Commercial)

### SURROUNDING ZONING:

NORTH: R-2 (County Zoning)  
SOUTH: RSF-4  
EAST: PR-4 (County Zoning)  
WEST: R1B

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### RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

### STAFF ANALYSIS:

Redlands Water and Power is proposing a 3 lot minor subdivision of 40 acres owned by the company along South Broadway and South Camp Road. The property is currently zoned RSF-



4. The proposed lot 1, consisting of 5 acres, is being proposed for rezoning to Planned Commercial with a plan to locate Redlands Water and Power offices to this site. There are no current plans for the proposed lot 2, consisting of 21 acres, or lot 3, consisting of 7.7 acres.

#### Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to rezone the 5 acres for the office facility. Lot 1 delineates the area being requested for a rezone to PC (Planned Commercial). Lot 3 was created because of the separation of the property from lot 2 by South Broadway. The proposed plat shows the required dedication of right-of-way for South Broadway and South Camp Road. The proposed ROW will allow for sufficient width for future widening of the roadways, including the continuation of the detached bicycle/pedestrian trail system.

City Parks initially made a request for trail easements along the canals through this property. However, upon further discussion about the proposed Pumphouse Subdivision, staff has concluded that trail easements for this property at this time should not be required.

As discussed with the applicant early in the process, staff is concerned with the potential limitations for development of the proposed lot 3. While it makes sense that it should not be a part of lot 2 (because South Broadway bisects it), we are concerned that the steep terrain might make it difficult, if not impossible, to develop in a manner acceptable to the City. One of the stated purposes of the subdivision regulation (section 6-1-1) is:

- L. to restrict building in areas poorly suited for building or construction.

In the absence of information showing that the lot can be developed, staff recommends that the plat include a note putting potential future buyers on notice that the lot might not be developable.

#### Rezone

The applicant is proposing a rezone of lot 1 from RSF-4 to PC (Planned Commercial) to accommodate their proposed office facility. In the project narrative the applicant states that the 5 acre site proposed for the office facility currently has an irrigation canal, siphon and a pump house for the Company's First Lift Station. This site has had a pump station and lift canals since the early 1900's. An old flume crossing Goat Draw was replaced with a siphon structure beneath Redlands Parkway.

The following criteria must be considered for the rezone request (section 4-4-4):

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

The applicant's research shows Mesa County applied R-2 zoning to the site in 1961. At the time the County zoned the property, Redlands Water and Power had been utilizing the property for the operation and maintenance of its canals and facilities.

When the City annexed the site in 1995 the RSF-4 zone was applied, which is the City zone most similar to the R-2 zone.

- 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.?**

The applicant notes that the increasing urbanization of the Redlands area has changed the character of their service needs requiring that the facility be more centrally located to serve their shareholders more efficiently.

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

There is a need for this utility to be more centrally located to better serve its customers.

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

The rezone as proposed, specific to Redlands Water and Power facility, will not create any adverse impacts. The 5 acre site is somewhat isolated from the other areas that might develop in the future.

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

The benefits will be the provision of better service to the Redlands Water Shareholders.

- F. Is the proposal in conformance with the policies, intents and requirement of this Code, with the City Master Plan and other adopted plans and policies?**

The City does not have any adopted plans for this area. The Growth Plan alternative shows this area remaining residential. Staff would not be recommending a zone change to commercial for any other commercial uses in this area. However, this proposal, specific to a service provider in the area, seems appropriate. Major facilities for the provision of irrigation water to the Redlands exists on this site. It makes sense that the service provider should be located in close proximity to those it serves.

- 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 reasonable extended?**

All necessary facilities are in place or could be reasonably extended.

## Final Plan

The proposed site plan for lot 1 includes a 1,600 s.f. office building, a 450 s.f. fuel bay slab, a 1,600 s.f. covered shop building with a 1,000 s.f. attached wash bay and a 3,200 s.f. three-sided covered storage shed for equipment. Equipment storage on the site will be shielded from view of Redlands Parkway/South Broadway with the storage structure. Equipment on-site will include: 1 ton service truck, pickup, single axle dump truck, 1 backhoe, small bulldozer, tractor mower unit, 1 trailer sprayer, 1 pull-behind cement mixer, 1 20 ft. flat bed trailer. Landscaping, including shrubs and trees, are proposed along Redlands Parkway/South Broadway to screen the maintenance area from public view. A 4 s.f. sign is proposed for the site.

### STAFF RECOMMENDATION:

Staff recommends approval of the 3 lot minor subdivision with the following conditions:

1. All technical concerns of the review agencies, specific to the plat, must be addressed prior to recording the plat.
2. The plat shall contain a prominent note stating that lot 3, because of the steep terrain, might be difficult, if not impossible, to develop in a manner acceptable to the City.

