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File RZF-1996-116

Name: Redlands Water and Power – South Camp / South Broadway - Rezone

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

DOCUMENT DESCRIPTION:

X	X	Petition	X	X	Elevation Map
X		E-mails			
X	X	Correspondence			
X		Notice of Land Use Application – sent 5/23/96, 9/12/96			
X		Deed – Bk 274 / Pg 541			
X		Appraisal Report – 2/27/96 by Edward R. Frost			
X	X	Pumphouse Subdivision – Preliminary Drainage Report-4/29/96			
X	X	Planning Commission Minutes – 6/4/96, 9/3/96 - **			
X	X	City Council Minutes – 7/3/96, 9/4/96, 9/18/96 - **			
X	X	Ordinance No. 2949 - **			
X	X	Certification of Plat – 12/19/96			
X	X	Conceptual Plan			
X	X	Pumphouse Subdivision Plat – see GIS Historical Maps - **			
X	X	Location Map			
X		Preliminary Drainage Plan			

DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. _____

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
Subdivision Plat/Plan	<input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub	~40 acres	S. Camp & S. Broadway	RSF-4	Redlands Water & Power
Rezone		"	"	From: RSF-4 To: PR-2	" & Residential
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	5 acres	"	"	"
<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.

X [Signature]
Signature of Person Completing Application

4/29/96
Date

XX [Signature]
Signature of Property Owner(s) - attach additional sheets if necessary

4-29-96
Date

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

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

JOHN ROBAK
60 LEHIGH AVE
CLIFTON, NJ 07012-1817

ROBERT W BLEIL
455 S CAMP RD
GRAND JUNCTION, CO 81503-2540

MAX O BIZER
451 S CAMP RD
GRAND JUNCTION, CO 81503-2540

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

NEIL D MUTZBAUER
445 S CAMP RD
GRAND JUNCTION, CO 81503-2540

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

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

FREDERICK EDWARD WOLF
2225 REDLANDS PKY
GRAND JUNCTION, CO 81503-1101

LARRY P RATTAN
657 26 RD
GRAND JUNCTION, CO 81506

SAMMY J MARUTZKY
2229 REDLANDS PKY
GRAND JUNCTION, CO 81503-1101

ELAINE F CHEW
101 S MADISON ST
DENVER, CO 80209-3003

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

LIBERTY BAPTIST CHURCH
450 S CAMP RD
GRAND JUNCTION, CO 81503-2538

GERALD L RUST
2159 S BROADWAY
GRAND JUNCTION, CO 81503-2567

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

JACK R MCCALLUM
424 HUCKLEBERRY HILL DR
HELEN, GA 30545

ELDON D CASE
2723 CARRWOOD CIR
WICHITA, KS 67215-1538

OWNER ROSTER

4/27/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
SCOTT C WOODROW 463 MEADOWS WAY GRAND JUNCTION, CO 81503-2557	436 MEADOWS WY	2947-261-04-007
JAMES K SHEA 438 MEADOWS WAY GRAND JUNCTION, CO 81503-2525	438 MEADOWS WY	2947-261-04-008
JOHN ROBAK 60 LEHIGH AVE CLIFTON, NJ 07012-1817	437 MEADOWS WY	2947-261-04-009
ROBERT W BLEIL 455 S CAMP RD GRAND JUNCTION, CO 81503-2540	455 S CAMP RD	2947-261-01-019
MAX O BIZER 451 S CAMP RD GRAND JUNCTION, CO 81503-2540	451 S CAMP RD	2947-264-01-002
STEVE MCKENNEY 449 S CAMP RD GRAND JUNCTION, CO 81503-2540	449 S CAMP RD	2947-264-01-003
NEIL D MUTZBAUER 445 S CAMP RD GRAND JUNCTION, CO 81503-2540	445 S CAMP RD	2947-264-01-004
GEORGE B SAXE 2600 EL CAMINO REAL PALO ALTO, CA 94306-1705		2945-181-00-027
ROBERT B BOYD 506 BLEVINS RD GRAND JUNCTION, CO 81503-1119		2945-182-00-026

OWNER ROSTER

4/27/96

OWNER ADDRESS	PROPERTY ADDRESS	SCHEDULE NUMBER
FREDERICK EDWARD WOLF 2225 REDLANDS PKY GRAND JUNCTION, CO 81503-1101	2225 S REDLANDS PKWY	2945-182-00-027
LARRY P RATTAN 657 26 RD GRAND JUNCTION, CO 81506	2222 S BROADWAY	2945-182-00-030
SAMMY J MARUTZKY 2229 REDLANDS PKY GRAND JUNCTION, CO 81503-1101	2229 REDLANDS PKWY	2945-182-00-049
ELAINE F CHEW 101 S MADISON ST DENVER, CO 80209-3003		2945-183-00-002
MIRIAM F DOELL 14704 S MURRAY LN OLATHE, KS 66062-2610		2945-183-00-062
LIBERTY BAPTIST CHURCH 450 S CAMP RD GRAND JUNCTION, CO 81503-2538	450 S CAMP RD	2945-183-00-959
GERALD L RUST 2159 S BROADWAY GRAND JUNCTION, CO 81503-2567	2159 S BROADWAY	2947-261-00-018
MARDEAN B HUGGLER 2199 S BROADWAY GRAND JUNCTION, CO 81503-2567		2947-261-00-064
JACK R MCCALLUM 424 HUCKLEBERRY HILL DR HELEN, GA 30545		2947-261-04-031

OWNER ROSTER

4/27/96

OWNER ADDRESS

PROPERTY ADDRESS

SCHEDULE NUMBER

WICHITA, KS 67215-1538

SUBMITTAL CHECKLIST

Rezone # **MINOR SUBDIVISION** # *Final Plan on lot 1*

Location: *S. Camp, S. Broadway*

Project Name: *Kidlands W&V*

ITEMS	DISTRIBUTION																				TOTAL REQ'D.										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Police	County Planning	County Building Department	County Surveyor	Walker Field	School Dist. #51	Irrigation District	Drainage District	Water District - UTE	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Colorado Geologic Survey	U.S. Postal Service	Persigo WWTF	TCL Cable		
		● Application Fee <i>\$820 + \$15/land</i>	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	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																								
○ Appraisal of Raw Land	VII-1	1		1	1																										
● Names and Addresses*	VII-2	1																													
● Legal Description*	VII-2	1		1																											
○ Deeds	VII-1	1		1			1																								
○ Easements	VII-2	1	1	1	1		1														1	1	1								
○ Avigation Easement	VII-1	1		1			1							1																	
○ ROW	VII-3	1	1	1	1		1														1	1	1								
○ Covenants, Conditions & Restrictions	VII-1	1	1				1																								
○ Common Space Agreements	VII-1	1	1				1																								
● County Treasurer's Tax Cert.	VII-1	1																													
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																								
○ CDOT, 404, or Floodplain Permit	VII-3,4	1	1																												
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																													
○ Composite Plan	IX-10	1	2	1	1																										
● 11"x17" Reduction Composite Plan	IX-10	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Final Plat	IX-15	1	2	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Final Plat	IX-15	1							8	1	1	1			1	1	1	1	1	1	1	1	1				1	1			
○ Cover Sheet	IX-11	1	2																												
● Grading & Stormwater Mgmt Plan <i>Drainage</i>	IX-17	1	2																1						1	1					
○ Storm Drainage Plan and Profile	IX-30	1	2															1			1	1	1								
○ Water and Sewer Plan and Profile	IX-34	1	2	1															1	1	1	1	1					1	1		
○ Roadway Plan and Profile	IX-28	1	2															1													
○ Road Cross-sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
○ Landscape Plan	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1										1													1					
○ Phase I & II Environmental Report	X-10,11	1	1																												
○ Final Drainage Report	X-5,6	1	2															1													
○ Stormwater Management Plan	X-14	1	2															1							1						
○ Sewer System Design Report	X-13	1	2	1																1											
○ Water System Design Report	X-16	1	2	1															1												
○ Traffic Impact Study	X-15	1	2																						1						
● Site Plan	IX-29	1	2	1	1		1		8																						

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

PRE-APPLICATION CONFERENCE

Date: 4/23/96
Conference Attendance: Kathy J. Truitt Brown
Proposal: Rezoning to R-1.2, Minor Sub., Final Plan
Location: S. Camp & S. Broadway
Tax Parcel Number: 2945-182-00-446
Review Fee: \$820 + \$15/acre
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? Y.S.
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? NO Estimated Amount:
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? YES
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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

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

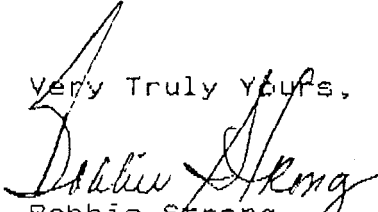
G. KEITH CLARK - SECRETARY/TREASURER

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

PUMPHOUSE SUBDIVISION

Preliminary Drainage Report

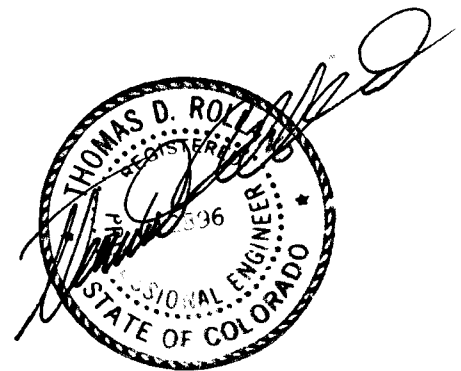
Prepared for:

**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**

April 29, 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 location of the headquarters will be the approximate 5 acre Lot 1 of the Pumphouse Subdivision which will be the subject of this report. Please refer to the Preliminary Grading and Drainage Plan for Lot 1 of the Pumphouse Subdivision.

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 Lot 1, 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 proposed 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.

REVIEW COMMENTS

Page 1 of 3

FILE #RZF-96-116

TITLE HEADING: Pumphouse Minor Subdivision &
Rezone from RSF-4 to PR-2

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

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., MAY 23, 1996.

PUBLIC SERVICE COMPANY

5/8/96

Gary Lewis

244-2698

Utility easements as shown on the proposed subdivision plat should be sufficient for installation of gas and electric facilities as well as cover the existing facilities on the site.

UTE WATER

5/8/96

Gary R. Mathews

242-7491

1. Ute Water has a 12" water line stub-out at the northeast corner of South Broadway and South Camp Road. This line needs extended to the site if fire protection is needed.
2. Water mains shall be C-900, class 150. Installation of pipe fittings, valves and services including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.
3. Construction plans required before development begins.
4. Policies and fees in effect at the time of application will apply.

U. S. WEST

5/8/96

Max Ward

244-4721

Please contact Max Ward, Field Engineer, for telephone facilities to the building.

CITY FIRE DEPARTMENT

5/13/96

Hank Masterson

244-1414

1. The nearest fire hydrant at Mowry Drive and South Broadway supplies less than 250 gallons per minute of fire flow. To provide adequate flows, petitioner must extend an 8" fire line from the existing 8" line at South Broadway and South Camp Road to the entrance of lot one. A new fire hydrant must be located at this entrance.
2. A permit from the Fire Department is required for the above ground storage tank and fueling facility.

CITY PROPERTY AGENT

5/15/96

Steve Pace

256-4003

1. Address the electric easement for Public Service Company, siphon and 25' canal easements in the dedication.
2. Building set-back lines?
3. See corrections and or additions on attached maps (red-lined).

CITY POLICE DEPARTMENT

5/16/96

Dave Stassen

244-3587

1. The screening use of trees and shrubs is good. Please ensure the type of trees used can be trimmed up above 4' and the shrubs should be trimmed so they are no higher than 3'.
2. The office building and garage should have an alarm due to the remote location. All four sides of both office and garage should be lit with building mounted lights. The gravel lot should be lit with at least one pole light.

CITY COMMUNITY DEVELOPMENT

5/16/96

Kathy Portner

244-1446

1. Provide details on the construction of all proposed buildings--type of materials, colors, elevations...
2. Indicate the location of the mobile homes on the site. How are they used now? What are the future plans for them?
3. We have the same concerns with lot 3 and its development constraints. The notation as discussed with the last proposal will be required.
4. The sign shall be non-illuminated.
5. Can all equipment and supplies be within the proposed buildings? Is any outdoor storage proposed?
6. Please address how this request meets the rezone criteria in the Zoning and Development Code.
7. Staff will recommend that the site plan be reviewed as a preliminary plan and that the final plan be allowed to be reviewed and approved by staff with any Planning Commission conditions incorporated if the rezoning is approved.

