

CITY COUNCIL AGENDA WEDNESDAY, JULY 17, 2019 250 NORTH 5TH STREET 5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM 6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM

To become the most livable community west of the Rockies by 2025

Call to Order, Pledge of Allegiance, Moment of Silence

Certificates of Appointment

To the Urban Trails Committee

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.

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.

Approval of Minutes

- Minutes of the July 1, 2019 Regular Meeting
- b. Minutes of the July 3, 2019 Special Meeting

City Council July 17, 2019

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.

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 Townhomes at River Park Annexation of 1.336 Acres, Located at 3178 D Road
- ii. Consider a request by SLB Enterprises LLC, for a Comprehensive Plan Amendment from Industrial and Commercial/Industrial Future Land Use Designations to a Commercial Future Land Use Designation and a Rezone from I-1 (Light Industrial) and I-O (Industrial/Office) to C-1 (Light Commercial) for Three Properties Having a Total of 12.2 Acres and Located North of the Colorado River, South of C ½ Road and Directly East of Las Colonias Park
- 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 Two Ponies Annexation of 16.00 Acres, Located at 3095 D 1/2 Road
- iv. 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 Kiser Annexation of 3.557-Acres, Located at 136 Vista Grande Road
- Introduction of an Ordinance to Vacate a Portion of the West Indian Creek Drive Right-of-Way and a Temporary Turnaround Identified within the Pepper Tree Filing No. Three Subdivision Plat and Set a Public Hearing for August 7, 2019

City Council July 17, 2019

vi. 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 Maverick Estates Annexation of 19.608 Acres, Located at 2428 H Road

3. Resolutions

 A Resolution Concerning Insurance for Operation by Adrenaline Adventure Company of Utility Type Vehicles (UTVs) on Public Right-of-Way

REGULAR AGENDA

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

- 4. Discussion and Selection of District E Councilmember
 - Discussion and Selection of District E Councilmember
- Discussion of Additional Comprehensive Plan Advisory Committee Member(s)
 - Consider Appointing an Additional Member(s) to the Comprehensive Plan Advisory Committee

Contracts

Construction Contract for the Las Colonias River Park

7. Public Hearings

- a. Legislative
 - A Resolution Adopting the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program
 - ii. An Ordinance Organizing and Establishing the Grand Junction Dos Rios General Improvement District
- b. Quasi-judicial

City Council July 17, 2019

 An Ordinance to Vacate Unnamed Right-of-Way Situated Between 383 29 Road and 379 29 Road

 An Ordinance Rezoning 0.44 acres of Property Located at 383 29 Road and 379 29 Road to C-1 (Light Commercial)

8. 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.

9. Other Business

10. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 17, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

To the Urban Trails Committee

RECOMMENDATION:

Present the new and reappointed volunteers with their Certificates of Appointment.

EXECUTIVE SUMMARY:

There are two reappointed members and one new member to the Urban Trails Committee.

BACKGROUND OR DETAILED INFORMATION:

Orin Zyvan and Shana Wade were reappointed and Andrew Gingerich was appointed by City Council at the July 1, 2019 Regular Meeting.

FISCAL IMPACT:

n/a

SUGGESTED MOTION:

n/a

Attachments

None

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING July 1, 2019

The City Council of the City of Grand Junction convened into regular session on the 1st day of July, 2019 at 6:04 p.m. Those present were Councilmembers Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann, and Council President Rick Taggart.

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

Council President Taggart called the meeting to order. Local student Gunnar Hautzenbeuhler led the Pledge of Allegiance, which was followed by a moment of silence.

<u>Appointments</u>

To the Urban Trails Committee

Councilmember McDaniels moved to reappoint Shana Wade and Orin Zyvan and to appoint Andrew Gingerich to the Urban Trails Committee. Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

Certificates of Appointment

To the Grand Junction Downtown Development Authority/Business Improvement District

Councilmember Stout presented Libby Olson with a Certificate of Appointment to the Grand Junction Downtown Development Authority/Business Improvement District for a four-year term ending June 2023.

To the Parks and Recreation Advisory Board

Councilmember Pe'a presented Abby Landmeier with a Certificate of Reappointment and Nick Allan and Beau Flores with Certificates of Appointment to the Parks and Recreation Advisory Board for three-year terms expiring June 2022.

Citizen Comments

Bruce Loehmiller spoke about a concert series to benefit the Veteran's Art Center, comprehensive sex education for local area schools and 241-STOP to put an end to violence.

Richard Swingle spoke about citizen involvement and his desire to see an increase in participation.

City Manager Caton addressed Mr. Swingle's comments and spoke of the avenues used to inform and engage citizens.

City Manager Report

City Manager Caton spoke about the City of Grand Junction's Human Resources

Director Claudia Hazelhurst retiring after 44 years of service and the tremendous impact
she made at the City.

Council Reports

Councilmember Stout attended the Colorado Municipal League Conference and the Downtown Development Authority Board meeting.

Councilmember Wortmann attended the memorial for Tilley Bishop and recognized the passing of friend John Trotter, President of CoorsTek.

Council President Taggart attended the PRIDE parade and festivities, the memorial service for Tilley Bishop, International Fire Chief's Association meeting and Claudia Hazlehurst's retirement party.

CONSENT AGENDA

Councilmember Norris moved to adopt the Consent Agenda items #1 - #3. Councilmember Wortmann seconded the motion. Motion carried by unanimous voice vote.

- Approval of Minutes
 - Minutes of the June 17, 2019 Regular Meeting
- Set Public Hearings

a. Legislative

 i. Introduction of an Ordinance Organizing and Establishing the Grand Junction Dos Rios General Improvement District and Setting a Public Hearing for July 17, 2019

b. Quasi-judicial

- i. Introduction of an Ordinance to Vacate Unnamed Right-of-Way Situated Between 383 29 Road and 379 29 Road and Set a Public Hearing for July 17, 2019
- ii. Introduction of an Ordinance Rezoning 0.44 acres of Property Located at 383 29 Road and 379 29 Road to C-1 (Light Commercial) and Set a Public Hearing for July 17, 2019

Resolutions

- a. A Resolution Authorizing the City Manager to Sign and Submit the Small Community Air Service Development Program Application
- A Resolution Waiving the Bond or Other Security for the Filing of a General Improvement District Organizing Petition

REGULAR AGENDA

Public Hearing - An Ordinance Rezoning a Property from R-1 (Residential - 1 du/ac) to R-2 (Residential - 2 du/ac) Located at 2595 Music Lane

The Applicant, Trilogy Properties, LLC, is requesting a rezone of a 1.07-acre parcel of land located at 2595 Music Lane from R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/acre). The Applicant is requesting a rezone in anticipation of subdividing the property into two parcels. The requested R-2 zone district is consistent with the Comprehensive Plan Future Land Use designation for the property of Residential Low (0.5 – 2.0 du/ac).

Associate Planner Jace Hochwalt presented this item.

Jeffrey Flemming with Colorado Land Advisors spoke about the project on behalf of the applicant.

The public hearing was opened at 6:41 p.m.

There were no public comments.

The public hearing was closed at 6:41 p.m.

Conversation ensued about excitement for this property and the neighbors' approval of the zoning.

Councilmember Wortmann moved to adopt Ordinance No. 4860, an ordinance rezoning 1.07 acres of land located at 2595 Music Lane from R-1 (Residential - 1 du/acre) to R-2 (Residential - 2 du/acre) on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried unanimously by roll call vote.

Non-Scheduled Citizens & Visitors

Gunnar Hautzenbeuhler said we live in a good country and he wishes that there would be more peace and kindness.

Other Business

There was none.

<u>Adjournment</u>

The meeting was adjourned at 6:45 p.m.

Wanda Winkelmann, MMC City Clerk

GRAND JUNCTION CITY COUNCIL MINUTES OF THE SPECIAL MEETING

July 3, 2019

The City Council of the City of Grand Junction convened into special session on the 3rd day of July 2019 at 6:01 p.m. Those present were Councilmembers Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

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

Mayor Taggart called the meeting to order. Councilmember Wortmann led the Pledge of Allegiance.

City Council Questions of District E Candidates

Mayor Taggart introduced the candidates: Kraig Andrews, Michael Gibson, Daniel Fouts, Abram Herman, Sarah McCarthy, and Andrew Sweet. Mayor Taggart explained that the candidates will each be given the opportunity to provide an opening statement and answer six questions; City Council will ask follow-up questions and the candidates can provide a closing statement. The order that the questions were answered were rotated and candidates were given three minutes to respond.

Personal/opening statement. Please include in your statement your most important attributes (experience, training, personal qualities, etc.) that make you the best candidate to serve on Council. Also, please describe your volunteer civic activities

Questions.