Staff recommends approval of the rezone and final plan with the following conditions:

1. Final site plan review will be required for lot 1.
2. The approved signage for the site will not exceed a 4 s.f., non-illuminated sign. Such signage can be on the building or a monument-style free-standing sign.
3. All concerns of the Grand Junction Fire Department, City Development Engineer and Community Development must be addressed through the site plan review process.
4. The PC (Planned Commercial) zoning shall be specific to Redlands Water and Power proposed uses and site plan.

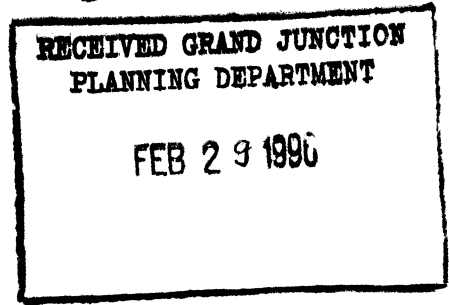
### RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #RZF-96-26, I move we forward the request for a rezone for Redlands Water and Power proposed development onto City Council with a recommendation of approval.

Mr. Chairman, on item #RZF-96-26, I move we approve the final plat and plan subject to staff recommendation.

February 28, 1996

Kathy Portner  
Community Development Department  
250 N. 5th St.  
Grand Junction, Co 81501



RE: RZF- 96-126 Pumphouse Subdivision

Ms. Portner,

We have 2 pieces of property across the Redlands Parkway from the proposed re-zoning. One property is a single-family home at 2222 So. Broadway, the other is a duplex at 2226 So. Broadway. We would never have built these properties if we thought they would be close to commercial zoning.

When we were annexed into the City of Grand Junction the Planning Department assured us that the zoning would stay the same as before. If this rezoning is approved it will allow other pockets of commercial zoning in this area.

Sincerely,

Larry and Linda Rattan

*Linda Rattan*  
*Larry Rattan*

3 -

STAFF REVIEW

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FILE: #RZF-96-26  
DATE: March 11, 1996  
STAFF: Kathy Portner  
REQUEST: Rezone and Final Plan, 3 lot Minor Subdivision  
LOCATION: South Camp Road and South Broadway  
APPLICANT: Redlands Water and Power

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EXECUTIVE SUMMARY: Appeal of a Planning Commission denial of a rezone to PC (Planned Commercial) and final plan and plat for property located south-east of South Camp Road and South Broadway.

EXISTING LAND USE: Undeveloped

PROPOSED LAND USE: Redlands Water and Power Offices

SURROUNDING LAND USE:

NORTH: Undeveloped and Single Family Residential  
SOUTH: Undeveloped and large lot Single Family Residential  
EAST: Undeveloped  
WEST: Single Family Residential

EXISTING ZONING: RSF-4

PROPOSED ZONING: RSF-4 and PC (Planned Commercial)

SURROUNDING ZONING:

NORTH: R-2 (County Zoning)  
SOUTH: RSF-4  
EAST: PR-4 (County Zoning)  
WEST: R1B

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

## STAFF ANALYSIS:

Redlands Water and Power is proposing a 3 lot minor subdivision of 40 acres owned by the company along South Broadway and South Camp Road. The property is currently zoned RSF-4. The proposed lot 1, consisting of 5 acres, is being proposed for rezoning to Planned Commercial with a plan to locate Redlands Water and Power offices to this site. There are no current plans for the proposed lot 2, consisting of 21 acres, or lot 3, consisting of 7.7 acres.

### Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to rezone the 5 acres for the office facility. Lot 1 delineates the area being requested for a rezone to PC (Planned Commercial). Lot 3 was created because of the separation of the property from lot 2 by South Broadway. The proposed plat shows the required dedication of right-of-way for South Broadway and South Camp Road. The proposed ROW will allow for sufficient width for future widening of the roadways, including the continuation of the detached bicycle/pedestrian trail system.

City Parks initially made a request for trail easements along the canals through this property. However, upon further discussion about the proposed Pumphouse Subdivision, staff has concluded that trail easements for this property at this time should not be required.

As discussed with the applicant early in the process, staff is concerned with the potential limitations for development of the proposed lot 3. While it makes sense that it should not be a part of lot 2 (because South Broadway bisects it), we are concerned that the steep terrain might make it difficult, if not impossible, to develop in a manner acceptable to the City. One of the stated purposes of the subdivision regulation (section 6-1-1) is:

- L. to restrict building in areas poorly suited for building or construction.