CITY UTILITY ENGINEER

5/15/96

Trent Prall

244-1590

SEWER: City

1. Please contact Dan Tonello with the Industrial Pretreatment section (244-1489) at the Persigo Sewer Treatment Plant for specific requirements for a 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 DEVELOPMENT ENGINEER

5/17/96

Jody Kliska

244-1591

1. If this is a final plan, it requires a final drainage report and plan.
2. Extension of the pedestrian path along South Broadway will be required along the boudary of Lot 1 with the development of Lot 1. When development of Lot 2 occurs, it is likely the path extension will be required along both the South Broadway frontage and the South Camp frontage.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

Persigo Waste Water Treatment Facility

TCI Cablevision

Response to Review Comments

PUMPHOUSE MINOR SUBDIVISION

Date: May 23, 1996

City File: RZF-96-116

Location: South Camp Road & South Broadway

Title: **Pumphouse Minor Subdivision & Rezone from RSF-4 to PR-2.**

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:

PUBLIC SERVICE COMPANY

No objections to Pumphouse Subdivision. Utility Easements as shown on plat should be sufficient for necessary utility installations.

WATER - UTE WATER

1. Waterline extensions will be constructed as necessary for fire protection.
2. Ute Water specifications and drawings will be adhered to.
3. Construction plans will be complete prior to development.
4. Comments about policies and fees are noted.

U.S. WEST

Max Ward, Field Engineer, will be contacted when building plans are available.

GRAND JUNCTION FIRE DEPARTMENT

1. Waterlines will be extended as necessary to meet fire code requirements. A complete set of building plans will be submitted to the Grand Junction Fire Department for their review and approval.
2. Permit requirement for aboveground fuel storage tank noted.

CITY PROPERTY AGENT

1. Dedication language has been revised to address electric easement for Public Service Company, siphon and 25' canal easements.
2. Building setbacks for any future development will be proposed at the time any future plans are presented to the City of Grand Junction for acceptance. Kathy Portner stated that setbacks for the office site (Lot 1) are not required in this case because the submitted site plan/development plan will control any setback concerns.
3. Corrections and additions revised as necessary on the plat.

CITY POLICE DEPARTMENT

1. Comments noted regarding the desired height for trees and shrubs.
2. Comments regarding lighting noted. Lighting will be shown on the final plans.

COMMUNITY DEVELOPMENT DEPARTMENT

1. The office building will not be of metal construction. The office as proposed at this time will be a single story structure of approximately 1200 square feet. We propose a maximum height for structures of 32 feet for the entire rezone. This height is consistent with normal RSF-2 zoning. The garage and shed roofs may be of metal construction. All final plans will be approved by City Staff and a final Planning Commission hearing.
2. Mobile home locations shown on plans. The two mobile homes are presently leased to an individual for residential purposes. They will probably be leased to the same parties in the future.
3. The plat has been revised to add notations for possible future development constraints.
4. The entrance sign will be non-illuminated.
5. All equipment and supplies will normally be kept inside of the garage or shed structures. Outdoor storage of equipment on a long-term basis is not proposed.
6. 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 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. Section 7.2.1.C of the "Zoning and Development Code" of the City of Grand Junction states that an appropriate use for a PR Zone is "Public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings, or structures essential to providing the public with electric power, gas, water, sanitation, etc."
- 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. Additionally, the proposed PR-2 zoning will drop the potential density of the entire 40 acre parcel by half. The present zoning allows for up to 4 units per acre while the proposed PR-2 density will cut the future density down to no more than 2 units per acre.
 - F. As stated in item "C" above, Section 7.2.1.C of the "Zoning and Development Code" of the City of Grand Junction states that an appropriate use for a PR Zone is "Public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings, or structures essential to providing the public with electric power, gas, water, sanitation, etc.". PR-2 zoning is the desired zoning of the City of Grand Junction Master Plan and therefore brings this parcel of land into conformance with the Master Plan.
 - G. All necessary facilities are available or can reasonably be extended.
7. We agree with Staff recommendation that the plan be reviewed as a preliminary plan.

CITY UTILITY ENGINEER

SEWER:

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:

1. Ute Water has been contacted.

CITY DEVELOPMENT ENGINEER

1. Per Staff recommendations, this will be considered a preliminary plan. A final drainage report and plan will be submitted with the final plan.
2. Pedestrian path will be extended along boundary of Lot 1 and will be shown on final plans. Comments about Lot 2 path extensions are noted.

STAFF REVIEW

FILE: #RZF-96-116
DATE: May 29, 1996
STAFF: Kathy Portner
REQUEST: Rezone and Preliminary Plan, 3 lot Minor Subdivision
LOCATION: South Camp Road and South Broadway
APPLICANT: Redlands Water and Power

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: PR-2 (Planned Residential, 2 units per acre)

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. The draft Growth Plan shows this area as Residential Low Density, .5 to 1.9 acre lots.

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 applicant is proposing to rezone the property to PR-2 to bring it more in conformance with the proposed Growth Plan density. The proposed lot 1, consisting of 5 acres, is being proposed for the 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.

This proposal was before Planning Commission in February of 1996, with a request to rezone lot 1 to PC (Planned Commercial). The request was denied by a tie vote and appealed to City Council. The City Council voted to not hear the appeal.

Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to develop the 5 acres for the office facility. Lot 1 delineates the area being requested for the office facility. 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.

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 for the entire 40 acres to PR-2 to accommodate their proposed office facility and reduce the density on the remainder of the property to be more in conformance with the draft Growth Plan. 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.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc". Redlands Water and Power could certainly fit under this category. By applying the PR zone it does make the zoning much more

specific to a service provider rather than creating a commercial zone district that might open the door in the future for other commercial uses. While staff usually does not support a planned zone without a plan, we feel there are benefits to applying this zone now and reducing the density of the remainder of the site to be in conformance with the draft Growth Plan.

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. The rezone of the remainder of the site to a lower density will be more in conformance with the surrounding area.

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. 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. The rezone from RSF-4 to PR-2 is more in conformance with the draft Growth Plan for this area.

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.

Preliminary 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. The applicant is proposing that the office building will be constructed of something other than metal siding. Staff recommends that all buildings on the site not have metal siding.

The applicant has agreed to extend the bike/pedestrian trail along South Broadway the length of lot 1. A 20' trail easement shall also be provided through lot 1 (and a portion of lot 2 if necessary) accessing the abandoned 3rd lift canal to the south, via a section of the second lift canal as per the adopted multi-modal plan.

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. *satisfactorily*
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 for lot 1 being limited to office and maintenance facilities of Redlands Water and Power as a service provider in the area and the approved uses for lots 2 and 3 being single family residential lots.

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

1. Final site plan review will be required for lot 1 for staff approval.
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 ^{satisfactorily} from S. Broadway.
5. No buildings or structures shall have metal siding. ^{camouflaged or high rib metal siding} ^{15' eave height} allow architectural metal siding.
6. A 20' trail easement shall be required through lot 1 (and a portion of lot 2, if necessary) to access the abandoned 3rd lift canal ~~via a portion of the second lift canal.~~
7. The bike/pedestrian trail along South Broadway shall be extended the length of lot 1.

Final plan should specify remainder of property as undevel.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item RZF-96-116, I move we recommend approval of the rezone and approve the final plat and preliminary plan subject to the staff recommendation.

Willing to grant easement thru lot 2 to access abandoned canal

STAFF REVIEW

FILE: #RZF-96-116
DATE: June 6, 1996
STAFF: Kathy Portner
REQUEST: Rezone and Preliminary Plan, 3 lot Minor Subdivision
LOCATION: South Camp Road and South Broadway
APPLICANT: Redlands Water and Power

EXECUTIVE SUMMARY:

A request for a rezone of approximately 40 acres from RSF-4 to PR-2 to allow for the development of a new office building and associated facilities for Redlands Water and Power on 5 acres.

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: PR-2 (Planned Residential, 2 units per acre)

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. The draft Growth Plan shows this area as Residential Low Density, .5 to 1.9 acre lots.

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 applicant is proposing to rezone the property to PR-2 to bring it more in conformance with the proposed Growth Plan density. The proposed lot 1, consisting of 5 acres, is being proposed for the 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.

This proposal was before Planning Commission in February of 1996, with a request to rezone lot 1 to PC (Planned Commercial). The request was denied by a tie vote and appealed to City Council. The City Council voted to not hear the appeal.

Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to develop the 5 acres for the office facility. Lot 1 delineates the area being requested for the office facility. 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.

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 for the entire 40 acres to PR-2 to accommodate their proposed office facility and reduce the density on the remainder of the property to be more in conformance with the draft Growth Plan. 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.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools,

recreational facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc". Redlands Water and Power could certainly fit under this category. By applying the PR zone it does make the zoning much more specific to a service provider rather than creating a commercial zone district that might open the door in the future for other commercial uses. While staff usually does not support a planned zone without a plan, we feel there are benefits to applying this zone now and reducing the density of the remainder of the site to be in conformance with the draft Growth Plan.

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

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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. The rezone of the remainder of the site to a lower density will be more in conformance with the surrounding area.

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. 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. The rezone from RSF-4 to PR-2 is more in conformance with the draft Growth Plan for this area.

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.

Preliminary 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. The applicant is proposing that the office building will be constructed of something other than metal siding. Staff recommends that all buildings on the site not have metal siding.

The applicant has agreed to extend the bike/pedestrian trail along South Broadway the length of lot 1. A 20' trail easement shall also be provided through lot 1 (and a portion of lot 2 if necessary) accessing the abandoned 3rd lift canal to the south, via a section of the second lift canal as per the adopted multi-modal plan.

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 satisfactorily 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 for lot 1 being limited to office and maintenance facilities of Redlands Water and Power as a service provider in the area and the approved uses for lots 2 and 3 being residential uses.

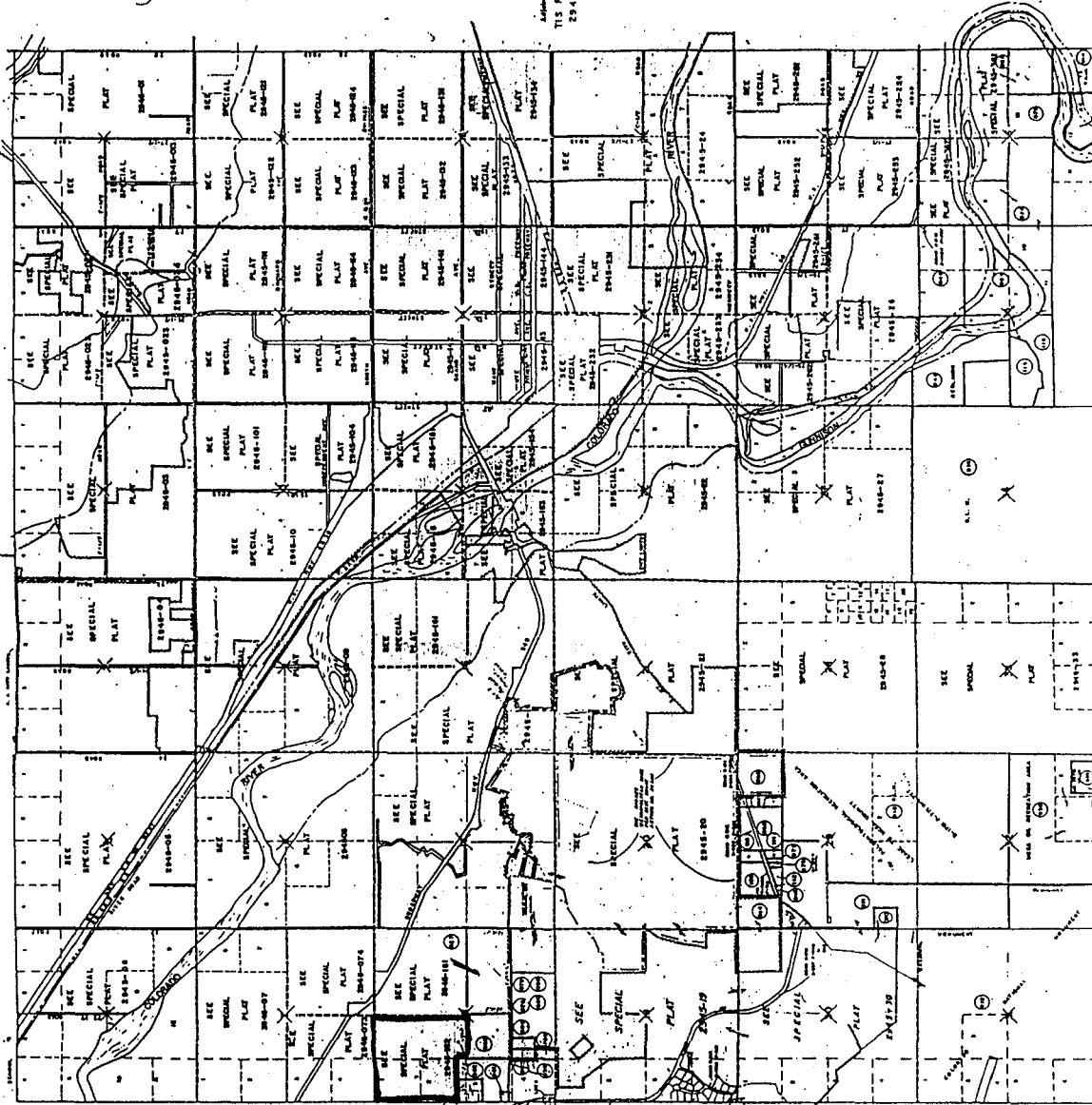
Staff recommends approval of the preliminary plan with the following conditions:

1. Final site plan review will be required for lot 1 for staff approval.
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 satisfactorily addressed through the site plan review process.
4. All equipment and materials shall be effectively screened from view from South Broadway.
5. All buildings or structures shall have architectural siding which shall not include corrugated or high-rib metal siding. The maximum height to eaves shall be 15'.
6. A 20' trail easement acceptable to the City shall be required through lot 1 or lot 2 to access the abandoned 3rd lift canal.
7. The bike/pedestrian trail along South Broadway shall be extended the length of lot 1.