- (1) Do you have any conflicts of interest that may interfere with your service on City Council? Are you willing to commit the time necessary to learn your job and serve as councilmember? Are you prepared to serve on City boards and or commissions in addition to your service on City Council? Understanding that personal and employment circumstances may change, do you presently intend to run for this Council seat in 2021?
- (2) What do you see as the biggest issue facing the City? What would you do to address the issue?
- (3) What are your budget priorities for the general fund? What are your priorities for capital spending? What are your views on TABOR? Should the Council propose de-Brucing to voters?

(4) The City is in the process of developing our Comprehensive Plan for implementation over the next several years. What are your thoughts for ensuring maximum citizen input for the Comprehensive Plan that is presently in development? What are your views balancing growth in the community while not sacrificing our citizens' quality of life?

A break was called for at 7:24 p.m. The meeting resumed at 7:32 p.m.

- (5) Do you support economic development in Grand Junction and, if so, how would you go about it? What is the role of the City in economic development? What ideas do you have to diversify and improve our local economy? What are your views on the Las Colonias and Dos Rios developments?
- (6) How important are parks, the arts, and cultural/recreational amenities to our City? What do you see as priorities for further development in this area?

Follow-up questions and closing statements.

Councilmember McDaniel asked Candidate Andrews questions about his resume and Mr. Andrews reported that his resume was shortened so that it would fit on one page. No additional follow-up questions were asked and each candidate made a closing statement.

Consideration of Next Steps

Discussion ensued about the next steps and the appointment process. Support was expressed for holding the discussion about the candidates and the subsequent final selection at the July 17, 2019 meeting. Also, upon Mr. Shaver's recommendation, there will not be public comment taken on the candidates as the Charter clearly states it is the Council's role to select the candidate. To allow for onboarding and orientation, the Council expressed support for swearing in the new Councilmember in time for him or her to be seated at the August 7, 2019 City Council meeting.

Adjournment

The meeting was adjourned at 8:36 p.m.	
Wanda Winkelmann City Clerk	



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: July 17, 2019

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 Townhomes at River Park Annexation of 1.336 Acres, Located at 3178 D Road

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Townhomes at River Park Annexation, introducing the proposed Ordinance and setting a hearing for August 21, 2019.

EXECUTIVE SUMMARY:

The Applicant, Gato Development, LLC, has requested annexation consisting of two parcels of land containing 1.139 acres located at 3178 D Road. The proposed annexation includes 0.197 acres of the Roberts Road Right-of-Way and the site is currently vacant. The owner is requesting annexation for future residential townhome development of the property, currently under city review, which constitutes "annexable development" and as such is required to annex in accordance with the Persigo Agreement. Consideration for zoning of this annexation will be heard in a future action.

BACKGROUND OR DETAILED INFORMATION:

The Townhomes at River Park Annexation consists of two parcels consisting of 1.139acres located at 3178 D Road, located at the northwest corner of D Road and Roberts Road. The property currently is vacant. The Applicant plans to subdivide the property into 8 townhome residential lots and is requesting annexation at this time in anticipation of this development. The Applicant is requesting a R-8 (residential with a maximum of 8 units per acre) zone district. Zoning will be considered in a future action and requires review and recommendation by the Planning Commission.

The property is adjacent to existing city limits, within the Persigo 201 boundary and as proposed will constitute annexable development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The property owner has signed a petition for annexation of the property. There is small portion of Robert Road Right-of-Way containing 0.197 acres being annexed as part of this annexation.

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 Townhomes at River Park 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;
- Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as

applicable, upon annexation. Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$93 annually. Proposed development is for eight dwelling units with an estimated value of \$200,000 each which would generate an additional \$922 in property tax annually at the current residential assessed valuation rate. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses.

Fire

This property is currently in the Clifton Fire Protection District and fire and emergency medical response is provided from the Clifton Fire Station at 3254 F Road. The Clifton Fire District collects a 11.5520 mill levy that generates \$134 per year in property taxes. If annexed the Clifton Fire District mill levy will be removed and the City's 8 mills will generate \$1,015 per year and will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes. With Annexation, the property will be served by the Grand Junction Fire Department. Fire Station #4 at 2884 B 1/2 Road will provide the primary response to this area and Clifton Fire Protection District will continue to provide secondary response. Evaluation of fire and EMS incident data, shows no incidents at this location and the annexation and proposed development is not predicted to add substantially to the current fire and EMS incident load. However, response times to this area, including the proposed annexation, are longer than other areas due to the distance from existing fire stations. Grand Junction and Clifton have discussed an additional fire station to serve this area but at the present time there is nothing planned.

Utilities

Water and sewer service is available to this property.

This property is within the Clifton Water District service area. A water main is located along D Road and a 3/4-inch service line serves the property.

The property is currently within the Persigo 201 Sewer Service Area.

- 1) Plant Capacity: Based on the Future Land Use (FLU) designation of 8 dwelling units, the anticipated additional flow associated with this project is 1,400 gallons per day. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day so the plant has ample capacity to accommodate this additional flow. The property would be assessed the current plant investment fee (PIF) of \$4,637 per equivalent unit (2018 rate) or \$37,096. This fee is intended to pay the equivalent share of the payments due on bonds for the existing wastewater treatment plant and infrastructure.
- 2) Ability to Serve Area: An 8-inch sewer main is located along Roberts Road on the east side of the property. In addition, an 8-inch sewer main is located along the south side of D Road. There is available capacity in these sewer lines to accommodate future development of this property with 8 dwelling units.

3) Sewer Service Charges: Monthly sewer service rates for single family units are \$22.40. These rates have been determined sufficient to cover the cost of service. Police

In an effort to determine/anticipate what the impact may be to the GJPD in providing police services should the city proceed with this annexation, calls for service during 2017 and 2018 were reviewed. The data revealed that there was one call for services. Based on that information we anticipate that any calls for service by GJPD for this location will be minimal. At this point we do not anticipate a need for an increase in personnel or equipment in order to provide law enforcement services to this proposed annexation. However, this annexation along with any future annexations/developments will no doubt have an eventual cumulative impact that will require an increase in law enforcement personnel and equipment in order to provide adequate services.

Public Works

To be provided at 2nd reading of the Ordinance.

SUGGESTED MOTION:

I move to adopt Resolution No. 41-19, 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, Townhomes at River Park Annexation, approximately 1.336 acres at 3178 D Road as well as introduce proposed ordinance annexing territory to the City of Grand Junction, Colorado, Townhomes at River Park Annexation, approximately 1.336 acres, located at 3178 D Road, and set a hearing for August 21, 2019.