In the absence of information showing that the lot can be developed, staff recommends that the plat include a note putting potential future buyers on notice that the lot might not be developable.

### Rezone

The applicant is proposing a rezone of lot 1 from RSF-4 to PC (Planned Commercial) to accommodate their proposed office facility. In the project narrative the applicant states that the 5 acre site proposed for the office facility currently has an irrigation canal, siphon and a pump house for the Company's First Lift Station. This site has had a pump station and lift canals since the early 1900's. An old flume crossing Goat Draw was replaced with a siphon structure beneath Redlands Parkway.

The following criteria must be considered for the rezone request (section 4-4-4):

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

The applicant's research shows Mesa County applied R-2 zoning to the site in 1961. At the time the County zoned the property, Redlands Water and Power had been utilizing the property for the operation and maintenance of its canals and facilities. When the City annexed the site in 1995 the RSF-4 zone was applied, which is the City zone most similar to the R-2 zone.

**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.?**

The applicant notes that the increasing urbanization of the Redlands area has changed the character of their service needs requiring that the facility be more centrally located to serve their shareholders more efficiently.

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

There is a need for this utility to be more centrally located to better serve its customers.

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

The rezone as proposed, specific to Redlands Water and Power facility, will not create any adverse impacts. The 5 acre site is somewhat isolated from the other areas that might develop in the future.

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

The benefits will be the provision of better service to the Redlands Water Shareholders.

**F. Is the proposal in conformance with the policies, intents and requirement of this Code, with the City Master Plan and other adopted plans and policies?**

The City does not have any adopted plans for this area. The Growth Plan alternative shows this area remaining residential. Staff would not be recommending a zone change to commercial for any other commercial uses in this area. However, this proposal, specific to a service provider in the area, seems appropriate. Major facilities for the provision of irrigation water to the Redlands exists on this site. It makes sense that the service provider should be located in close proximity to those it serves.

**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 reasonable extended?**

All necessary facilities are in place or could be reasonably extended.

## Final Plan

The proposed site plan for lot 1 includes a 1,600 s.f. office building, a 450 s.f. fuel bay slab, a 1,600 s.f. covered shop building with a 1,000 s.f. attached wash bay and a 3,200 s.f. three-sided covered storage shed for equipment. Equipment storage on the site will be shielded from view of Redlands Parkway/South Broadway with the storage structure. Equipment on-site will include: 1 ton service truck, pickup, single axle dump truck, 1 backhoe, small bulldozer, tractor mower unit, 1 trailer sprayer, 1 pull-behind cement mixer, 1 20 ft. flat bed trailer. Landscaping, including shrubs and trees, are proposed along Redlands Parkway/South Broadway to screen the maintenance area from public view. A 16 s.f. sign is proposed for the site.

### STAFF RECOMMENDATION:

Staff recommends approval of the 3 lot minor subdivision with the following conditions:

1. All technical concerns of the review agencies, specific to the plat, must be addressed prior to recording the plat.
2. The plat shall contain a prominent note stating that lot 3, because of the steep terrain, might be difficult, if not impossible, to develop in a manner acceptable to the City.

Staff recommends approval of the rezone with the approved uses being limited to office and maintenance facilities of Redlands Water and Power as a service provider in the area.

Staff recommends approval of the final plan with the following conditions:

1. Final site plan review will be required for lot 1.
2. The approved signage for the site will not exceed a 16 s.f., non-illuminated sign. Such signage can be on the building or a monument-style free-standing sign.
3. All concerns of the Grand Junction Fire Department, City Development Engineer and Community Development must be addressed through the site plan review process.
4. All equipment and materials shall be effectively screened from view.

### PLANNING COMMISSION RECOMMENDATION:

At their March 5, 1996 hearing, Planning Commission denied the request for rezoning and final plan and plat. The applicant has appealed the Planning Commission denial.



*TO: Kathy Portner*

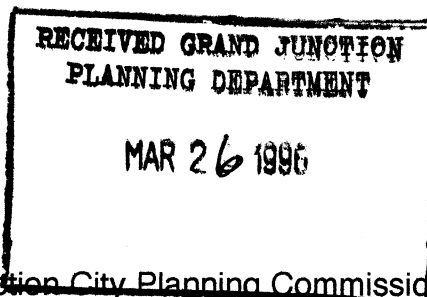
*CC  
3/18/96  
dk*

Don I. Campbell  
2171 Avenal Lane  
Grand Junction, CO 81503  
(970) 245-5088

March 14, 1996

*TO KATHY P  
for your file*

Grand Junction City Council  
250 North Street  
Grand Junction, CO 81501



Greetings:

I recently attended a Grand Junction City Planning Commission Hearing which addressed, among other topics, a proposed zoning change for Redlands Water and Power on their property near the intersection of South Camp Rd. and South Broadway. The City Planning Commission denied the application because of a tie vote. My understanding is that Redlands Water and Power will likely appeal this denial to the City Council. I hope you will consider the following if and when this matter comes before you for further consideration.