PLANNING COMMISSION ACTION:

At their June 5, 1996 hearing, the Planning Commission recommended approval of the rezoning to PR-2 with the staff recommended allowed uses and approved the minor subdivision and preliminary plan subject to the above modified staff recommendations.

ADJACENT
T1S R1W
2700



ADJACENT
T1S R1E
2943

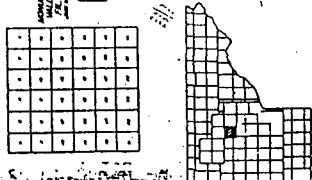
T1S R1W
2945

T2S R1W
2946
T1S R1W

2945

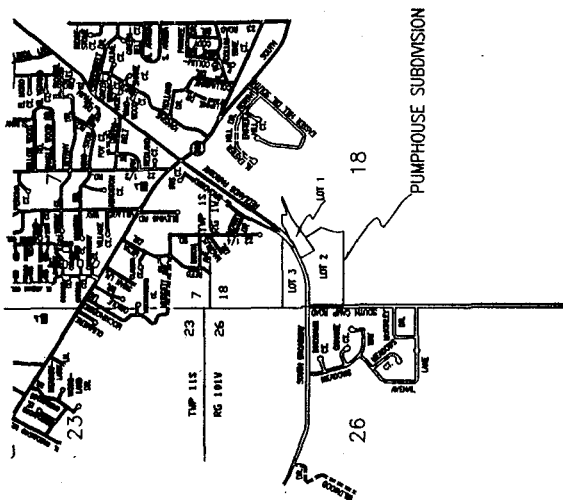
PLAT	SECTION	TOWNSHIP	RANGE	COUNTY
2846-01	1	1S	1W	...
2846-02	1	1S	1W	...
2846-03	1	1S	1W	...
2846-04	1	1S	1W	...
2846-05	1	1S	1W	...
2846-06	1	1S	1W	...
2846-07	1	1S	1W	...
2846-08	1	1S	1W	...
2846-09	1	1S	1W	...
2846-10	1	1S	1W	...
2846-11	1	1S	1W	...
2846-12	1	1S	1W	...
2846-13	1	1S	1W	...
2846-14	1	1S	1W	...
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2846-99	1	1S	1W	...
2846-00	1	1S	1W	...

ADJACENT
T1S R1W
2847



ADJACENT
T1S R1W
2861

PUMP HOUSE SUBDIVISION



VICINITY MAP

APPROXIMATE SCALE 1" = 1000'

INDICATION
 See also the map attached to the application for subdivision.
 The subdivision is shown on the map by a dashed line. The lots are numbered 1 through 4. The map is divided into sections 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

STATE OF COLORADO
 In and for the County of Grand
 The following is a true and correct copy of the original plat as recorded in the County Clerk's Office of the County of Grand, Colorado, on this 17th day of August, 1996.

PLAT NO. 1
 PUMP HOUSE SUBDIVISION
 IN LOT 2 & THE SE 1/4 NW 1/4
 SECTION 15
 T24N R10W
 GRAND JUNCTION, COLORADO

FILED
 The following is a true and correct copy of the original plat as recorded in the County Clerk's Office of the County of Grand, Colorado, on this 17th day of August, 1996.

PLAT NO. 1
 PUMP HOUSE SUBDIVISION
 IN LOT 2 & THE SE 1/4 NW 1/4
 SECTION 15
 T24N R10W
 GRAND JUNCTION, COLORADO

APPROVED
 The following is a true and correct copy of the original plat as recorded in the County Clerk's Office of the County of Grand, Colorado, on this 17th day of August, 1996.

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 PUMP HOUSE SUBDIVISION
 IN LOT 2 & THE SE 1/4 NW 1/4
 SECTION 15
 T24N R10W
 GRAND JUNCTION, COLORADO

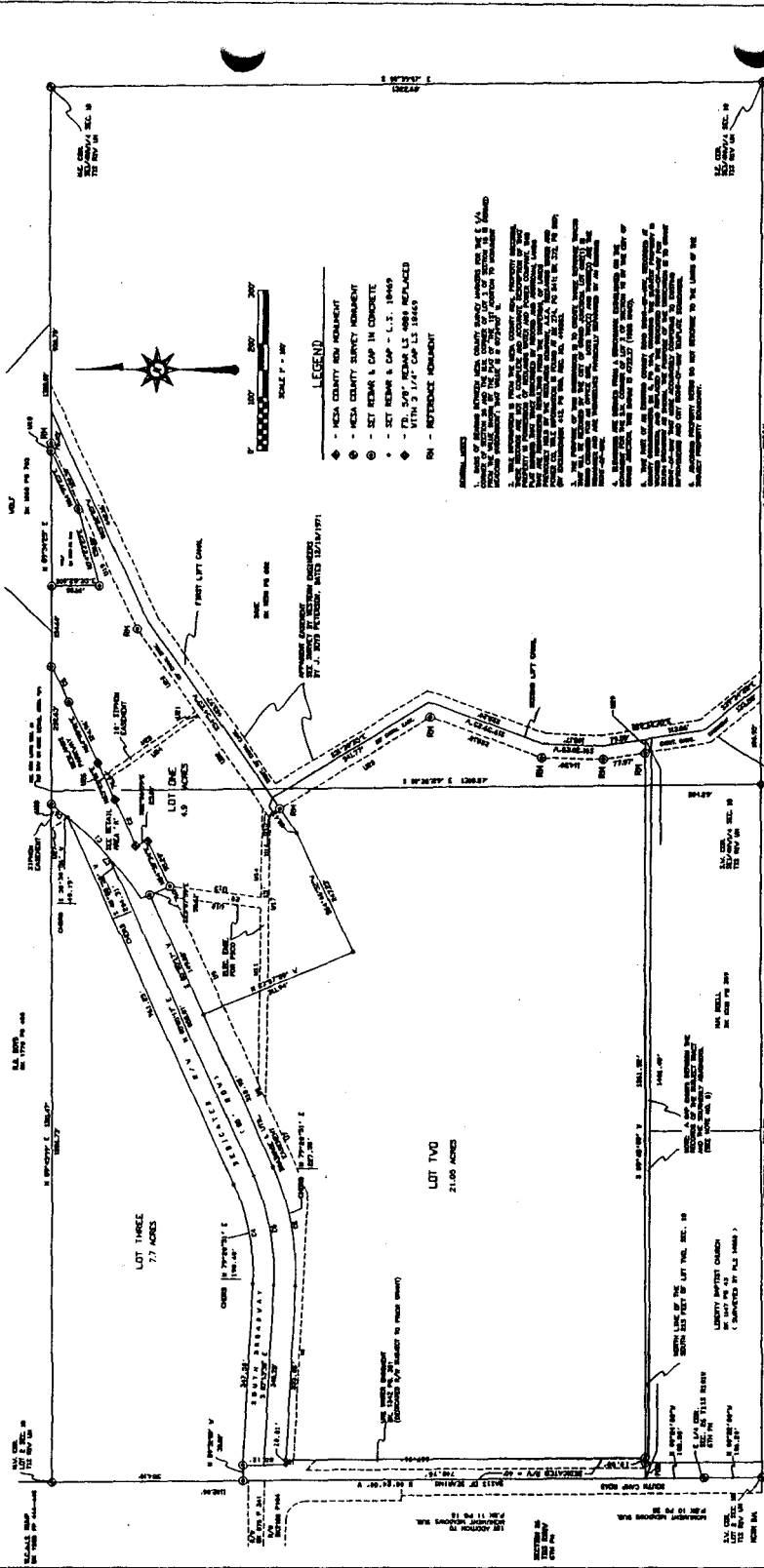
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 IN LOT 2 & THE SE 1/4 NW 1/4
 SECTION 15
 T24N R10W
 GRAND JUNCTION, COLORADO

Recorder	Plat No.	Section	Township	Range	County	Date


 HOLLAND ENGINEERING
 402 Ralston Blvd
 Grand Junction, CO 81505
 (970) 749-0248

PUMPHOUSE SUBDIVISION



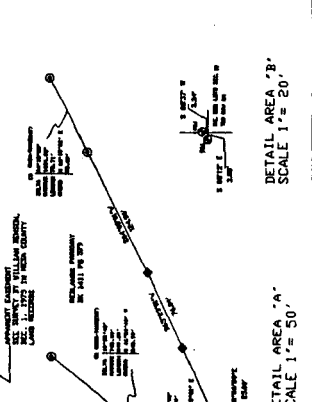
- LEGEND**
- ◆ - HCSA COUNTY IRON MONUMENT
 - - HCSA COUNTY SURVEY MONUMENT
 - ⊙ - SET REMAR & CAP IN CONCRETE
 - ◆ - 7/8" DIA. REBAR LS 4000 REPLACED WITH 3/4" CAP LS 18469
 - ⊙ - REFERENCE MONUMENT



PUMPHOUSE SUBDIVISION
 LOT 2 & THE S21/4NW1/4
 SECTION 36 T43N R10E
 GRAND JUNCTION COLORADO

ROLLAND ENGINEERING
 405 N. HIGHLAND
 GRAND JUNCTION, CO. 81505
 (970) 243-8300

PLAT NO. 1996-0049



LANDSCAPE SCHEDULING TABLE

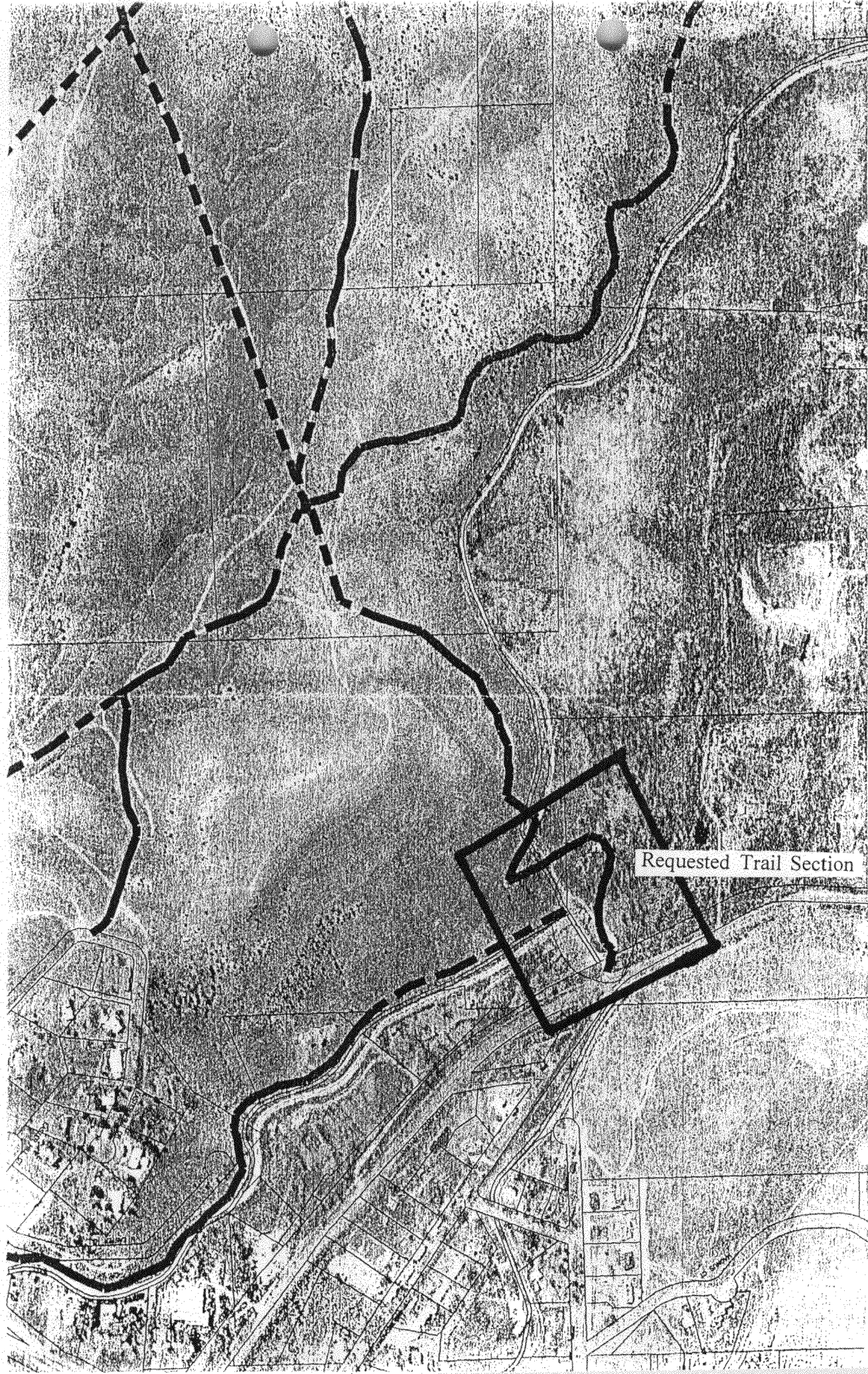
NO.	PLANT	QUANTITY	DATE
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CURVE TABLE