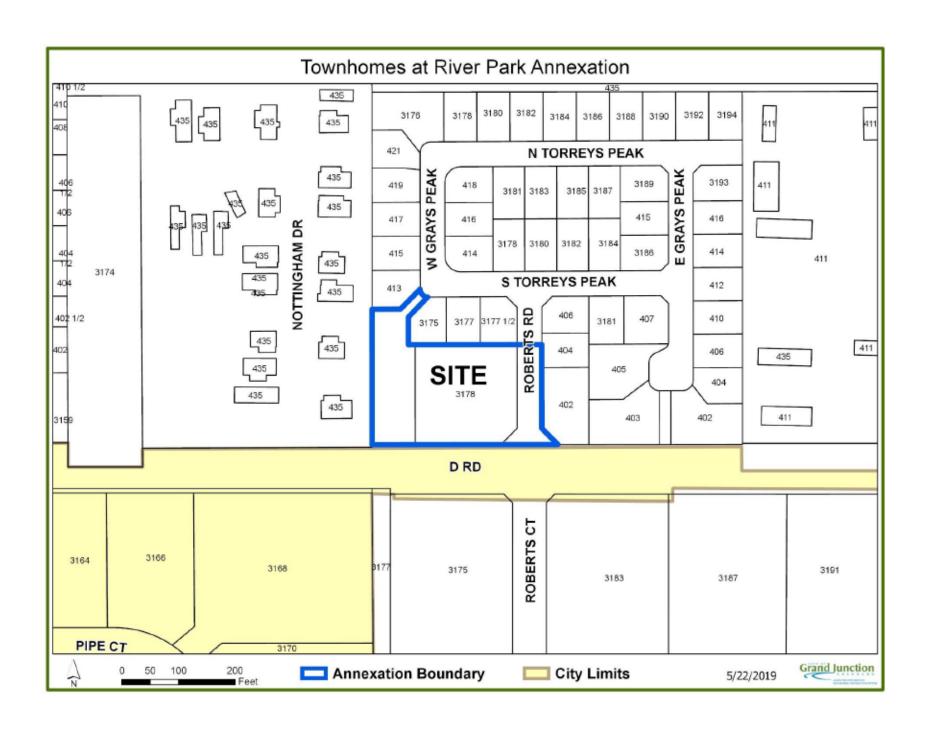
Attachments

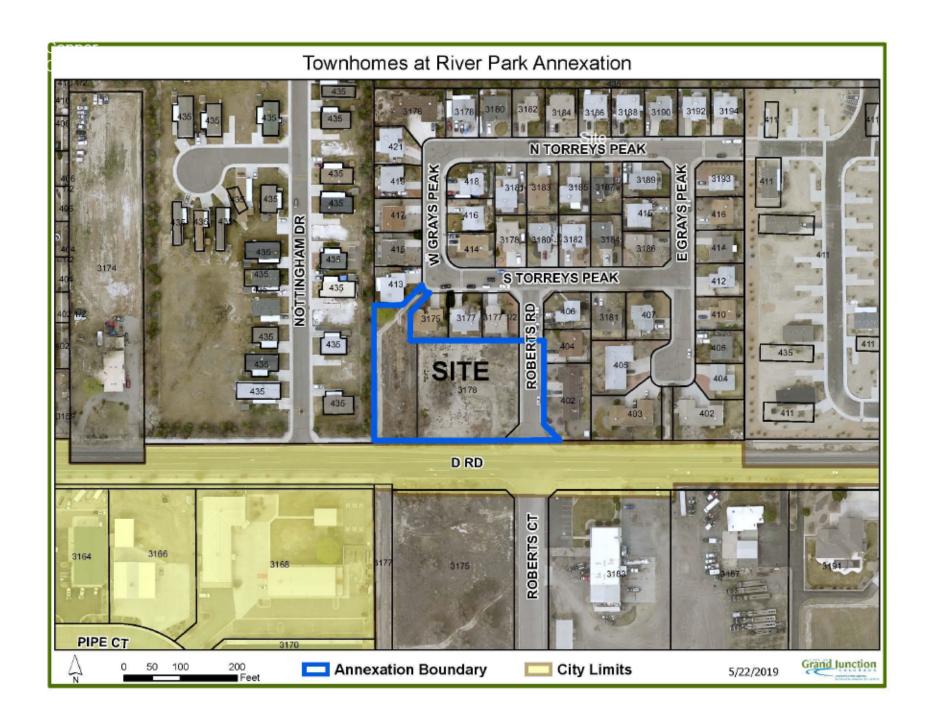
- Townhomes at River Park Annexation Annexation Summary and Schedule
- Maps
- Photos
- Resolution
- Ordinance

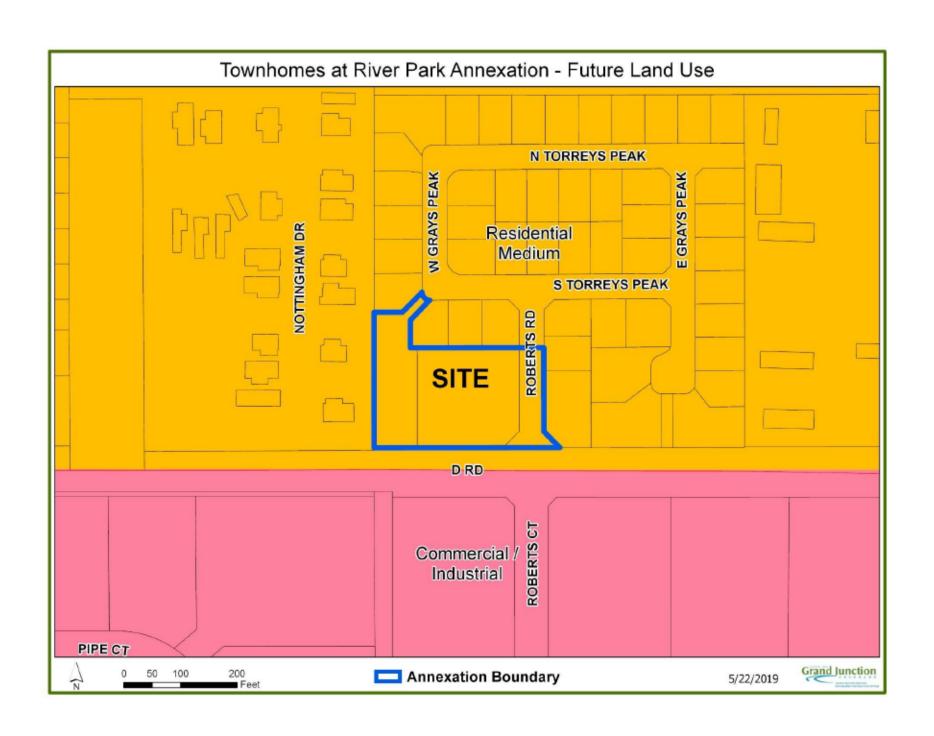
<u>TOWNH</u>	OMES AT RIVE	R PARK ANNEXATION SCHEDULE		
July 17, 201	4	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use		
July 23, 201	9 Planning Comm	Planning Commission considers Zone of Annexation		
August 7, 20	19 Introduction of a	Introduction of a Proposed Ordinance on Zoning by City Council		
August 21, 20	Acceptance of F by City Council	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council		
Sept. 22, 201	19 Effective date o	Effective date of Annexation		
ANNEXATION SUMMARY				
File Number:		ANX-2019-295		
Location:		3178 D Road		
Tax ID Number	s:	2943-154-55-004 & 2943-154-57-019		
# of Parcels:		2		
Existing Popul	ation:	0		
# of Parcels (owner occupied):		0		
# of Dwelling Units:		0		
Acres land annexed:		1.336		
Developable Acres Remaining:		1.139		
Right-of-way in Annexation:		0.197 acres		
Previous County Zoning:		RSF-8 (Residential Single Family - 8 du/ac)		
Proposed City Zoning:		R-8 (Residential – 8 du/ac)		
Current Land U	Jse:	Vacant land		
Future Land Us	se:	Residential Medium (4 – 8 du/ac)		
Values:	Assessed:	\$17,400		
values.	Actual:	\$60,000		
Address Ranges: 401 and 403 Rob		401 and 403 Roberts Rd & 3176 and 3178 D Rd		
Water:		Clifton Water District		
	Sewer:	City of Grand Junction		
Special	Fire:	Clifton Fire District		
Districts:	Irrigation/Drainage:			
	School:	GJ Central HS / Grand Mesa Middle / Chatfield Elementary		
Pest:		Grand River Mosquito Control District		

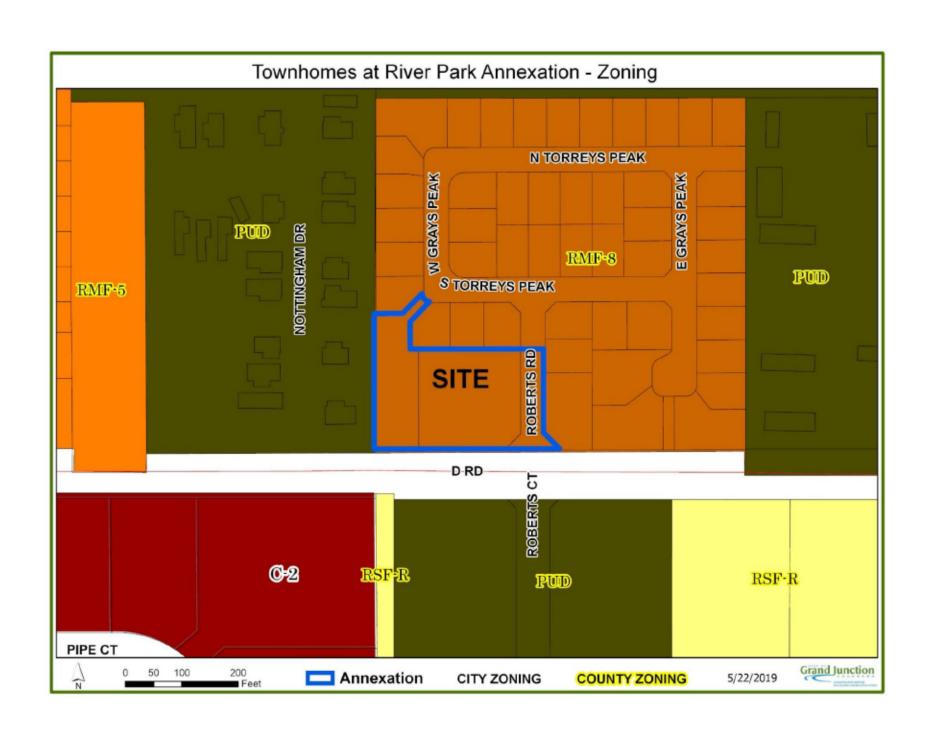
Townhomes at River Park Annexation - Expanded City Limits