I have no objection to the concept of a zoning change in this area which would allow an office, shop and limited storage for Redlands Water and Power. In fact such a use could actually "improve" the appearance of the area which has served as something of a dump site over past years. I am, however, quite concerned about how such facilities might be installed and maintained in the future. Following are my specific concerns.

1. This area is currently zoned residential. The proposed land use plan continues this zoning. Any specific, limited development such as proposed by Redlands Water and Power must be in strict conformance with the residential nature of the area.

2. All buildings and landscaping must be designed, installed and maintained to be compatible with a residential area. The road passing through the property receives significant traffic, necessitating esthetic considerations be included in any commercial development on this site.

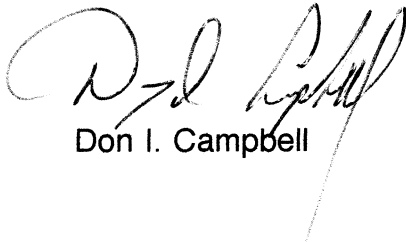
3. That portion of the property north of South Broadway appears to be unsuited for any kind of development and should be dealt with accordingly. Any rezoning, subdivision, or use permit needs to ensure inappropriate uses are not allowed on this steep and potentially unstable area.

4. Any and all future storage on this site should be strictly limited in terms of both the types and quantities of materials and equipment allowed. All storage needs to be fully and carefully screened from surrounding properties and roadways.

5. I have, on several occasions, heard officials of Redlands Water and Power state that the organization is relatively poor and they are constantly looking for ways to economize. As a subscriber to one of their irrigation ditches, I support such frugality. I am, however, very concerned that their economizing may lead to a development that is an inappropriate eyesore within a residential area. All too often I have seen properties and facilities of poorly funded enterprises such as Redlands Water and Power deteriorate from lack of maintenance and accumulations of stuff that some might consider junk. I hope, that if you authorize this project, you will include sufficient safeguards to preclude any such occurrence on this site.

As indicated previously, I think the limited commercial use of this site by Redlands Water and Power is acceptable. I know the proposed use can be installed and maintained in such a way that it is compatible with, and may even be a asset to, the area. My overriding concern is, WILL IT! I hope that your approval of this proposal will include the necessary safeguards to ensure the area is not degraded.

Sincerely,



Don I. Campbell

3/21/90

# City rebuffs Redlands Water

## Council denies appeal of planners' decision after trails bill is killed

**Laurena Mayne Davis**  
Daily Sentinel

The Grand Junction City Council on Wednesday turned down cold Redlands Water & Power Co.'s request to appeal a planning commission ruling.

The council vote came one week after the utility helped kill a recreation trails bill that the city supported.

On a 3-3 vote, the council refused to schedule an appeal hearing for Redlands, thereby halting plans for a 1,600-square-foot office building, a shop and a storage shed at South Broadway and South Camp Road.

"You're telling us we're not even going to be heard?" asked Tom Rolland of Rolland Engineering, who designed the preliminary plan for Redlands. The answer was yes.

"It doesn't happen often, but it's happened" before, Councilman Reford Theobald said.

One week ago, State Rep. Tim Foster, R-Grand Junction, amended Senate Bill 96-1315 in a way that caused it to be withdrawn by its sponsors, Rep. Dan Prinster, D-Grand Junction, and Sen. Tilman Bishop, R-Grand Junction.

Theobald helped draft the bill as a member of the Colorado Municipal League's Recreational Trails Committee.

Foster attached the amendment at the urging of Redlands, after Grand Junction asked for an easement on the canals of the same Redlands property as a condition of rezoning for the office building.

The easement request was later withdrawn. But the Grand Junction Planning Commission denied Redlands' request, also on a 3-3 vote.

In order for Redlands to appeal, it had to ask the council to schedule a hearing, which was on the consent calendar — usually reserved for items that are noncontroversial and routine.

The nay votes of Council Members Linda Afman, Ron Maupin and Theobald caught their fellow members off guard.

But it was only after Rolland questioned the council that the votes were discussed.

"I think preventing a public hearing on this is a mistake," Councilwoman Janet Terry said.