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AREA SUMMARY

LOTS	33.75 ACRES	92%
DEDICATED RIGHT-OF-WAY	2.85 ACRES	8%
TOTAL	36.6 ACRES	100%



Requested Trail Section

PUMPHOUSE SUBDIVISION
GENERAL PROJECT REPORT

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

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

April 29, 1996

Redlands Water and Power Company is applying for establishment of a Minor Subdivision (three lots), the "Pumphouse Subdivision", and a rezone from RSF-4 to PR2. 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 entire 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 three lots in the subdivision is: **a)** The property is currently separated by an existing public road (South Broadway) which physically creates Lot 3; **b)** Lot One, approximately 5 acres, will accommodate the proposed siting of the new headquarters; and **c)** Lot 2, the largest parcel is the remainder of the original 40 acres. 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.

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 garage building (approx. 40' by 65') with an attached three-sided covered storage shed for equipment (approx. 80' by 40'). The office building will not be a metal sided building. A complete set of building plans will be submitted for acceptance by the City of Grand Junction and also for review by the City of Grand

Junction Fire Department. Note that all necessary permits will be obtained for structures and the fuel bay area.

Redlands Water and Power has always maintained a pump station and Lift canals on this site. This site, historically, has had building structures. A caretakers house was built on the site at the early part of the 1900's and remained in place until the late 1980's. The original 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 the 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. 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, of which Lot 3 of the Pumphouse Subdivision is part of, is to the northwest across South Broadway; directly to the north of Riggs Hill, and Lot 3, is an additional 20 acre area that remains undeveloped (zoned R2); 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 a low density of housing. The land directly to the east is vacant and has the same RSF-4 zoning. Liberty Baptist Church is located immediately to the south of the main 21 acre parcel of land.

Zoning the entire 40 acre parcel to PR2 (planned Residential, 2 units per acre) from RSF-4 (Residential, 4 units per acre) lowers the possible density by half. The lower density of PR2 is consistent with the surrounding zoning, is a benefit for the future of surrounding residents, and is also consistent with the long range growth plan for the City of Grand Junction. The office site is supported by Section 7-2-1, Item C of "The City of Grand Junction Zoning and Development Code". Section

7-2-1, Item C states: "Public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc.". There are currently 1050 shareholders on the Redlands who/that account for approximately 6000 end users of the irrigation water. This site will centrally locate the Redlands Water and Power Company in relation to the end water users.

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 (5 employees) and will have little effect on existing traffic patterns. Sight distances, horizontal and vertical, at the driveway entrance are acceptable and are well within the City of Grand Junction Standards.

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. ROLLAND Engineering is working with Ute Water and the Fire Department to explore alternatives for the best water delivery to the site.

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 five 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. The proposed sign will be no greater than 16 square feet in size.

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 flume has been replaced by a siphon.



THE "PUMPHOUSE" CIRCA 1910

RZF-96-116 Pumphouse Subdivision

6-13-96

Redlands Water and Power Company was denied a previous request to rezone their property located on the Redlands Parkway at So. Broadway to 5 acres commercial and 30 acres RSF-4 (4 units per acre). They are now requesting to rezone from RSF-4 to Planned Residential which will allow them to build their office building and 4 large metal buildings on the Parkway. Their goal is the same, the tactic is different. This is still considered spot zoning and should not be allowed on the Redlands.

If you as property owners are opposed please sign below:

NAME ADDRESS

Jandra McKenney	449 S. Camp Rd 81503
Jude Kattan	Properties at 2226 + 2222 So Broadway
Cornie Raciecki	603 19 1/2 Rd. #1 242-7112
Janet Buil	-----455 S. Camp Rd, GJ 243-1936
Diane J Buil	" " "
Emily R. Welch	2019 Eagle Ct. Grand Jct. Co.
Roger W. Leigh	2108 Zion Rd GJ ⁸¹⁵⁰³⁻⁹⁷²⁰ Co
Betty M Leigh	2168 Zion Rd GJ 81503
Joanne Hunter	1907 Broadway S.J. 81500
Mindy deBora	2294 South Pine Dr. GJ. 81503
Shelver Pette	2236 So Rensert Cir -81503
Miriam Parrish	435 Arenal Lane GJ 81503
John Younker	2151 F Road (Redlands)
Dorothy J. Smith	635 Panorama Dr. GJ 81503
William S. Kellard	2422 1/2 Hidden Valley Dr. #A 81503
Scott Gelfuss	578 Rio Linda Ln GJ 81503
Buil-trader	2281 Rio Linda Ln. GJ 81503
Lee Stone	12 Rhoads Ct GJ Co 81503
Telma A. Kella	643 Panorama Dr, GJ Co 81503
Mark Willey	2156 Buffalo Dr. GJ Co 81503
Ellen S. Watters	531 Oriole Dr. GJ. 81503

6-13-96

Redlands Water and Power Company was denied a previous request to rezone their property located on the Redlands Parkway at So. Broadway to 5 acres commercial and 30 acres RSF-4 (4 units per acre). They are now requesting to rezone from RSF-4 to Planned Residential which will allow them to build their office building and 4 large metal buildings on the Parkway. Their goal is the same, the tactic is different. This is still considered spot zoning and should not be allowed on the Redlands.

If you as property owners are opposed please sign below:

NAME

ADDRESS

Peggy Ditcher

1645 216 Ed 81506

Hail Fogg

2457 Broadway 81503

Tracy W. Sims

402A Dressel Dr 81503

Edward G. Hoff

2225 REDLANDS PKWY 81503

Linda Green

2196 McKinley Dr. 81503

Tom Van

2196 McKinley Dr 81503

Larry Patton

2222 So Blvd - 2226 So Blvd

Architectural Siding - any siding material found in res. construction or in the existing structures in the neighborhoods adjoining S. Broadway or S. Camp Rd. The use of galvanized &/or corrugated steel as a siding &/or trim material is specifically prohibited.

Roofing may be of any material other than galvanized &/or corrugated steel as customarily found in res. construction provided it is a color that is compatible w/ the surroundings.

STAFF REVIEW

FILE: #RZF-96-116
DATE: August 30, 1996
STAFF: Kathy Portner
REQUEST: Rezone and Preliminary Plan, 3 lot Minor Subdivision
LOCATION: South Camp Road and South Broadway
APPLICANT: Redlands Water and Power

EXECUTIVE SUMMARY:

A request for a rezone of approximately 40 acres from RSF-4 to PR-2 to allow for the development of a new office building and associated facilities for Redlands Water and Power on 5 acres.

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: PR-2 (Planned Residential, 2 units per acre)

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. The draft Growth Plan shows this area as Residential Low Density, .5 to 1.9 acre lots.

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 applicant is proposing to rezone the property to PR-2 to bring it more in conformance with the proposed Growth Plan density. The proposed lot 1, consisting of 5 acres, is being proposed for the 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.

This proposal was before Planning Commission in February of 1996, with a request to rezone lot 1 to PC (Planned Commercial). The request was denied by a tie vote and appealed to City Council. The City Council voted to not hear the appeal.

Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to develop the 5 acres for the office facility. Lot 1 delineates the area being requested for the office facility. 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.

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 for the entire 40 acres to PR-2 to accommodate their proposed office facility and reduce the density on the remainder of the property to be more in conformance with the draft Growth Plan. 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.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools, recreational

facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc". Redlands Water and Power could certainly fit under this category. By applying the PR zone it does make the zoning much more specific to a service provider rather than creating a commercial zone district that might open the door in the future for other commercial uses. While staff usually does not support a planned zone without a plan, we feel there are benefits to applying this zone now and reducing the density of the remainder of the site to be in conformance with the draft Growth Plan.

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. The rezone of the remainder of the site to a lower density will be more in conformance with the surrounding area.

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. 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. The rezone from RSF-4 to PR-2 is more in conformance with the draft Growth Plan for this area.

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.

Preliminary 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. The applicant is proposing that the office building will be constructed of something other than metal siding. Staff recommends that all buildings on the site not have metal siding.

The applicant has agreed to extend the bike/pedestrian trail along South Broadway the length of lot 1. A 20' trail easement shall also be provided through lot 1 (and a portion of lot 2 if necessary) accessing the abandoned 3rd lift canal to the south, via a section of the second lift canal as per the adopted multi-modal plan.

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 satisfactorily 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 for lot 1 being limited to office and maintenance facilities of Redlands Water and Power as a service provider in the area and the approved uses for lots 2 and 3 being residential uses.

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

1. Final site plan review will be required for lot 1 for staff approval.
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 satisfactorily addressed through the site plan review process.
4. All equipment and materials shall be effectively screened from view from South Broadway.
5. All buildings or structures shall have architectural siding which shall not include corrugated or high-rib metal siding. The maximum height to eaves shall be 15'.
6. A 20' trail easement acceptable to the City shall be required through lot 1 or lot 2 to access the abandoned 3rd lift canal.
7. The bike/pedestrian trail along South Broadway shall be extended the length of lot 1.

PLANNING COMMISSION ACTION:

At their June 5, 1996 hearing, the Planning Commission recommended approval of the rezoning to PR-2 with the staff recommended allowed uses and approved the minor subdivision and preliminary plan subject to the above modified staff recommendations.

CITY COUNCIL ACTION:

At their July 3, 1996 hearing, the City Council delayed a decision on the rezone and directed that the request be sent back to Planning Commission to review and approve the architectural design of the proposed structures. The design should be compatible with the surrounding residential area.

REVISED STAFF RECOMMENDATION:

Staff recommends approval of the proposed design. Planning Commission will make a recommendation at their September 3, 1996 hearing.

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. ____

REZONING LAND LOCATED SE OF SOUTH CAMP ROAD AND SOUTH BROADWAY
FROM RSF-4 TO PR-2

Recitals:

Redlands Water and Power has requested a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PR-2 (Planned Residential with a density not to exceed 2 units per acre) on their property located south-east of South Camp Road and South Broadway to allow for the location of their office and maintenance facility and to reduce the density on the remainder of the site to bring it more in conformance with the surrounding area. The site currently has an irrigation canal, siphon and a pump station for the Company's First Lift Station. In the application, the petitioner states that in 1961 when Mesa County applied R-2 zoning to the property that 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.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools, recreational facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc".