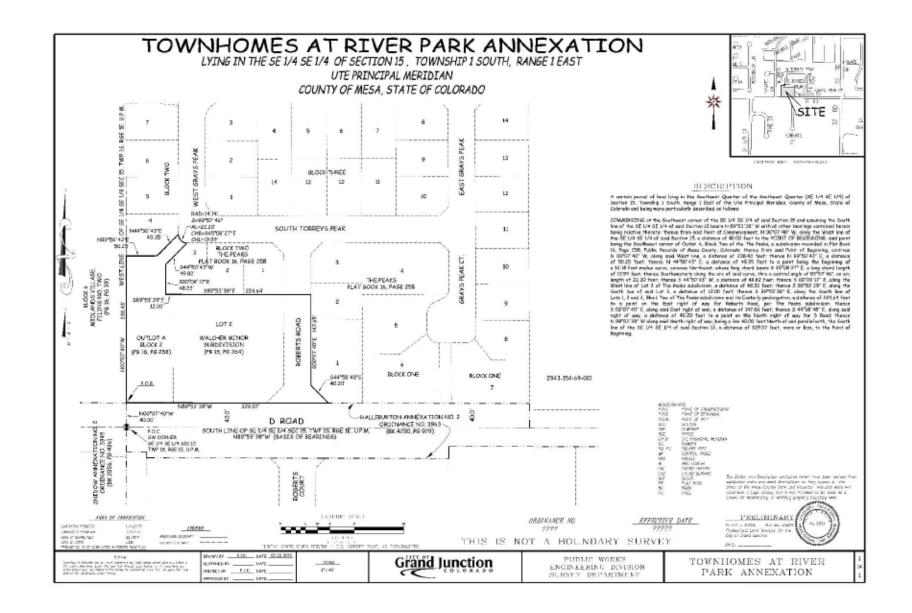












TOWNHOMES AT RIVER PARK ANNEXATION – PHOTOS



View of property from D Road looking north



View of property from Roberts Road looking west

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 17th day of July 2019, 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

TOWNHOMES AT RIVER PARK ANNEXATION

APPROXIMATELY 1.336 ACRES LOCATED AT 3178 D ROAD

WHEREAS, on the 17th day of July 2019, 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:

TOWNHOMES AT RIVER PARK ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 SE 1/4 of said Section 15 and assuming the South line of the SE 1/4 SE 1/4 of said Section 15 bears N 89°53'38" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'40" W, along the West line of the SE 1/4 SE 1/4 of said Section 15, a distance of 40.00 feet to the POINT OF BEGINNING, said point being the Southwest corner of Outlot A, Block Two of the The Peaks, a subdivision recorded in Plat Book 16, Page 258, Public Records of Mesa County, Colorado; thence from said Point of Beginning, continue N 00°07'40" W, along said West line, a distance of 238.43 feet; thence N 89°50'43" E, a distance of 50.25 feet; thence N 44°50'43" E, a distance of 49.35 feet to a point being the beginning of a 14.14 foot radius curve, concave Northeast, whose long chord bears S 45°08'27" E, a long chord length of 19.99 feet; thence Southwesterly along the arc of said curve, thru a central angle of 89°57'46", an arc length of 22.20 feet; thence S 44°50'43" W, a distance of 49.82 feet; thence S 00°09'17" E, along the West line of Lot 3 of The Peaks subdivision, a distance of 48.22 feet; thence S 89°53'29" E, along the South line of said Lot 3, a distance of 12.00 feet; thence S 89°53'38" E, along the South line of Lots 1, 2 and 3, Block Two of The Peaks subdivision and its Easterly prolongation, a distance of 224.64 feet to a point on the East right of way for Roberts Road, per The Peaks subdivision; thence S 00°07'40" E, along said East right of way, a distance of 147.65 feet; thence S 44°58'48" E, along said right of way, a distance of 40.20 feet to a point on the North right of way for D Road; thence N 89°53'38" W along said North right of way, being a line 40.00 feet North of and

parallel with, the South line of the SE 1/4 SE 1/4 of said Section 15, a distance of 329.07 feet, more or less, to the Point of Beginning.

CONTAINING 58,179 Square Feet or 1.336 Acres, 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 21st day of August, 2019, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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.
- 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.

2019

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Attest:		President of the Council
City Cler	k	

day of

ADOPTED the

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		

DATES PUBLISHED	
July 19, 2019	
July 26, 2019	
August 2, 2019	
August 9, 2019	

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ___

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

TOWNHOMES AT RIVER PARK ANNEXATION

APPROXIMATELY 1.336 ACRES LOCATED AT 3178 D ROAD

WHEREAS, on the 17th day of July 2019, 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 21st day of August 2019; 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:

TOWNHOMES AT RIVER PARK ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the SE 1/4 SE 1/4 of said Section 15 and assuming the South line of the SE 1/4 SE 1/4 of said Section 15 bears N 89°53'38" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°07'40" W, along the West line of the SE 1/4 SE 1/4 of said Section 15, a distance of 40.00 feet to the POINT OF BEGINNING, said point being the Southwest corner of Outlot A, Block Two of the The Peaks, a subdivision recorded in Plat Book 16, Page 258, Public Records of Mesa County, Colorado; thence from said Point of Beginning, continue N 00°07'40" W, along said West line, a distance of 238.43 feet; thence N 89°50'43" E, a distance of 50.25 feet; thence N 44°50'43" E, a distance of 49.35 feet to a point being the beginning of a 14.14 foot radius curve, concave Northeast, whose long chord bears S 45°08'27" E, a long chord length of 19.99 feet; thence Southwesterly along the arc of said curve, thru a central angle of 89°57'46", an

arc length of 22.20 feet; thence S 44°50'43" W, a distance of 49.82 feet; thence S 00°09'17" E, along the West line of Lot 3 of The Peaks subdivision, a distance of 48.22 feet; thence S 89°53'29" E, along the South line of said Lot 3, a distance of 12.00 feet; thence S 89°53'38" E, along the South line of Lots 1, 2 and 3, Block Two of The Peaks subdivision and its Easterly prolongation, a distance of 224.64 feet to a point on the East right of way for Roberts Road, per The Peaks subdivision; thence S 00°07'40" E, along said East right of way, a distance of 147.65 feet; thence S 44°58'48" E, along said right of way, a distance of 40.20 feet to a point on the North right of way for D Road; thence N 89°53'38" W along said North right of way, being a line 40.00 feet North of and parallel with, the South line of the SE 1/4 SE 1/4 of said Section 15, a distance of 329.07 feet, more or less, to the Point of Beginning.

CONTAINING 58,179 Square Feet or 1.336 Acres, more or less, as described.

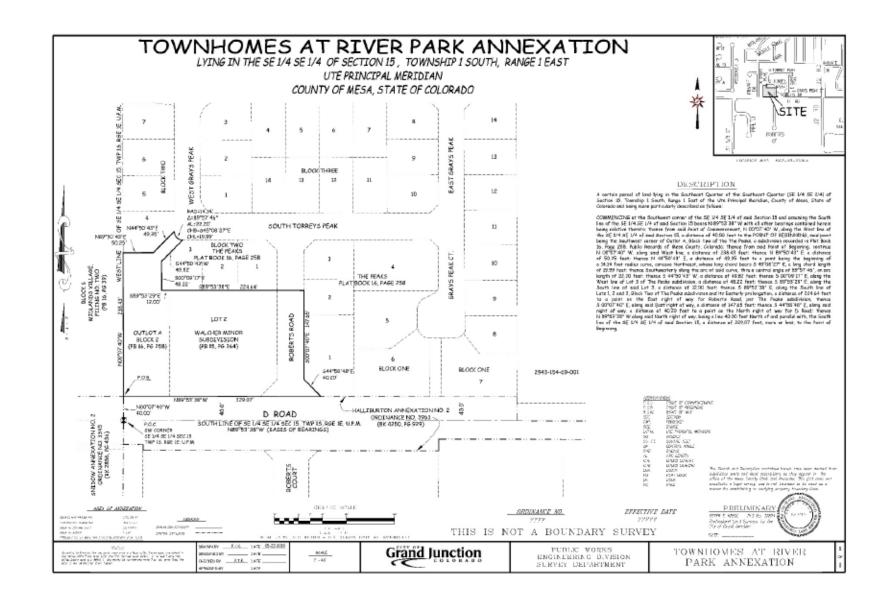
be and is hereby annexed to the City of Grand Junction, Colorado.

City Clerk

INTRODUCED on first reading on the 17th day of July 2019 and ordered published in pamphlet form.

ADOPTED on second reading the published in pamphlet form.	day of August, 2019 and ordered
Attest:	President of the Council

Exhibit A





Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: July 17, 2019

<u>Presented By:</u> David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by SLB Enterprises LLC, for a Comprehensive Plan Amendment from Industrial and Commercial/Industrial Future Land Use Designations to a Commercial Future Land Use Designation and a Rezone from I-1 (Light Industrial) and I-O (Industrial/Office) to C-1 (Light Commercial) for Three Properties Having a Total of 12.2 Acres and Located North of the Colorado River, South of C ½ Road and Directly East of Las Colonias Park

RECOMMENDATION:

The Planning Commission will hear this item at its July 23, 2019 meeting and will make a recommendation.

