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**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 18, 2021
250 NORTH 5TH STREET
[VIRTUAL MEETING - LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Presentation

Auditor's Report to City Council Regarding the 2020 Audit - Ty Holman, Haynie & Company

Appointments

To the Visit Grand Junction Board

Citizen Comments

Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.

Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) Virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, August 18, 2021 or 4) submitting comments [online](#) until noon on Wednesday, August 18, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

- a. Summary of the August 2, 2021 Workshop
- b. Minutes of the August 4, 2021 Regular Meeting
- c. Summary of the August 12, 2021 Joint City Council - DDA Workshop

2. Set Public Hearings

All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Reece Annexation of 6.73 Acres, Located on Property South of 3035 and 3043 F ½ Road, and Setting a Hearing for October 6, 2021
 - ii. Introduction of an Ordinance to Vacate Road Right-of-Way, Known as Tonto Lane and Setting a Public Hearing for September 1, 2021
 - iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Westland Meadows Annexation of 19.41 acres, Located on Property at 2973 D ½ Road, on Quarter Mile West of 30 Road, and Setting a Hearing for October 6, 2021

3. Contracts

- a. Authorize a Contract for the Replacement of Heating, Ventilation and Air Conditioning (HVAC) Units on the Persigo Administration and Laboratory Building
- b. Construction Contract for the Juniata Reservoir Guard Gate Replacement Project

4. Resolutions

- a. Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) for Outfield Replacement of Suplizio Field
- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Conversion of Stadium Lighting to LED

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

5. Public Hearings

- a. Quasi-judicial
 - i. A Resolution Accepting the Petition for the Annexation of 1.67 Acres of Land and Ordinances Annexing and Zoning the Stinker C-Store Annexation to a City C-1 (Light Commercial), Located at 2905 and 2907 North Avenue and 494 29 Road
 - ii. An Ordinance Rezoning One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road

6. Non-Scheduled Citizens & Visitors

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

7. Other Business**8. Adjournment**



Grand Junction City Council

Regular Session

Item #

Meeting Date: August 18, 2021
Presented By: Ty Holman
Department: City Council
Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Auditor's Report to City Council Regarding the 2020 Audit - Ty Holman, Haynie & Company

RECOMMENDATION:

This is a report to City Council regarding the audit of the 12/31/2020 financial statements.

EXECUTIVE SUMMARY:

Haynie & Company is the City Council's independent auditor. Each year the City's financial statements are audited in connection with the issuance of the Comprehensive Annual Financial Report.

The auditor works directly for the City Council. Ty Holman, Partner at Haynie & Company, conducts the City's audit and he will provide a presentation to report the results of the audit to City Council. This report will include that the City again received a "clean" opinion, which means the financial statements present fairly, in all material respects, the financial position of the City.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction 2020 Comprehensive Annual Report has been distributed to City Council and available on-line.

<https://www.gjcity.org/380/Comprehensive-Annual-Financial-Report>

FISCAL IMPACT:

There is no direct fiscal impact resulting from this action.

SUGGESTED MOTION:

I move to (accept/not accept) the Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2020.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: August 18, 2021
Presented By: Wanda Winkelmann, City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Visit Grand Junction Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Visit Grand Junction Board.

EXECUTIVE SUMMARY:

Ken Mabrey resigned effective July 16, 2021.

BACKGROUND OR DETAILED INFORMATION:

Mikhail Blosser was selected as an alternate at the November 5, 2020 interviews.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to appoint/not appoint the interview committee's recommendation to the Visit Grand Junction Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 2, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 7:47 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Mayor Chuck McDaniel.

City Councilmembers absent: Councilmember Rick Taggart.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, General Services Director Jay Valentine, Principal Planner Kris Ashbeck, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Avalon Theatre Foundation Update

Steve Doyle, President of the Avalon Theatre Foundation, provided an update of their recent accomplishments, current and future projects, immediate needs, and donor priorities. A check in the amount of \$50,000 was presented to City Council on behalf of the Foundation.

The Avalon is a success because of the City of Grand Junction, OVG Facilities, LLC (who manages the theatre operations), and the Avalon Theatre Foundation. The Avalon holds fundraisers and applies for grants. Last year the Avalon distributed over \$5,000 in grocery gift cards to employees impacted by COVID-19.

Mr. Doyle noted that the Avalon has two immediate needs: replace the movie projector (the cost of which would be between \$15,000 – \$250,000) and grant writing resources. He also stated that in 2023 the Avalon celebrates its 100-year anniversary, and a stage expansion project is on the horizon for the future.

The Avalon Theatre Foundation is requesting a meeting of the stakeholders listed above to discuss the next steps to meet the existing needs. Mr. Doyle discussed that many community events can't be held at the Avalon because the organizers can't afford the fees nor meet minimum ticket prices (\$45 per ticket).

Mr. Caton noted that, because of cost savings in other projects, the City can work with the Avalon in 2021 to replace the projector. Additionally, the 2022 budget may include options for grant writing services.

b. Housing Strategy

Ms. Allen introduced the topic. Staff began work in late December 2020 with Root Policy Research, a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment. This discussion focused on initial review of potential strategies and policies to address housing needs within the community.

The first phase included extensive data collection, a community-wide survey, a series of focus group meetings with key stakeholders, and individual stakeholders to author the Grand Valley Housing Needs Assessment. Root Policy Research launched a community-wide housing needs survey on February 3 which was open for responses until February 28. The survey received strong community feedback. A series of meetings with stakeholders' groups took place the week of February 15. Information gathered through the survey and meetings with stakeholders and housing partners was used in conjunction with Census (2010), American Community Survey (ACS), DOLA, among other data sources to formulate the assessment report. The regional housing assessment provided information for staff to draft the CDBG required Five-Year Consolidated Plan.

Molly Fitzpatrick with Root Policy Research participated virtually and noted that the Comprehensive Plan supports this work: **Plan Principle 5: Strong Neighborhoods and Housing Choices, Goal 2. Partner in developing housing strategies for the community, Strategy a. Housing Strategy.** *Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the City's workforce. Update the strategy periodically to address changing needs.*

Since Root Policy Research last met with City Council, the strategies have been refined based on Council's input as well as that of the housing coalition and the Chamber of Commerce.

Ms. Fitzpatrick discussed the definition of affordable housing, which looks at income thresholds and targeted housing. Additional strategies and needs were reviewed.

Discussion ensued about the timeline and costs of the inclusionary housing strategy (policies that require or incentivize the creation of affordable housing when new residential and/or commercial development occurs); the City's available land that could be utilized (not much availability); strategic land acquisition that could be donated; partnering with Fruita and Palisade on these efforts; possibly eliminate education and public relation's strategy; realize the

impact of certain strategies on neighborhoods, property values, and “NIMBY-ism” (not in my back yard); voluntary rental registry program in conjunction with landlord incentives; formalizing existing incentives and consider additional incentives for affordable housing development; urban renewal areas; accessory dwelling units (ADU’s) and the processes and incentives involved; implementing land use code changes that facilitate attainable housing development and housing diversity; adopting local affordable housing goals; and dedicated revenue resources to address housing challenges.

Additional conversation was held regarding the priorities and capital costs to implement the strategies. One funding source could be American Rescue Plan funds. The timeline for certain strategies may seem too long and may need to be adjusted. Any funding source identified as a tax would be a TABOR ballot item.

Next steps include updating the draft based on this evening’s conversation. Additional feedback can be sent to the City Manager for future consideration. A mid-September workshop will be targeted for the next review. It is the goal to have the plan formally adopted with an ordinance.

Agenda Topic 2. City Council Communication

Discussion ensued regarding mask policies for City Council meetings. Agreement was expressed to wait and see what directives are issued from Mesa County. It was noted that certain individuals cannot get vaccinated, such as children and those with suppressed immune systems.

GJEP Executive Director Robin Brown has accepted a position with the CMU Foundation.

Agenda Topic 3. Next Workshop Topics

Mr. Caton noted that the August 16 workshop will be a time for City Council to discuss policies and procedures related to operating rules, citizen participation, locations, and packet materials. The stadium improvements and 2020 audit will also be discussed.

Council asked when the next workshop will be held to discuss marijuana regulation. Mr. Shaver noted there was clear consensus regarding the tax rate, zones, and buffering. The other items regarding a possible cap and operator selection process need to be discussed.

Agenda Topic 4. Other Business

There was none.

Adjournment

The workshop adjourned at 7:47 p.m.

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

August 4, 2021

Call to Order. Pledge of Allegiance. Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 4th day of August 2021 at 5:30 p.m. Those present were Councilmembers Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, and Council President Chuck McDaniel. Councilmembers Abe Herman and Rick Taggart were absent.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Council President McDaniel called the meeting to order, and Stout Student Joseph Alfaro led the Pledge of Allegiance which was followed by a moment of silence.

Appointments

To the Downtown Development Authority/Grand Junction Business Improvement District

Councilmember Reitz moved to reappoint Doug Simons Jr. and to appoint Garrett Portra to the Downtown Development Authority/Grand Junction Business Improvement District for 4-year terms ending June 2025. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

To the One Riverfront Board

Councilmember Pe'a moved to reappoint David Varner, to appoint Jamie Porta and Jessica Paris-Manroe to the One Riverfront Board for 3-year terms expiring July 2024. Councilmember Simpson seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Joseph Alfaro thanked Council for helping make it possible for students to go to school and have the option to wear a mask.

Richard Swingle spoke of the progress Council has made on marijuana, recommended they visit a recreational marijuana shop, and spoke of options to promote reporting Xcel outages.

Bruce Lohmiller spoke of homeless shelters and sex education for youth.

John Pond spoke of missing license plates on the front of seven City employees' vehicles.

Diana Larson spoke regarding her concerns with COVID vaccines.

The following people spoke regarding a first amendment petition with redresses of grievances related to COVID mandates: Greg Larson, Mark Rybeck, Deb Schoomaker, Donald Hunger, Bobbie Hanson, Richard Weber, and Sandra Richmond.

City Manager Report

City Manager Caton invited the public to a community meeting on August 17, 2021, at 5:30 p.m. at Las Colonias Park.

Council Reports

Councilmember Reitz gave an update on the three boards he sits on: Downtown Development Authority, Historic Preservation Board, and the Commission on Arts & Culture.

Councilmember Simpson apologized to Councilmember Stout and to the City Council for an exchange at the previous workshop and stated he would be a better team member.

Councilmember Stout attended the Palisade Plunge ribbon cutting, spoke of the Business Incubator, Riverview Technology Corporation, and Associated Governments of Northwestern Colorado meetings.

CONSENT AGENDA

Councilmember Reitz requested item #3.e. be moved to the Regular Agenda. Councilmember Pe'a moved to approve Consent Agenda items #1 - #4 excluding item #3.e. Councilmember Simpson seconded the motion, but added concerns that Council doesn't discuss large contracts during City Council meetings and submitted his concerns for the record (attached). Motion carried by voice vote with Councilmember Simpson voting no.

1. Approval of Minutes

- a. Summary of the July 19, 2021 Workshop
- b. Minutes of the July 21, 2021 Regular Meeting
- c. Minutes of the July 21, 201 Special Meeting (Executive Session)

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Zoning Approximately 1.67 Acres from County C-2 (General Commercial) to a City C-1 (Light Commercial) for the Stinker C-Store Annexation, Located at 2905 and 2907 North Avenue and 494 29 Road and Setting a Public Hearing for August 18, 2021
 - ii. Introduction of an Ordinance Rezoning One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road and Setting a Public Hearing for August 18, 2021

3. Contracts

- a. Oxygen Supply Tank Foundation at Juniata Reservoir
- b. 2021 Kannah Creek Flowline Replacement
- c. Professional Services Contract for Construction Administration and Inspection Services for Persigo Structural Repairs
- d. Purchase of Fire Pumper Truck
- e. 2021 Authorization for a Contract Renewal for Professional Geotechnical Engineering Services – ***Moved to the Regular Agenda***

4. Resolutions

- a. A Resolution Authorizing the City Manager to Execute Related Documents and Co-Sponsorship Agreement for Airport Coronavirus Response Grant Program

REGULAR AGENDA

A Resolution Assigning the City's 2021 Private Activity Bond Allocation to Colorado Housing and Finance Authority in Support of the Monument Ridge Townhomes Rehabilitation Project

Treadstone Companies and Monfric Development (Developers) requested that the City assign the City's 2021 Private Activity Bond Allocation (PAB) to The Colorado Housing and Finance Authority (CHFA) in support of the Monument Ridge Townhomes Rehabilitation Project. This allocation will be used by CHFA to fund a portion of the rehabilitation project with tax exempt bonds.

The Developers have received assignment of \$3,987,125 of Mesa County PAB in 2021, as approved by County Commissioners on July 19, 2021. The County also assigned \$1 million of their 2021 Allocation to another project, Fruita Mews. Because the County did not assign all of their 2021 PAB allocation to the Monument Ridge Townhomes Rehabilitation Project, the Developer has a funding gap and notified the County they will request a portion of the County's 2022 PAB. The Developer indicated if the County does not authorize allocation of 2022 PAB, then they will seek funding from DOLA through allocation of the Statewide PAB balance. Originally the Developers had requested assignment of Delta County Private Activity Bond Allocation as well, but Delta County did not authorize the assignment for use on this project.

If authorized by the City and the County this will result in a joint effort to invest significant housing resources into this community.

Finance Director Jodi Welch and The Treadstone Companies Representative Court Allen presented this item.

Appreciation was expressed for this project being brought before Council.

The floor was opened to public comment at 6:29 p.m.

There were no public comments.

Councilmember Simpson moved to adopt Resolution No. 61-21, a resolution authorizing assignment to the Colorado Housing and Finance Authority of a Private Activity Bond allocation of Grand Junction, Colorado pursuant to the Colorado Private Activity Bond Ceiling Allocation Act. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

2021 Authorization for a Contract Renewal for Professional Geotechnical Engineering Services

The purpose of this contract is for professional geotechnical engineering and material testing services on an as needed basis. This contract was competitively bid in 2020; however, the spending for that year was anticipated to be under \$200,000, and therefore, did not require City Council action. The original contract includes three additional one-year renewal options and this request is to extend the contract in 2021 for a spending level of up to \$456,009.

Public Works Director Trenton Prall and General Services Director Jay Valentine presented this item.

Conversation ensued regarding the City's purchasing policy requiring items presented for Council approval, legal terms of this contract, and renewal option impacts.

Councilmember Stout moved to approve the 2021 authorization for a contract renewal for

professional geotechnical engineering services. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens and Visitors

An individual who did not give his name played a recording and expressed his concerns with government.

Richard Swingle showed a PowerPoint presentation outlining his concerns with BBC Research & Consulting who the City contracted for the 2007 and 2015 sales tax study.

Other Business

There was none.

Adjournment

The meeting adjourned at 6:49 p.m.

Wanda Winkelmann, MMC
City Clerk

Agenda item 3b Kannah Creek Flowline Replacement

It appears that this contract is to be billed based on time and materials, yet the agenda documentation is written as if the project has an exact price of \$1,412,176. If the item were not on the consent agenda, we could ask Randi how this will pan out.

This project is estimated to cost \$270K less than budget which is destined for a project that was not approved by Council in the 2021 budget. This re-allocation has occurred in other under-budget contracts. I believe that Council should discuss this process. It is my opinion that projects not listed in the budget should only happen if the Council approves the new project by formal action. If the new project is not an emergency, it should be included in the 2022 budget.

Agenda item 3e Contract renewal for Professional Geotechnical Engineering Services

The is a prior year contract that was issued for under \$200K and did not require Council approval. Now we are adding \$456K with no legal documentation provided (as of 8/1/21) other than the original contract for the smaller amount. I suggest the Council discuss this process and receive an explanation of why we use this process instead of treating each year's expenditure as a separate budget event.

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
JOINT WORKSHOP WITH THE DOWNTOWN DEVELOPMENT AUTHORITY
August 12, 2021

Meeting Convened: 7:36 a.m.

Meeting Adjourned: 8:46 a.m.

City Councilmembers present: Councilmembers Abe Herman, Randall Reitz (City Council representative to DDA), Anna Stout, and Mayor Chuck McDaniel. Councilmembers Phil Pe'a, Dennis Simpson, and Rick Taggart were absent.

DDA Board members present: Josh Niernberg, Cole Hanson, Libby Olson, Garrett Portra, Vance Wagner, and Chair Doug Simons, Jr. Board members Dan Meyer and Maria Rainsdon were absent.

City Staff present: City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou, Randy Coleman, Public Works Director Trent Prall, Deputy Chief Matt Smith, and City Clerk Wanda Winkelmann

DDA Staff members present: Executive Director Brandon Stam, Administrative Specialist Vonda Bauer, Community Engagement Manager David Goe, and Project Coordinator Sarah Dishong.

DDA Board President called the meeting to order.

Agenda Topic 1. Discussion Topics

a. 4th and 5th Street Feasibility Study

DDA Executive Director Stam report stated the consultants were present to review the feasibility study.

Denise Aten, Senior Vice President with consulting engineering firm Bohannon Huston reviewed the goals/vision-based criteria of the study: enhanced safety; improved walkability and bikeability; activate economic development; and optimize traffic circulation. She noted that there are two enhanced alternatives: the first alternative is to convert the one-way streets to two-way streets; and the second alternative keeps the streets as one-way streets.

Bohannon Huston conducted public polling and over 300 total comments were collected. An interactive map, project email, public open house, and an online survey were used to gather comments.

Ms. Aten introduced subconsultant and Landscape Architect Chad Caletka with MIG. Mr. Caletka reviewed the existing conditions of 5th Street and particularly noted that the wide lanes are more conducive to speeding. The proposed alternative would make the traffic lanes narrower and increase the sidewalk space. The angle parking would become parallel parking and dedicated bike lanes are added.

On 4th Street, the current lane conditions are very similar to 5th Street, with very wide roadway widths and tree lawn areas. The proposed alternative would increase the sidewalks, add a bike lane, and parallel parking.

Ms. Aten reviewed the Traffic Analysis Summary, which included 2045 Regional Travel Demand Model Assumptions, 2045 Travel Demand Model Results, and Additional Traffic Analysis that will be completed to ensure the appropriate infrastructure, signals, and signs are integrated at the intersections during the design phase.

The 4th and 5th Street Proposed Alternatives Analysis Matrix was described that utilized the vision-based criteria to score the enhanced one-way alternative and the enhanced two-way alternative:

- Enhanced Safety - both scenarios reduce speeds and reduce crashes.
- Optimize Traffic Circulation – the enhanced one-way and enhanced two-way reduce driver confusion (maintains current travel patterns for locals in the short term, less long-term confusion for all travelers), encourage traffic calming (slower speeds), promote direct local connections, support corridor truck deliveries (may need designated loading zone and encourage use of alleys), support transit (opportunity for improved bus stops)
- Improved Walkability and Bikeability – improve crossings (shorter crossing distance plus pullouts), provide/improve bike facilities (provide consistent bike facilities), improve sidewalks (widen and enhance sidewalk area).
- Activate Economic Development – improve business access (slower speeds improve business access), provide opportunities for amenities (widened sidewalks allow for placemaking and landscaping opportunities), enhance parking (consistent, parallel parking), preliminary costs (higher cost due to modification to signals and signage).

Discussion ensued regarding the use of sidewalks vs. bollards to protect the bike lane, speed limits, input on design elements, benefits of enhanced one-way vs. two-way alternatives, costs for each alternative, parking and bike lanes, and community habits.

Next steps include additional public outreach to solicit feedback on the alternatives, firming up the costs for each alternative (how these enhancements would be funded), the timeframe to build the enhancements, and forming a recommendation.

b. Downtown Improvements

DDA Executive Director Stam noted these improvements are ways to encourage investment in the downtown.

Restrooms

Current facilities do not meet the need of the visitors to downtown and are subject to vandalism. Parks and Recreation Director Sherbenou noted this improvement is part of the PROS Master Plan.

Breezeways

Activating breezeways and alleyways enhances the downtown experience. There are opportunities for dual entryways due to the length of some buildings. Enhancements can help these areas function more efficiently by creating dedicated delivery spots and shared trash/recycling areas.

It was noted that the state has funding available for downtown revitalization.

Employee Parking

Providing parking for employees that is safe is a priority as the demand for parking continues to grow. Parking lots could be used to create employee parking areas that are well-lit.

Public Safety

Ensuring downtown is activated helps increase safety and discourages vandalism.

Discussion ensued regarding 4th and 5th Street parking meters and possibly replacing them with an electronic parking system, costs, feedback from downtown merchants and residents, flexible plaza space and alleyway activation, housing and resources for individuals who are houseless, and how activating alleyways and other spaces decrease crime. Crime Prevention Through Environmental Design (CPTED) is a crime prevention approach that uses urban and architectural design to build a sense of community and deter unwanted activity.

Next steps include obtaining the costs for these items (including the maintenance) and the priority of these improvements (as rated by residents and businesses of the downtown).

Agenda Topic 2. Public Comments

Matt and Rock Cesario with Triple Play Records suggested adding recycling options for downtown businesses who could share recycling bins, noted that parking tickets are not issued in certain areas of downtown on Main Street, and stated that the installation of a disc golf course improved safety of a local park.

Jeremy Nelson with Regeneration Development announced that there will be a soft launch for Chris Dutton with Gemini Beer Company on August 20.

Adjournment

The Workshop adjourned at 8:46 a.m.



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: August 18, 2021
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Reece Annexation of 6.73 Acres, Located on Property South of 3035 and 3043 F ½ Road, and Setting a Hearing for October 6, 2021

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Reece Annexation, introducing the proposed Ordinance and setting a hearing for October 6, 2021.

EXECUTIVE SUMMARY:

The Applicant, EDKA Land Co LLC, is requesting to annex 6.73 acres consisting of two parcels of land located south of 3035 and 3043 F ½ Road. There is no road right-of-way included in this annexation request. The owner is requesting annexation in anticipation of new housing development, which constitutes "annexable development" and as such, will be annexed in accordance with the Persigo Agreement. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future action.

BACKGROUND OR DETAILED INFORMATION:

The Applicant, EDKA Land Co LLC, is requesting to annex 6.73 acres consisting of two parcels of land located south of 3035 and 3043 F ½ Road. The parcel number is 2943-043-00-210 and a parcel of land containing a portion of the Price Ditch owned by the applicant is included in the annexation. There is no road right-of-way area within the annexation area.