The City Council concurs with the applicants assertion that the increasing urbanization of the Redlands area has changed the character of Redlands Water and Power service needs, requiring that the facility be more centrally located to serve their customers more efficiently. Council finds the reduction of the zoned density to be a general benefit to the community and further finds the rezone to be in compliance with section 4-4-4 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the parcel described below is hereby rezoned from RSF-4 to PR-2 (Planned Residential not to exceed 2 units per acre:

That part of Lot 2 and the SE1/4NW1/4 all in Section 18 T1S, R1W, of the Ute Meridian more particularly described by the following metes and bounds calls:

Commencing at a Mesa County Survey Marker for the E 1/4 Corner for Section 26, Township 11 South, Range 101 West of the 6th P.M., from whence a Mesa County Survey Marker for the N.W. Corner of Lot Two, Section 18, Township 1 South, Range 1 West of the Ute Meridian bears N00°24'00"W 1211.66 feet; thence N00°24'00"W 108.80 feet to the point of beginning; thence N00°24'00"W 1102.86 feet to said N.W. Corner of Lot Two;

thence N 89°43'19"E on the north line of said Lot Two 1286.73 feet to the northerly right-of-way line of Redlands Parkway; thence on the arc of a 705.00 foot radius, non-tangent curve to the right (the chord of which bears S46°50'49"W 243.99 feet) through a central angle of 19°55'48" for a distance of 245.23 feet; thence S23°07'59"E 58.61 feet; thence N64°30'34"E 95.29 feet; thence N22°56'59"W 25.00 feet; thence on the arc of a 3266.00 foot radius curve to the right (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet; thence N65°23'01"E 76.04 feet; thence N64°08'01"E 124.96 feet; thence on the arc of a 1004.93 foot radius curve to the right (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.69 feet to the north line of the SE1/4NW1/4 of said Section 18; thence leaving the right-of-way line of said Redlands Parkway N89°34'25"E 154.60 feet; thence leaving the north line of the SE1/4NW1/4 of said Section 18 S00°25'35"E 90.16 feet; thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the centerline of the Redlands First Lift Canal; thence leaving the north line of the SE1/4NW1/4 of said Section 18 and continuing on said canal centerline S65°22'25"W 442.16 feet; thence S54°54'25"W 403.97 feet; thence leaving said First Lift Canal S31°38'35"E 341.77 feet to the centerline of the Redlands Second Lift Canal; thence continuing on the centerline of said Second Lift Canal S19°59'25"W 228.20 feet; thence S01°50'25"W 108.17 feet; thence S09°13'35"E 79.50 feet to the north line of the south 215 feet of the SE1/4NW1/4 of said Section 18; thence leaving said Second Lift Canal S89°45'08"W on the north line of the south 215 feet of Lot Two of said Section 18 1401.49 feet to the point of beginning.

The allowed uses on the following described portion of the above described parcel shall be limited to office and maintenance facilities for the irrigation service provider in the area, in conjunction with the pumping facilities on site, and is not intended to be for general commercial uses:

That part of the S1/2NW1/4 of Section 18, T1S,R1W of the Ute Meridian described as follows:

The perimeter of which is described by the following metes and bounds calls:

Commencing at a Mesa County Survey Marker for the N.E. Corner of the SE1/4NW1/4 of said Section 18 from whence the N.W. Corner of the SE1/4NW1/4 of said Section 18 bears S89°34'25"W 1318.00 feet; thence S89°34'25"W 598.34 feet to the point of beginning; thence S65°22'25"W on the centerline of the First Lift Redlands Canal 442.16 feet; thence continuing along said canal S54°54'25"W 403.97 feet; thence leaving said canal S54°54'25"W 80.47 feet; thence S64°46'52"W 247.23 feet; thence N23°07'59"W 301.95 feet; thence N65°55'17"E 247.10 feet to the southerly right-of-way of the Redlands Parkway; thence continuing on said right-of-way for the following seven calls:

- 1) S23°07'59"E 39.85 feet;
- 2) N64°30'34"E 95.29 feet;
- 3) N22°56'59"W 25.00 feet;
- 4) on the arc of a 3266.00 foot radius curve to the left (the chord of which bears

N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet;
5) N65°23'01"E 76.04 feet;
6) N64°08'01"E 124.96 feet;
7) on the arc of a 1004.93 foot radius nontangent curve to the left (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.71 feet to the north line of the SE1/4NW1/4 of said Section 18;
thence N89°34'25"E 154.60 feet; thence leaving said north line S00°25'35"E 90.16 feet;
thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the beginning.

The allowed uses on the remainder of the parcel shall be residential uses not to exceed 2 units per acre.

INTRODUCED for FIRST READING and PUBLICATION this 19th day of June, 1996.

PASSED on SECOND READING this ____ day of _____, 1996.

ATTEST:

City Clerk

President of City Council

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. ____

REZONING LAND LOCATED SE OF SOUTH CAMP ROAD AND SOUTH BROADWAY
FROM RSF-4 TO PLANNED COMMERCIAL

Recitals:

Redlands Water and Power has requested a rezone from RSF-4 (Residential Single Family, 4 units per acre) to PC (Planned Commercial) on its property located south-east of South Camp Road and South Broadway to allow for the location of its office and maintenance facility. The 5 acre site currently has an irrigation canal, siphon and a pump station for the Company's First Lift Station. In the application, the petitioner states that, in 1961 when Mesa County applied R-2 zoning to 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.

The City Council concurs with the applicant's assertion that the increasing urbanization of the Redlands area has changed the character of Redlands Water and Power service needs, requiring that Redland's main facility be more centrally located to serve its customers more efficiently. However, the Council recognizes neighborhood concerns that the environs are strictly residential and that expanded commercial uses would not be in the best interests of the community. Redlands Power's proposed uses are substantially similar to those of a quasi-utility. Such limited uses as Redlands will make are in the public interest, so long as those uses don't over time, expand into a commercial enterprise. The City Council finds the rezone to be in compliance with section 4-4-4 of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the parcel described below is hereby rezoned from RSF-4 to PC (Planned Commercial):

That part of the S1/2NW1/4 of Section 18, T1S,R1W of the Ute Meridian described as follows:

The perimeter of which is described by the following metes and bounds calls:
Commencing at a Mesa County Survey Marker for the N.E. Corner of the SE1/4NW1/4 of said Section 18 from whence the N.W. Corner of the SE1/4NW1/4 of said Section 18 bears S89°34'25"W 1318.00 feet; thence S89°34'25"W 598.34 feet to the point of beginning; thence S65°22'25"W on the centerline of the First Lift Redlands Canal 442.16 feet; thence continuing along said canal S54°54'25"W 403.97 feet; thence leaving said canal S54°54'25"W 80.47 feet; thence S64°46'52"W 247.23 feet; thence N23°07'59"W 301.95

feet; thence N65°55'17"E 247.10 feet to the southerly right-of-way of the Redlands Parkway; thence continuing on said right-of-way for the following seven calls:

1) S23°07'59"E 39.85 feet;

2) N64°30'34"E 95.29 feet;

3) N22°56'59"W 25.00 feet;

4) on the arc of a 3266.00 foot radius curve to the left (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet;

5) N65°23'01"E 76.04 feet;

6) N64°08'01"E 124.96 feet;

7) on the arc of a 1004.93 foot radius nontangent curve to the left (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.71 feet to the north line of the SE1/4NW1/4 of said Section 18;

thence N89°34'25"E 154.60 feet; thence leaving said north line S00°25'35"E 90.16 feet; thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the beginning.

The allowed uses in the PC zone shall be limited to office and maintenance facilities for the irrigation service provider in the area, in conjunction with the pumping facilities on site. Significant expansion of Redland's historical uses and activities are not allowed, without further opportunity for public input and review. This PC approval does not constitute approval for general commercial or business uses.

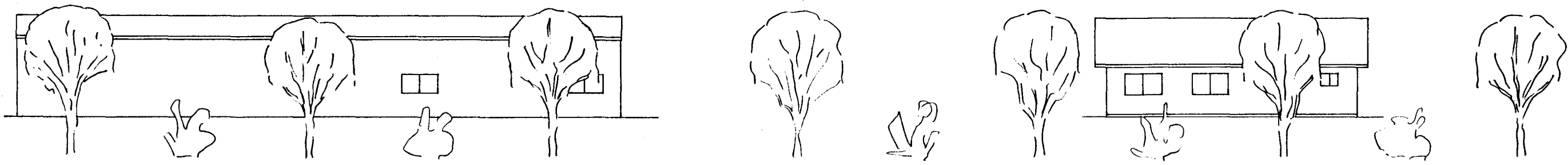
INTRODUCED for FIRST READING and PUBLICATION this 20th day of March, 1996.

PASSED on SECOND READING this ____ day of _____, 1996.

ATTEST:

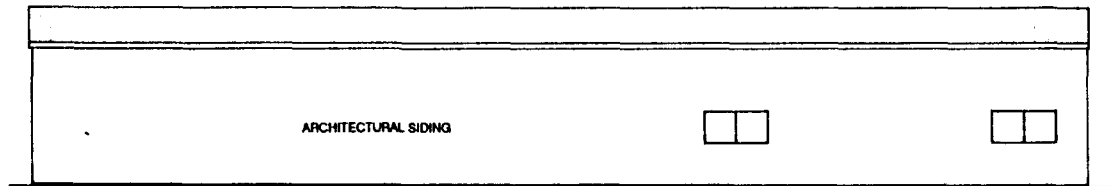
City Clerk

President of City Council



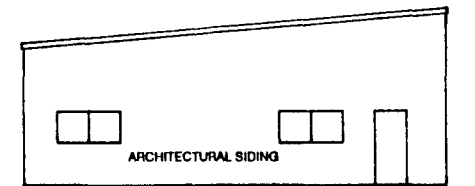
BOTH BUILDINGS VIEWED FROM SOUTH BROADWAY

Scale: 1/4" = 1'-0"



ARCHITECTURAL SIDING

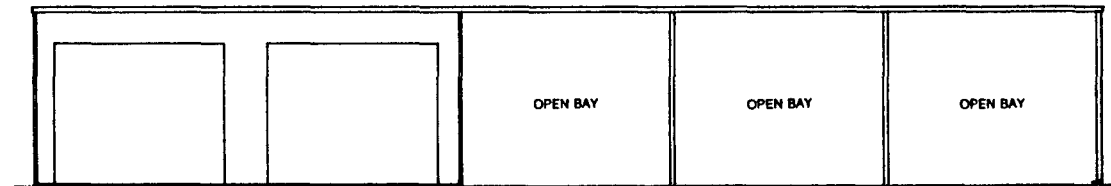
NORTH SHOP ELEVATION
(Facing South Broadway)



ARCHITECTURAL SIDING

WEST SHOP ELEVATION

Scale: 1/4" = 1'-0"

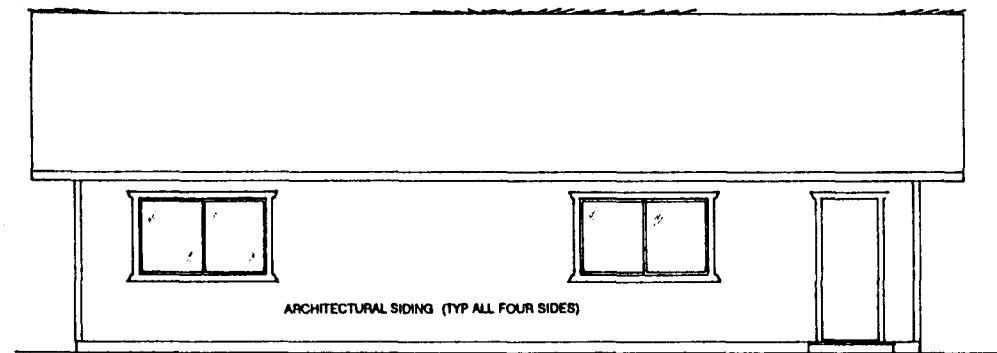


OPEN BAY

OPEN BAY

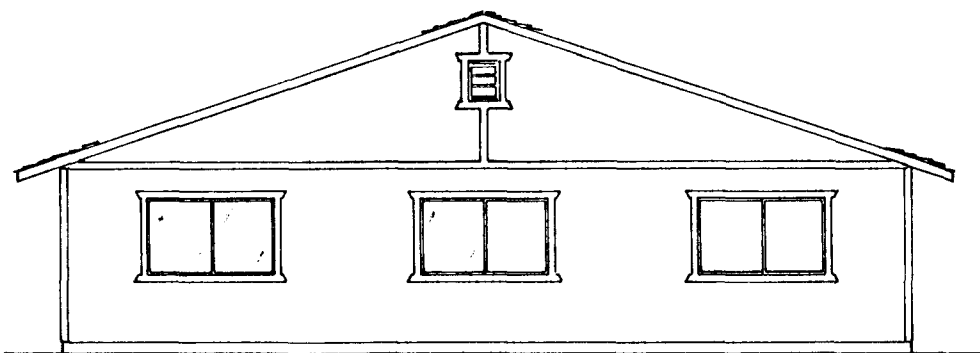
OPEN BAY

SOUTH SHOP ELEVATION

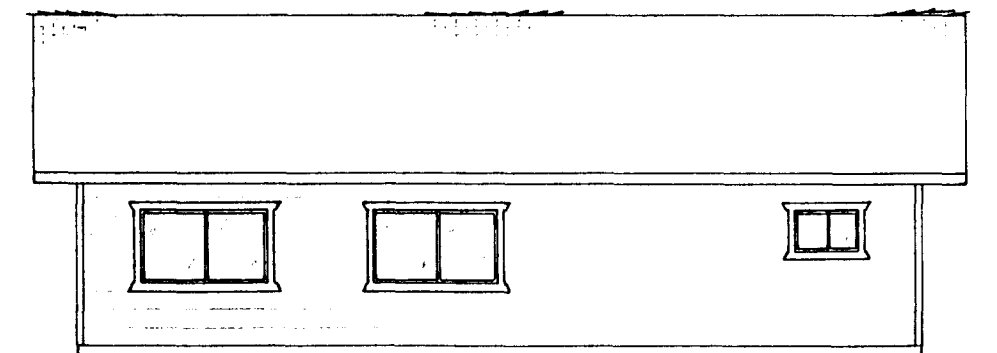


ARCHITECTURAL SIDING (TYP ALL FOUR SIDES)