EXECUTIVE SUMMARY:

The Applicant, SLB Enterprises LLC, is requesting multiple actions on 3 adjoining parcels consisting of a total of 12.38 acres. Those actions are:

- Amend the Comprehensive Plan on a 7.23-acre parcel located at 347 27 ½ Road from its current Future Land Use designation of Industrial to a designation of Commercial/Industrial
- Amend the Comprehensive Plan on 5.15 acres for two parcels from Commercial/Industrial to Commercial located 2757 C ½ Road and the unaddressed parcel adjacent to the west;
- 3. Rezone the Industrial (I-1) zoning on 7.23 acres to Light Commercial (C-1) Rezone the Industrial/Office Park (I-O) zoning district on 5.15 acres to Light

Commercial (C-1)

The proposed changes are intended to provide for future development and particularly the potential for mixed use projects that optimize the properties' location along the Colorado River and its proximity to the Riverfront at Las Colonias Park and Business Park. The properties are currently zoned I-1 and I-0 and those zone districts do not allow for residential or some tourist-oriented uses.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject properties are located adjacent to the Colorado River, Las Colonias Park and its non-motorized pedestrian/bicycle bridge connection to Eagle Rim park and Orchard Mesa Middle School on the south side of the river. Historically, the subject properties were used for industrial-level activities (rendering plant and Brady Trucking) and were joined to the north with other industrial-oriented uses located between the Union Pacific railroad and the river. With the construction of the Riverside Parkway approximately 12 years ago, land use changes and transitions have been occurring in this riverfront area of Grand Junction driven by both City and private investment.

In the vicinity of the subject properties the following land uses and zoning districts are found.

- East Mostly rural residential in unincorporated Mesa County with RSF-R zoning, a Mesa County district;
- North Mostly light industrial on smaller properties (with a few exceptions) in the I-1 (Light Industrial district) zone district;
- West Las Colonias park, a City-owned property in the PD (Planned Development) zone district with land uses encouraging development consistent with activities providing more focus on the Colorado River;
- South The Colorado River and on the south side of the river, single-family residential in the R-5 zone district and the Eagle Rim Park/Orchard Mesa Middle School in the CSR (Community Services and Recreation) zone district.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on March 19, 2019 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Approximately seven neighbors attended the meeting.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the Public Hearing, in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on July 12, 2019 and was also sent to those in attendance at the neighborhood meeting. The subject property was posted with an application sign on

May 10, 2019 and notice of the public hearing was published July 16, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Amendment

Pursuant to section 21.02.130(c)(1) The City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and: (i) Subsequent events have invalidated the original premises and findings; and/or

The 2010 Comprehensive Plan includes a Future Land Use Map which identifies two of these properties as Commercial/Industrial and the other (the most westerly) as Industrial. The Applicant is requesting a future land use designation of commercial which would allow the City to rezone to a zone district that would allow for light commercial and residential land uses which would work to complement the significant changes to the Colorado River front area the City has seen the last 20 years. Particularly land within proximity to and potential for access to the river, has progressively evolved to more public and traditional commercial uses. The development of the Eagle Rim Park on the south side of the river and its bridge connection constructed in the 1990's to the riverfront trail on the north side of the river has significantly re-shaped the neighborhood as a pedestrian and bicycle use area. The adoption of the Las Colonias Park Master Plan in 2017 and continuing development of the Las Colonias Park, particularly the new amphitheater and the present development of the Las Colonias Business Park with the PD zone district has created a re-assessment of what types of land uses best fit this section of the City and has transformed the Las Colonias area into a multi-use neighborhood.

The original premises for these designations was that the properties would follow a more industrial-oriented type of development based on two main factors. First, the subject property land use for many years was an animal rendering plant that was relatively isolated from other properties. Second, the area to the north had historically been devoted to a mix of light industrial land uses and those remain to the present.

Although the premises for changing the future land uses to light commercial is desired to redevelop the Colorado River front and create neighborhood vitality, this does not constitute subsequent changes that would invalidate the original premises and findings of the 2010 Comprehensive Plan and therefore this criterion is not being met.

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

For decades the character for this area has been industrial-oriented type of

development including an animal rendering plant. The rendering plant was ripe with odors and the property to the west (now Las Colonias) was utilized as a uranium mill tailings stock pile. Salvage yards could be found flanking the riverfront. The animal rendering plant no longer exists on the property and the salvage yards and mill tailings piles have been cleaned up along the river frontage.

Other conditions have changed in the area including the development of Eagle Rim Park on the south side of the river and the pedestrian/bicycle bridge connection to the riverfront trail on the north side of the river. The connection to the riverfront trail system that runs along the north bank of the river has significantly re-shaped the neighborhood as a pedestrian and bicycle use area. The adoption of the Las Colonias Park Master Plan in 2017 and continuing development of the Las Colonias Park, particularly the new amphitheater and the present development of the Las Colonias Business Park with the PD zone district has created a re-assessment of what types of land uses best fit this section of the City and has transformed the Las Colonias area into a multi-use neighborhood.

Staff has found that the character and condition of this area has changed and is likely to continue changing and therefore finds this criterion has been met.

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

The subject properties are within an area of transition which is due, in large part, to the creation of the Riverside Parkway and the improved access that is provided to land abutting it, particularly areas between the Colorado River and the parkway. In conjunction with the creation of the parkway, utility upgrades were made in anticipation of future development for the area. At present, availability of services includes City water and sewer, Grand Valley Irrigation District, Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City.

Based on the provision and concurrency of public utilities and community facilities to serve the future land use designation request, staff finds that this criterion has been met

(iv) 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 adequacy of the supply of "Light Commercial (C-1)" designated lands to accommodate the proposed rezone and future land uses is inadequate when defining the "community" as that area established along the riverfront area of the Colorado River within the City Center planning area of Grand Junction. When considering the goals

and policies of the City and recent development to revitalize the riverfront and construct Las Colonias Park, including a business park element and recreational amenities, there is an inadequate supply of suitably designated land that permits a wider range of zoning that allows a mix of business and residential land uses in the riverfront area.

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

The greatest benefit to be derived from the requested changes is the potential to support future growth and development in an area of Grand Junction that fronts along the Colorado River, has proximity to the emerging Los Colonias Business Park, creates a mix of uses relatively close to the downtown, and avails future residents (including commercial users) of outdoor and recreation amenities associated with the riverfront trail and the Riverfront at Las Colonias. The request would eliminate the option for the development of future industrial uses on the subject property that would be less compatible with the ongoing City and private investments in the area.

In addition, the Future Land Use designation of Commercial would provide future flexibility for urban form options in the emerging Las Colonias neighborhood while minimizing conflicts with existing industrial uses to the north of the subject properties, located between C ½ Road and the Riverside Parkway. Based on the cited factors, staff finds that both the community and area would derive benefits from the proposed amendment and thus has found this criterion has been satisfied.

The proposed amendments implement the following guiding principle, goals and policies:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 1: To implement the Comprehensive Plan in a consistent manner.

Policy 3: The City will make land use decisions consistent with the goal of supporting and encouraging the development of centers. The Subject Property is located within the City Center.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy F: Encourage the revitalization of existing commercial and industrial areas.

Specifically, this amendment will work to encourage the revitalization of previously used but now vacant industrial sites and will complement with a lesser intense use the adjoining Riverfront at Las Colonias Park development.

Rezone

Pursuant to the rezoning criteria provided in GJMC 21.02.140, 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 criteria:

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

The subject property consists of 3 parcels of land with the western parcel zone I-1 (Light Industrial) and the other two parcels zoned C/I (Commercial/Industrial) The original premises for these designations was that the properties would follow a more industrial-oriented type of development based on two main factors. First, the subject property parcel zoned I-1 housed an animal rendering plant for many years and second, the area to the north had historically been devoted to a mix of light industrial land uses and those remain to the present.

The Applicant is requesting a rezone to a zone district that would allow for light commercial and residential land uses which would work to complement the significant changes to the Colorado River front area the City has seen the last 20 years. Particularly land within proximity to and potential for access to the river, has progressively evolved to more public and traditional commercial and residential uses. The development of the Eagle Rim Park on the south side of the river and its bridge connection constructed in the 1990's to the riverfront trail on the north side of the river has significantly re-shaped the neighborhood as a pedestrian and bicycle use area. The adoption of the Las Colonias Park Master Plan in 2017 and continuing development of the Las Colonias Park, particularly the new amphitheater and the present development of the Las Colonias Business Park with the PD zone district has created a re-assessment of what types of land uses best fit this section of the City. The nearby Edgewater Brewery and the residential development to the west of Las Colonias Park have transformed the Las Colonias area into a multi-use neighborhood.

The Riverside Parkway has greatly improved access to both existing development and future land uses which has altered the dynamics of how the Las Colonias area is to be built out. With much improved traffic circulation capable of handling greater volumes of traffic, special events at the amphitheater now occur and the feasibility of commercial and mixed uses are enhanced. It is these type of diverse, but complimentary uses, that have the potential to happen on the properties on the east side of Las Colonias Park which are subject of the Rezone request.