The land is vacant and has been in agricultural production, but is now being planned for residential development. The Applicant wishes to annex the property into City limits for this purpose and will be requesting a zoning of R-5 (Residential with a maximum density of 5 dwelling units per acre) for the property. The R-5 Zone District implements the Comprehensive Plan's Land Use Category of Residential Low for the property. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently adjacent to existing city limits. The property owner has signed a petition for annexation of the property.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reece Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the one owner of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Thirty-seven percent of the perimeter of the annexation is contiguous with the existing City limits exceeding the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d) The area is or will be urbanized in the near future. The property owner is currently planning for the development of residential housing at urban densities.
- e) The area is capable of being integrated with the City. The proposed annexation adjacent to the city limits on one side and will be required at the time of development to interconnect with existing City streets that stub to the property. Utilities and City services are also available and currently serving the existing urban area in the area.
- f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioner has granted consent

to the City to annex the property.

Please note that the annexation petition was prepared by the City. The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

Staff is conducting a fiscal impact analysis utilizing the City's newly created Annexation Fiscal Impacts Model and will provide results at 2nd reading of the annexation ordinance.

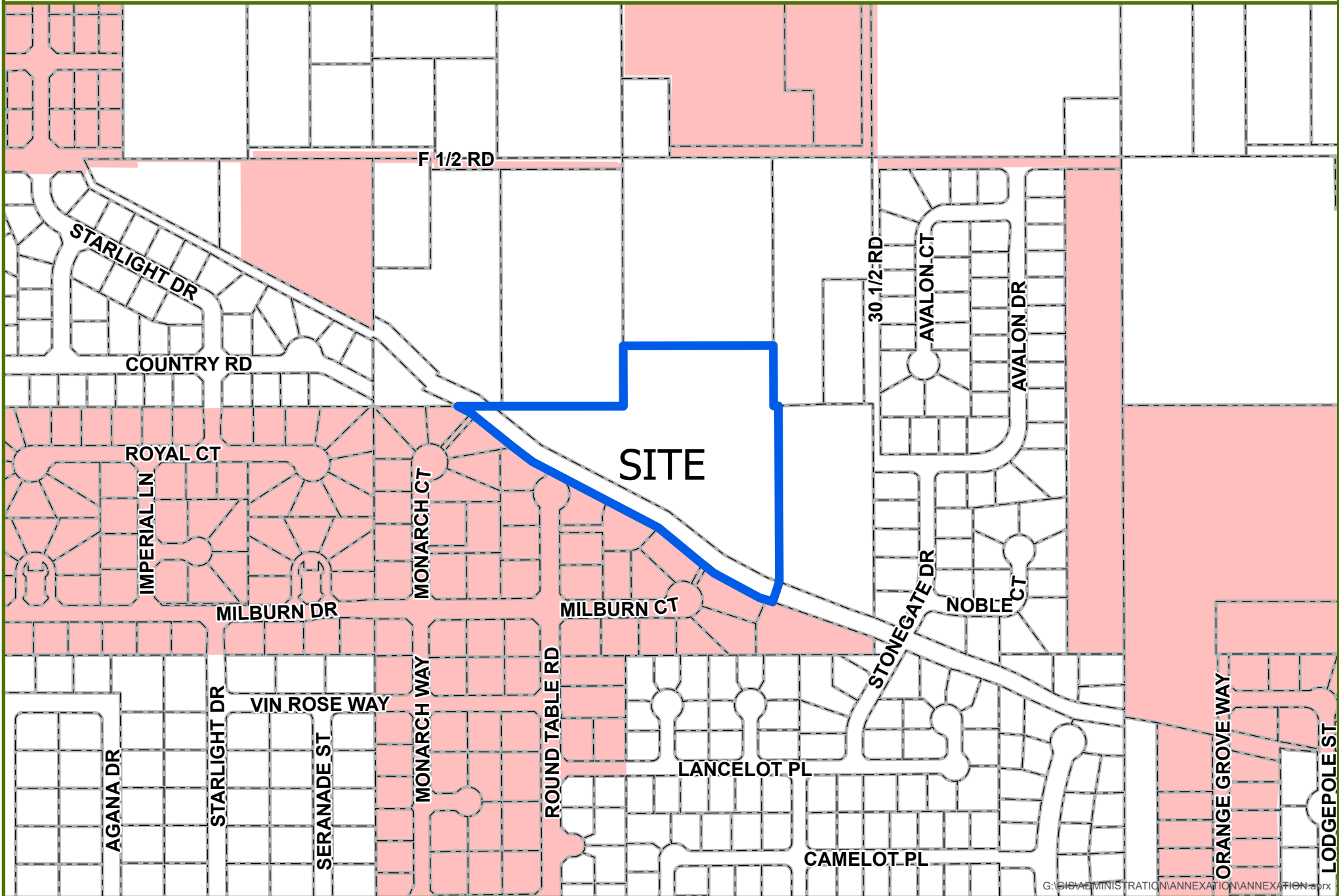
SUGGESTED MOTION:

I move to adopt Resolution No. 62-21, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation and exercising land use control over the Reece Annexation, approximately 6.73 acres, located on property south of 3035 and 3043 F ½ Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Reece Annexation, approximately 6.73 acres, located on property south 3035 and 3043 F ½ Road, and set a hearing for October 6, 2021

Attachments

1. Site Location and Zoning Maps and Photo
2. Annexation Schedule and Summary Table - Reece Annexation
3. Resolution - Referral of Petition (Land Use Control)-Reece Annexation
4. Reece Annexation Ordinance

REECE ANNEXATION



0 0.05 0.1 Miles

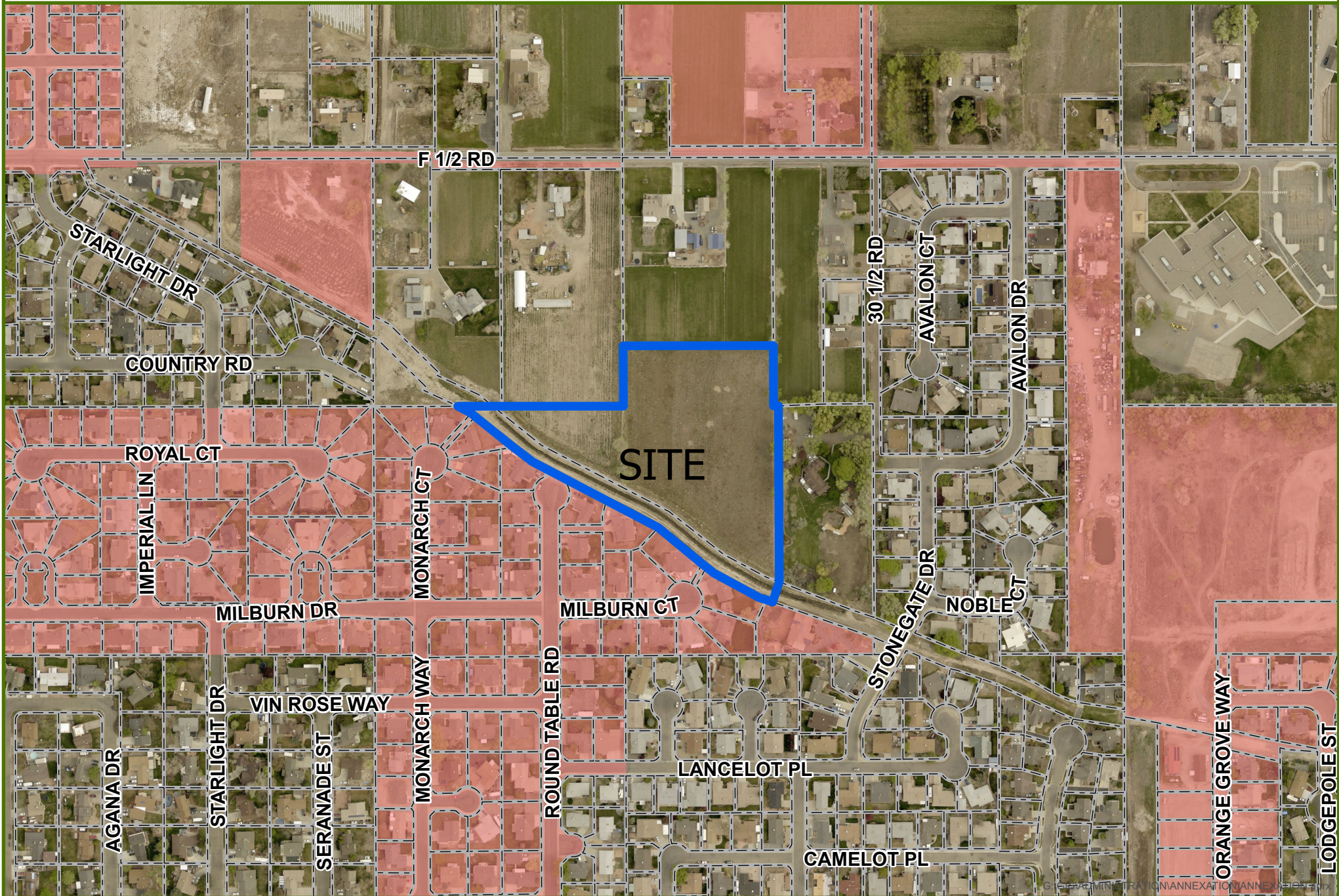


Annexation



City Limits

REECE ANNEXATION



0 0.05 0.1 Miles



Annexation



City Limits

REECE ANNEXATION - LAND USE



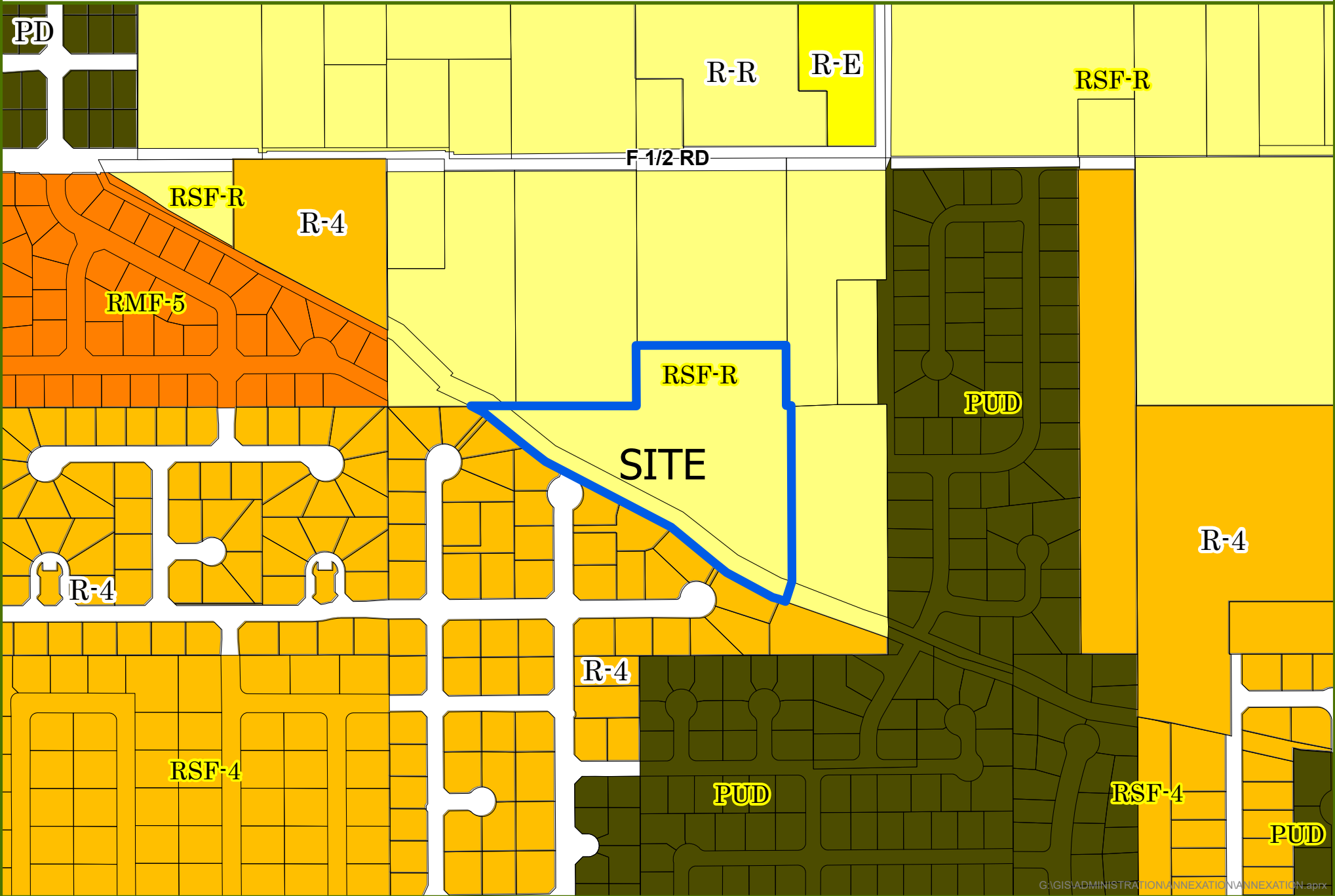
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0 0.05 0.1 Miles

 Annexation Boundary

REECE ANNEXATION - ZONING



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0 0.05 0.1 Miles

 Annexation

City Zoning
Packet Page 27

County Zoning

Date Created: 7/27/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS



REECE ANNEXATION SCHEDULE		
August 18, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use	
August 24, 2021	Planning Commission considers Zone of Annexation	
September 15, 2021	Introduction of a Proposed Ordinance on Zoning by City Council	
October 6, 2021	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council	
November 7, 2021	Effective date of Annexation and Zoning	
ANNEXATION SUMMARY		
File Number:		ANX-2021-365
Location:		South of parcels at 3035 & 3043 F ½ Road
Tax ID Numbers:		2943-043-00-210
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		6.73
Developable Acres Remaining:		5.65
Right-of-way in Annexation:		0 Road ROW / 1.07 ac in Price Ditch ROW
Previous County Zoning:		RSF-R
Proposed City Zoning:		R-5
Current Land Use:		Residential Low
Future Land Use:		Residential Low
Values:	Assessed:	\$1,980
	Actual:	\$68,30
Address Ranges:		None, access will stub in from Round Table Road
Special Districts:	Water:	Clifton
	Sewer:	City
	Fire:	Clifton Fire
	Irrigation/Drainage:	Mesa County Irrigation and Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 18th day of August 2021, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

REECE ANNEXATION

**APPROXIMATELY 6.73 ACRES
LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD
Tax Parcel Number 2943-043-00-210 and a Parcel containing Price Ditch ROW**

WHEREAS, on the 18th day of August, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

REECE ANNEXATION

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along

said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6th day of October, 2021, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 18th day of August, 2021.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
August 20th, 2021
August 27th, 2021
September 3rd, 2021
September 10th, 2021

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

REECE ANNEXATION

**APPROXIMATELY 6.73 ACRES
LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD
Tax Parcel Number 2943-043-00-210 and a Parcel containing Price Ditch ROW**

WHEREAS, on the 18th day of August, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the ____ day of _____, 2021; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

REECE ANNEXATION
Exhibit A

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59

feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 18th day of August 2021 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of October 2021 and ordered published in pamphlet form.

President of the Council

Attest:

City Clerk

Exhibit A

Located within the NE 1/4 SW 1/4 SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



A parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 4, Township 1 South, Range 1 East of the 10 Meridian, County of Mesa State of Colorado being those parcels described as: said land under Reclamation Number 250 965 and Reclamation Number 250 998 and being more particularly described as follows:

Concerning the *in situ* distance 200 ± 10 AU (H44 Section 4) and assuming the birth line is at $N151^{\circ}54'30''E$ and $109^{\circ}59'32''E$ with all other boundaries containing ± 2 m; being relatively distance, distance 5000 ± 300 ft along side north $N153^{\circ}09'30''E$ is a distance of 646 ± 60 ft. distance 1000 ± 100 ft along side north $N153^{\circ}09'30''E$ is a distance of 168 ± 16 ft. distance 500 ± 50 ft along side north $N153^{\circ}09'30''E$ is a distance of 168 ± 16 ft. distance 250 ± 25 ft along side north $N153^{\circ}09'30''E$ is a distance of 12.96 ft along side north $N153^{\circ}09'30''E$ is a distance of 3.61 ft. distance 100 ft along side north $N153^{\circ}09'30''E$ is a distance of 1.44 ft. distance 50 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.72 ft. distance 25 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.36 ft. distance 12.5 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.18 ft. distance 6.25 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.09 ft. distance 3.125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.045 ft. distance 1.5625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.0225 ft. distance 0.78125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.01125 ft. distance 0.390625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.005625 ft. distance 0.1953125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.0028125 ft. distance 0.09765625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.00140625 ft. distance 0.048828125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.000703125 ft. distance 0.0244140625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.0003515625 ft. distance 0.01220703125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.00017578125 ft. distance 0.006103515625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.000087890625 ft. distance 0.0030517578125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.0000439453125 ft. distance 0.00152587890625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.00002197265625 ft. distance 0.000762939453125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.000010986328125 ft. distance 0.0003814697265625 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.0000054931640625 ft. distance 0.00019073486328125 ft along side north $N153^{\circ}09'30''E$ is a distance of 0.00000274658203125 ft. distance $9.5367431640625 \times 10^{-5}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.33906171875 \times 10^{-5}$ ft. distance $4.76837158203125 \times 10^{-6}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $6.6953059375 \times 10^{-7}$ ft. distance $3.34765296875 \times 10^{-7}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $4.697653984375 \times 10^{-8}$ ft. distance $2.3488264921875 \times 10^{-8}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $3.2988279921875 \times 10^{-9}$ ft. distance $1.64941324609375 \times 10^{-9}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $2.29941398046875 \times 10^{-10}$ ft. distance $1.124706623046875 \times 10^{-10}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.574706623046875 \times 10^{-11}$ ft. distance $7.891279115234375 \times 10^{-12}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.09279115234375 \times 10^{-12}$ ft. distance $5.4906395576171875 \times 10^{-13}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $7.6906395576171875 \times 10^{-14}$ ft. distance $3.04531977880859375 \times 10^{-14}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $4.24531977880859375 \times 10^{-15}$ ft. distance $1.522659889404296875 \times 10^{-15}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $2.122659889404296875 \times 10^{-16}$ ft. distance $7.613299447021484375 \times 10^{-17}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.0613299447021484375 \times 10^{-17}$ ft. distance $3.8066497235107421875 \times 10^{-18}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $5.2866497235107421875 \times 10^{-19}$ ft. distance $1.90332486175537109375 \times 10^{-19}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $2.65332486175537109375 \times 10^{-20}$ ft. distance $9.51662430877685546875 \times 10^{-21}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.32662430877685546875 \times 10^{-21}$ ft. distance $4.758312154388427734375 \times 10^{-22}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $6.618312154388427734375 \times 10^{-23}$ ft. distance $2.3791560771942138671875 \times 10^{-23}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $3.2991560771942138671875 \times 10^{-24}$ ft. distance $1.18957803859710693359375 \times 10^{-24}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.65957803859710693359375 \times 10^{-25}$ ft. distance $5.94789019298553466796875 \times 10^{-26}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $8.24789019298553466796875 \times 10^{-27}$ ft. distance $2.973945096492767283984375 \times 10^{-27}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $4.123945096492767283984375 \times 10^{-28}$ ft. distance $1.4869725482463836419921875 \times 10^{-28}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $2.0669725482463836419921875 \times 10^{-29}$ ft. distance $7.4348627412319182099609375 \times 10^{-30}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.0348627412319182099609375 \times 10^{-30}$ ft. distance $3.71743137061595910498046875 \times 10^{-31}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $5.14743137061595910498046875 \times 10^{-32}$ ft. distance $1.858715685307979552494034375 \times 10^{-32}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $2.58715685307979552494034375 \times 10^{-33}$ ft. distance $9.293578426539897762470171875 \times 10^{-34}$ ft along side north $N153^{\circ}09'30''E$ is a distance of $1.2793578426539897762470171875 \times 10^{-34}$ ft. distance $4.6467892132699488812350859$

CEILING: 6.73 Acres or 292413 Square Feet, more or less, as described.

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

James B. Parent, PLS No. 38388
Professional Land Surveyor for the
City of Grand Junction
DATE: _____

FOR REVIEW

APPROXIMATE ESTIMATES	200,000 FT.
CONCRETE FLOORS	600,000 FT.
AREA OF CONCRETE PART	200,000
AREA OF WOOD	0.75

LEADS

SEARCHED INDEXED	_____
SERIALIZED FILED	_____

**EXPANSIVE DATE**

THIS IS NOT A BOUNDARY SURVEY

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS

REECE ANNEXATION

Notice:
According to Federal law you must acknowledge any legal action based upon any debt in this survey within three years after you find discharge such debt. It is no secret any legal action based upon any debt in this survey is commenced more than two years from the date of the collection action taken.

DEPART BY	DA	DATE	07-24-2009
UPDATED	DA	DATE	07-24-2009
CHECKED BY	DA	DATE	07-24-2009
APPROVED BY		DATE	

SCALE

100



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: August 18, 2021
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate Road Right-of-Way, Known as Tonto Lane and Setting a Public Hearing for September 1, 2021

RECOMMENDATION:

The Planning Commission will hear this item at their August 24th Planning Commission Meeting. Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Kraig Andrews, is requesting the vacation of the Tonto Lane right-of-way, a roadway which begins from Cottonwood Drive heading north for approximately 200 feet located between 2632 and 2635 Cottonwood Drive that was never constructed and terminates into I-70 Interstate right-of-way. Tonto Lane, dedicated in 1955, is no longer needed to provide access to properties to the north. A utility easement will be reserved and retained that will cross over and line up with the existing 15 ft. utility easement running east to west across the northern portion of the right-of-way vacation area.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The North Rolling Acres Subdivision approved and platted in 1955 dedicated the Tonto Lane right-of-way. The Applicant, Kraig Andrews, is requesting the vacation of the Tonto Lane right-of-way, a roadway which begins from Cottonwood Drive heading north for approximately 200 feet located between 2632 and 2635 Cottonwood Drive. The road was never constructed, and the northern portion became part of the Interstate 70 right-of-way. Cottonwood Drive, which Tonto Lane ties into, was constructed and provides the necessary access to the residential lots in the subdivision. Tonto Lane no

longer provides access to properties to the north with the construction of I-70.

The Tonto Lane right-of-way is not shown on the Grand Valley Circulation Plan and is not needed to provide future access and/or connectivity.