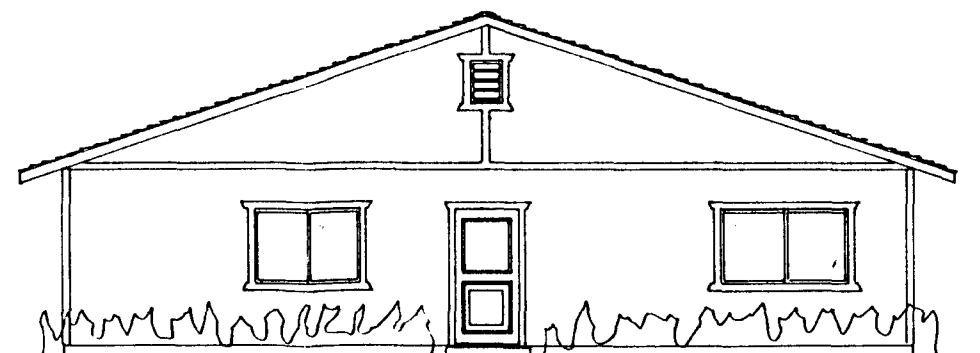
SOUTH OFFICE ELEVATION



EAST OFFICE ELEVATION



NORTH OFFICE ELEVATION
(Facing South Broadway)



WEST OFFICE ELEVATION

Scale: 1/4" = 1'-0"

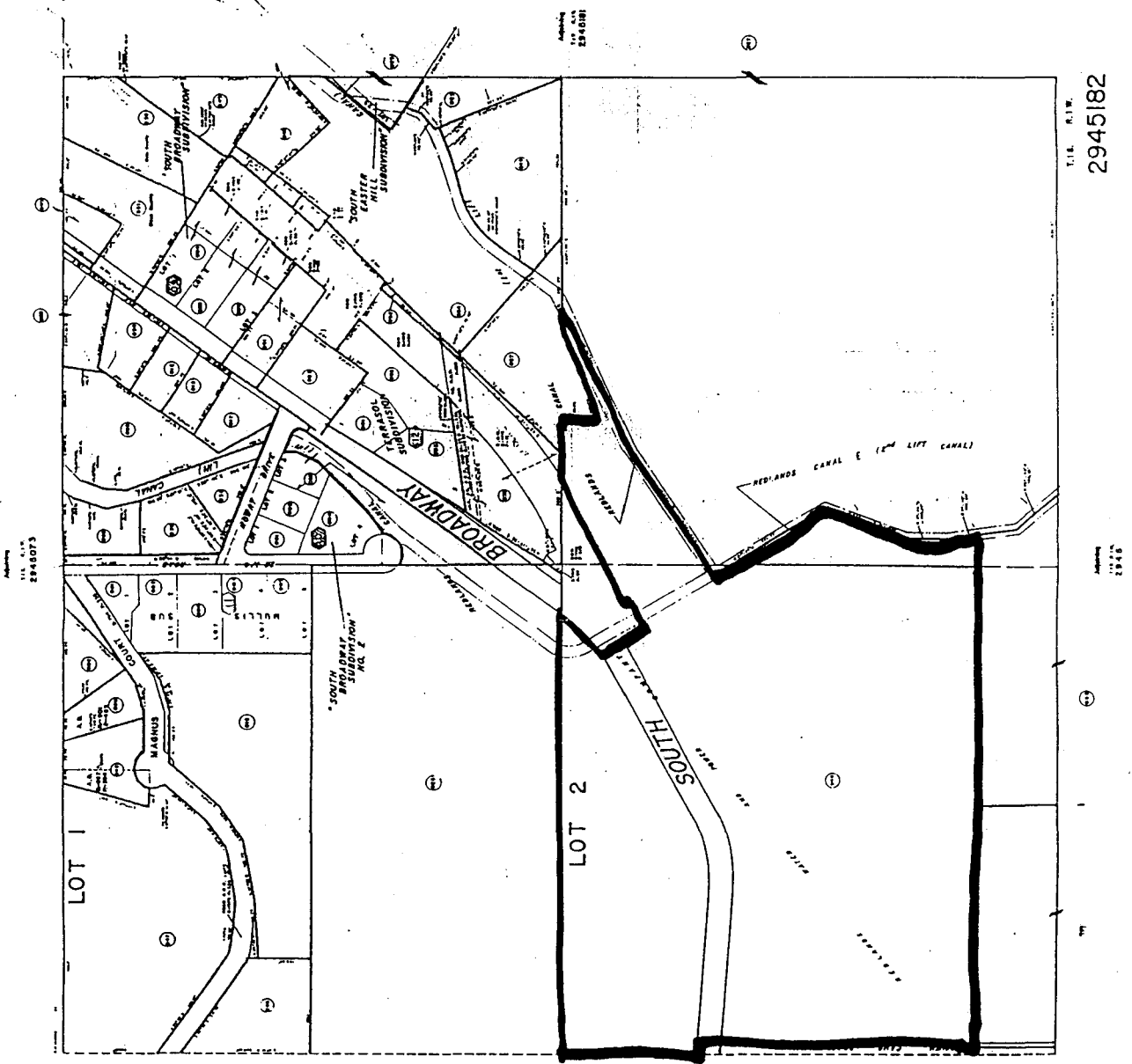
NOTES: UNLESS OTHERWISE SPECIFIED

- 1 - Complete plans will be developed following the criteria described in the City of Grand Junction Zoning and Development Code, the conditions set forth in the proposed PR zone and that of the Mesa County Building Department. The conceptual window and door locations, colors and specific details may change, to some degree, from those shown hereon as the plans evolve.
- 2 - ARCHITECTURAL SIDING is hereby defined, for the purposes of this project, to mean any siding material found in residential construction or in the existing structures in the neighborhoods adjoining South Broadway or South Camp Road. The use of galvanized and/or corrugated steel as a siding and/or trim material is specifically prohibited.
- 3 - ROOFING may be of any material other than galvanized and/or corrugated steel as customarily found in residential construction provided it is a color that is compatible with the surroundings.
- 4 - SETBACKS & LANDSCAPING shall be as close as possible to the Conceptual Plan which was approved by the Planning Commission and prepared by Rolland Engineering on January 8, 1995 with the latest revision date of April 27, 1996.
- 5 - BUILDING HEIGHTS shall be compatible with the surrounding neighborhood. Although other PR zones in the neighborhood do not have height limits no structure in this subdivision shall exceed thirty-two feet which is the shortest height allowed in any residential zone.
- 6 - BULK MATERIAL STORAGE will not occur on this site.
- 7 - SITE USAGE as a Public Facility by Redlands Water and Power Company will be to:
 - a) Continue the supply and pumping of irrigation water from land they have owned for approximately 100 years to residents and farmers on the Redlands.
 - b) Perform administrative functions with two full time employees with limited visitation by the public.
 - c) Utilize a small shop area to maintain and dispatch the equipment required to service the irrigation water distribution system to the new and existing customers on the Redlands.
- 8 - Public access to the Trail System shall be granted per the agreement between Redlands Water and Power Company and the City Planning Department.

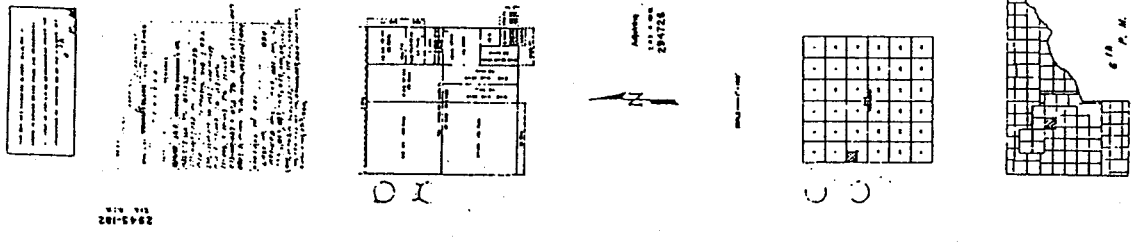


PROPOSED NEW FACILITIES for: Redlands Water & Power Company			
SCALE: As Noted	APPROVED BY:	DRAWN BY: <i>DBL</i>	
DATE: 18 JULY 96		REVISED:	
JOB LOCATION: South Broadway Grand Junction, CO 81503			
DESIGNED BY: CUI - Construction Unlimited 2882 Del Mar Drive, Grand Junction, CO 81506-1751			DRAWING NUMBER: 1600-4000