Although the premises for rezoning to light commercial (C-1) is desired to redevelop the Colorado River front and create neighborhood vitality, this does not constitute subsequent changes that would invalidate the original premises and findings of the 2010 Comprehensive Plan and therefore this criterion is not being met.

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

The land use character of the area is in significant change as the Las Colonias Business Park is under development and the dynamics of the area are in transition. The Riverside Parkway provides greater access to the subject properties, the creation of the Las Colonias amphitheater to the west gives the area a new focal point, and the more commercial-oriented businesses intended for the new business park all combine to redefine this area and give it expanded opportunities going forward. The proposed rezone fits into this new vision for the Riverfront at Las Colonias and helps refocus the community in viewing the Colorado River as an amenity.

The proposed rezone will support the City's objective to make progressive improvements to the Las Colonias neighborhood and further the already changing character and condition of the area. Staff therefore finds both the condition and the character of the area are changing or have changed such that this rezone to C-1 is consistent with the Plan and therefore finds 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 properties are within an area of transition which is due, in large part, to the creation of the Riverside Parkway and the improved access that is provided to land abutting it, particularly areas between the Colorado River and the parkway. In conjunction with the creation of the parkway, utility upgrades were made in anticipation of future development for this area. At present, availability of services includes City water and sewer, Grand Valley Irrigation District, Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City.

Based on the provision and concurrency of 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

The adequacy of Commercially designated lands in the specific riverfront area of the

Colorado River versus the community at large has been used to evaluate this criterion. There currently exists no commercially zoned land (C-1, C-2 or MU) in this area of the city; most land is either zoned CSR (Community Services and Recreation) or industrial (I-1 or I-2). Zone districts such as the C-1 and MU allow for a mix of uses of which also include residential which would provide for opportunities for residential and tourismoriented land uses. Based on these considerations, staff has found this criterion has been met

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

The greatest benefits to be derived from the requested rezone is the potential to support future growth and redevelopment in an area of Grand Junction that fronts along the Colorado River, has proximity to the emerging Riverfront at Los Colonias Business Park, creates opportunity for a mix of uses relatively close to downtown, and avails future residents (including commercial users) of outdoor and recreation amenities associated with the Riverfront at Las Colonias park.

The proposed zoning of C-1 would provide future flexibility for urban form including mixed use with residential options in this area while minimizing conflicts with existing industrial uses to the north of the subject properties and those located between C ½ Road and the Riverside Parkway. Based on the cited factors, staff believes there is significant opportunity for community benefit should this property be rezoned to C-1 and therefore finds this criterion has been met.

This rezone request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Guiding Principle 1: concentrated Centers – The Comprehensive Plan calls for three types of centers; the City Center, Village Centers, and Neighborhood Centers. The Subject property is located within the City Center area.

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy C: The City will make land use decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy F: Encourage the revitalization of existing commercial and industrial areas.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for approval to amend the Comprehensive Plan Future Land Use Map, File number (CPA-2019-259), from Industrial and Commercial/Industrial Future Land Use designations to a Commercial Future Land Use designation and a requests to Rezone. File number (RZN-2019-256) from I-1 (Light Industrial) and I-O (Industrial/Office) to C-1 (Light Commercial) for three properties having a total of 12.38 acres and located north of the Colorado River, south of C ½ Road and directly east of Las Colonias Park, the following findings of fact have been made:

On the request for amendments to the Comprehensive Plan, the following findings of fact have been made:

- 1) The requests are in conformance with Section 21.02.130 of the Zoning and Development Code.
- The requests are consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for rezoning, the following findings of fact have been made:

- 1) The requests have met one or more of the criteria as required in Section 21.02.140 of the Zoning and Development Code.
- The requests are consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

SUGGESTED MOTION:

I move to introduce an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Commercial and a rezone to C-1 (light commercial) for the Brady Trucking property on approximately 12.38 acres, located at 347 27 ½ Road, a vacant property adjacent to the East, and 2757 C ½ Road and set a hearing for August 7,

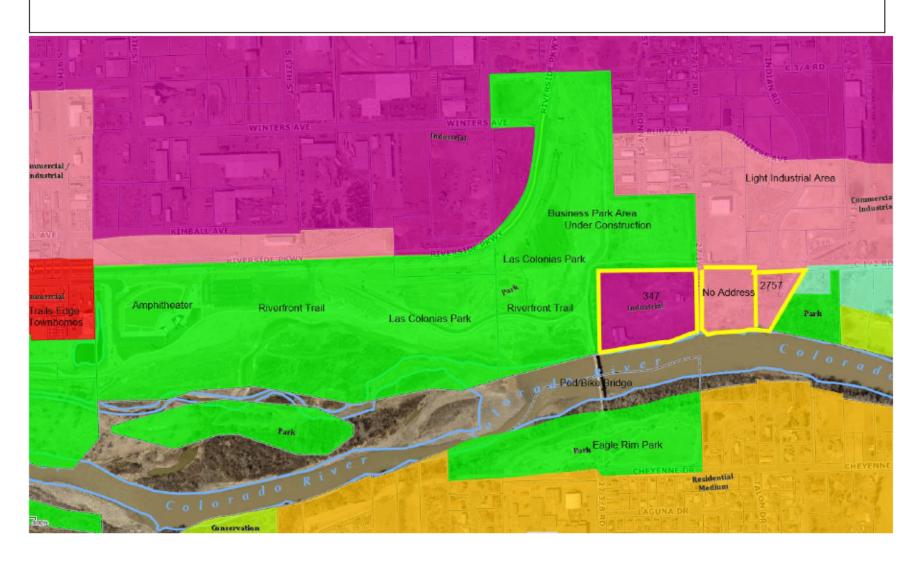
Attachments

- 1. Maps and photos
- 2. Development Application Brady CPA & Rezone
- Proposed FLU and Zoning Ordinance

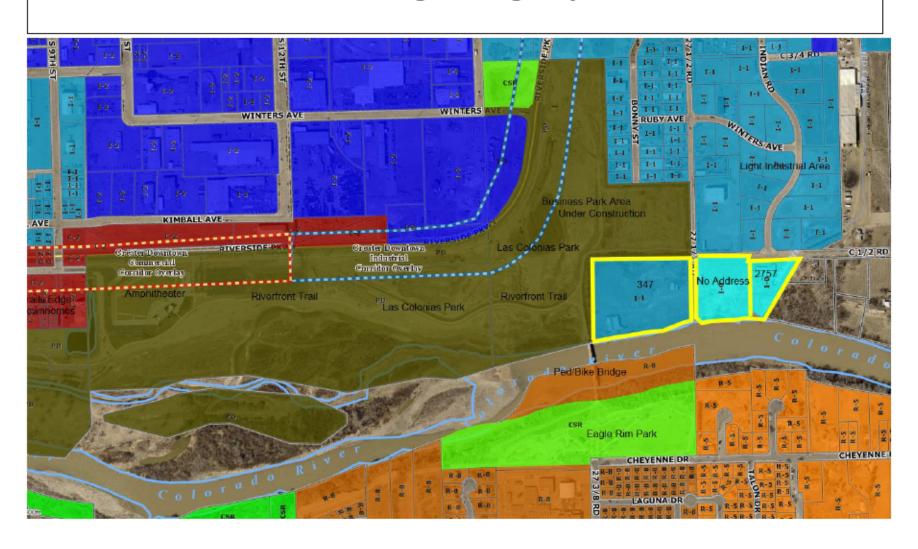
Brady Trucking Comprehensive Plan Amendment & Rezone Site Location Map



Brady Trucking Comprehensive Plan Amendment & Rezone Future Land Use Map



Brady Trucking Comprehensive Plan Amendment & Rezone Existing Zoning Map





Intersection of 27 ½ Rd & C ½ Rd looking south



Intersection of Indian Rd & C 1/2 Rd looking south



Signature of Legal Property Owner

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:

OMP PLAN AMENDMENT Petition For: Rezone Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments: Existing Land Use Designation Light Industrial/Vacant Land/Light Ind. Existing Zoning II-1; I-0; I-0 Proposed Land Use Designation | mixed use/multi-family/commercial Proposed Zoning |C-1 Property Information Site Location: 347 27 1/2 Road; 2945-244-00-080; 2757 C 1/2 Rd Site Acreage: 7.2; 3.3; 1.7 acres Site Tax No(s): |2945-243-00-081; 2945-244-00-080; 2945-244-00-202 Site Zoning: I-1; I-0; I-0 Project Description: Rezone three properties to C-1 in anticipation for future mixed uses. Property Owner Information Applicant Information Representative Information Name: SLB Enterprises LLC Name: Rain Drop Partners Name: Ciavonne, Roberts Assoc Street Address: 5130 S 5400 E Street Address: PO Box 102373 Street Address: 222 Nth 7th St City/State/Zip: Vernal, UT 84078 City/State/Zip: City/State/Zip: Denver, CO 80250 GJ, CO 81501 Business Phone #: Business Phone #: 970-315-2521 Business Phone #: 241-0745 E-Mail: E-Mail: zach@raindroppartners.com E-Mail: ted@ciavonne.com Fax #: n/a Fax #: n/a Fax #: n/a Contact Person: Contact Person: Zach Frisch Contact Person: Ted Ciavonne Contact Phone #: Contact Phone #: 970-315-2521 Contact Phone #: 241-0745 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

347 27 ½ Road & 2757 C ½ Road Comp Plan Amendment/Rezone April 22, 2019 Project Description

Project Overview

There are 12.2 acres currently in three parcels located on 347 27 ½ Road, a non-addressed property, and 2757 C ½ Road, which are slated to be developed by Rain Drop Partners. At present, SLB Enterprises LLC owns all three parcels.