A utility easement will be reserved and retained in the area of Tonto Lane to include the overhead utilities that exist. It extends immediately from the existing 15' utility easement on Lot 4 of the North Rolling Acres and cross over and line up with the existing 15' utility easement on Lot 5 of the North Rolling Acres plat so that it will be a continuous utility easement. Additional area will be reserved as the overhead utilities border or go just outside that area where the original utility easement was granted.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed vacation request was held virtually on May 27, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There was one neighbor in attendance at the meeting. He was supportive of the vacation request.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject right-of-way areas, as well as neighborhood associations within 1000 feet, on August 13, 2021. The notice of this public hearing was published on August 17, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The vacation of the right-of-way or easement shall conform to the following:

(1) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

The vacation is in conformance with the 2020 Comprehensive Plan, Grand Valley Circulation Plan and all other policies of the City. The vacation helps by removing rights-of-way that are not necessary and do not further a safe, balanced and well-connected transportation system.

(2) No parcel shall be landlocked as a result of the vacation;

The right-of-way proposed for vacation is not constructed and will not provide future access and/or connectivity to lands adjacent to it nor to I-70 which Tonto Lane terminates into. No parcels will be landlocked as a result of the vacation.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

There are two lots fronting Tonto Lane, however, both lots have access to Cottonwood Drive, therefore these properties are not devalued by the vacation request. Additionally, both properties will receive half the vacated right-of-way for ownership purposes. Access to I-70 utilizing Tonto Lane is not permitted.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

The existing Cottonwood Drive provides the necessary and quality public facility to the properties affected by the vacation request. There is no adverse impacts on the health, safety and/or welfare of the general community nor the residents in this subdivision.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Public facilities and services will not be affected by the proposed vacation for the reasons stated above.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The proposal will provide benefits to the City by eliminating the potential for a stub street that cannot be continued north due to I-70. This will also eliminate confusion and or expectations of a road or access where one is not intended to be located.

FINDINGS OF FACT

After reviewing the City of Grand Junction, Community Development right-of-way vacation request, VAC-2021-392, the following findings of fact have been made:

1. The request conforms with Section 21.02.100 of the Zoning and Development Code.

FISCAL IMPACT:

Since the proposed vacated right-of-way area will be absorbed in adjacent privately-owned property, there is no fiscal impact to the City.

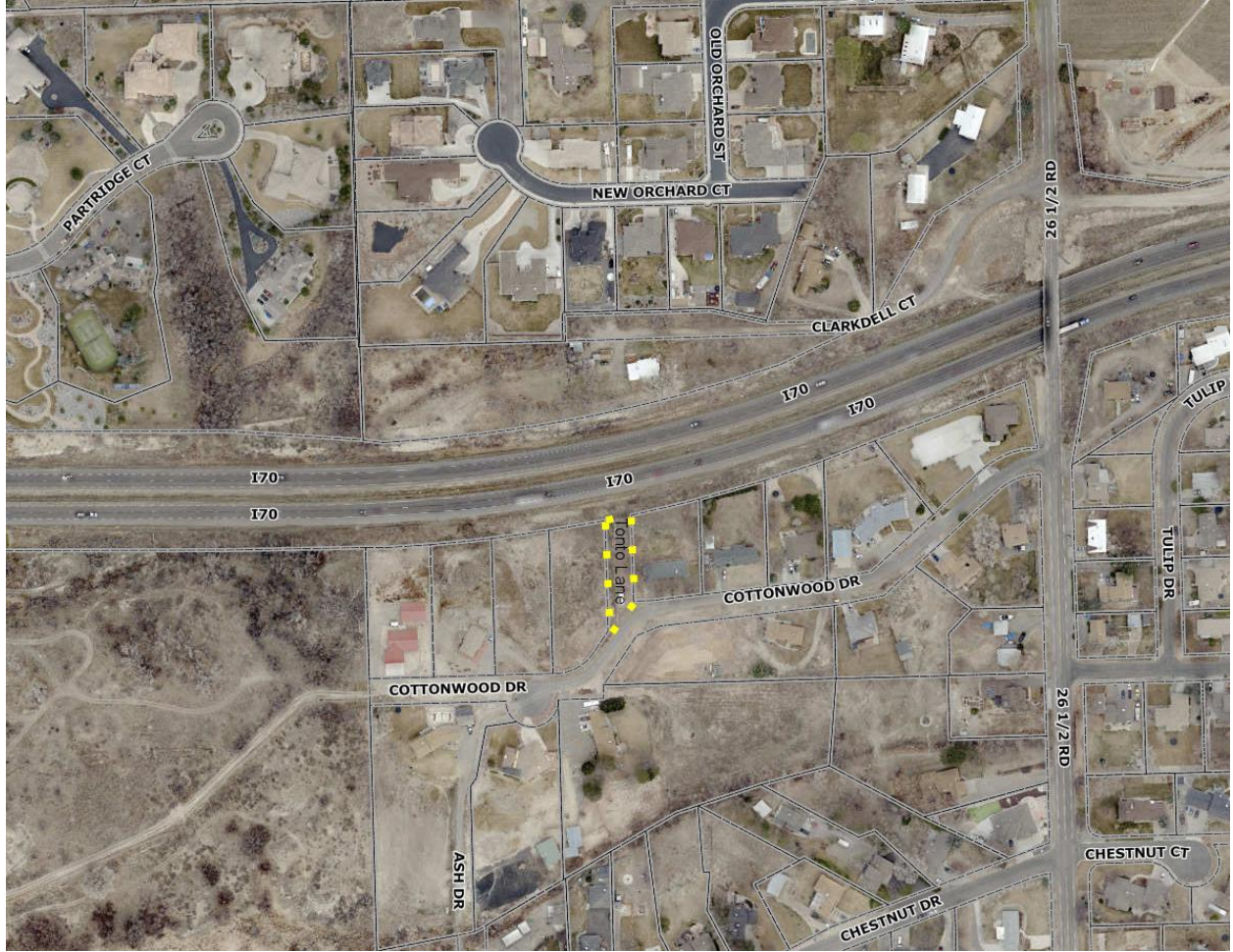
SUGGESTED MOTION:

I move to introduce an ordinance vacating the Tonto Lane right-of-way and set a public hearing for September 1, 2021.

Attachments

1. Location Map
2. Development Application dated 6 May 2021

3. Ordinance



Location Map



Photo of Area

Planner's Name: Scott D. Peterson		SUBMITTAL CHECKLIST		Date: Feb 22, 2021
		Vacation of Easement		Expiration Date: Aug 22, 2021
Location: 2701-352-02-004		Project Name:		
ITEMS - DESCRIPTION				
☒ Application Fee \$575.00 ☒ Development Application ☒ Ownership Statement w/ Deed ☒ General Project Report ☐ Annexation Information Sheet ☐ Annexation Petition ☐ Appraisal of Vacant Land ☐ Articles of Incorporation ☐ Avigation Easement ☐ Boundary Agreement ☐ Building Elevations ☐ City of GJ Sales Tax Lic (copy) ☐ County Treasurer's Tax Cert ☐ CC&R/Condo Declarations ☐ CDOT Access Permit ☒ Composite Plan ☐ Conveyances/Easements - Existing ☐ Conveyances/Easements - New ☐ Delineate Wetlands/404 Permit ☐ Detail Sheet ☐ Development Imp Agrmt Exh B ☐ Fence/Wall Plans ☐ Final Drainage Report ☐ Final Drainage Letter	☐ Final Geotechnical Report ☐ Fire Flow Form* ☐ Fire Site Plan ☐ Floodplain Elev. Cert (FEC) ☐ Floor Plan ☐ Grading Plan ☐ Improvement Survey ☐ Industrial Pretreatment Survey ☐ Inside Cover Sheet ☐ Institutional Master Plan ☐ Landscape Plan ☒ Legal Description ☐ Letter from Property Owner ☐ Lighting Plan ☐ Materials Testing Plan ☐ Neighborhood Meeting Notes ☐ Outline Development Plan (ODP) ☐ Plat ☐ Preliminary Drainage Report ☐ Preliminary Geotechnical Report ☐ Preliminary Landscape Plan ☐ Preliminary Subdivision Plan ☐ Road Cross Sections ☐ Roadway Plan & Profile	☐ Sewer System Design Report ☐ Sign Plan/Sign Package ☐ Site Data Table ☐ Site Plan ☐ Site Sketch ☒ Sketch for Descriptions ☐ Post Const Stormwater Agmt ☐ Stormwater Mgmt Plan/Permit ☐ Surveyor Verification ☐ Traffic Impact Study ☐ Transaction Screen Process ☐ Utilities Plan & Profile ☐ Water System Design Report ☐ Cell Site Inventory ☐ Coverage Area Map ☐ FCC License (copy) ☐ Haul Route ☐ Dredge & Fill Permit ☐ Reclamation Plan ☐ Photographs of Property ☐ Colo. Historical Society Inventory Record Form*		
DISTRIBUTION				
☒ Planning ☒ Development Engineer ☒ City Surveyor ☐ City Parks & Recreation ☒ City Attorney ☒ City Fire Dept ☐ Clifton Fire Dept ☐ Lower Valley Fire Dept ☐ City Police Dept ☒ City Addressing ☐ City Code Enforcement ☐ City Sanitation ☐ Persigo WWTF ☐ 911 ☐ City Transportation Engineer ☒ Mesa Co Building Dept ☐ Mesa Co Public Works ☐ Mesa Co Health Dept ☐ Mesa Co Planning ☐ Mesa Co Assessor	☐ Mesa Cty Stormwater ☒ Grand Valley Drainage Dist ☐ Redlands Water & Power ☒ Grand Valley Irrigation Dist ☐ Mesa Co Irrigation Dist ☐ Palisade Irrigation Dist ☐ Orchard Mesa Irrigation Dist ☒ Grand Valley Water Users ☐ Highland Park Lateral Ditch Co ☐ Water Users of Lateral Ditch 110 ☐ Fruitvale Lateral & Waste Ditch ☒ Ute Water ☐ Clifton Water ☐ Clifton Sanitation Dist No. 2 ☒ Xcel ☒ Grand Valley Power ☒ Spectrum ☒ Century Link ☐ School District #51	☐ CO Dept of Transportation ☐ CO Dept of Public Health & Environment ☐ CO Div of Reclamation Mining & Safety ☐ CO Geological Survey ☐ CO Division of Wildlife ☐ CO National Monument ☐ CO State Parks ☐ Federal Aviation Administration ☐ Dept of Military & Veterans Affairs ☐ US Postal Service ☐ Army Corp of Engineers ☐ Bureau of Reclamation ☐ Downtown Development Authority ☐ Historic Board ☐ Grand Valley Transit ☐ RTPD ☐ Urban Trails/Riverfront Commission ☐ Grand Junction Regional Airport Authority		
Notes: * An asterisk in the item description column indicates that a form is supplied by the City and available on the City website. Oct 2012				



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Vacation - Easement - R. O. W.

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 2632 Cottonwood Dr Site Acreage: .62

Site Tax No(s): 2701-352-02-004 Site Zoning: R2

Project Description: New Single Family Residence

Property Owner Information

Name: Kraig Andrews

Street Address: 2991 Debra St #B

City/State/Zip: Grand Junction, Co. 81504

Business Phone #: 970-201-4242

E-Mail: andrews1201@msn.com

Fax #: _____

Contact Person: Kraig Andrews

Contact Phone #: 970-201-4242

Applicant Information

Name: Kraig Andrews

Street Address: 2991 Debra St #B

City/State/Zip: Grand Junction, Co. 81504

Business Phone #: 970-201-4242

E-Mail: andrews1201@msn.com

Fax #: _____

Contact Person: Kraig Andrews

Contact Phone #: 970-201-4242

Representative Information

Name: _____

Street Address: _____

City/State/Zip: _____

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

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 may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: _____ Date: 5-6-21

Signature of Legal Property Owner: _____ Date: 5-6-21

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Kraig M Andrews, am the owner of the following real property:

(b) 2632 Cottonwood Drive Grand Junction, CO 81506
Parcel # 2701-352-02-004

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☐ I am the sole owner of the property.

☒ I own the property with other(s). The other owners of the property are (c):

Jennifer D Andrews

I have reviewed the application for the (d) Vacation - Easement pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: _____

Printed name of owner: Kraig M. Andrews

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 6 day of May, 2021

by Kraig M Andrews

Witness my hand and seal.

My Notary Commission expires on 4-27-2023



Denise Dionne
Notary Public Signature

2632 Cottonwood Dr



03/18/2020

Exhibit A

A Parcel of land situated the Southeast Quarter of the Northwest Quarter of Section 35, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described as follows:

That portion of Tonto Lane as shown on the North Rolling Acres Subdivision, Mesa County, Colorado as recorded at Reception Number 645847 of the Mesa County Records lying North of a line between the Southwest Corner of Lot 5 and the Southeast Corner of Lot 4 both in said North Rolling Acres Subdivision and lying South of the Department of Highways, State of Colorado Right of Way for Interstate 70 and being further described as follows

Commencing at the West Sixteenth Corner of said Section 35 from whence the Center Quarter Corner bears N 89°58'53" E a distance of 1314.79 feet; thence N 89°58'53" E along the South line of the Southeast Quarter of the Northwest Quarter of said Section 35 a distance of 456.72 feet; thence leaving said line N 0°01'07" W a distance of 111.47 feet to the Southeast Corner of said Lot 4 and the Point of Beginning; thence N 0°01'07" W along the East line of said Lot 4 a distance of 202.34 feet to the Southeast Corner of that State of Colorado Right of Way for Interstate 70 as described at Reception Number 849966 of the Mesa County Records; thence 50.76 feet along a non-tangent curve to the left with a radius of 2965.00 feet and a central angle of 0°58'51" whose chord bears N 80°01'59" E a distance of 50.76 feet to the Southwest Corner of that State of Colorado Right of Way for Interstate 70 as described at Reception Number 844384 of the Mesa County Records and a point on the West line of said Lot 5; thence S 0°01'07" E along said West line a distance of 153.02 feet to the Southwest Corner of said Lot 5; thence S 40°42'05" W a distance of 76.64 feet to the Point of Beginning.

Said Parcel contains 0.204 acres as described.

EXHIBIT B

RIGHT OF WAY
DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 849966

DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 844384

RAD=2965.00'
L=50.76'
CHORD=50.76
BRG=N80°01'59"E
Δ=0°58'51"

15' UTILITY

EASEMENT REC. No. 645847

VACATION AREA
CONTAINS 0.204
ACRES

2632 COTTONWOOD DRIVE
LOT 4
NORTH ROLLING ACRES
2701-352-02-004
RECEPTION # 645847

N0° 01' 07"W 202.34'

TONTO LANE

50' R.O.W.
RECEPTION # 645847

S0° 01' 07"E 153.02'

2635 COTTONWOOD DRIVE
LOT 5
NORTH ROLLING ACRES
2701-352-02-005
RECEPTION # 645847

POINT OF
BEGINNING

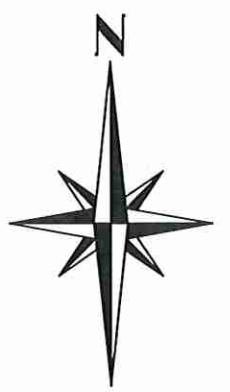
COTTONWOOD
DRIVE
R.O.W. VARIES
RECEPTION # 645847

POINT OF COMMENCEMENT
WEST 1/16 CORNER
SECTION 35,
T1N, R1W, UTE
3.25 INCH ALUMINUM CAP
BLM 1986 0.25'
BELOW SURFACE

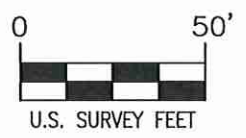
N0° 01' 07"W
111.47'

CENTER 1/4 CORNER
SECTION 35,
T1N, R1W UTE
3-1/4 INCH ALUMINUM CAP
PLS 37904, MCSM No. 1268-2
0.50' BELOW SURFACE IN BOX

456.72' 858.07'
N89° 58' 53"E 1314.79'
SOUTH LINE SE1/4 NW1/4 SECTION 35
BASIS OF BEARING



GRAPHIC SCALE:
1"=50'



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

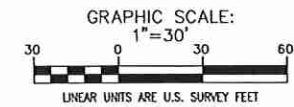
RIGHT of WAY VACATION

SITUATED IN THE SE1/4 NW1/4 SECTION 35

TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN

CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

BOUNDARY SURVEY
SITUATED IN THE SE 1/4 NW 1/4 SECTION 35
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
SET No. 6 REBAR WITH 3 1/4 INCH ALUMINUM CAP PLS 37904
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904



LEGAL DESCRIPTION:

LOT 4 NORTH ROLLING ACRES
SOUTH OF INTERSTATE 70
AS RECORDED AT RECEPTION No. 645847 OF THE MESA COUNTY CLERK AND
RECORDER'S OFFICE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF
COLORADO

Said parcel contains 0.62 ACRES.

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN. FOUND IN PLACE WAS A BLM ALUMINUM CAP AT THE SOUTH END OF SAID LINE AND A 2.00 FOOT WITNESS CORNER 2" ALUMINUM CAP PLS 27279 MARKING THE NORTH END OF SAID LINE. THE BEARING USED N0°02'45"W IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION No. 2778653, OF THE MESA COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plot represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

SET
CENTER 1/4 CORNER
SECTION 35 T1N, R1W UTE
3-1/4 INCH ALUMINUM CAP PLS 37904
STAMPED MCSM No. 1268-2
0.50' BELOW SURFACE IN BOX

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE
DATE 06-12-2017
BOOK 1 PAGE 160
DEPOSIT No. 5398-17

BOUNDARY SURVEY		
STEVEN J. & BONNIE J. KEEP		
SITUATED IN THE SE 1/4 NW 1/4 SECTION 35		
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN		
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO		
DATE: 1/25/2017	JOB #: 2016140	FIELD WORK: SL
DRAWING NAME: COTTONWOOD DRIVE		DRAWN BY: OM
POLARIS SURVEYING		
PATRICK W. CLICK P.L.S.		
3194 MESA AVE. #B		
GRAND JUNCTION, CO 81504		
PHONE/FAX (970)434-7038		

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING TONTO LANE RIGHT-OF-WAY

RECITALS:

A vacation of right-of-way has been requested by Kraig Andrews to vacate right-of-way that abuts property owned by he and his wife, Jennifer. The right-of-way was dedicated to the public with the North Rolling Acres subdivision plat which is found in Mesa County's Records Reception No. 645847. A road was never built in the area being requested for vacation or it has not been used for such time that there is no indication of the road having been built. The vacation request is limited only to the 50' wide Tonto Lane right-of-way. The vacation area contains 0.204 acres.

A utility easement will be reserved and retained in the area of Tonto Lane to include the overhead utilities that exist. It extends immediately from the existing 15' utility easement on Lot 4 of the North Rolling Acres and cross over and line up with the existing 15' utility easement on Lot 5 of the North Rolling Acres plat so that it will be a continuous utility easement. Additional area will be reserved as the overhead utilities border or go just outside that area where the original utility easement was granted.

The City Council finds that the request is consistent with the 2020 Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommended that the vacation be approved with the reservation of the utility easement.

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

The following described right-of-way is hereby vacated:

A Parcel of land situated the Southeast Quarter of the Northwest Quarter of Section 35, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described as follows:

That portion of Tonto Lane as shown on the North Rolling Acres Subdivision, Mesa County, Colorado as recorded at Reception Number 645847 of the Mesa County Records lying North of a line between the Southwest Corner of Lot 5 and the Southeast Corner of Lot 4 both in said North Rolling Acres Subdivision and lying South of the Department of Highways, State of Colorado Right of Way for Interstate 70 and being further described as follows

Commencing at the West Sixteenth Corner of said Section 35 from whence the Center Quarter Corner bears N 89°58'53" E a distance of 1314.79 feet; thence N 89°58'53" E along the South line of the Southeast Quarter of the Northwest Quarter of said Section 35 a distance of 456.72 feet; thence leaving said line N 0°01'07" W a distance of 111.47 feet to the Southeast Corner of said Lot 4 and the Point of Beginning; thence N 0°01'07" W along the East line of said Lot 4 a distance of 202.34 feet to the Southeast Corner of that State of Colorado Right of Way for Interstate 70 as described at Reception Number 849966 of the Mesa County Records; thence 50.76 feet along a non-tangent curve to the left with a radius of 2965.00 feet and a central angle of 0°58'51" whose chord bears N 80°01'59" E a distance of 50.76 feet to the Southwest Corner of that State of Colorado Right of Way for Interstate 70 as described at Reception Number 844384 of the Mesa County Records and a point on the West line of said Lot 5; thence S 0°01'07" E along said West line a distance of 153.02 feet to the Southwest Corner of said Lot 5; thence S 40°42'05" W a distance of 76.64 feet to the Point of Beginning.

Said Parcel contains 0.204 acres as described and graphically shown on Exhibit C.

A utility easement is reserved and retained in the area of Tonto Lane as shown on Exhibit A and Exhibit B.

Introduced for first reading on this 18th day of August, 2021.

PASSED and ADOPTED this ____ day of _____, 2021.