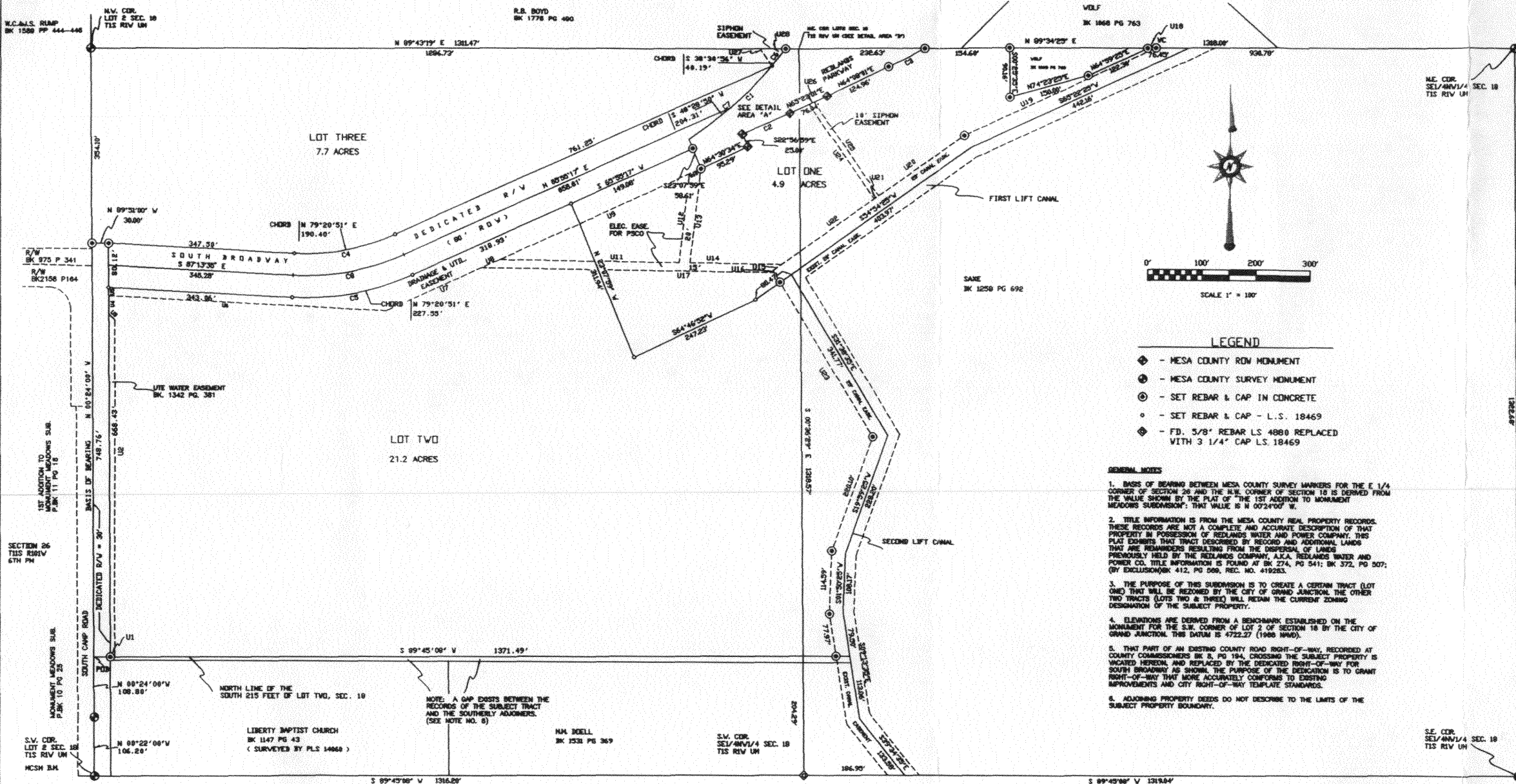
She and Councilmen Jim Baughman and David Graham voted to grant an appeals hearing. Councilman R.T. Mantlo was absent.

"Clearly, a majority of council doesn't want to consider spot commercial zoning in that area," Theobald said, an opinion echoed by Afman and Maupin.

A second vote produced the same losing result. "I don't know where we'll go from here," Rolland said after the meeting.

"We could reapply, but I don't know that it would do any good."