This is an infill project where three parcels having two differing Industrial zone designations will be rezoned into one Commercial zone district. The consolidated zoning will allow for far more efficient planning of the 12.2 acre property, and encourage better access opportunities and utilizing of existing infrastructure.

347 27 ½ Road is currently zoned I-1 (Light Industrial); the non-addressed parcel and 2757 C ½ Road are currently zoned I-O (Industrial Office Park). Rain Drop Partners is proposing a rezone of both properties to C-1 (Light Commercial).

The FLU promotes Industrial on 347 27 ½ Road and Commercial/Industrial on the other two parcels. Rain Drop Partners is requesting an amendment to the Comp Plan to change the Industrial land use on 247 27 ½ Road to Commercial/Industrial. This requested change is more consistent with the creation of the Las Colonias Business Park, and will allow commercial zoning that preferred by the neighbors over the current industrial zoning.

A. Project Description

Location and Site Features

- The parcels are located on the corner of 27 ½ Road and C ½ Road adjacent to the Las Colonias Business Park. The property is in the City.
- There is an 8" sewer main in 27 ½ Road and C ½ Road. We understand that Ute Water provides sufficient capacity to the properties.
- Surrounding land use /zoning is Planned Development (Las Colonias) and I-1 to the north, County Zoning of RSF-R to the east; R-5 Residential and CSR to the south across the Colorado River; and Planned Development (Las Colonias) to the west.
- There is currently two access points off 27 ½ Road and C ½ Road. These properties have street frontage all along 27 ½ Road and C ½ Road.
- There are a few existing, abandoned buildings that will likely be demolished at some point in the future.
- The site is generally flat, sloping west and south towards the river.
- There is a drainage or irrigation ditch that defines the east boundary of the easternmost property.

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Existing Zoning

- The parcels are zone I-1 & I-O
- The proposed plan rezones the existing I-1 & I-O zoning to C-1. This rezone meets the Future Land Use Plan requirement of Commercial/Industrial for the two easternmost parcels. 347 27 ½ Road (abutting Las Colonias Park) is an isolated parcel with the designated "Industrial" under the Future Land Use Plan. Because of adjacency to Commercial / Industrial, along with the change of use / character with the Las Colonias Business Park, this submittal includes a request to change the FLU designation to Commercial / Industrial on this single parcel.
- The purpose of the rezone is to allow a cohesive and efficient commercial/mixed use type development to better compliment the adjacent Las Colonias Business Park.

B. Public Benefit:

- Infill development that utilizes existing infrastructure;
- The cohesive and efficient development of three abutting parcels with similar FLU and zoning designations;
- A zoning designation that is compatible to the Las Colonias Business Park, which is a
 desirable but ne3w change of character to this area.

C. Neighborhood Meeting

A 'first' Neighborhood Meeting was held on March 19, 2019 for the Rezone/Comp Plan Amendment & ROW Vacation (separate submittal to come). About 7 neighbors attended and gave positive feedback overall. Official Neighborhood Meeting notes are included in this submittal.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is under Planned Development/Industrial to the north, RSF-R to the east; the Colorado River / Residential to the south; and Planned Development to the west (Las Colonias Business Park).

3. Site Access and Traffic

There is currently one access point to C ½ Road, and 27 ½ Road extends into the properties.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: Sewer is provided by the City of Grand Junction. It is an existing 8" line located in 27 ½ Road and C ½ Road.

Domestic water will be provided by Ute Water.

6. Effects On Public Facilities

Future development of these properties will have expected, but not unusual impacts on the fire department, police department, and the public school system.

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Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards

There is 'floodway designation along the river edge of the property; there is 100 year floodplain on much of the property.

- 9. Hours of Operation N/A
- 10. Number of Employees N/A
- 11. Signage Plans N/A
- 12. Irrigation

E. Development Schedule and Phasing

- Submit Rezone April 2019
- Submit ROW Vacation May 2019
- Submit Major Site Plan Summer 2019

4/22/2019 page 3

Legal Description

Parcel 1 (2945-243-00-081)

All of Lot 3, EXCEPT the West 10 chains thereof in Section 24, Township 1 South, Range 1 West, Ute Meridian, and being more particularly described as follows:

Commencing at the C½ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian; Thence along the North line of Government Lot 3 in said Section 24 S89°56′19″ W 12.50 feet to a point on the West right-of-way line of 27½ Road, being the True Point of Beginning;

Thence continuing along said North line \$89°56'19" W 652.12 feet;

Thence S00°06′53″ E 534.28 feet to the North bank of the Colorado River, which is also the South line of Government Lot 3 in said Section 24;

Thence along said riverbank the following thirteen (13) courses:

- S82°64'10" E 17.50 feet:
- N73°04′18" E 49.98 feet;
- N82°36′10″ E 205.52 feet;
- N84°59′11″ E 36.42 feet;
- N84°27′00" E 76.02 feet;
- N75°18'35" E 56.11 feet;
- N82°35′07" E 9.02 feet;
- S52°59′28″ E 9.53 feet;
- N61°06′48" E 19.97 feet;
- N70°44'38" E 63.80 feet;
- N74°23'15" E 70.58 feet;
- 12. N81°19'12" E 30.61 feet:
- N70°38′06″ E 23.73 feet to the West right-of-way line of 27 ½ Road;

Thence along said right-of-way line N00°07′57" E 413.77 feet to the point of beginning.

Parcel 2 (2945-244-00-080)

The West 367.65 feet of all that part of Lot 2 in Section 24, Township 1 South, Range 1 West, Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the C¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian; Thence S89°46′04″ E 12.50 feet to a point on the East right-of-way line of 27 ½ Road,

Being the True Point of Beginning;

Thence S00°07′57″ W 404.92 feet to the North Bank of the Colorado River, which is also the South line of Government Lot 2 in said Section 24;

Thence along said riverbank the following eight (8) courses;

- S45°37′16" E 24.34 feet;
- S62°32'16" E 33.07 feet;
- N55°25'33" E 33.87 feet;
- N89°54′00″ E 153.40 feet;
- N85°02'35" E 50.54 feet;
- S87°09'05" E 12.51 feet;
- N52°08'39" E 22.53 feet;

S84°02'41" E 46.74 feet;

Thence N00°07′57″ E 403.55 feet to the North line of said Government Lot 2; Thence along said North line N89°46′04″ W 355.15 feet to the point of beginning

Parcel 3 2945-244-00-202

A parcel of land situated in G.L.O Lot 2, Section 24, Township 1 South, Range 1 West of the Ute Meridian;

And being particularly described as follows:

Beginning at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian; thence along the North line of the NW1/4SW 1/4 of said Section 24 S89°46′04″ E 367.65 feet;

Thence S00°07′57" W 30.00 feet to the South right-of-way of C½ Road, being the True Point of Beginning:

Thence along said right-of-way S89°46'04" E 335.18 feet;

Thence S 33°58'56" W 457.11 feet to a point on the North bank of the Colorado River;

Thence along and parallel with the Colorado River N55°58'04" W 97.06 feet;

Thence N00°07′57" E 326.08 feet to the point of beginning.

NEIGHBORHOOD MEETING NOTES March 19, 2019 @ 5:30pm

A Neighborhood Meeting was held on March 19, 2019 regarding a proposed ROW Vacation of 27 ½ Road and proposed Rezone from I-1 & I-O to C-1 at 347 27 ½ Road, 2757 C ½ Road and the adjacent parcel to the west.