ATTEST:

President of City Council

City Clerk

Exhibit A

A Parcel of land situated the Southeast Quarter of the Northwest Quarter of Section 35, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, described as follows:

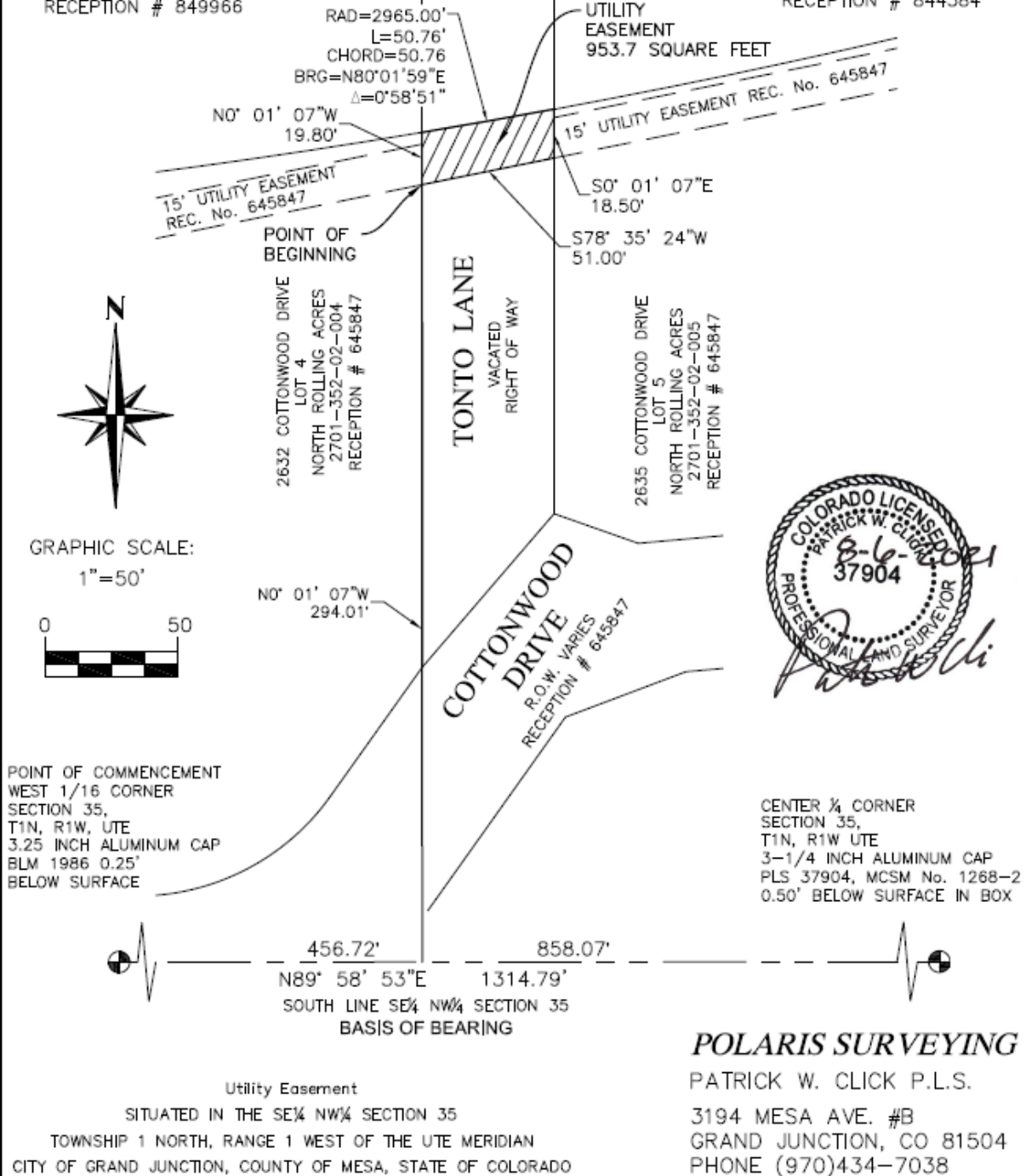
Commencing at the West Sixteenth Corner of said Section 35 from whence the Center Quarter Corner bears N 89°58'53" E a distance of 1314.79 feet; thence N 89°58'53" E along the South line of the Southeast Quarter of the Northwest Quarter of said Section 35 a distance of 456.72 feet; thence leaving said Line N 0°01'07" W a distance of 294.01 feet to the intersection of the East Line of Lot 4 North Rolling Acres Subdivision, Mesa County, Colorado as recorded at Reception Number 645847 and the South Line of a 15 foot Utility Easement as shown on said North Rolling Acres Subdivision and the Point of Beginning; thence N 0°01'07" W along the East Line of said Lot 4 a distance of 19.80 feet to the start of a non-tangent curve to the left at the North end of vacated Right of Way for Tonto Lane; thence 50.76 feet along said non-tangent curve to the left with a radius of 2965.00 feet and a central angle of 0°58'51" whose chord bears N 80°01'59" E a distance of 50.76 feet to the West Line Lot 5 of said North Rolling Acres Subdivision; thence S 0°01'07" E along the West Line of said Lot 5 a distance of 18.50 feet to the South Line of said Utility Easement; thence S 78°35'24" W a distance of 51.00 feet to the Point of Beginning.

Said Parcel contains 953.7 square feet as described.

RIGHT OF WAY
DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 849966

EXHIBIT B

DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 844384



RIGHT OF WAY
DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 849966

EXHIBIT C

DEPARTMENT OF HIGHWAYS
STATE OF COLORADO
RECEPTION # 844384

RAD=2965.00'
L=50.76'
CHORD=50.76'
BRG=N80°01'59"E
Δ=0°58'51"

15' UTILITY EASEMENT
REC. No. 645847

15' UTILITY EASEMENT
REC. No. 645847

VACATION AREA
CONTAINS 0.204
ACRES

2632 COTTONWOOD DRIVE
LOT 4
NORTH ROLLING ACRES
2701-352-02-004
RECEPTION # 645847

N0° 01' 07"W 202.34'

TONTO LANE

50' R.O.W.
RECEPTION # 645847

2635 COTTONWOOD DRIVE
LOT 5
NORTH ROLLING ACRES
2701-352-02-005
RECEPTION # 645847

S0° 01' 07"E 153.02'

POINT OF
BEGINNING

COTTONWOOD
DRIVE
R.O.W. VARIES
RECEPTION # 645847

POINT OF COMMENCEMENT
WEST 1/16 CORNER
SECTION 35,
T1N, R1W, UTE
3.25 INCH ALUMINUM CAP
BLM 1986 0.25'
BELOW SURFACE

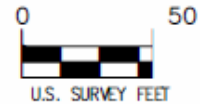
N0° 01' 07"W
111.47'

456.72' 858.07'

N89° 58' 53"E 1314.79'
SOUTH LINE SE¼ NW¼ SECTION 35
BASIS OF BEARING



GRAPHIC SCALE:
1"=50'



CENTER ¼ CORNER
SECTION 35,
T1N, R1W UTE
3-1/4 INCH ALUMINUM CAP
PLS 37904, MCSM No. 1268-2
0.50' BELOW SURFACE IN BOX

RIGHT of WAY VACATION

SITUATED IN THE SE¼ NW¼ SECTION 35

TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN

CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038



Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: August 18, 2021
Presented By: Felix Landry, Planning Supervisor
Department: Community Development
Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Westland Meadows Annexation of 19.41 acres, Located on Property at 2973 D ½ Road, on Quarter Mile West of 30 Road, and Setting a Hearing for October 6, 2021

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Westland Meadows Annexation, introducing the proposed Ordinance and setting a hearing for October 6, 2021.

EXECUTIVE SUMMARY:

The Applicant, Richard Traver is requesting to annex 19.41 acres, a parcel located at 2973 D ½ Road, just west of 30 Road. There is 238 feet of (30 feet wide) ROW along D ½ Road, and 823 feet of (44 feet wide) ROW along D ¼ Road which is currently undeveloped. The owner is requesting annexation in anticipation of new housing development, which constitutes "annexable development" and, as such, will be annexed in accordance with the Persigo Agreement. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future action.

BACKGROUND OR DETAILED INFORMATION:

The Westland Meadows Annexation consists of one parcel of land totaling 19.41 acres; the parcel number is 2943-174-00-249. There is 238 feet of (30 feet wide) ROW along D ½ Road, and 823 feet of (44 feet wide) ROW along D ¼ Road, which is currently

undeveloped.

The land is undeveloped except for a single-family residence near the northern boundary of the property along D ½ Road. The applicant plans residential development according to the R-8 zoning district standards. The Applicant wishes to annex the property into City limits for this purpose and will be requesting a zoning of R-8 (Residential with a maximum density of 12 dwelling units per acre) for the property. The R-8 Zone District implements the Comprehensive Plan's Land Use Category of Residential Medium for the property. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently adjacent to existing city limits. The property owner has signed a petition for annexation of the property.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Westland Meadows Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the one owner of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Thirty-seven percent of the perimeter of the annexation is contiguous with the existing City limits exceeding the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.
- d) The area is or will be urbanized in the near future. The property owner is currently planning for the development of residential housing at urban densities.
- e) The area is capable of being integrated with the City. The proposed annexation is adjacent to the city limits on one side and will be required at the time of development to interconnect with existing City streets that serve the property. Utilities and City services are also available and currently serve the existing urban area.
- f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.
- g) No land held in identical ownership comprising 20 contiguous acres or more with an

assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioner has granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City. The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

Staff is conducting a fiscal impact analysis utilizing the City's newly created Annexation Fiscal Impacts Model and will provide results at 2nd reading of the annexation ordinance.

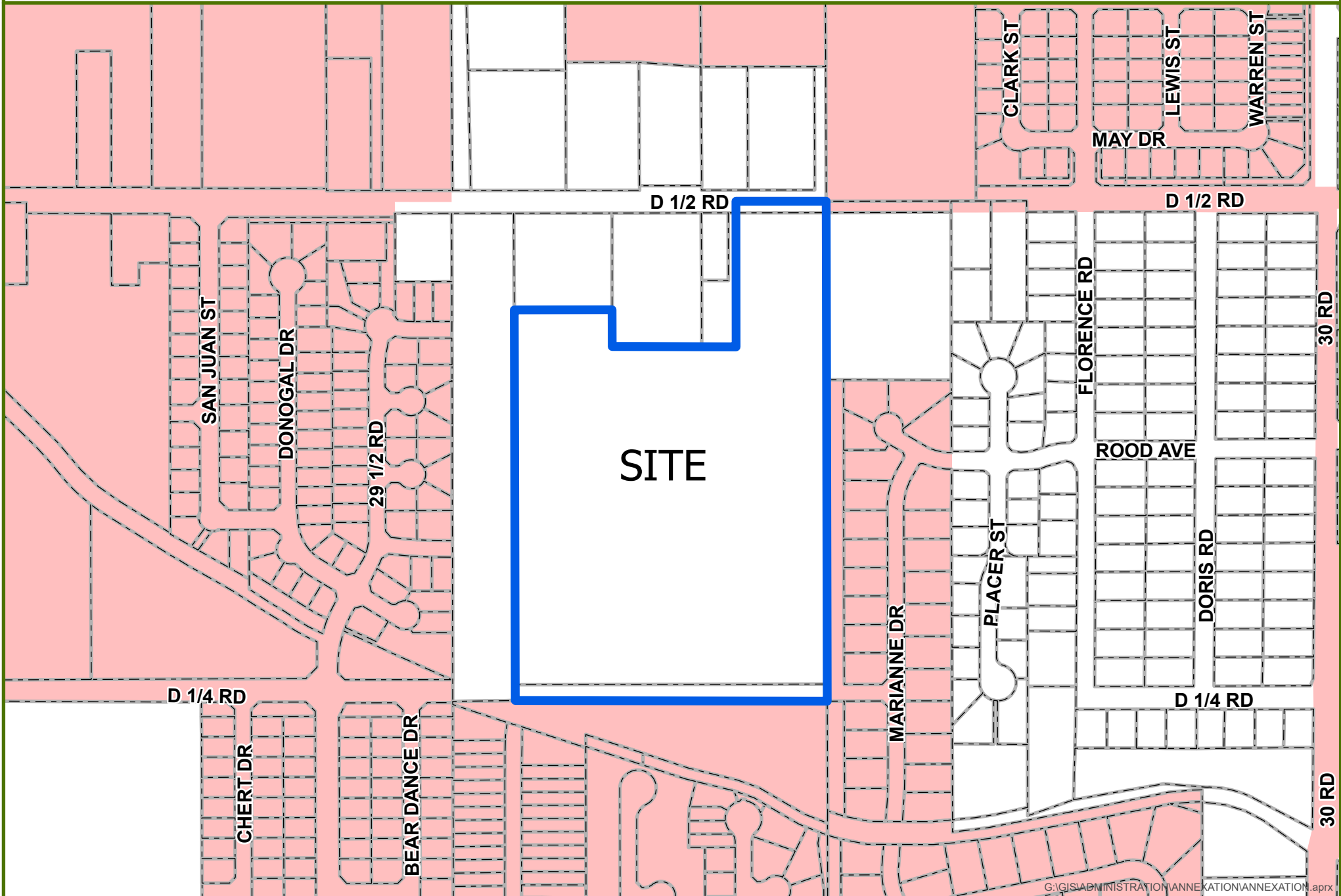
SUGGESTED MOTION:

I move to adopt Resolution No. 63-21, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation and exercising land use control over the Westland Meadows Annexation, approximately 19.41 acres, located in the Pear Park area south of D½ Road approximately one quarter mile west of 30 Road with the address of 2973 D½ Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Westland Meadows Annexation, approximately 19.41 acres, located on property at 2973 D ½ Road approximately one quarter mile west of 30 Road, and set a hearing for October 6, 2021.

Attachments

1. Site Location and Zoning Maps
2. ANNEXATION SCHEDULE & SUMMARY TABLE
3. Westland Meadows Annexation Ordinance
4. Resolution - Referral of Petition (Land Use Control)-Westland Meadows Annexation

WESTLAND MEADOWS ANNEXATION



G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx

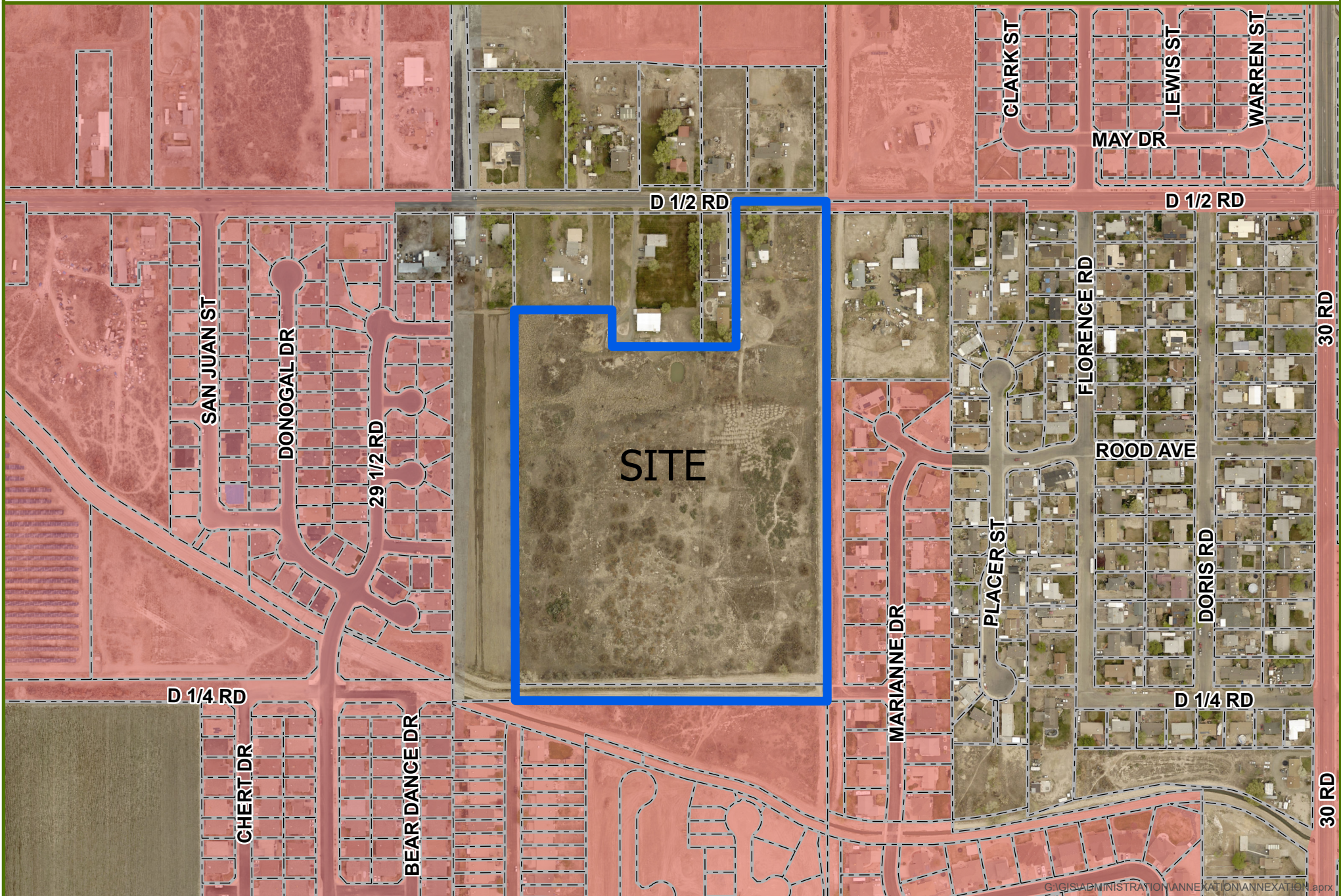


0 0.05 0.1 Miles

 Annexation

 City Limits

WESTLAND MEADOWS ANNEXATION



0 0.05 0.1 Miles

 Annexation  City Limits

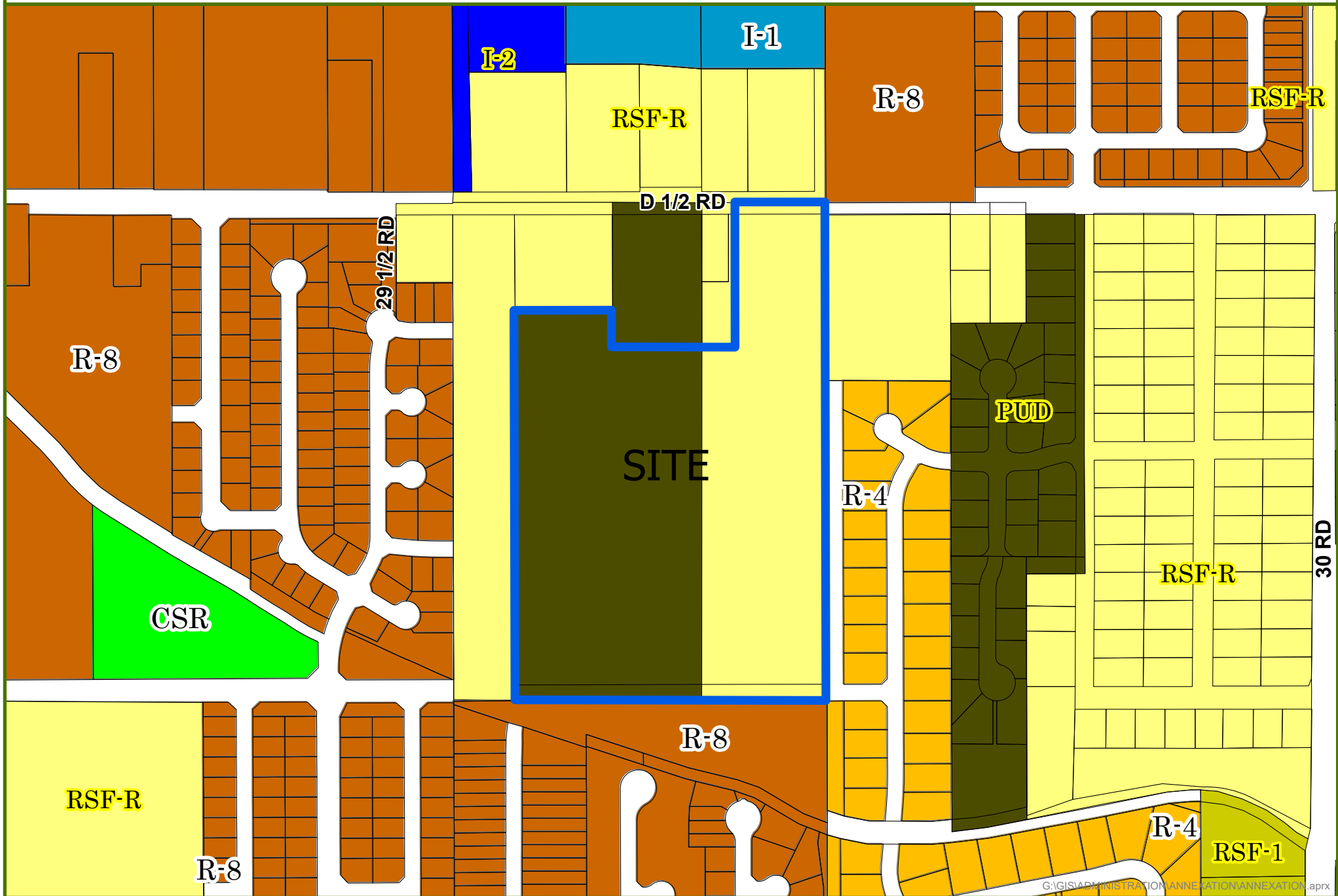
WESTLAND MEADOWS ANNEXATION - LAND USE



0 0.05 0.1 Miles

Annexation Boundary

WESTLAND MEADOWS ANNEXATION - ZONING



0 0.05 0.1 Miles

 Annexation

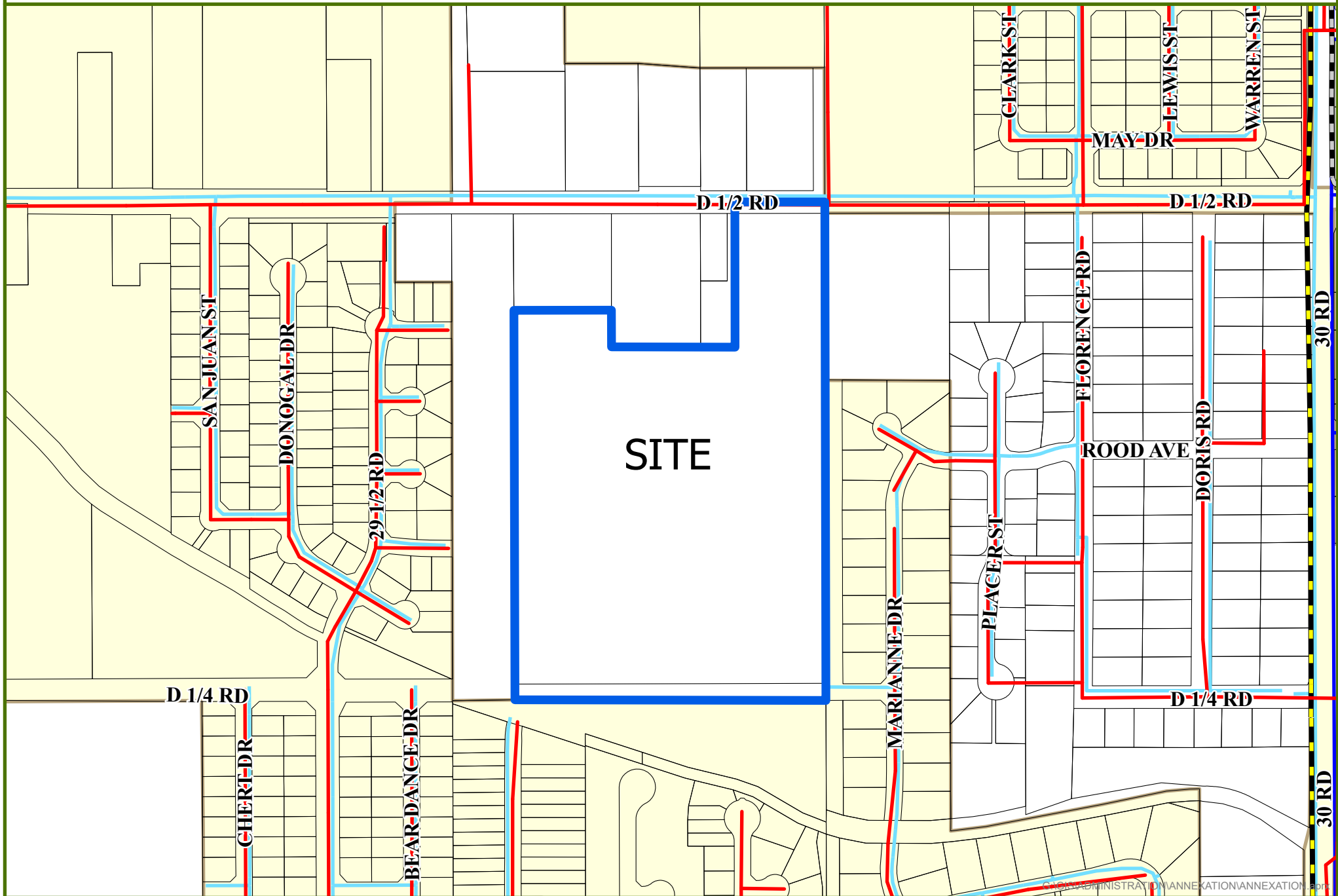
City Zoning
Packet Page 61

County Zoning

Date Created: 7/22/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

WESTLAND MEADOWS ANNEXATION - UTILITIES



0 0.05 0.1 Miles

— CITY FIBER
— NON-CITY FIBER

— SEWER
— UTE WATER

— CLIFTON WATER
— CITY LIMITS

Westland Meadows Annexation				
18 August 2021		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
24 August 2021		Planning Commission Considers Zone of Annexation		
15 September 2021		City Council Intro Proposed Zoning Ordinance		
6 October 2021		City Council Accept Petition/Annex and Zoning Public Hearing		
		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-343		
Location		2973 D ½ Rd		
Tax ID Number(s)		2943-174-00-249		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		1		
Number of Dwelling Units		1		
Acres Land Annexed		19.41		
Developable Acres Remaining		19.41		
Right-of-way in Annexation		0		
Previous County Zoning		PUD - RSF- R		
Proposed City Zoning		R-8		
Surrounding Zoning:	North:	County RSF-R		
	South:	City R-8		
	East:	City R-4 and County RSF-R		
	West:	County RSF-R		
Current Land Use		Single-family residential/vacant land		
Proposed Land Use		Residential Subdivision		
Surrounding Land Use:	North:	Residential Medium		
	South:	Parks and Open Space		
	East:	Residential Low		
	West:	Residential Medium		
Comprehensive Plan Designation:		Residential Medium		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$23,840		
	Actual	\$333,450		
Address Ranges				
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire			
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County School District 51		
	Pest	Grand River Mosquito Control District		