# PUMPHOUSE SUBDIVISION



- LEGEND**
- ⊙ - MESA COUNTY ROM MONUMENT
  - ⊙ - MESA COUNTY SURVEY MONUMENT
  - ⊙ - SET REBAR & CAP IN CONCRETE
  - - SET REBAR & CAP - L.S. 18469
  - ⊙ - FD. 5/8" REBAR L.S. 4980 REPLACED WITH 3/4" CAP L.S. 18469

- GENERAL NOTES**
1. BASIS OF BEARING BETWEEN MESA COUNTY SURVEY MARKERS FOR THE E 1/4 CORNER OF SECTION 26 AND THE BLUE CORNER OF SECTION 18 IS DERIVED FROM THE VALUE SHOWN BY THE PLAT OF THE 1ST ADDITION TO MONUMENT MEADOWS SUBDIVISION; THAT VALUE IS N 00°24'00" W.
  2. TITLE INFORMATION IS FROM THE MESA COUNTY REAL PROPERTY RECORDS. THESE RECORDS ARE NOT A COMPLETE AND ACCURATE DESCRIPTION OF THAT PROPERTY IN POSSESSION OF REDLANDS WATER AND POWER COMPANY. THIS PLAT EXEMPTS THAT TRACT DESCRIBED BY RECORD AND ADDITIONAL LANDS THAT ARE REMAINDERS RESULTING FROM THE DISPOSITION OF LANDS PREVIOUSLY HELD BY THE REDLANDS COMPANY, A.K.A. REDLANDS WATER AND POWER CO. TITLE INFORMATION IS FOUND AT BK 274, PG 541; BK 372, PG 507; (BY EXCLUSION) BK 412, PG 596; REC. NO. 419283.
  3. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE A CERTAIN TRACT (LOT ONE) THAT WILL BE REZONED BY THE CITY OF GRAND JUNCTION. THE OTHER TWO TRACTS (LOTS TWO & THREE) WILL RETAIN THE CURRENT ZONING DESIGNATION OF THE SUBJECT PROPERTY.
  4. ELEVATIONS ARE DERIVED FROM A BENCHMARK ESTABLISHED ON THE MONUMENT FOR THE S.W. CORNER OF LOT 2 OF SECTION 18 BY THE CITY OF GRAND JUNCTION. THIS DATUM IS 4722.27 (1985 NNVD).
  5. THAT PART OF AN EXISTING COUNTY ROAD RIGHT-OF-WAY, RECORDED AT COUNTY COMMISSIONERS BK 5, PG 194, CROSSING THE SUBJECT PROPERTY IS WIDENED HEREON AND REPLACED BY THE DEDICATED RIGHT-OF-WAY FOR SOUTH BROADWAY AS SHOWN. THE PURPOSE OF THE DEDICATION IS TO GRANT IMPROVEMENTS AND CITY RIGHT-OF-WAY TEMPLATE STANDARDS.
  6. ADJOINING PROPERTY DEEDS DO NOT DESCRIBE TO THE LIMITS OF THE SUBJECT PROPERTY BOUNDARY.

**CURVE TABLE**

CV #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
1	785.88'	245.23'	243.99'	S 46°30'49" W	19°35'48"	123.87'
2	3226.98'	350.89'	350.89'	N 66°13'31" W	81°44'08"	47.31'
3	144.84'	136.15'	136.15'	N 54°30'21" W	54°30'21"	37.87'
4	410.84'	136.15'	136.15'	N 79°20'51" E	84°32'08"	37.87'
5	490.84'	229.64'	227.39'	N 79°20'51" E	84°32'08"	116.97'
6	785.88'	245.23'	243.99'	S 46°30'49" W	19°35'48"	123.87'
7	785.88'	245.23'	243.99'	S 46°30'49" W	19°35'48"	123.87'
8	450.84'	218.98'	218.98'	N 79°20'51" E	84°32'08"	107.42'

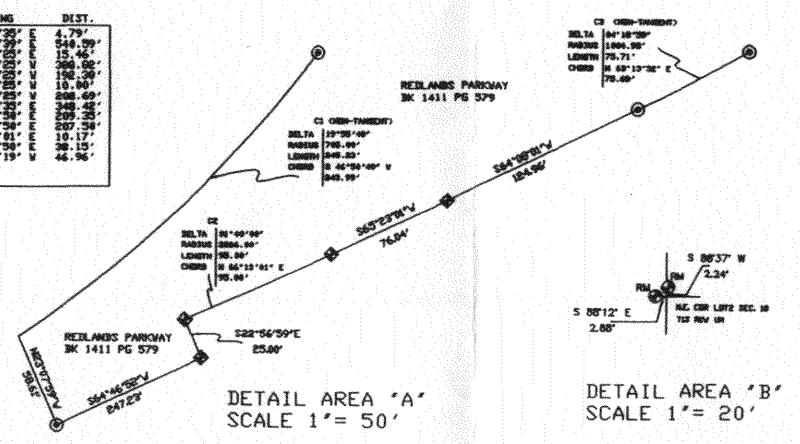
NOTE: C1, C3, C5, C7 ARE NON-TANGENT ACCORDING TO PREV. RECORDS