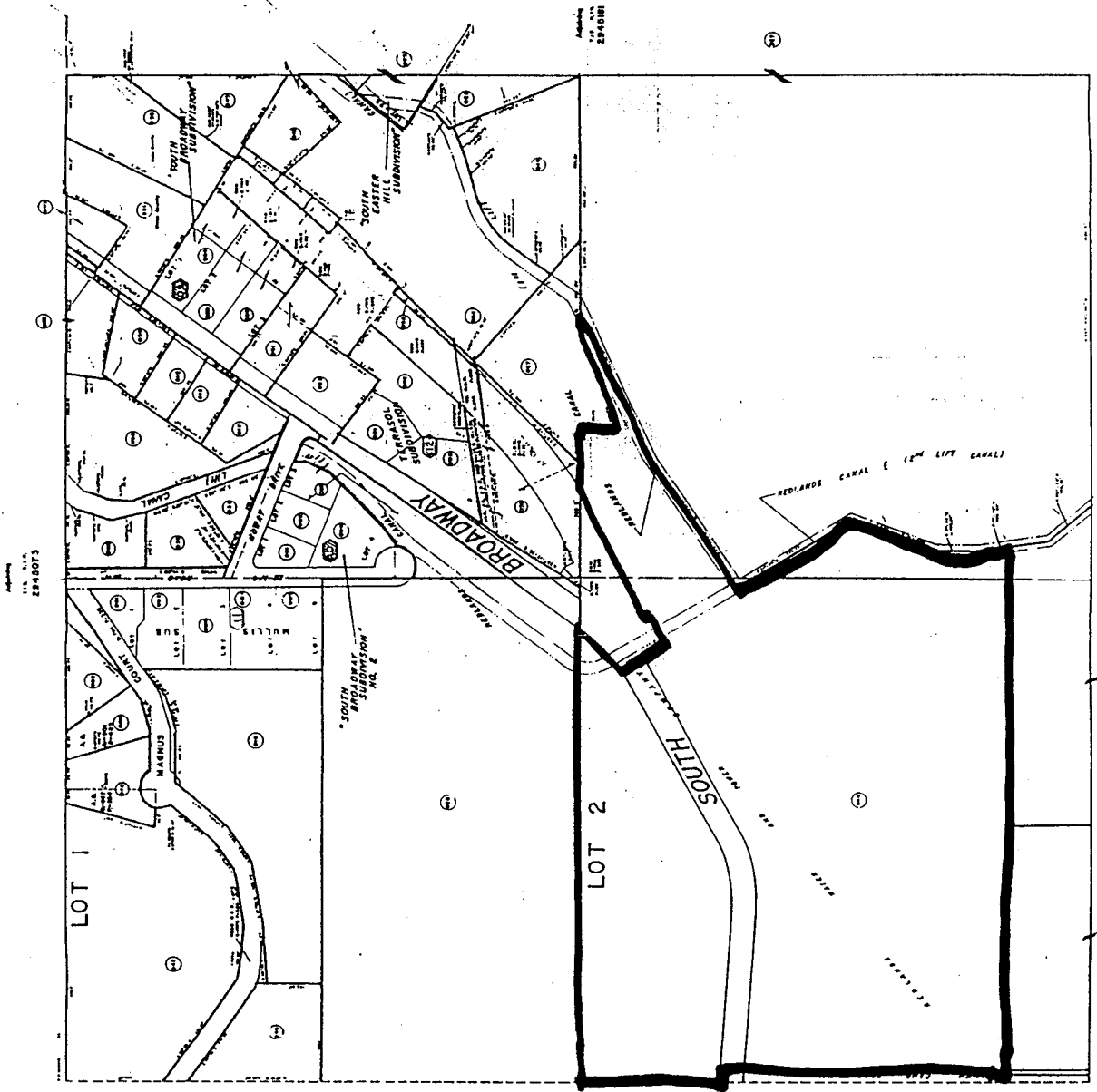
Job # 96211



U.S. B.M.
2945182



2945182
U.S. B.M.



Address
 2945182

Address
 2945182

T.I.L. N.W.
 2945182

Address
 2945182

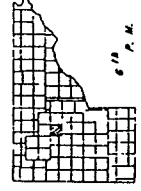
Address
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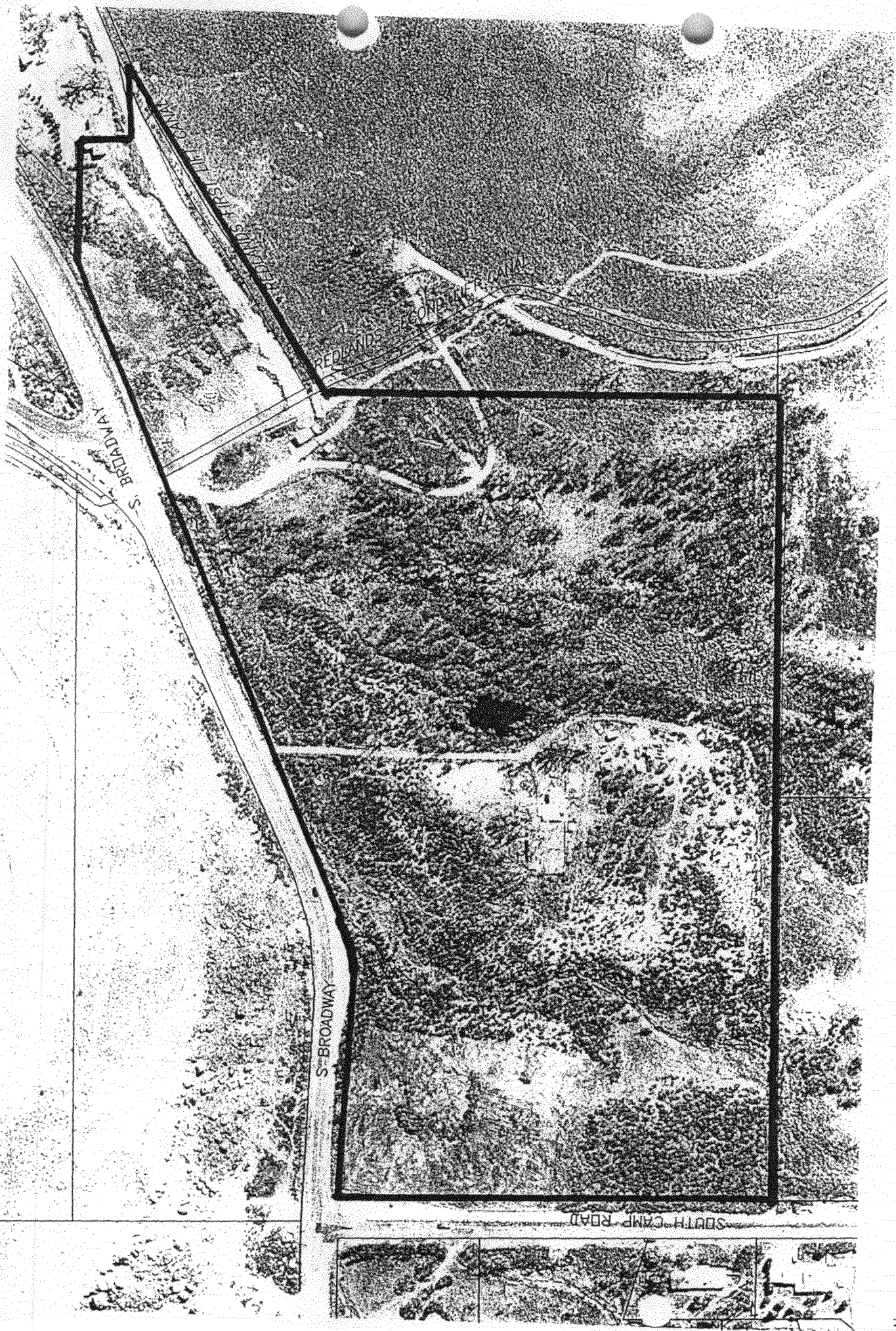
Address
 2945182



Address
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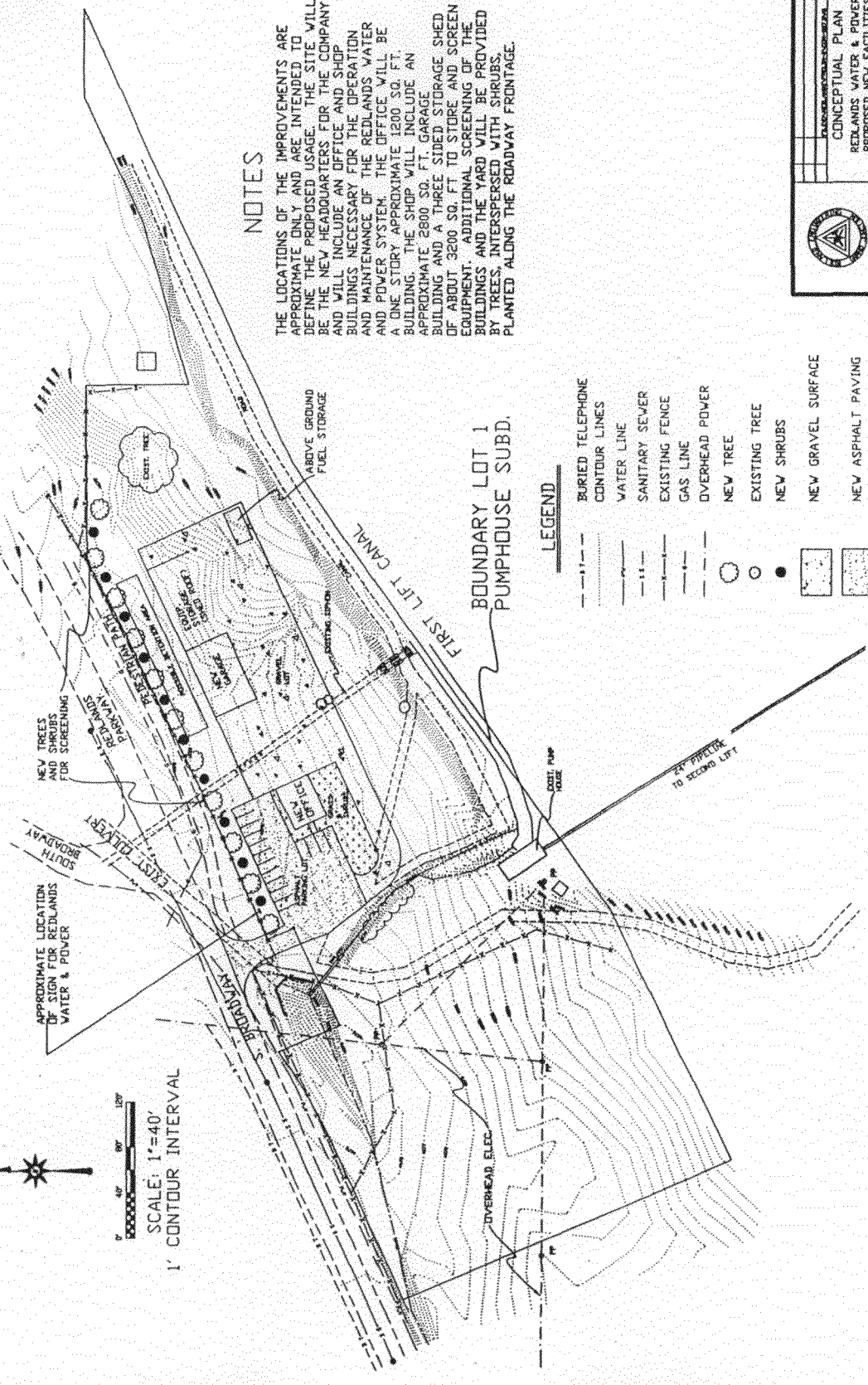
6' P. M.



REDLANDS WATER & POWER PROPOSED NEW FACILITIES



SCALE: 1"=40'
1' CONTOUR INTERVAL



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. GARAGE 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

- BURIED TELEPHONE
- CONTOUR LINES
- WATER LINE
- SANITARY SEWER
- EXISTING FENCE
- GAS LINE
- OVERHEAD POWER
- NEW TREE
- EXISTING TREE
- NEW SHRUBS
- NEW GRAVEL SURFACE
- NEW ASPHALT PAVING
- GRASS & SHRUB AREA



ROLLAND ENGINEERING
1415 S. BROADWAY
DALLAS, TEXAS 75201
1970-1975

CONCEPTUAL PLAN
REDLANDS WATER & POWER
PROPOSED NEW FACILITIES
PUMPHOUSE SUBDIVISION

*Recall
Memorandum
for Lot 3*

STAFF REVIEW

FILE: #RZF-96-116
DATE: September 12, 1996
STAFF: Kathy Portner
REQUEST: Rezone and Preliminary Plan, 3 lot Minor Subdivision
LOCATION: South Camp Road and South Broadway
APPLICANT: Redlands Water and Power

*Notice to
Building*

EXECUTIVE SUMMARY:

A request for a rezone of approximately 40 acres from RSF-4 to PR-2 to allow for the development of a new office building and associated facilities for Redlands Water and Power on 5 acres.

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: PR-2 (Planned Residential, 2 units per acre)

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. The draft Growth Plan shows this area as Residential Low Density, .5 to 1.9 acre lots.

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 applicant is proposing to rezone the property to PR-2 to bring it more in conformance with the proposed Growth Plan density. The proposed lot 1, consisting of 5 acres, is being proposed for the 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.

This proposal was before Planning Commission in February of 1996, with a request to rezone lot 1 to PC (Planned Commercial). The request was denied by a tie vote and appealed to City Council. The City Council voted to not hear the appeal.

Minor Subdivision

The applicant is proposing a minor subdivision to accommodate the request to develop the 5 acres for the office facility. Lot 1 delineates the area being requested for the office facility. 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.

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 for the entire 40 acres to PR-2 to accommodate their proposed office facility and reduce the density on the remainder of the property to be more in conformance with the draft Growth Plan. 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.

Section 7-2-1 of the Zoning and Development Code states the uses that can be considered in the PR zoning. Those uses include "public facilities such as, but not limited to, schools, recreational

facilities, hospitals, churches, cultural buildings or structures essential to providing the public with electric power, gas, water, sanitation, etc". Redlands Water and Power could certainly fit under this category. By applying the PR zone it does make the zoning much more specific to a service provider rather than creating a commercial zone district that might open the door in the future for other commercial uses. While staff usually does not support a planned zone without a plan, we feel there are benefits to applying this zone now and reducing the density of the remainder of the site to be in conformance with the draft Growth Plan.

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. The rezone of the remainder of the site to a lower density will be more in conformance with the surrounding area.

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. 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. The rezone from RSF-4 to PR-2 is more in conformance with the draft Growth Plan for this area.

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.

Preliminary 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. The applicant is proposing that the office building will be constructed of something other than metal siding. Staff recommends that all buildings on the site not have metal siding.

The applicant has agreed to extend the bike/pedestrian trail along South Broadway the length of lot 1. A 20' trail easement shall also be provided through lot 1 (and a portion of lot 2 if necessary) accessing the abandoned 3rd lift canal to the south, via a section of the second lift canal as per the adopted multi-modal plan.

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 satisfactorily 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 for lot 1 being limited to office and maintenance facilities of Redlands Water and Power as a service provider in the area and the approved uses for lots 2 and 3 being residential uses.

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

1. Final site plan review will be required for lot 1 for staff approval.
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 satisfactorily addressed through the site plan review process.
4. All equipment and materials shall be effectively screened from view from South Broadway.
5. All buildings or structures shall have architectural siding which shall not include corrugated or high-rib metal siding. The maximum height to eaves shall be 15'.
6. A 20' trail easement acceptable to the City shall be required through lot 1 or lot 2 to access the abandoned 3rd lift canal.
7. The bike/pedestrian trail along South Broadway shall be extended the length of lot 1.