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

WESTLAND MEADOWS ANNEXATION

**APPROXIMATELY 19.41 ACRES
LOCATED ON A PROPERTY WEST OF 30 Road at 2973 D ½ Road
Tax Parcel Number 2943-174-00-249**

WHEREAS, on the 18th day of August, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of June, 2021; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situated in Mesa County, Colorado, and described to wit:

WESTLAND MEADOWS ANNEXATION
Exhibit A

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69

feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼ of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING an area of 19.41 Acres or 845,500 Square Feet, as herein described, and is hereby annexed into the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 18th day of August 2021 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of October 2021 and ordered published in pamphlet form.

President of the Council

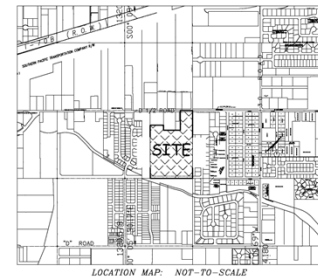
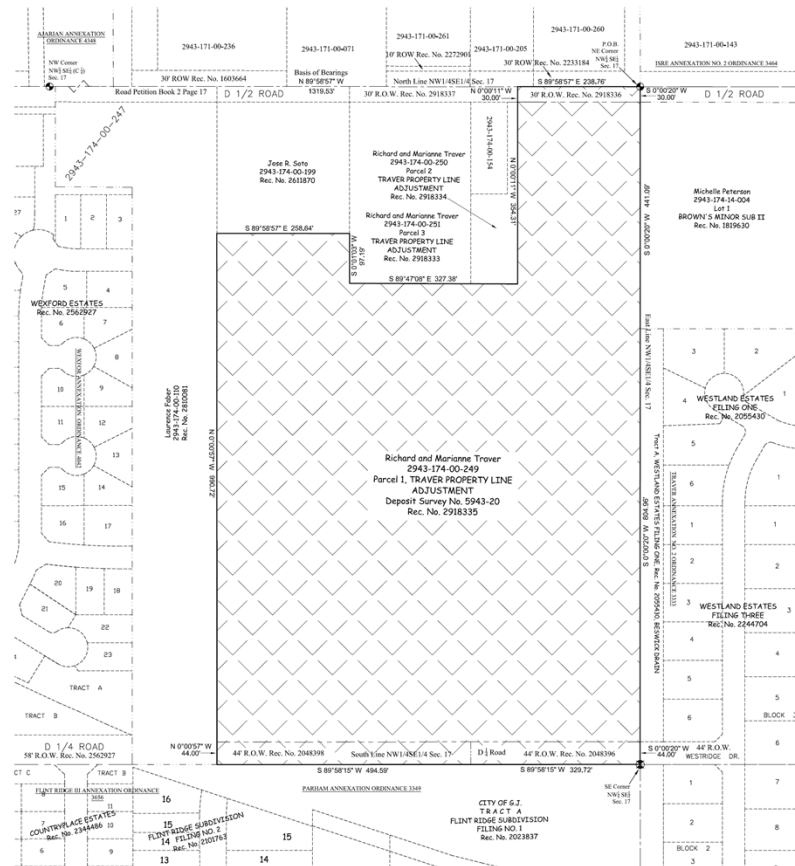
Attest:

City Clerk

EXHIBIT A

WESTLAND MEADOWS ANNEXATION

Located within the NW 1/4 SE 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northeast Corner of said NW1/4 SE1/4 Section 17 and assuming the North line of said NW1/4 SE1/4 bears N89°58'57\"/>

CONTAINING 20.41 Acres, more or less, as described.

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

ABBREVIATIONS	POINT OF COMMENCEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RANGE	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION
SQ. FT.	SQUARE FEET
CENTRAL ANGLE	CENTRAL ANGLE
RADIUS	RADIUS
ARC LENGTH	ARC LENGTH
CHORD LENGTH	CHORD LENGTH
CHORD BEARING	CHORD BEARING
BLK.	BLOCK
PLAT BOOK	PLAT BOOK
BOOK	BOOK
PAGE	PAGE
HORIZ. DIST. HORIZONTAL DISTANCE	

Renee B. Parent, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction

DATE: _____

FOR REVIEW

AREA OF ANNEXATION

ANNEXATION PERIMETER	4485.37 FT.
CONTIGUOUS PERIMETER	1703.27 FT.
AREA IN SQUARE FEET	889136
AREA IN ACRES	20.41
AREA IN 1/4 ROAD ROW	36270 SQ. FT. or 0.83 ACRES
AREA IN 1/2 ROAD ROW	7164 SQ. FT. or 0.16 ACRES

LEGEND

ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	----



ORDINANCE NO. _____

EFFECTIVE DATE _____

THIS IS NOT A BOUNDARY SURVEY

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS

WESTLAND MEADOWS ANNEXATION

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

DRAWN BY	R.B.P.	DATE	07-12-2021
DESIGNED BY		DATE	
CHECKED BY	M.G.	DATE	07-14-2021
APPROVED BY		DATE	

SCALE
1" = 300'

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 18th day of August 2021, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

WESTLAND MEADOWS ANNEXATION

**APPROXIMATELY 19.41 ACRES
LOCATED ON A PROPERTY WEST OF 30 Road at 2973 D ½ Road
Tax Parcel Number 2943-174-00-249**

WHEREAS, on the 18th day of August, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

WESTLAND MEADOWS ANNEXATION

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼ of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West,

a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING an area of 19.41 Acres or 845,500 Square Feet, as herein described, and is hereby annexed into the City of Grand Junction, Colorado.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6th day of October, 2021, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 18th day of August, 2021.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
August 20th, 2021
August 27th, 2021
September 3rd, 2021
September 10th, 2021



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: August 18, 2021
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Kurt Carson, Wastewater Services Manager

Information

SUBJECT:

Authorize a Contract for the Replacement of Heating, Ventilation and Air Conditioning (HVAC) Units on the Persigo Administration and Laboratory Building

RECOMMENDATION:

Staff recommends the City Purchasing Division execute a Construction Contract with Arctic Cooling & Heating of Grand Junction, CO for the replacement of two HVAC units in the amount of \$290,006.

EXECUTIVE SUMMARY:

This project will replace two roof top heating, ventilation and air conditioning units on the Persigo Administration and Laboratory building.

BACKGROUND OR DETAILED INFORMATION:

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Only one company submitted a formal bid, which was found to be responsive and responsible in the following amount:

Firm	Location	Bid Amount
Arctic Cooling & Heating	Grand Junction, CO	\$290,006.00

FISCAL IMPACT:

Funding for this project was approved as part of the 2021 Capital Improvement budget for the Sewer Enterprise fund. As noted in the July 1, 2021 memo to Council regarding the status of Utilities' capital projects, the total 2021 projected spending for the

Wastewater Treatment Plant Improvements and Asset Replacements project is \$5,323,815. To date, \$3,598,572.54 has been authorized leaving an available budget of \$1,725,242.46 as shown below. With authorization of this contract, \$1,435,236.46 will be remaining in the budget. Other planned projects for the remainder of 2021 include electrical improvements, improvements at the Orchard Mesa maintenance building, and other miscellaneous wastewater treatment plant projects.

Vendor	Project	Amount
TKF Contracting	small repairs	\$ 133,639.66
WJE	Persigo ASR testing	\$ 67,682.00
WJE	small repairs construction admin	\$ 25,418.20
Crum Electric Supply	MCC equip	\$ 69,871.00
Rocksol	large repairs testing	\$ 19,929.00
Myers & Sons	WWTP structural repairs	\$2,985,529.00
Cummins Sales and Service	generator	\$ 117,750.00
WJE	large repairs construction admin	\$ 178,753.68
	Total:	\$3,598,572.54
	Available Budget:	\$1,725,242.46
Arctic Cooling & Heating	Admin building HVAC	\$ 290,006.00
	Remaining budget	\$1,435,236.46

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a construction contract with Arctic Cooling & Heating of Grand Junction, CO for the administration building HVAC replacement project in the amount of \$290,006.00.

Attachments

None



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: August 18, 2021
Presented By: Randi Kim, Utilities Director
Department: Public Works - Engineering
Submitted By: Lee Cooper, Project Engineer

Information

SUBJECT:

Construction Contract for the Juniata Reservoir Guard Gate Replacement Project

RECOMMENDATION:

Authorize the City Purchasing Division to Execute a Construction Contract with Marine Diving Solutions for the Construction of the Juniata Reservoir Guard Gate Replacement Project for the amount of \$198,373.68.

EXECUTIVE SUMMARY:

This request is to award a Construction Contract for the Juniata Reservoir Guard Gate Replacement Project. This project will replace the four existing guard gates (reservoir's outlet valves) with new outlet valves and new hydraulic piping. Juniata Reservoir is the City's largest reservoir and is the primary source of water that is delivered to the City's Water Treatment Plant. The City's Water Department is requesting to sole source this project to Marine Diving Solutions of Centennial, Colorado. The contract is in the amount of \$198,373.68.

BACKGROUND OR DETAILED INFORMATION:

Juniata Reservoir has two mid-level outlet valves and two low-level outlet valves that are used by the City Water Department for regulating the flow out of Juniata Reservoir. This flow out of Juniata Reservoir is conveyed to the City's Water Treatment Plant for domestic use. The four existing valves are 42 years old and are located underwater on the upstream side of the dam embankment. Due to age and corrosion resulting from the underwater environment, the valves are not fully operational. For safety reasons and per the State of Colorado's Dam Safety Office requirements, all four outlet valves need to operate smoothly and reliably for proper operation and management of Juniata Reservoir. These four valves along with the hydraulic piping and pumps need to be

replaced.

Under a separate Invitation for Bid solicitation completed in 2020, the City's Water Department purchased four new outlet valves with hydraulic actuators. These valve assemblies are being stored in the City warehouse facility and are awaiting installation in Juniata Reservoir.

In 2017, the City hired Marine Diving Solutions to perform underwater inspections of the four outlet valves, the trash racks, and the concrete outlet structures to assess the condition of the structures. Marine Diving Solutions was selected based upon their extensive underwater inspection experience with similar reservoirs in Colorado. Since the cost was less than \$25,000, a competitive request for proposal was not issued for this initial inspection work. Based on the results of the initial inspection, staff developed a scope of work for underwater maintenance and repair work which included removing the trash racks and removing and cleaning the corrosion and scaling from the valves to see if the seized valves could be restored and made operational again. In 2019, the City Purchasing Department issued a Request for Proposal (RFP) and received three proposals from diving contractors. Marine Diving Solutions was selected based upon the RFP selection criteria. Marine Diving Solutions performed the maintenance work but could not restore the valves to operation. Marine Diving Solution was able to remove one of the seized-up valves and bring it to the surface so staff could develop a specification for purchasing four new outlet valves that matched the existing valves and hydraulic actuators for replacement.

Based upon familiarity with the Juniata Reservoir from past working experience, extensive underwater maintenance skills and use of specialized equipment, safety record, and cost effective services, staff recommends selecting Marine Diving Solutions to perform replacement of the valves. Attached to this City Council Agenda is the City's Sole Source Justification Form and associated memorandum explaining why sole sourcing this project to Marine Diving Solutions is in the best interest of the City. Note: The Sole-Source Justification requested an approval of \$194,484.00 for the contract. The City's Purchasing Department discovered that costs associated with bonding had not been included and obtained an updated cost estimate on August 12, 2021, which now totals \$198,373.68.

FISCAL IMPACT:

Funding for this project was approved as part of the 2020 Capital Improvement budget for the Water Fund. The project was not completed in 2020 due to the long delivery time for the replacement valves and because diving operations could not be conducted over the winter. As noted in the July 1, 2021 memo to Council regarding the status of Utilities Capital Projects, projected 2021 spending for 2020 Flow Line Replacement Projects was \$1,682,232. On August 4, 2021, Council approved \$1,412,176 for the Kannah Creek Flowline project. Within the remaining budget, \$226,000 was allocated for this Juniata guard gate replacement project.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Marine Diving Solutions for the Juniata Reservoir Guard Gate Replacement Project for the amount of \$198,373.68.

Attachments

1. Sole Source Justification_MDS_MEMO_2021-07-21

Memorandum

TO: Randi Kim, Mark Ritterbush
FROM: Lee Cooper, Project Engineer
DATE: July 21, 2021
PROJECT: Juniata Reservoir Guard Gate Replacement Project
SUBJECT: Sole Source Justification – Marine Diving Solutions

For the last several years or more, the four upstream guard gates (outlet valves) that are within Juniata Reservoir haven't been operating properly due to age and corrosion. The outlet valves were installed in 1978 and haven't been replaced since. As a result, these 42-year-old valves do not operate as intended and it is unknown when another valve will stop working due to corrosion or a hydraulic leak. For safety reasons and per the State of Colorado's Water Resources Division requirements, all four outlet valves need to operate smoothly and be fully functional for proper operation and management of the City's reservoir.

This sole source justification memo is for the Water Department to request hiring Marine Diving Solutions of Centennial, Colorado to install four new outlet valves and new hydraulic piping to the valves. The Water Department has worked with Marine Diving Solutions (MDS) on Juniata Reservoir on two previous occasions. The first time the City work with MDS was back in 2017 when the City hired MDS to dive Juniata Reservoir to inspect the four outlet valves, the trash racks, and the concrete outlet structures, and report back on the structures conditions and which valves were operational and which valves were not operational. The City hired MDS directly for this initial reconnaissance dive since the cost was less than \$25,000. The second occasion the Water Department worked with MDS was back in 2019. This time the City Purchasing Department issued a Request for Proposal Solicitation (RFP) and the City received three proposals total from different diving contractors and the Water Department chose MDS through the RFP process. The scope of the 2019 project was for the divers to remove the trash racks and remove/clean the corrosion and scaling from the valves to see if the seized valves could be freed up and made operational again. Unfortunately, MDS was not successful in freeing up the valves that were seized up. However, during this project, MDS was able to remove one of the seized-up valves and bring it to the surface so the Water Department could start the process of purchasing four new outlet valves that matched the existing valves and hydraulic actuators for replacement.

In 2020, the Water Department purchase four new outlet valves with hydraulic actuators that are identical to the existing valves. These valves and actuators are currently being stored inside in the City Stores facility.

Juniata Reservoir has a mid-level outlet structure with two outlet valves and a low-level outlet structure with two outlet valves. When the reservoir is at full capacity the mid-level valves are about 50-feet below the water surface, and the low-level valves are about 100-feet below the water surface. All four valves are hydraulically operated from a pump house that is located on the dam crest. Since Juniata Reservoir is the primary source for delivering water to the City's Water Treatment Plant, it is not possible to drain Juniata Reservoir for valve replacement. Diver's are the only option for replacement of the valves and hydraulic piping.

Since Juniata Reservoir can't be drained and is the primary source for the City's domestic water supply, I recommend that the Water Department sole source with MDS for the installation of the four new outlet valves and the installation of new hydraulic piping to the valves. With MDS's expertise, familiarity and understanding of operations at Juniata Reservoir, I believe it's advantageous for the Water Department to sole source this project to MDS. MDS has tentatively added Juniata Reservoir to their work schedule and MDS should be able to complete Juniata Reservoir before MDS starts a multi-year project on Hoover Dam in November. MDS's cost estimate for this work is \$194,484. Replacing these outlets valves will put Juniata Reservoir's outlet system in compliance with the State's Water Resources Division.



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: August 18, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) for Outfield Replacement of Suplizio Field

RECOMMENDATION:

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY:

Lincoln Park Stadium is undergoing major renovation in 2021 and 2022. September 20th is the scheduled start date for construction. The project's architect and engineer team, led by Perkins and Will, has been working diligently with the Construction Manager and General Contractor, Shaw Construction. Working with these two groups, project priorities have been set by the Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City. The resulting plans include significant capital improvement to this cornerstone of the community that School District #51, CMU, JUCO, the GJ Rockies and many other community users rely upon.

A project fund of \$8 million has been established which will be repaid by the City, JUCO and District 51. The Stadium Master Plan approved by the Parks Improvement Advisory Board in January of 2020 envisions over \$35,000,000 in projects and the current renovation effort is completing design on approximately \$14,000,000 worth of improvements. The replacement of the outfield at Suplizio field has been identified as a high priority; however, it was not able to be included in the base \$8 million project. The City of Grand Junction will be pursuing a Great Outdoors Colorado (GOCO) grant to enable the replacement of the outfield.

BACKGROUND OR DETAILED INFORMATION:

The renovation plans for Lincoln Park Stadium are progressing. In addition to existing funding, grants are also being pursued to maximize the success of the project. The replacement of the outfield at Suplizio field has been identified as a high priority; however, it was not able to be included in the base \$8 million project. The current outfield has significant drainage issues, leading to a discontinuous playing surface that can compromise player safety. Furthermore, an invasive species of grass known as Poa is overtaking the outfield, which hurts playability.

The next funding calendar for GOCO based on their newly adopted strategic plan is open. Applications are due August 23 and the maximum request is \$1,000,000. Conversations with GOCO about all current unfunded needs have identified the outfield replacement as the greatest interest to GOCO. We, therefore, propose to request \$825,000 for the replacement of the Suplizio Field outfield. The rest of the current construction project will be counted as match, making the grant request to GOCO less than 10% of the overall budget which improves competitiveness.

Grant awards are announced in December, which will enable this project in 2022.

FISCAL IMPACT:

If Council authorizes the application for the GOCO grant to fund the \$825,000 for the outfield, a supplemental appropriation will be needed to authorize the expansion of the project.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 64-21 a resolution supporting the application for a Community Impact Grant from the State Board of the Great Outdoors Colorado Trust Fund for the replacement of the Suplizio Outfield at Lincoln Park Stadium.

Attachments

1. Resolution - Stadium GOCO Grant Application - August 2021

RESOLUTION NO.

A RESOLUTION SUPPORTING THE APPLICATION FOR A COMMUNITY IMPACT GRANT FROM THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND FOR THE REPLACEMENT OF THE SUPLIZIO OUTFIELD AT THE LINCOLN PARK STADIUM

Recitals:

Lincoln Park is the epicenter of the community in many ways, and the hallmark, flagship facility in Lincoln Park is the Lincoln Park Stadium.

The "Project" plan centers around the replacement of the outfield at Suplizio, an approximately \$825,000 plus project to go along with the over \$8,000,000 project budget that has been funded by partners Colorado Mesa University (CMU), Grand Junction Baseball (Junior College World Series), Mesa County School District #51 and the City of Grand Junction. The outfield replacement is beyond the available budget, and its replacement depends on the receipt of funding in an amount up to approximately \$825,000 from Great Outdoors Colorado ("GOCO") grant. The current project budget is around \$8,000,000, which provides improvements throughout this major piece of community infrastructure. The \$825,000 is in addition to the current budget.

After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a GOCO grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

- 1: The City Council of the City of Grand Junction strongly supports the application to GOCO to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such GOCO grant application.
- 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project, and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the GOCO grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this ____ day of _____, 2021.

Chuck McDaniel
President, Grand Junction City Council

ATTEST:

Wanda Winkelman
City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: August 18, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Conversion of Stadium Lighting to LED

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs for the conversion of lighting at the Lincoln Park Stadium to LED.

EXECUTIVE SUMMARY:

Lincoln Park Stadium is undergoing a major renovation in 2021 and 2022. September 20th is the scheduled start date for construction. The project's architect and engineer team, led by Perkins and Will, has been working diligently with the Construction Manager and General Contractor, Shaw Construction. Working with these two groups, project priorities have been set by the Stadium Improvement Committee, comprised of Grand Junction Baseball (JUCO), Colorado Mesa University (CMU), School District #51 and the City. The resulting plans include significant capital improvement to this cornerstone of the community that School District #51, CMU, JUCO, the GJ Rockies and many other community users rely upon.