**EASEMENT DIMENSION TABLE**

BEARING	DIST.	BEARING	DIST.		
U1	S 89°45'00" W	7.91'	U16	S 31°38'20" W	4.79'
U2	N 89°45'00" W	4.89' 96"	U17	N 89°45'00" W	544.98'
U3	N 89°45'00" W	15.28'	U18	N 89°45'00" W	15.46'
U4	N 89°45'00" W	26.80'	U19	N 89°45'00" W	268.80'
U5	N 89°45'00" W	26.80'	U20	N 89°45'00" W	10.80'
U6	S 87°13'25" W	617.77'	U21	N 89°45'00" W	10.80'
U7	N 89°45'00" W	198.48'	U22	N 89°45'00" W	239.20'
U8	N 89°45'00" W	35.88'	U23	N 89°45'00" W	239.20'
U9	N 89°45'00" W	239.20'	U24	N 89°45'00" W	10.17'
U10	N 89°45'00" W	239.20'	U25	N 89°45'00" W	38.13'
U11	S 89°45'00" W	239.20'	U26	N 89°45'00" W	46.96'
U12	N 89°45'00" W	141.08'			
U13	N 89°45'00" W	171.66'			
U14	S 89°45'00" W	168.27'			
U15	S 44°54'25" W	18.75'			

**AREA SUMMARY**

LOTS	33.9 ACRES	93%
DEDICATED RIGHT-OF-WAY	2.7 ACRES	7%
TOTAL	36.6 ACRES	100%



**SURVEYOR'S CERTIFICATE**  
 I, Richard A. Mason, do hereby certify that the accompanying plat of PUMPHOUSE SUBDIVISION is a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason  
 Registered Professional Land Surveyor  
 P.L.S. No. 19469

Rolland Engineering  
 405 Ridges Blvd  
 Grand Jct, CO 81503  
 (970) 243-8300

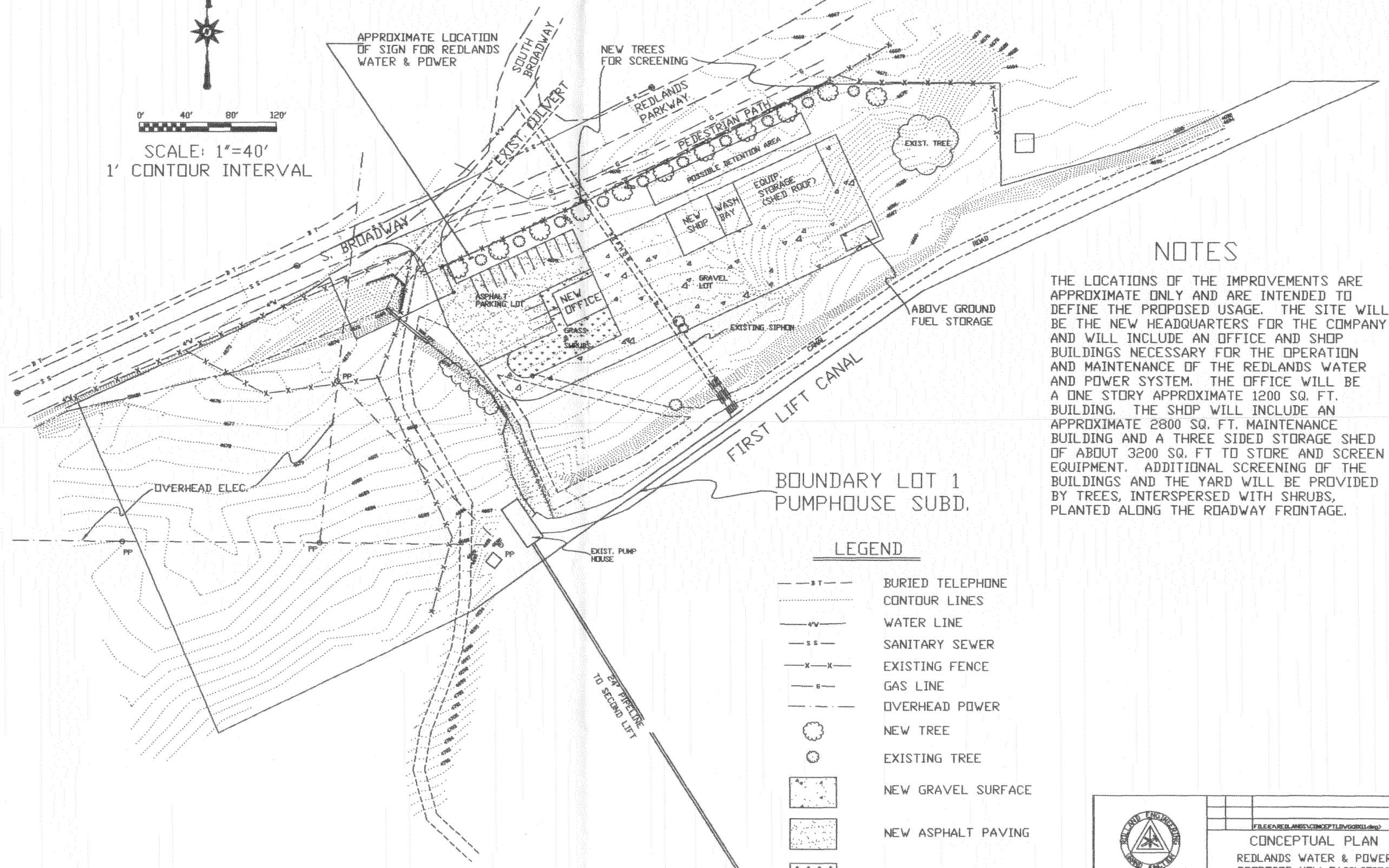
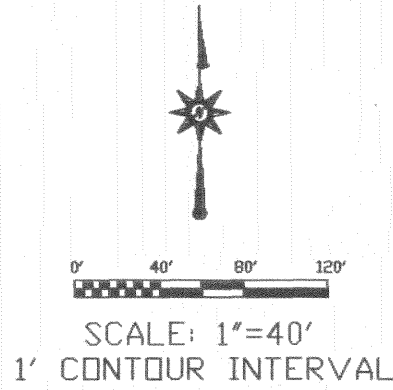
**PUMPHOUSE SUBDIVISION**  
 in LOT 2 & THE SE1/4NW1/4  
 SECTION 18 T1S R1W UJM,  
 GRAND JUNCTION, COLORADO