PLANNING COMMISSION ACTION:

At their June 5, 1996 hearing, the Planning Commission recommended approval of the rezoning to PR-2 with the staff recommended allowed uses and approved the minor subdivision and preliminary plan subject to the above modified staff recommendations.

CITY COUNCIL ACTION:

At their July 3, 1996 hearing, the City Council delayed a decision on the rezone and directed that the request be sent back to Planning Commission to review and approve the architectural design of the proposed structures. The design should be compatible with the surrounding residential area.

REVISED STAFF RECOMMENDATION:

Staff recommends approval of the proposed design.

PLANNING COMMISSION RECOMMENDATION:

At their September 3, 1996 hearing, Planning Commission approved the proposed architectural design with the condition that earth-tone colors be required.

Motion

Rezone

Criteria D, E, G, B, C

plus CONDITIONS

subd. 1, 2 conditions

prelim Plan 1-7 conditions

& conditions

New
Council
conditions

- 8) Single 300 gal fuel tank
- 9) Screen sight & sound for unit property
- 10) Storage height be increased to allow ~~Storage~~ Asphalt shingles
- 11) PLAN to reflect that lot 1 be used for a ~~Redlands~~ Redlands water & Power Utility
- 12) Lots 2 & 3 for Residential uses only
- 13) Earthtone colors only

Yes

6

NO

1

Following a short recess, Council reconsidered their motion and approved an Amendment to condition # 8 that will allow 2 fuel tanks up to a maximum of 300 gals each for unleaded & diesel fuels.



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

October 2, 1996

Mr. Ed Wolf
2225 Redlands Parkway
Grand Junction, CO 81503

RE: Redlands Water and Power Proposal

Dear Mr. Wolf:

As you know the City Council heard the Redlands Water and Power rezone request at their September 18th hearing. The Council approved the rezoning ordinance with the staff conditions and the following additional conditions:

1. the plan will be limited to a single 300 gallon fuel tank, which is what is planned, but Council would want to alleviate concerns that it might be more than 300 gallons;
2. Council accept the offer by Redlands Water and Power to screen for sight and sound to accommodate the neighbor Ed Wolf;
3. the storage shed height be increased to accommodate non-metal roof which will match the office building, no more than the pitch for asphalt shingles (reflecting Building Code and manufacturer's recommendations);
4. let the plan reflect that this is intended to be used by Redlands Water & Power Company as a water and electricity utility for Lot 1;
5. that lots 2 and 3 would be for residential use only.

Council also incorporated the Planning Commission recommendation of earthtone colors.

After the motion to approve, Council took a brief recess and was informed by Redlands Water and Power that they have a need for two 300 gallon tanks, one for diesel fuel and one for unleaded fuel. The Council reconsidered the item for that change and amended the motion to allow for two 300 gallon fuel tanks.

Council instructed the staff to notify those to spoke at the hearing of the change. This letter was intended to be sent out immediately following the hearing, and certainly prior to the distribution of the minutes from the meeting. I apologize for any inconvenience this late notice has caused.



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

October 22, 1996

Mr. Gregg Strong
Redlands Water and Power
2518 Monument Rd., Ste. C
Grand Junction, CO 81503

RE: File #RZF-96-116

Dear Mr. Strong:

This is in follow-up to the approvals by Planning Commission and City Council for the Redlands Water and Power facility on South Broadway. The conditions of approval were as follows:

Final Plat

1. All technical concerns of the review agencies, specific to the plat, must be satisfactorily 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.
3. A 20' trail easement acceptable to the City shall be required through lot 1 or lot 2 to access the abandoned 3rd lift canal.

Preliminary Plan

1. Final site plan review shall be required for lot 1 for staff approval.
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 satisfactorily addressed through the site plan review process.
4. All equipment and materials shall be effectively screened from view from South Broadway.

MEMORANDUM

TO: Mark Achen
Linda Afman

FROM: Kathy Portner *KP*

DATE: December 16, 1996

RE: Pumphouse Subdivision

JFA 12/17

The Pumphouse Subdivision plat is ready for recording. It's the Redlands Water and Power Plat creating 3 parcels. They have met all requirements for platting, including the dedication of a trail easement to connect to the abandoned canal. They have not yet submitted the final site plan for the office site. Please sign and return to Community Development.

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

TO THE MESA COUNTY CLERK & RECORDER:

THIS IS TO CERTIFY that the herein named Subdivision Plat,

PUMPHOUSE SUBDIVISION

Situated in the NW 1/4 of Section 18,

Township 1 SOUTH, Range 1 WEST,

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

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

Dated this 16 day of December, 1996.

City of Grand Junction,
Department of Public Works & Utilities

By:

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

Recorded in Mesa County

Date: _____

Plat Book: 15 Page: 222 +223

Drawer: CC120

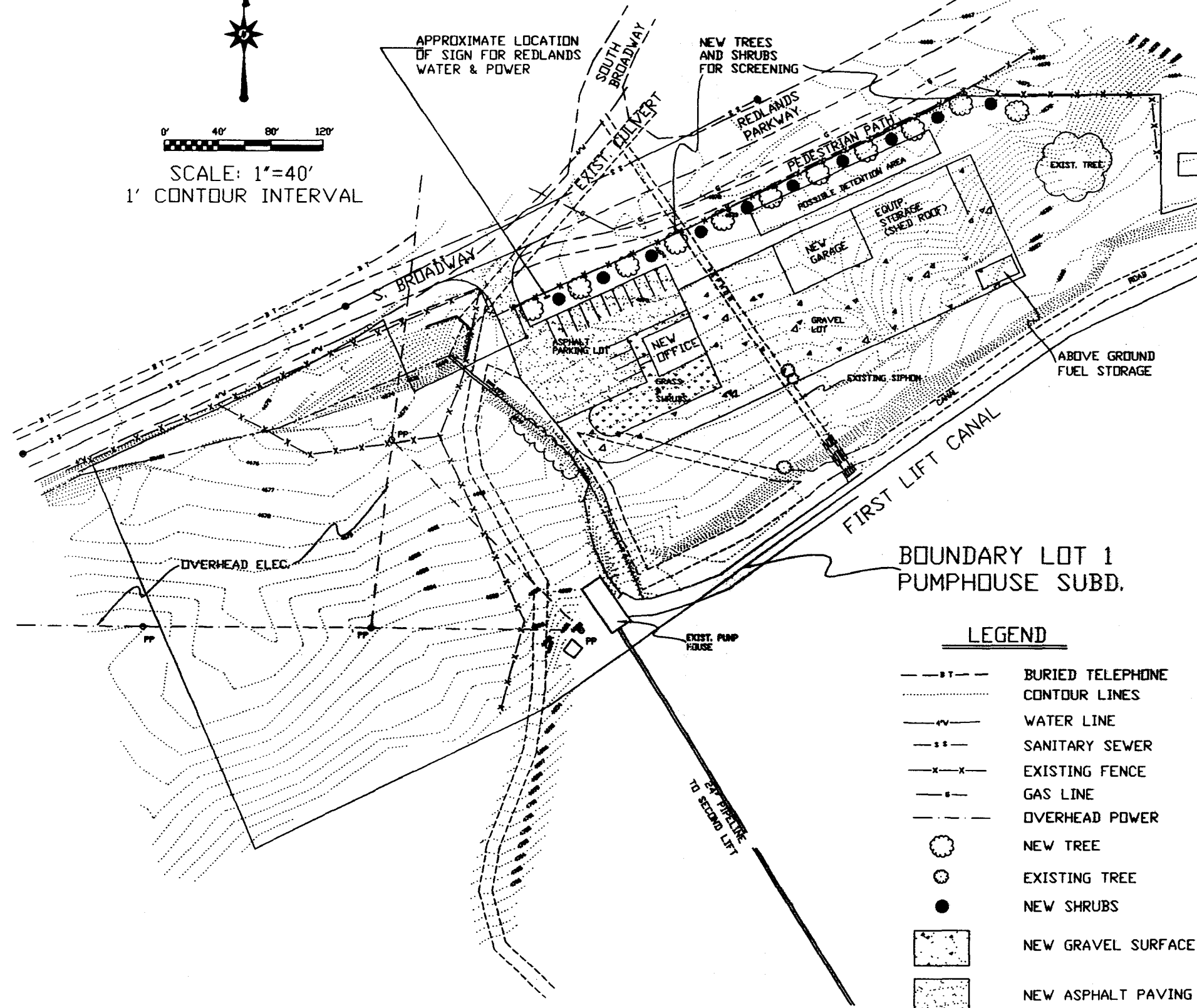
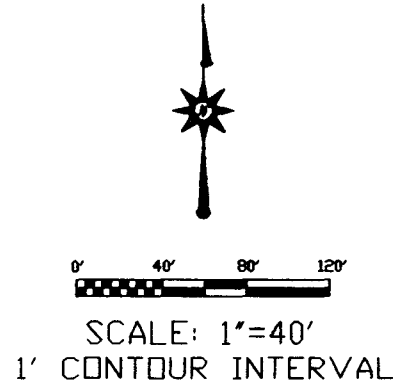
FCC # 10 100

1782382 1208PM 12/19/96
MONIKA TODD CLK&REC MESA COUNTY CO

That part of Lot 2 and the SE1/4NW1/4 all in Section 18 T1S, R1W, of the Ute Meridian more particularly described by the following metes and bounds calls:

Commencing at a Mesa County Survey Marker for the E 1/4 Corner for Section 26, Township 11 South, Range 101 West of the 6th P.M., from whence a Mesa County Survey Marker for the N.W. Corner of Lot Two, Section 18, Township 1 South, Range 1 West of the Ute Meridian bears N00°24'00"W 1211.66 feet; thence N00°24'00"W 108.80 feet to the point of beginning; thence N00°24'00"W 1102.86 feet to said N.W. Corner of Lot Two; thence N89°43'19"E on the north line of said Lot Two 1286.73 feet to the northerly right-of-way line of Redlands Parkway; thence on the arc of a 705.00 foot radius, non-tangent curve to the right (the chord of which bears S46°50'49"W 243.99 feet) through a central angle of 19°55'48" for a distance of 245.23 feet; thence S23°07'59"E 58.61 feet; thence N64°30'34"E 95.29 feet; thence N22°56'59"W 25.00 feet; thence on the arc of a 3266.00 foot radius curve to the right (the chord of which bears N66°13'01"E 95.00 feet) through a central angle of 01°40'00" for a distance of 95.00 feet; thence N65°23'01"E 76.04 feet; thence N64°08'01"E 124.96 feet; thence on the arc of a 1004.93 foot radius curve to the right (the chord of which bears N63°13'32"E 75.69 feet) through a central angle of 04°18'59" for a distance of 75.69 feet to the north line of the SE1/4NW1/4 of said Section 18; thence leaving the right-of-way line of said Redlands Parkway N89°34'25"E 154.60 feet; thence leaving the north line of the SE1/4NW1/4 of said Section 18 S00°25'35"E 90.16 feet; thence N74°23'25"E 150.00 feet; thence N64°59'25"E 122.30 feet to the north line of the SE1/4NW1/4 of said Section 18; thence N89°34'25"E 76.45 feet to the centerline of the Redlands First Lift Canal; thence leaving the north line of the SE1/4NW1/4 of said Section 18 and continuing on said canal centerline S65°22'25"W 442.16 feet; thence S54°54'25"W 403.97 feet; thence leaving said First Lift Canal S31°38'35"E 341.77 feet to the centerline of the Redlands Second Lift Canal; thence continuing on the centerline of said Second Lift Canal S19°59'25"W 228.20 feet; thence S01°50'25"W 108.17 feet; thence S09°13'35"E 79.50 feet to the north line of the south 215 feet of the SE1/4NW1/4 of said Section 18; thence leaving said Second Lift Canal S89°45'08"W on the north line of the south 215 feet of Lot Two of said Section 18 1401.49 feet to the point of beginning.

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. GARAGE 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
- NEW SHRUBS
- ▨ NEW GRAVEL SURFACE
- ▩ NEW ASPHALT PAVING
- ▧ GRASS & SHRUB AREA

E:\REDLANDS\PRELIM-2\CON-1117 Sun Apr 28 20:33:25 1996 ROLLAND ENGINEERING

<p>ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300</p>	<p>DESIGNED: []</p> <p>CHECKED: []</p> <p>DATE: 1-8-1995</p> <p>BY: []</p>			<p>SHEET 1</p> <p>OF 1</p>
	<p>CONCEPTUAL PLAN REDLANDS WATER & POWER PROPOSED NEW FACILITIES LOT 1 PUMPHOUSE SUBDIVISION</p>			