A project fund of \$8,000,000 has been secured, which will be repaid by the City, JUCO and District 51. The Stadium Master Plan approved by the Parks Improvement Advisory Board in January of 2020 envisions over \$35,000,000 in projects and the current renovation effort is completing design on approximately \$14,000,000 worth of improvements. To enable a high priority and a strong need, the City of Grand Junction will be pursuing a Great Outdoors Colorado (GOCO) grant to enable the replacement of the outfield at Suplizio Field. The City of Grand Junction will be pursuing a Department

of Local Affairs (DOLA) grant to enable the replacement of the conversion of the old light fixtures for the sports lighting to LED.

BACKGROUND OR DETAILED INFORMATION:

Renovation plans for Lincoln Park Stadium are progressing. In addition to existing funding, grants are also being pursued to maximize the success of the project. The next funding calendar for DOLA has an opportunity that is currently open with Energy and Mineral Impact dollars. Applications are due September 1 and the maximum request is \$600,000. Conversations with DOLA about all current unfunded needs have identified the replacement of all lighting systems as the greatest interest to DOLA. We, therefore, propose to request \$600,000 to enable this project. The lighting project is currently estimated at \$1,200,000. Unlike GOCO, no improvements may be under contract prior to the grant award. Therefore, the \$8,000,000 planned to be spent on the renovation can not be counted as match. The required match for the grant would be available in additional improvements proposed by the Stadium Improvement committee, which is comprised of the City, JUCO, CMU and District 51. If not funded or fully funded by DOLA, the Stadium Improvement committee may choose to pursue a partial conversion to LED. Any level of conversion will enable energy savings, reduce light pollution, and also improve the product. Also, lights will be able to be turned on and off much more easily. Currently, turning the lights on is a process that takes 20-30 minutes, which creates a safety concern at the Stadium during the 300 plus events that are held there every year.

FISCAL IMPACT:

If City Council authorizes the grant application and it is awarded, it will enable the Council to authorize this addition of scope to the current Stadium project, which will be brought forward in a future supplemental appropriation.

SUGGESTED MOTION:

I move to (adopt/not adopt) Resolution No. 65-21, a resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs' Energy and Mineral Impact Assistance Program to fund the full replacement of all sports lighting at the Stadium with new LED fixtures.

Attachments

1. Resolution - Stadium DOLA Grant Application - 081721

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE APPLICATION FOR AN ENERGY AND MINERAL IMPACT GRANT FROM THE DEPARTMENT OF LOCAL AFFAIRS FOR THE REPLACEMENT OF THE SPORTS LIGHTS AND CONVERSION TO ALL LED SPORTS LIGHTS THROUGHOUT THE LINCOLN PARK STADIUM

Recitals:

Lincoln Park is the epicenter of the community in many ways, and the hallmark, flagship facility in Lincoln Park is the Lincoln Park Stadium.

The “Project” plan centers around the replacement of lights at both Stocker and Suplizio and their conversion to LED, an approximately \$1,200,000 plus project in addition to the \$8,000,000 project budget that has been funded by partners Colorado Mesa University (CMU), Grand Junction Baseball (Junior College World Series), Mesa County School District #51 and the City of Grand Junction. This lighting replacement is beyond the available budget, and its replacement depends on the receipt of funding in an amount up to approximately \$600,000 from the Department of Local Affairs (“DOLA”) grant. The current renovation budget is \$8,000,000 and includes improvements throughout this major piece of community infrastructure. The LED lighting upgrades are outside the current budget and scope and the \$1,200,000 will be in addition. The requested DOLA grant would fund approximately half of this cost.

After due consideration, the City Council of the City of Grand Junction supports the Project and desires the City to submit a DOLA grant application to obtain the necessary funding for the Project, and if the grant is awarded, to enter into such further agreements as are necessary and proper to complete the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

- 1: The City Council of the City of Grand Junction strongly supports the application to DOLA to obtain funds needed to complete the Project. The City Manager is authorized and directed to work to finalize and timely submit such DOLA grant application.
- 2: If the grant is awarded, the City Council of the City of Grand Junction strongly supports the completion of the Project, and authorizes the City Manager to sign an appropriate grant agreement on behalf of the City as grantee of the DOLA grant.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this ____ day of _____, 2021.

Chuck McDaniel
President, Grand Junction City Council

ATTEST:

Wanda Winkelman
City Clerk



Grand Junction Planning Commission

Regular Session

Item #5.a.i.

Meeting Date: August 18, 2021

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 1.67 Acres of Land and Ordinances Annexing and Zoning the Stinker C-Store Annexation to a City C-1 (Light Commercial), Located at 2905 and 2907 North Avenue and 494 29 Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Stinker C-Store Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its June 13, 2021 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Stinker Stores Inc. is requesting to annex 1.67 acres located at 2905 and 2907 North Avenue and 494 29 Road. The Applicant is requesting annexation into the City limits per the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of future commercial development.

The Applicant is requesting a zone of annexation to C-1 (Light Commercial) for the three parcels included in the Stinker C-Store Annexation. The properties have a Comprehensive Plan Land Use Map designation of Commercial. Each property currently contains one single-family detached home along with various accessory structures.

The properties are Annexable Development per the Persigo Agreement. The zone district of C-1 is consistent with the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

ANNEXATION BACKGROUND

The Applicant, Stinker Stores Inc, has requested annexation of 1.67-acres of land into the City limits, located at 2905 / 2907 North Avenue and 494 29 Road, in anticipation of future commercial development. The Stinker C-Store Annexation consists of three properties totaling 1.67-acres.

Each property currently contains one single-family detached home along with various accessory structures. The properties have a Comprehensive Plan Land Use Map designation of Commercial. The Applicant is requesting a zone of annexation to C-1 (Light Commercial) for the three parcels included in the Stinker C-Store Annexation in anticipation of development of a convenience store and gas station. The C-1 zone district implements the Comprehensive Plan's Land Use Category of Commercial for the property. Zoning is being considered concurrently with the annexation.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – July 7, 2021
- Planning Commission considers Zone of Annexation – July 13, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – August 4, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – August 18, 2021
- Effective date of Annexation and Zoning – September 17, 2021

The property is currently adjacent to existing city limits. The property owner has signed a petition for annexation of the property. The annexation petition was prepared by the City. A summary of the proposed annexation is attached.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Blue Mesa Estates Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the one owner of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Eighty percent of the perimeter of the annexation is contiguous with the existing City limits exceeding the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.

d) The area is or will be urbanized in the near future. The property owner is currently planning for the development of residential housing at urban densities.

e) The area is capable of being integrated with the City. The proposed annexation is surrounded by city limits on three sides and will be required at the time of development to interconnect with existing City streets that stub to the property. Utilities and City services are also available and currently serving the existing urban area surrounding the property.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply, however, the petitioner has granted consent to the City to annex the property.

ZONE OF ANNEXATION BACKGROUND

The Applicant is requesting a zone of annexation to C-1 (Light Commercial). The properties are currently in the County and has a County zoning of C-2 (General Commercial). Surrounding properties to the north and west are also zoned C-1 (Light Commercial) in the City. The properties to the east and south are zoned C-2 in Mesa County. The subject properties have a Comprehensive Plan Future Land Use designation of Commercial. The requested zone district of C-1 is in conformance with the Land Use designation for the area.

The surrounding area both within the City limits and in the County are largely developed with other commercial developments. Further development and/or lot splits are possible in the future for other properties in the area, specifically to the east along North Avenue that are large enough to accommodate such development.

ZONING ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits with a requested zone district of C-1 which is compatible with the existing Comprehensive Plan Land Use Map designation of Commercial. While not identical, the Mesa County C-2 zone district and the City of Grand Junction C-1 zone district are very similar in uses permitted and standards, no events have occurred that invalidate the original premise

of the zoning. Therefore, Staff has found this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The adoption of the Comprehensive Plan in 2020, designated these properties as Commercial. The Applicant is requesting an allowable zone district that is consistent with the Commercial category. Adjacent properties to the west and north are already annexed and zoned C-1. The construction of the viaduct over the railroad tracks in 2011-2012 increased the ease of accessibility to the area, promoting additional commercial development in the area.

This created a change of character and/or conditions and the area has significantly changed as a result, Staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the C-1 zone district. City Sanitary Sewer and Ute Water are both presently available within the 29 Road and North Avenue rights-of-way. Properties can also be served by Xcel Energy electric and natural gas. There are a variety of restaurants and shopping within 1/2-mile to the north and west in the City limits and includes a Walmart Superstore, Taco Bell, Texas Roadhouse, and Del-Taco. Staff has found the public and community facilities are adequate to serve and compliment the type and scope of the commercial land use proposed and therefore has found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The properties and surrounding area are designated on the Comprehensive Plan Land Use Map as Commercial. The proposed zoning designation of C-1 meets the intent of achieving the desired intensity for the properties, with this request, to develop as a commercial property. For properties already annexed into the City limits, this area along North Avenue is predominately zoned C-1 with some R-8 to the north in the adjacent neighborhoods. The C-1 zone district also comprises the second largest amount of non-residential acreage within the City limits, I-1 is the largest. Because a majority of this area is currently zoned C-1, staff is unable to find that there is an inadequate supply of C-1 zoning in the City and therefore finds this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an

opportunity for commercial development meeting the Comprehensive Plan to meet the needs of the growing community and redevelopment of properties currently underdeveloped to a use matching the intent and vision of the Comprehensive Plan. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting business retention and expansion identified in Plan Principle 2: Resilient and Diverse Economy, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The C-1 zone district is consistent with the recommendations of the Plan's Land Use Map and compatible with the surrounding neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial for the subject properties.

- a. M-U (Mixed Use)
- b. B-P (Business Park)
- c. I-O (Industrial Office Park)
- d. C-2 (General Commercial)
- e. Mixed Use Residential (MXR-8)
- f. Mixed Use General (MXG-3, 5, 8)
- g. Mixed Use Shopfront (MXS-3, 5, 8)
- h. Mixed Use Opportunity Corridor (MXOC)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 2: Resilient and Diverse Economy

Goal: Promote business growth for a diverse and stable economic base

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 – In Tier 1, development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to

infrastructure capacity may be necessary.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on April 7, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was offered through the Zoom platform. The Applicant, Applicant's Representative and City staff were in attendance along with one (1) citizen.

Questions at the Neighborhood Meeting centered mainly on the proposed development of the property. An official application for annexation and zoning was submitted to the City of Grand Junction for review on April 12, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on June 30, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on July 2, 2021. The notice of this public hearing was published July 6, 2021, in the Grand Junction Daily Sentinel.

PLANNING COMMISSION FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Stinker C-Store Annexation, ANX-2021-252, for a Zone of Annexation from County C-2 (General Commercial) to a City C-1 (Light Commercial), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, Planning Commission recommends approval of the requested Zone of Annexation.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 66-21, a resolution Accepting the Annexation Petition for the Stinker C-Store Annexation, located at 2905 and 2907 North Avenue and 494 29 Road and to (adopt/deny) Ordinance No 5012, an ordinance to annex the

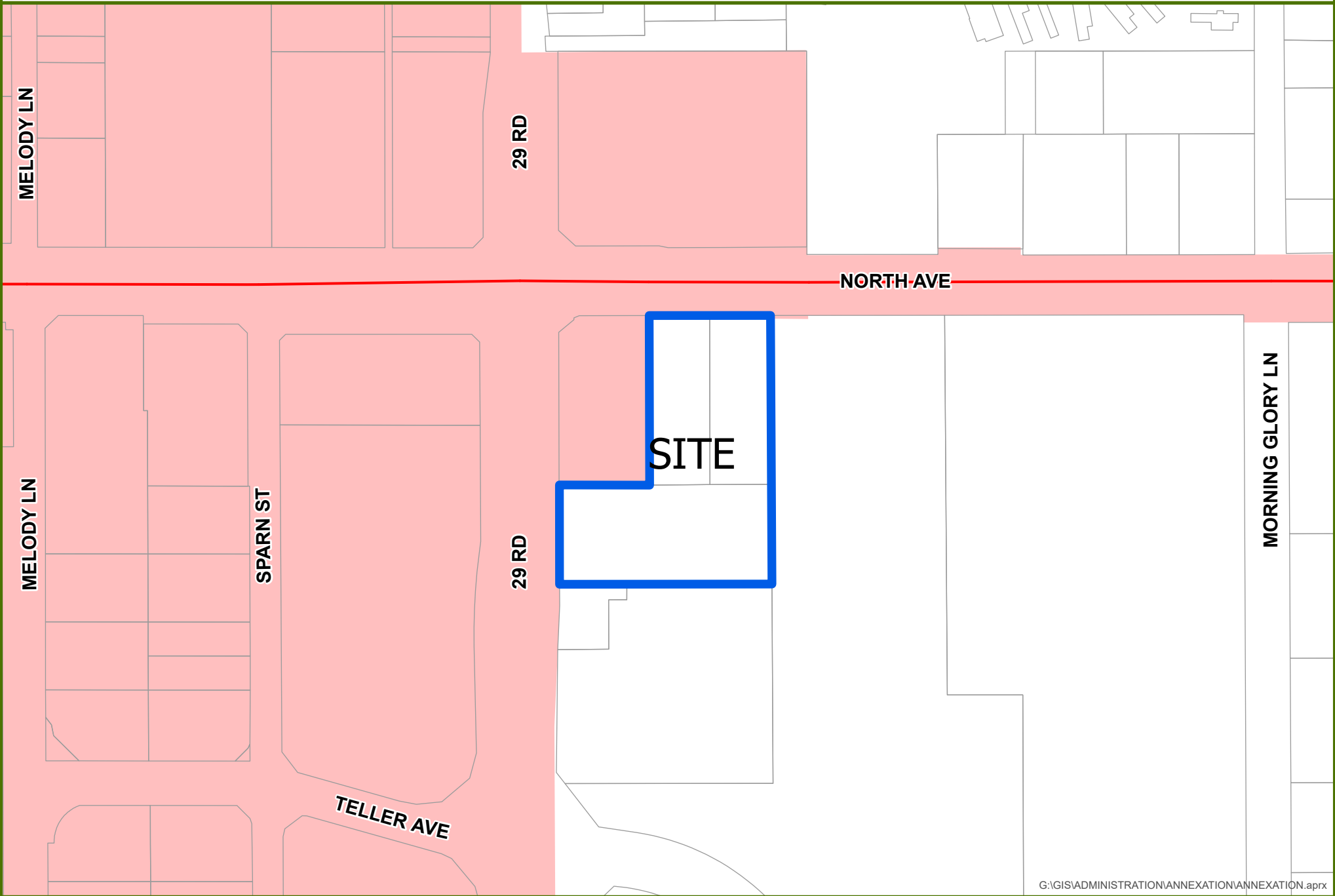
Stinker C-Store Annexation on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No 5013 to zone the Stinker C-Store Annexation to C-1 (Light Commercial) zone district on final passage and order final publication in pamphlet form.

Attachments

1. Maps
2. Annexation Schedule and Summary Sheet
3. Resolution Accepting Petition for Annexation
4. Annexation Ordinance - Stinker C-Store
5. Zone of Annexation Ordinance - Stinker C-Store Annex

STINKER C-STORE ANNEXATION



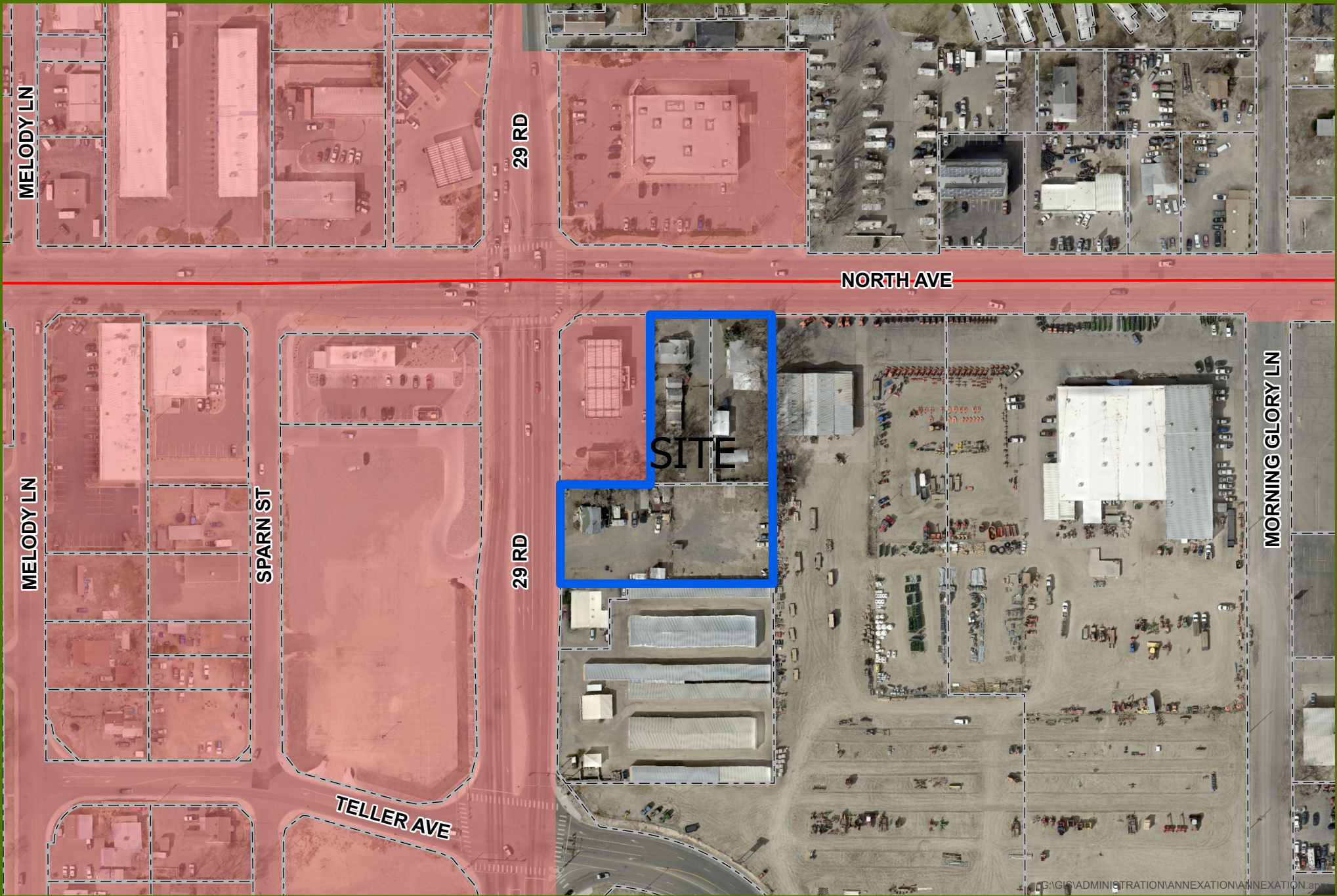
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 Annexation  City Limits

STINKER C-STORE ANNEXATION



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 Annexation  City Limits

STINKER C-STORE ANNEXATION - LAND USE



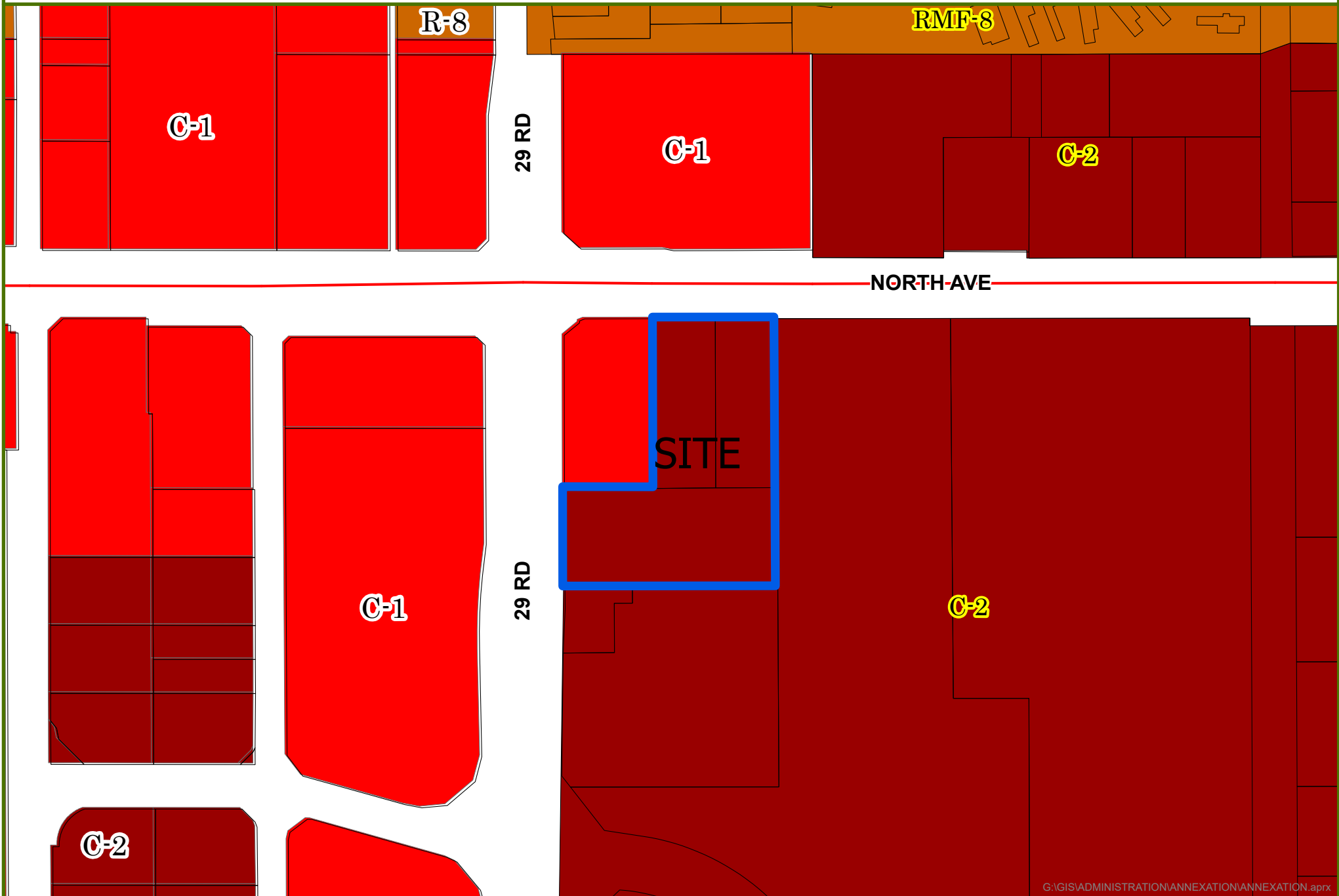
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 Annexation Boundary

STINKER C-STORE ANNEXATION - ZONING



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 Annexation

City Zoning
Packet Page 96

County Zoning

Date Created: 6/24/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

ANNEXATION SCHEDULE				
July 7, 2021		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
July 13, 2021		Planning Commission Considers Zone of Annexation		
August 4, 2021		City Council Intro Proposed Zoning Ordinance		
August 18, 2021		City Council Accept Petition/Annex and Zoning Public Hearing		
September 17, 2021		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-252		
Location		2905 / 2907 North Avenue & 494 29 Road		
Tax ID Number(s)		2943-172-00-002 / 003 / 008		
Number of Parcel(s)		(3)		
Existing Population		Vacant residential		
No. of Parcels Owner Occupied		0		
Number of Dwelling Units		(3)		
Acres Land Annexed		1.67		
Developable Acres Remaining		1.67		
Right-of-way in Annexation		0		
Previous County Zoning		C-2 General Commercial District		
Proposed City Zoning		C-1 Light Commercial		
Surrounding Zoning:	North:	City C-1		
	South:	County C-2		
	East:	County C-2		
	West:	City C-1		
Current Land Use		Neighborhood / Grocer / Convenience		
Proposed Land Use		Convenience		
Surrounding Land Use:	North:	Retail		
	South:	County Commercial		
	East:	County Commercial		
	West:	Fast Food w/ drive-thru		
Comprehensive Plan Designation:		Commercial		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$11050 + \$17640 + \$91,130 = \$119,820		
	Actual	\$154,410 + \$246,620 + \$314,240 = \$715,270		
Address Ranges		2905-2907 North Ave-Odd & 494-498 29 Rd-even		
Special Districts:	Water	Ute Water		
	Sewer	City of Grand Junction 201		
	Fire	Grand Junction Rural Fire District		
	Irrigation/Drainage	Grand Valley Irrigation/Grand Valley Drainage		
	School	Mesa County School District 51		
	Pest	Grand River Mosquito Control District		

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
STINKER C-STORE ANNEXATION
LOCATED AT 2905 AND 2907 NORTH AVENUE AND 494 29 ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7th day of July, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

STINKER C-STORE ANNEXATION

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of August, 2021; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

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

ADOPTED the 18th day of August, 2021.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

STINKER C-STORE ANNEXATION

**APPROXIMATELY 1.67 ACRES LOCATED AT
2905 / 2907 NORTH AVENUE & 494 29 ROAD
PARCEL #'s 2943-172-00-002, 2943-172-00-003 and 2943-172-00-008**

WHEREAS, on the 7th day of July, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of August, 2021; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

STINKER C-STORE ANNEXATION
Exhibit A

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along

the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 7th day of July 2021 and ordered published in pamphlet form.