Designed	Checked	RAM	FILE:	Sheet
Drawn	Date	1-31-1996	REILANDSPLAT	2

D:\REDLANDS\PLAT Tue Jan 30 17:45:21 1996 ROLLAND ENGINEERING

**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

# REDLANDS WATER & POWER PROPOSED NEW FACILITIES




## NOTES

THE LOCATIONS OF THE IMPROVEMENTS ARE APPROXIMATE ONLY AND ARE INTENDED TO DEFINE THE PROPOSED USAGE. THE SITE WILL BE THE NEW HEADQUARTERS FOR THE COMPANY AND WILL INCLUDE AN OFFICE AND SHOP BUILDINGS NECESSARY FOR THE OPERATION AND MAINTENANCE OF THE REDLANDS WATER AND POWER SYSTEM. THE OFFICE WILL BE A ONE STORY APPROXIMATE 1200 SQ. FT. BUILDING. THE SHOP WILL INCLUDE AN APPROXIMATE 2800 SQ. FT. MAINTENANCE BUILDING AND A THREE SIDED STORAGE SHED OF ABOUT 3200 SQ. FT TO STORE AND SCREEN EQUIPMENT. ADDITIONAL SCREENING OF THE BUILDINGS AND THE YARD WILL BE PROVIDED BY TREES, INTERSPERSED WITH SHRUBS, PLANTED ALONG THE ROADWAY FRONTAGE.

## LEGEND

- BT--- BURIED TELEPHONE
- ..... CONTOUR LINES
- W--- WATER LINE
- SS--- SANITARY SEWER
- X-X--- EXISTING FENCE
- G--- GAS LINE
- P--- OVERHEAD POWER
- ☼ NEW TREE
- ⊙ EXISTING TREE
- [Gravel Pattern] NEW GRAVEL SURFACE
- [Asphalt Pattern] NEW ASPHALT PAVING
- [Grass Pattern] GRASS & SHRUB AREA

E: \REDLANDS\8X11 Mon Mar 11 22:38:44 1996 ROLLAND ENGINEERING

 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	FILE: E:\REDLANDS\CONCEPT\DWG\8X11.dwg			
	<b>CONCEPTUAL PLAN</b> REDLANDS WATER & POWER PROPOSED NEW FACILITIES LOT 1 PUMPHOUSE SUBDIVISION			
Designed	TDR	Checked	RAH	Sheet
Drawn	TDR	Date	1-8-1995	Of 1
		Rev	2/23/96	