ADOPTED on second reading the 18th day of August 2021 and ordered published in pamphlet form.

President of the Council

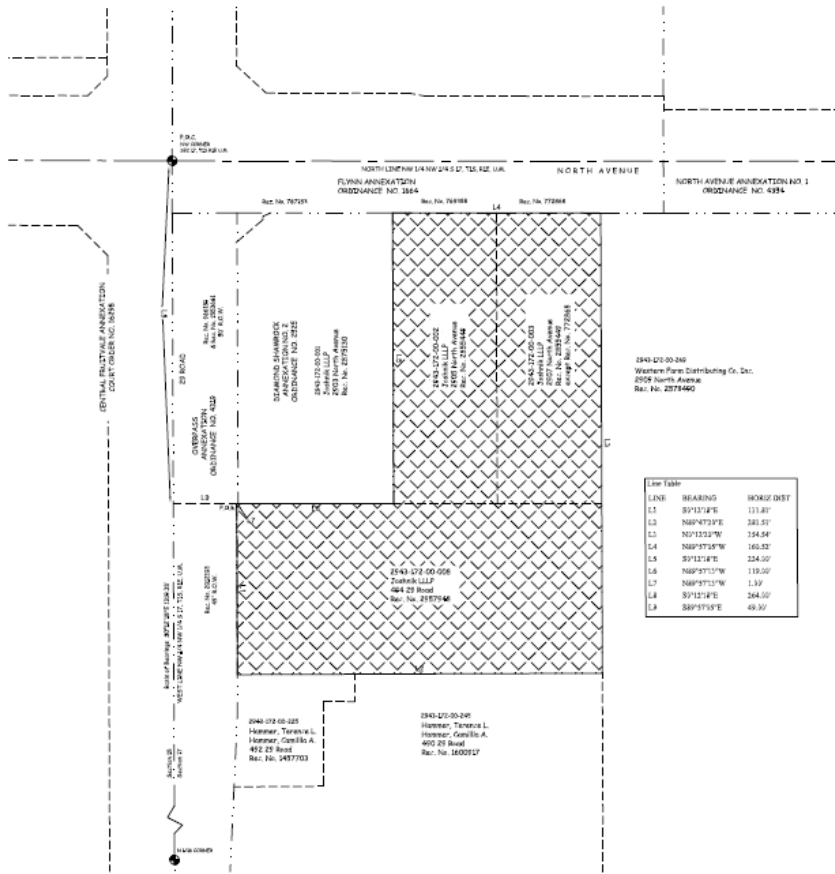
Attest:

City Clerk

Exhibit A

STINKER C-STORE ANNEXATION

Located within the NW 1/4 NW 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2875130 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 261.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of ELYNN ANNEXATION, ORDINANCE NO. 1864; thence N89°57'05"W along the south line said North Avenue Right-of-Way a distance of 360.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 3525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 1333661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

CONTAINING 1.67 Acres, more or less, as described.

LINE	BEARING	HORIZ. DIST.
L1	S0°12'18"E	131.81
L2	N89°47'20"E	261.51
L3	S0°12'18"W	354.54
L4	N89°57'05"W	360.52
L5	S0°12'18"E	224.00
L6	N89°57'13"W	119.00
L7	N89°57'13"W	1.97
L8	S0°12'18"W	264.00
L9	S89°57'05"E	49.00

ABBREVIATIONS	POINT OF COMMENCEMENT
P.O.C.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHD	CHORD BEARING
BLK.	BLOCK
PL	PLAT BOOK
BOOK	BOOK
PAGE	PAGE
HORIZ. DIST.	HORIZONTAL DISTANCE

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

Issue B. Permit, PLS No. 30208
Professional Land Surveyor for the
City of Grand Junction
DATE: _____

FOR REVIEW

THIS IS NOT A BOUNDARY SURVEY

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS

STINKER C-STORE ANNEXATION

1 OF 1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE STINKER C-STORE ANNEXATION
TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2905 / 2907 NORTH AVENUE AND 494 29 ROAD

Recitals

The property owner has requested annexation of three properties that total 1.67-acres into the City limits in anticipation of future commercial development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Stinker C-Store Annexation to the C-1 (Light Commercial) zone district, finding that it conforms with the designation of Commercial as shown on the Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

The following properties be zoned C-1 (Commercial) zone district.

A parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 17 and assuming the West line of said NW1/4 NW1/4 bears S0°12'18"E with all other bearings contained herein being relative thereto; thence S0°12'18"E along said west line NW1/4 NW1/4 a distance of 264.00 feet; thence S89°57'05"E a distance of 49.00' to the Northeast corner of the 29 Road Right-of-Way parcel filed for record at Reception Number 2012103 also being a point on the easterly line of OVERPASS ANNEXATION, ORDINANCE NO. 4319; thence S0°12'18"E along the west line of said 29 Road Right-of-Way parcel a distance of 131.81 feet; thence N89°47'20"E a distance of 281.51 feet; thence N0°12'20"W a distance of 354.54 feet to a point on the south line of the North Avenue Right-of-Way also being the south line of FLYNN ANNEXATION, ORDINANCE NO. 1864, thence N89°57'05"W along the south line said North Avenue Right-of-Way a distance of 160.52 feet to the Northeast corner of a parcel of land filed for record at Reception Number 2875130 also being the

Northeast corner of DIAMOND SHAMROCK ANNEXATION NO. 2, ORDINANCE NUMBER 2525; thence along the boundary of said Reception Number 2875130 and said DIAMOND SHAMROCK ANNEXATION for the following two (2) courses: S0°12'18"E a distance of 224.00 feet; N89°57'13"W a distance of 119.0 feet to the Southeast Corner of the 29 Road Right-of Way parcel filed for record at Reception Number 1553661 also being a point on the easterly line of said OVERPASS ANNEXATION; thence continuing N89°57'13"W along said easterly line of said OVERPASS ANNEXATION a distance of 1.00 feet to the Point of Beginning.

PARCELS CONTAIN 1.67 Acres, more or less, as described.

INTRODUCED on first reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: August 18, 2021
Presented By: Jace Hochwalt, Senior Planner
Department: Community Development
Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning One Parcel Totaling Approximately 9.98 Acres from I-2 (General Industrial) to I-1 (Light Industrial) Located at 715 23 ½ Road

RECOMMENDATION:

Planning Commission heard this request at its July 27, 2021 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Kevin Young, acting on behalf of the property owner, Peterson Bros Holdings, LLC, is requesting the rezone of one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 ½ Road. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed rezone comprises one parcel totaling 9.98 acres situated at 715 23 ½ Road, just north of the 23 ½ Road and G Road intersection. The parcel has not been subdivided or developed in the past and is currently zoned I-2 (General Industrial). To the north, south, and west are primarily light and heavy industrial uses including a commercial tire service store, industrial drilling contractor facility, and warehouses. In addition, the Western Slope Center for Children is situated adjacent to the southwest, and Community Hospital is about one block south of the subject site. To the east is a vacant property zoned Planned Development (PD). This Planned Development is expected to provide for a mix of office park employment centers, health care facilities, retail services, light manufacturing, multi-family residential, attached residential, and

detached residential uses. There is currently a residential subdivision proposal under review for the northern portion of this Planned Development.

As indicated, the subject site is currently zoned I-2 and sits vacant. The 2020 One Grand Junction Comprehensive Plan classifies the subject property and adjacent properties to the north, south, and west with an Industrial land use designation. Zone districts that may implement the Industrial Land Use classification include I-1 (Light Industrial), I-2 (General Industrial), C-2 (General Commercial), and I-O (Industrial Office/Park). As such, the Comprehensive Plan land use classification of Industrial does support the rezone request to I-1 (Light Industrial).

While there are no significant differences between the I-1 and I-2 zone districts, the Applicant is proposing the rezone to I-1 to provide more flexibility of allowed uses for the site. As stated in the Applicant's General Project Report, they are considering the construction of an indoor sports facility (identified as a Health Club within the Grand Junction Zoning and Development Code). This use is not allowed within the I-2 zone district, but is allowed within the I-1 zone district. If the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process, likely in the form of a Major Site Plan Review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on June 23, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team and City staff were present. No members of the public attended the meeting, and the Applicant team and City Staff discussed the proposal and anticipated timeline of the proposal.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 1, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on July 16, 2021. The notice of the Planning Commission public hearing was published on July 20, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

(1) Subsequent events have invalidated the original premises and findings; and/or

The Comprehensive Plan Land Use Map identifies the subject property as Industrial which is a similar designation that was identified on the property when it was annexed and zoned in 1995. Both the Applicant's proposed zoning of I-1, as well as the existing

zoning of I-2 implement the Land Use Designation of Industrial. Because the existing zoning of I-2 on the property is a valid zone designation under the Comprehensive Plan, staff finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

As previously indicated, the subject site has not been subdivided and has remained vacant for several decades. There is still a vast amount of vacant or underdeveloped land in the surrounding area, and those properties that have been developed were built out between 1980 and 2010. With that said, the uses adjacent to the subject site are not isolated to industrial uses. The Western Slope Center for Children is located adjacent to the southwest of the subject site, Community Hospital is less than a block south, and the recently completed Canyon View RV Resort is one block north. In addition, there are two projects currently under review in the immediate area, including a ±130,000 square foot expansion project for Community Hospital, as well as a 197-lot preliminary residential subdivision directly adjacent to the east of the subject site. Based on this information, it appears that development trends in the immediate area are shifting towards a mix of uses rather than strictly industrial uses. The I-1 zoning district is less restrictive, affording more opportunities from a use standpoint compared to the I-2 zoning district, and is more compatible to the varied uses in the immediate area. In conclusion, staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

The subject property is within an urbanizing area in the northwest portion of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the I-1 zone district. The type and scope of land-use allowed within the I-1 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light and heavy industrial and commercial uses, as well as institutional uses and a large hospital. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). Community Hospital (fourth largest employer in Grand Junction) is located immediately south of the subject site. Additionally, multi-modal access to the site is sufficient, and will expand in the next five years when G Road is expanded and improved, less than a block south of the subject site. In addition, there are a few Grand Valley Transit (GVT) routes and bus stops in close proximity (less than ¼ from the subject site). The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process. Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

There are no substantial differences between the I-1 and I-2 zone districts aside from the allowances of some uses. The I-1 zone district accounts for approximately 7.6% of City zoned land, whereas the I-2 zone district accounts for approximately 2.8% of City zoned land. While the site has been vacant for several decades, staff believe that there is land throughout the City (and in close proximity of the subject site) available to accommodate the diversity of uses allowed within the I-1 zone district. Based on these considerations, staff finds that this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. In addition, a designation of I-1 would preclude some high intensity, heavy industrial uses, causing the property to act as a better buffer between the proposed mixed-use and residential uses to the east, and the heavy industrial uses to the south and west than it would if it remained designated as I-2. As such, staff finds this criteria has been met.

The rezone criteria provide the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

- i. Tier 1: Urban Infill
- ii. Tier 2: Suburban Infill
- iii. Tier 3: Rural Areas and County Development

Plan Principle 3.6.b. Mix of Uses - Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the GJ Blackout Rezone, RZN-2021-447, rezoning one parcel totaling 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) for the property located at 715 23 ½ Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5014, an ordinance rezoning one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 1/2 Road on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Neighborhood Meeting Documentation
3. Exhibit 3 - Maps and Exhibits
4. Exhibit 4 - Proposed Zoning Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation Commercial

Existing Zoning I-2 (General Industrial)

Proposed Land Use Designation Industrial

Proposed Zoning I-1 (Light Industrial)

Property Information

Site Location: 705 23 1/2 Road

Site Acreage: 9.98

Site Tax No(s): 2701-323-00-056

Site Zoning: I-2

Project Description: Rezone from I-2 (General Industrial) to I-1 (Light Industrial)

Property Owner Information

Name: Peterson Bros Holdings, LLC

Street Address: 690 S HWY 89 STE 201-10219

City/State/Zip: JACKSON, WY 83002

Business Phone #: 7754465040

E-Mail: jaredonthego@msn.com

Fax #: --

Contact Person: Jared Peterson

Contact Phone #: 7754465040

Applicant Information

Name: Kevin Young

Street Address: 305 Main St, ste A

City/State/Zip: GJ, CO 81501

Business Phone #: 970-812-2933

E-Mail: Kevin.northpeahire@gmail.com

Fax #: --

Contact Person: Mark Austin

Contact Phone #: 970-216-9863

Representative Information

Name: Austin Civil Group Inc

Street Address: 123 n. 7th St ste 300

City/State/Zip: GJ, CO 81501

Business Phone #: 970-242-7540

E-Mail: marka@austincivilgroup.com

Fax #: --

Contact Person: Mark Austin

Contact Phone #: 970-216-9863

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 may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

[Signature]

Date

23 Jun 2021

Signature of Legal Property Owner

[Signature]

Date

18 JUNE 2021

General Project Report for GJ Blackout Rezone

Project Description (Location, Acreage, Proposed Use)

The purpose of this submittal is to obtain approval from the City of Grand Junction to rezone a 9.98-acre property located at 705 23 ½ Road in Grand Junction, Colorado. The location of the project site is just north of G Road and Community Hospital, and is depicted in the photo below:



Project Location

The property is currently zoned General Industrial (I-2) in the City of Grand Junction and lies just outside the 24 Road Corridor in an area composed of industrial properties and vacant land. The applicant is requesting the property be rezoned to Light Industrial (I-1) at this time, with the future vision of potentially constructing a large indoor sports facility with 4-6 basketball/volleyball courts.

Adjacent properties are zoned as General Industrial (I-2) or Planned Development (PD), although several properties in the vicinity are also zoned Light Industrial (I-1).

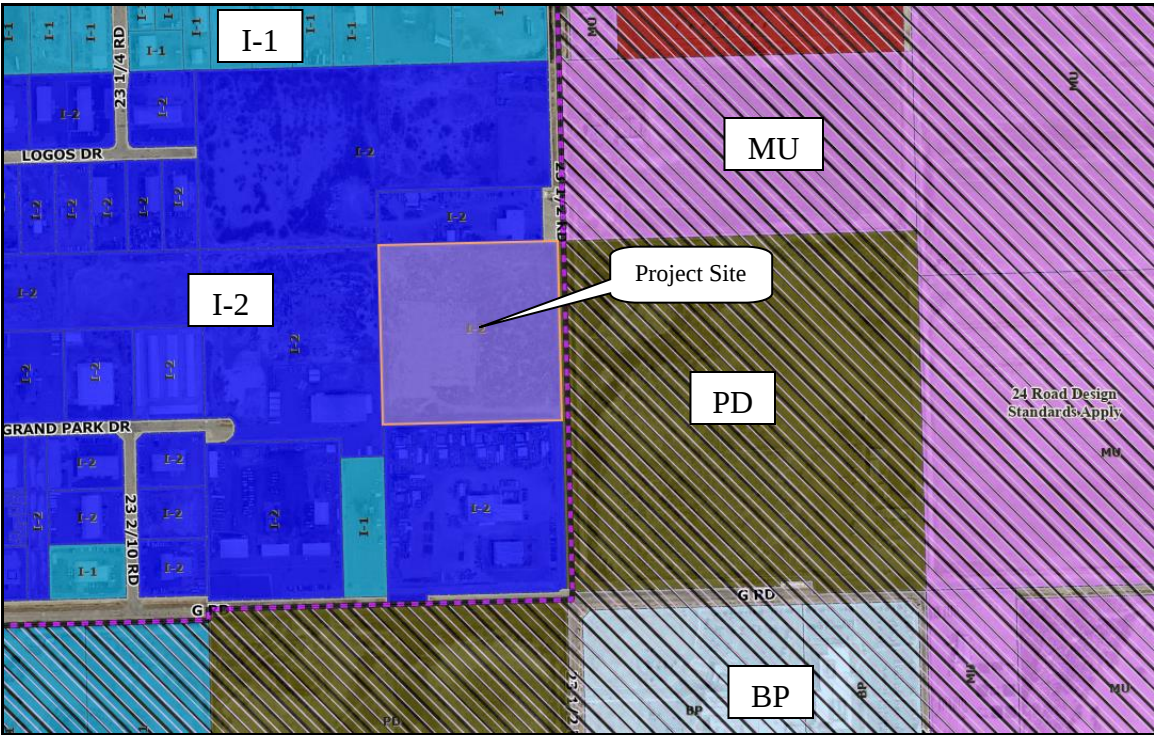
Surrounding Land Uses and Zoning:

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North:	I-2	Commercial
South:	I-2	Commercial
East:	PD	Agricultural
West:	I-2	Industrial

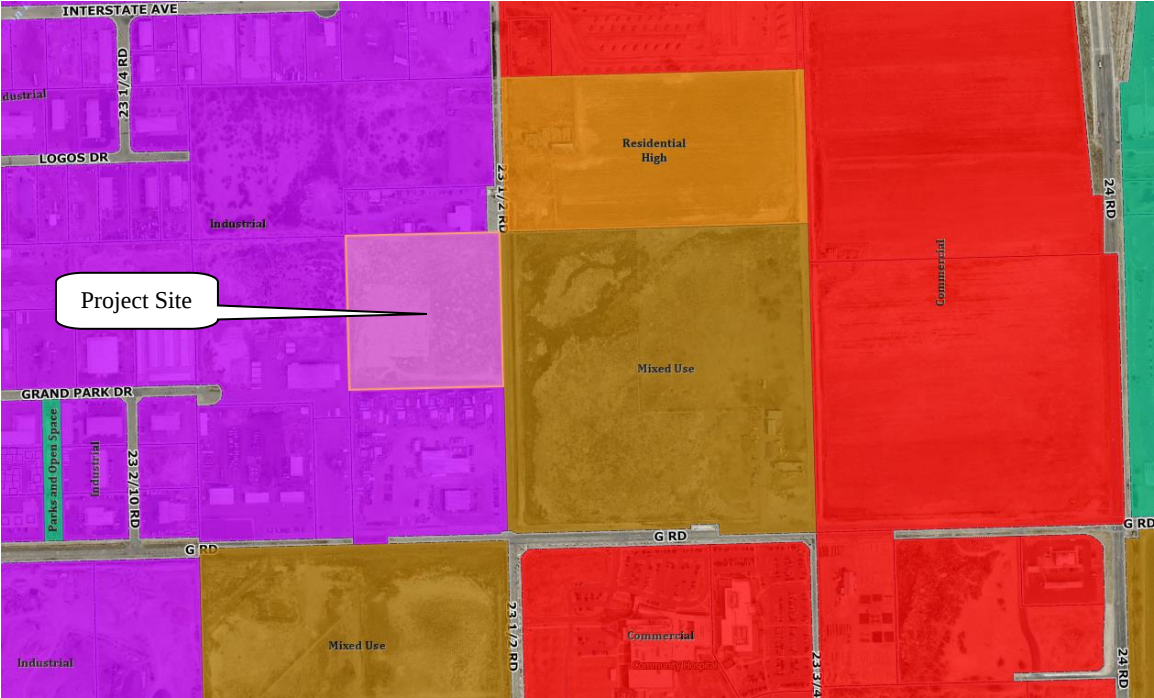
**General Project Report
for
GJ Blackout Rezone**

The City of Grand Junction’s current zoning surrounding this parcel is shown below:



Current City of Grand Junction Zoning

The City’s Growth Plan map calls for this property and all surrounding properties to be Industrial. The project site is depicted below:



2020 Comprehensive Plan

General Project Report for GJ Blackout Rezone

Site Access:

The proposed rezone requests no changes to site access. A dirt driveway currently connects to 23 ½ Road via the eastern edge of the parcel. A future development project will likely require two access points onto 23 ½ Road, and if approved they will be designed in accordance with City Municipal Code and scrutinized during the Major Site Plan Review.

Utilities:

All utility services required for this project are currently located on, or adjacent to, the project site. As this is a request for a rezone from I-2 to I-1, no changes are proposed at this time.

City water does not currently exist on the site. Future development would likely utilize the 8-inch water main within 23 ½ Road owned by Ute Water. Exact water distribution system requirements are still to be determined.

An 8-inch PVC sanitary sewer line currently exists on an adjacent parcel, near the southwest property corner. There are no listed sanitary lines within 23 ½ Road, and future development of the site may require an 8-inch sanitary sewer line be laid in 23 ½ Road to service the site. No changes are proposed at this time.

The Himes Drain runs along the north, west, and south edges of the property and daylight into the open ditch of the 23 ½ Road Drain via a culvert on the southeast corner. Preliminary development would likely utilize a detention system to avoid interference with the Himes Drain.

Irrigation water is not present on the site, so use remains unchanged by the proposed zoning.

Development Schedule and Phasing

The project anticipates obtaining rezone approval in August of 2021 and will be completed in one phase.

Annexation Criteria

In order to maintain internal consistency between code and zoning maps, map amendments must only occur if:

1. Subsequent events have invalidated the original premise and findings; and/or

Response: Not applicable to this submittal.

2. The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to rezone the property to I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan. Future development anticipates the construction of a sports facility on currently vacant land.

General Project Report for GJ Blackout Rezone

3. Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: The rezone request would allow for a future land development project which appears consistent with the surrounding area—particularly the 24 Road Corridor and nearby Canyon View Park. There are adequate community/public facilities to support the project.

4. An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The code definition for I-1 remains a better fit for the site's projected operations and facilities, as well as being more accommodating for future development. A rezone to I-1 remains consistent with the property's current use and with the City's 2020 Comprehensive Plan.

5. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: There is a strong need in the local community for the services offered by property's anticipated development plan. The land is currently vacant and no efforts to transform it into a valuable parcel which contributes to social or economic growth have been proffered. A rezone of this property is consistent with the City's 2020 One Grand Junction Comprehensive Plan and allows for ongoing, balanced growth in industrial areas while providing a unique service to the community.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Peterson Bros Holdings, LLC,
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|---|---|
| ☐ trust | ☐ registered limited liability partnership |
| ☐ nonprofit corporation | ☐ registered limited liability limited partnership |
| ☒ limited liability company | ☐ limited partnership association |
| ☐ general partnership | ☐ government or governmental subdivision or agency |
| ☐ limited partnership | ☐ corporation |
| ☐ | |
3. The entity is formed under the laws of Wyoming
4. The mailing address for the entity is 6905 HIGHWAY 89 STE 201-10219
JACKSON, WY 83002
5. The ☐ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is MANAGING MEMBER
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:

Executed this _____,

[Signature]
Signature

Signature

STATE OF COLORADO } SS:
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 18th day of June,
by Jared Peterson

Witness my hand and official seal.

[Signature]

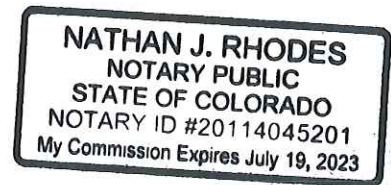
Notary Public

My commission expires: 7-19-2023

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) PETERSON BROS HOLDINGS, LLC ("Entity") is the owner of the following property:

(b) The NE1/4 SE1/4 SW1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, Parcel # 0704 222 00 050

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) managing member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

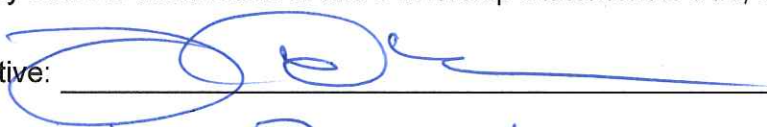
On behalf of Entity, I have reviewed the application for the (d) property Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: JARED PETERSON

State of Colorado)

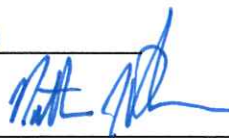
County of Mesa) ss.

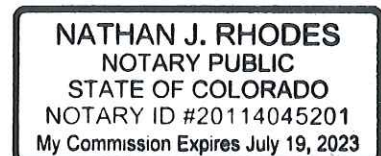
Subscribed and sworn to before me on this 18th day of June, 20 21

by Jared Peterson

Witness my hand and seal.

My Notary Commission expires on 7-19-2023


Notary Public Signature



Recording: \$18.00, Doc Fee \$57.50 Tina Peters, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

DOC FEE:\$57.50

THIS DEED, made this 17th day of June, 2019, between Peggy Himes as to an undivided 85% interest, Himes Family Trust as to an undivided 15.0% interest of the County of Mesa and State of Colorado, grantor(s), and Peterson Bros Holdings, LLC, a Wyoming Limited Liability Company

whose legal address is Current Address 690 S. Highway 89 Suite 201 Jackson, WY 83001

State of Wyoming, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, as Joint Tenants, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

The NE1/4 SE1/4 SW1/4 of Section 32,
Township 1 North, Range 1 West of the Ute Meridian,
County of Mesa, State of Colorado

also known by street and number as: 715 23 1/2 Road, Grand Junction, CO 81505
and Assessor's schedule or parcel number:2701-323-00-056

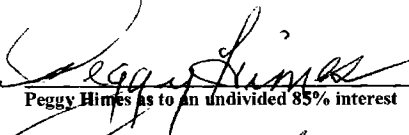
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, Distribution utility easements (including cable TV), Those specifically described rights of third parties not shown by the public records of which the Grantee has actual knowledge and which were accepted by the Grantee, Inclusion of the subject property within any special taxing district, Any special assessment if the improvements were not installed as of March 22, 2019, and to the exceptions attached hereto and incorporated herein.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Peggy Himes as to an undivided 85% interest


Peggy J. Himes-Trustee of Himes Family Trust as to an undivided 15.0 %

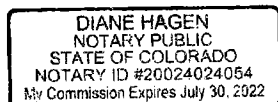
State of Colorado

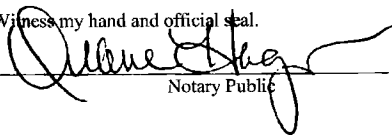
County Of Mesa

The foregoing instrument was acknowledged before me this June 17, 2019, by Peggy Himes as to an undivided 85% interest, Peggy J. Himes-Trustee of Himes Family Trust as to an undivided 15.0% interest.

My Commission expires:

Witness my hand and official seal.




Notary Public

GENERAL WARRANTY DEED

9595CEM

June 17, 2019
10:53 AM

Schedule B II Exceptions to Title

- Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded June 3, 1909 at Reception No. 83610.
- Reservation of right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded June 3, 1909 at Reception No. 83610.
- Undivided 1/2 grantors interest in all oil, gas and other mineral rights, as reserved by Mark Burnett in the Deed to S. W. Huntsman recorded July 18, 1955, at Reception No. 641476, and any interests therein or rights thereunder.
- Rights of surface entry and any other incidental rights used, claimed or asserted under any mineral reservation, lease or conveyance affecting the land herein.
- Terms, agreements, provisions, conditions and obligations as contained in Easement and Agreement recorded August 10, 1982 at Reception No. 1299753.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. MCM 91-26 recorded February 6, 1991 at Reception No. 1562486.
- Any right, title, claim, demand or interest which may be asserted by the owners of adjoining property in and to subject property or by the owners of subject property in and to adjacent property, based on adverse possession or otherwise, due to or resulting from the failure of any fences located on subject property and adjacent property to follow established boundary lines.
- Any and all unrecorded leases and/or tenancies.
- Any and all rights of way for 23 1/2 Road.

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

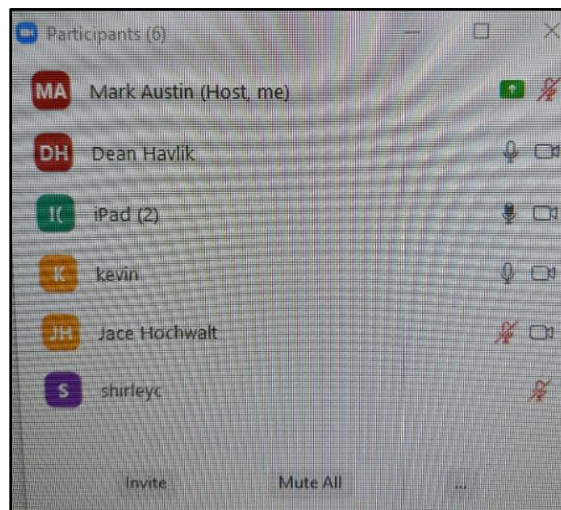
June 24, 2020

Mr. Jace Hochwalt
Senior Planner
City of Grand Junction Planning Division
250 North 5th Street
Grand Junction, CO 81501

**Re: 705 23 ½ Road (GJ Blackout) Rezone
Neighborhood Meeting Summary**

Dear Mr. Hochwalt:

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual neighborhood meeting was conducted on June 23, 2021, via Zoom, at 5:30 P.M., for the rezone of the property located at 705 23 ½ Road in Grand Junction, Colorado. There were 6 participants in the meeting, none of which were members of the public. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Listed below is a summary of the meeting items:

1. Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current zoning (I-2) and proposed zoning (I-1) and how it appeared to match well with the City of Grand Junction's Comprehensive Future Land Use Plan.
2. Ben Fox described potential future development on the property (a 66,000 SF indoor sports facility), but mentioned that the focus for this meeting was

123 n. 7th street ■ suite 300 ■ grand junction, colorado 81501 ■ 970-242-7540 phone ■ 970-255-1212 fax

Mr. Jace Hochwalt

June 24, 2021

Page 2 of 2

- primarily for rezone approval, not development approval. Any future site plan remains preliminary and subject to change or alteration.
3. A slideshow was displayed to provide a clear, concise overview of the project location, current/proposed zoning, and future development concepts.
 4. Kevin Young and Dean Havlik (the project applicants) asked questions of Jace Hochwalt regarding the timeline and process for the project. The response indicated that City Council may be able to review the project by August 18, 2021 and that it may receive a hearing from the Planning Commission by July 27, 2021. These dates were rough estimates and assumed all documentation would be submitted on-time and approved.
 5. There were no comments from the public, and no members of the public attended the meeting.
 6. The meeting was closed at approximately 5:45 PM.

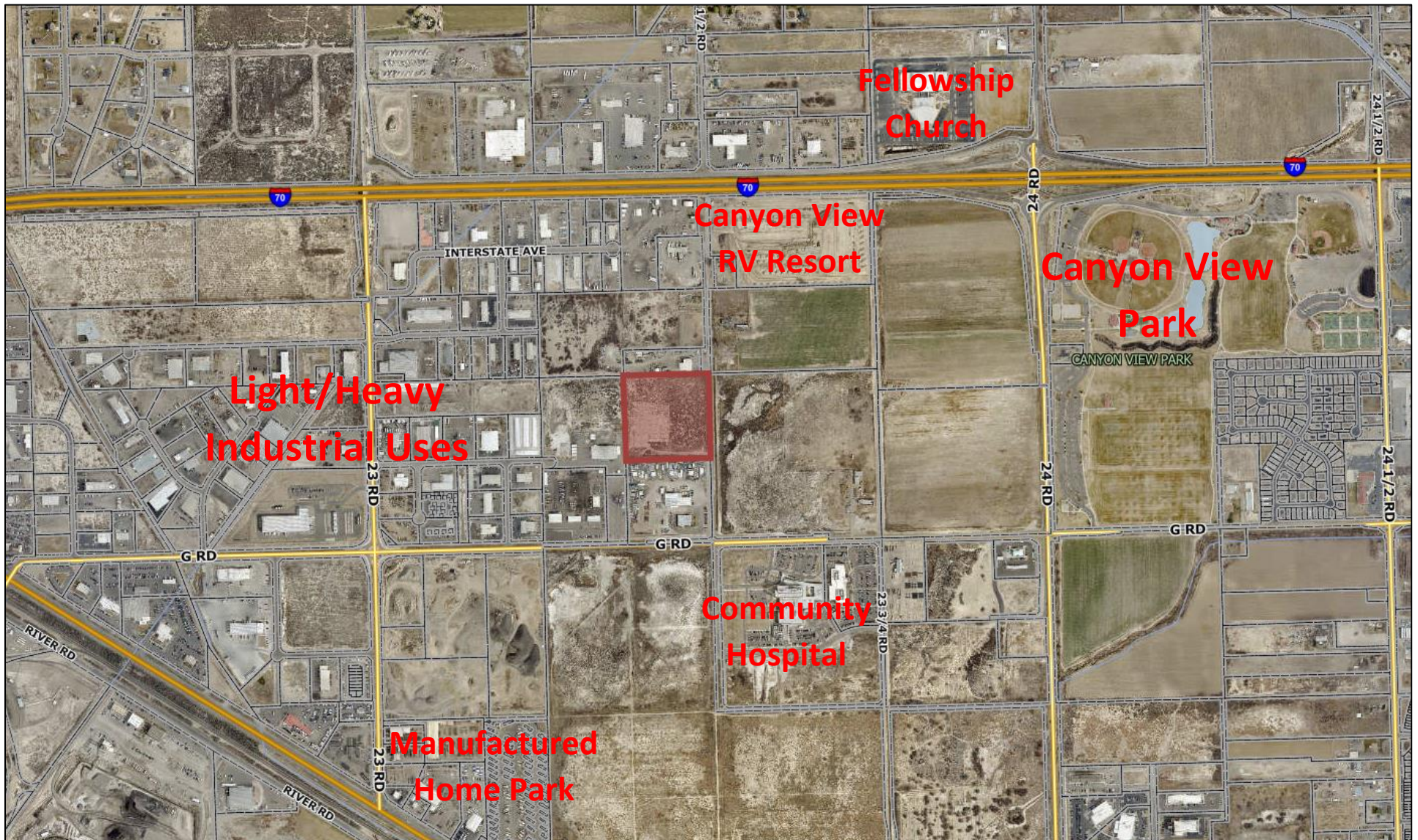
Sincerely,



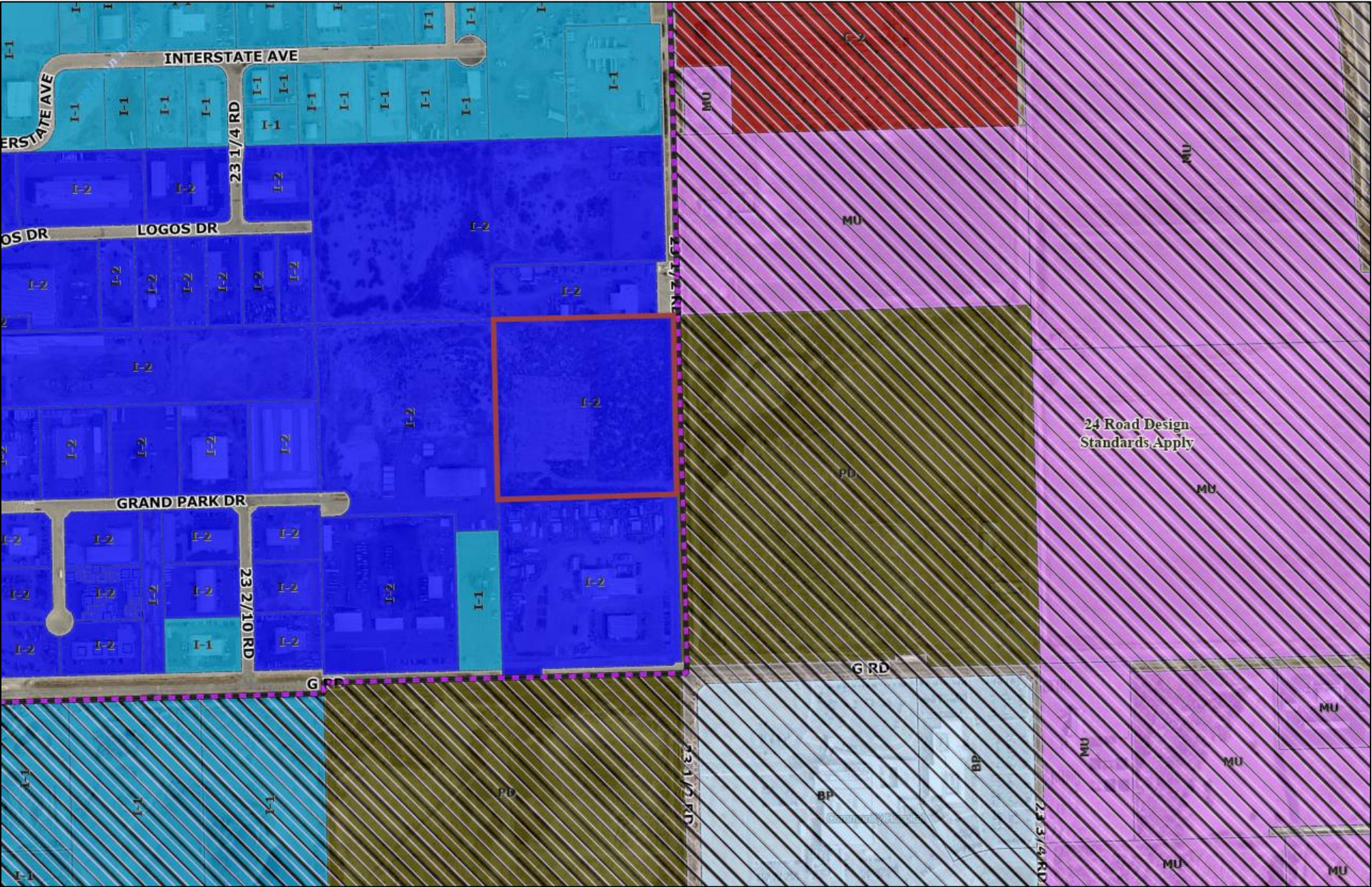
Austin Civil Group, Inc.

Mark Austin, P.E. President

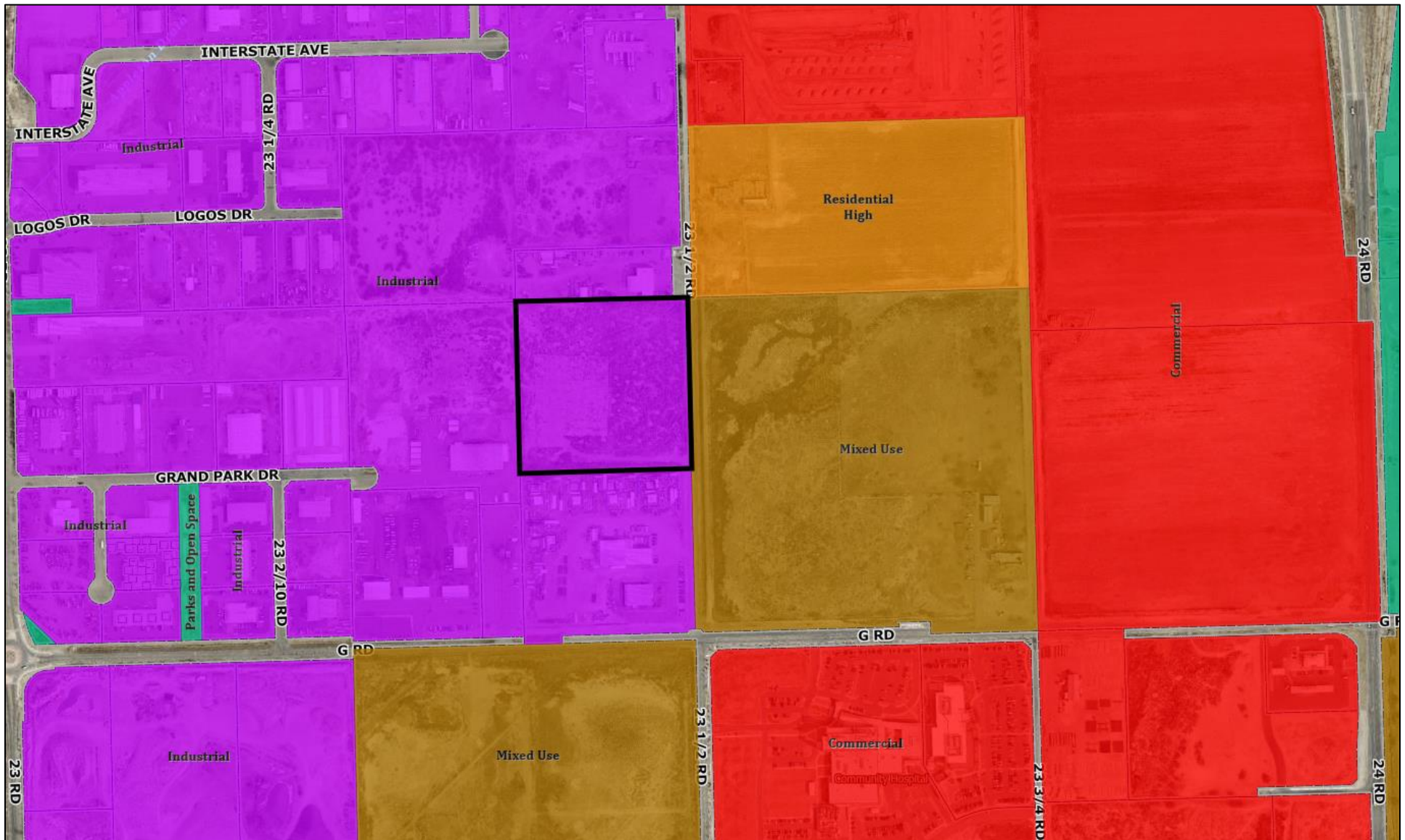
Vicinity Map



Zoning Map



Comprehensive Plan Land Use Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE REZONING ONE PARCEL TOTALING APPROXIMATELY 9.98 ACRES
FROM I-2 (GENERAL INDUSTRIAL) TO I-1
(LIGHT INDUSTRIAL) LOCATED AT 715 23 ½ ROAD**

Recitals:

Peterson Bros Holdings, LLC (Owner) owns the parcel located at 715 23 ½ Road totaling approximately 9.98 acres (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having an Industrial designation. The Owner proposes that the property be rezoned from I-2 (General Industrial) to I-1 (Light Industrial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Industrial, the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

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

The NE1/4 SE1/4 SW1/4 of Section 32
Township 1 North, Range 1 West of the Ute Meridian
County of Mesa, State of Colorado

As recorded at Reception #2884083 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 4th day of August, 2021 and ordered published in pamphlet form.

Adopted on second reading this 18th day of August, 2021 and ordered published in pamphlet form.

ATTEST:

Wanda Winkelmann
City Clerk

C.B. McDaniel
President of City Council/Mayor