In Attendance:

Representatives: Ted Ciavonne & Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Kathy Portner (City of Grand Junction)

About 7 Neighbors attended the meeting and had the following comments:

- So the adjacency allows the comp plan change? –Yes.
- That area is in the floodway/flood plain. Will they have to fill it? Can't build in the floodway. There will most likely be a trail in that area eventually. As far as the rest of the area, the soil will have to raise least 1' above flood plain grade.
- They still found it unusual that residential would be planned here as it's in the flood plain.
- Kathy Portner informed them to keep in mind that the entire Riverside Neighborhood is in the flood plain. The city has rules and regulations in place to plan/resolve things like this and minimize risk.
- What about foundations in that type of soil? A Geotechnical Report will be done at time of Site Plan which will come with recommendations for foundations.
- Has a geotechnical report been done? Not yet, but that will be the next step after this rezone/ROW vacation submittal.
- -Has the price of the land been decided? Under contract? No idea.
- On the westerly parcel, is that the bike trail that goes up and around it? Will it remain that way when this develops? The city has a 50' trail easement along these three parcels. That trail will remain, but eventually there will be another trail along the river.
- The neighbors liked that it was going to change from industrial to commercial. They don't want industrial. They are concerned with light pollution and noise that goes along with industrial uses so this is a positive change for them.
- Where will the dog park be for Las Colonias? North of this property? No, it has moved more to the west.
- What is the maximum density allowed? Up to 24 units/acre for C-1 with a 40' height restriction
- Are you dealing with a single owner? We are. It is not clear if there are other investors/owners involved at this time.
- So you don't know what the uses might be? No, but it will be a mixed use type with office, retail and some sort of residential. The potential owner wants the uses to compliment what is happening at Las Colonias Business Park.

- The neighbors wanted to mention that their neighborhood across the river is very, very quiet with an abundance of different types of wildlife around. They want the potential owner to keep that in mind when deciding what to put here.
- They informed us we should look at the wash to the north and how to improve drainage when this project goes to site plan review.
- The property surrounding Indian Road to the North; what is that going to be? Will they go MU? It was developed as an industrial park.
- Any landscaping? Yes there will be. It's too early to tell what the design will look like, but the city has a landscape code that we will follow when the time comes.

Neighborhood Meeting Notice Letter

Mailing Date: March 7, 2019

RE: A Neighborhood Meeting for 347 27 1/2 Road, 2757 C 1/2 Road and the adjacent parcel to the west.

Dear Property Owner:

This letter is to notify you that on **Tuesday (March 19th)**, **starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed **Rezone from I-1 (Light Industrial) & I-O (Industrial/Office Park) to C-1 (Light Commercial)** at 347 27 ½ Road, 2757 C ½ Road and the adjacent parcel to the west, Grand Junction, Colorado. This meeting will be held at **Western Colorado Botanical Gardens**, 641 Struthers Ave Grand Junction, Colorado 81501, in the library.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the developer, the developer's representative, and/or the City of Grand Junction staff.

The applicant will be submitting a Rezone application for the three noted properties to the City of Grand Junction. The proposal is a rezone from I-1 & I-O to C-1 in anticipation of future offices, retail, multi-family residential, or mixed uses. As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to ted@ciavonne.com or the City of Grand Junction Planning Department at kathyp@gicity.org

We look forward to seeing you at this meeting.

Sincerely,

Ted Ciavonne, PLA

Ciavonne, Roberts and Associates, Inc.

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Tuesday March 19, 2019 @ 5:30pm FOR: REZONE @ 347 27 ½ Road, 2757 C ½ Road and the adjacent parcel to the west.

NAME	ADDRESS	PHONE # /
Penny Hersche (Pauline)	ADDRESS P 34601 Sottento L Scrento L Cedaredge (own property Fecei	on just n View of
Enno Heusch	Fecei V	/
Janet Magoon	2752 Chayenne DR.	jainet magoon@live.com
	776 23/2 Ro	Skinner Farm 2000@ YAHOQCAN
Bennieskin	ler dissertion	1/440
Harry Grafa	2636 Che	start Dr. harryegllblau.
		uto view dishamace, grain.
Kathy Portner	City	of GS
Tel Ciavonne + Ma	Many Keams Cio	wome, Roberts + Associates

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) SLB Enterprises LLC	("Entity") is the owner of the following property:
(b) 347 27 1/2 Road (2945-243-00-081); (2945-24	4-00-80); 2757 C 1/2 Road (2945-244-00-202)
A copy of the deed(s) evidencing the owner's interest in the property to someone else by the own	est in the property is attached. Any documents conveying any ner are also attached.
I am the (c) for the obligations and this property. I have attached the re-	he Entity. I have the legal authority to bind the Entity regarding most recent recorded Statement of Authority of the Entity.
My legal authority to bind the Entity both financial	ally and concerning this property is unlimited.
My legal authority to bind the Entity financially ar	
The Entity is the sole owner of the property.	
C 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) Rezone
I have the following knowledge or evidence of a pos	
(e) none	
I understand the continuing duty of the Entity to info the Entity and/or regarding ownership, easement, ri land.	orm the City planner of any changes regarding my authority to bin ight-of-way, encroachment, lienholder and any other interest in th
l swear under penalty of perjury that the information	n in this Ownership Statement is true, complete and correct.
Signature of Entity representative:	
Printed name of person signing:	
State of)
County of <u>Uintah</u>) ss.
Subscribed and sworn to before me on this18	day of
by Larry E Brady	
Witness my hand and seal.	
My Notary Commission expires on 12-32-	2022
	Notary Public Signature
	Hotaly Fubile Signature

___ 3_PAGE DOCUMENT

BARGAIN AND SALE DEED

2320699 BK 4172 PG 725-727 06/05/2006 12:11 PM Janice Ward CLK%REC Mesa County, CO RecFee \$15.00 SurChy \$1.00 DocFee \$63.69

GRAND VALLEY BY-PRODUCTS COMPANY, a Colorado Dissolved corporation also known as Grand Valley By-Products, Inc., and formerly known as Grand Valley Rendering Company, ("Grantor") of 744 Horizon Court, Suite 300, Grand Junction, CO 81506, in consideration of the payment of \$636,922.00 and other valuable consideration, sells and conveys to SLB ENTERPRISES, L.L.C., ("Grantee") a Utah limited liability company, whose legal address is P.O. Box 1874, Vernal, UT 84078., real property in Mesa County, Colorado, legally described as:

Parcel No. 1

All of Lot 3, EXCEPT the West 10 chains thereof in Section 24, Township 1 South, Range 1 West, Ute Meridian, and being more particularly described as follows:

Commencing at the C1/4 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;

thence along the North line of Government Lot 3 in said Section 24 S89°56'19" W 12.50 feet to a point on the West right-of-way line of 27½ Road, being the True Point of Beginning;

thence continuing along said North line S89°56'19" W 652.12 feet; thence S00°06'53" E 534.28 feet to the North bank of the Colorado River, which is also the South line of Government Lot 3 in said Section 24;

thence along said riverbank the following thirteen (13) courses:

- S82°54'10" E 17.50 feet;
- N73°04'18" E 49.98 feet;
- N82°36'10" E 205.52 feet;
- N84°59'11" E 36.42 feet;
- N84°27'00" E 76.02 feet;
- N75°18'35" E 56.11 feet;
- N82°35'07" E 9.02 feet;
- S52°59'28" E 9.53 feet;
- N61°06'48" E 19.97 feet;
- N70°44'38" E 63.80 feet;
- N74°23'15" E 70.58 feet;
- N81°19'12" E 30.61 feet;
- 13. N70°38'06" E 23.73 feet to the West right-of-way line of 27½ Road; thence along said right-of-way line N00°07'57" E 413.77 feet to the point of beginning.

Parcel No. 2

The West 367.65 feet of all that part of Lot 2 in Section 24, Township 1 South, Range 1 West, Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the C1/4 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian:

thence S89°46'04" E 12.50 feet to a point on the East right-of-way line of 27½ Road, being the True Point of Beginning;

thence S00°07'57" W 404.92 feet to the North bank of the Colorado River, which is also the South line of Government Lot 2 in said Section 24;

thence along said riverbank the following eight (8) courses:

- S45°37'16" E 24.34 feet; 1.
- 2. S62°32'16" E 33.07 feet;
- 3. N55°25'33" E 33.87 feet;
- 4. N89°54'00" E 153.40 feet;
- 5. N85°02'35" E 50.54 feet;
- S87°09'05" E 12.51 feet; 6.
- N52°08'39" E 22.53 feet; 7.
- 8. S84°02'41" E 46.74 feet;

thence N00°07'57" E 403.55 feet to the North line of said Government Lot 2; thence along said North line N89°46'04" W 355.15 feet to the point of beginning

Together with all appurtenances, and all ditches, ditch rights, carriage rights, water and water rights (whether direct flow, storage, underground, well, certificated, or contractual water rights) appurtenant to or presently or historically used in connection with the Property, if any.

Grantee and anyone claiming by, through, or under Grantee fully and irrevocably releases the Grantor, its officers, directors, shareholders, employees, attorneys and agents, from any and all past, current, and future claims against the Grantor and its officers, directors, shareholders, attorneys and agents for any cost, loss, liability, damage, expense, demand, action, or cause of action arising from or related to any defects, errors, omissions, or other conditions (including, for example, environmental matters) affecting the Property, or any portion of it.

SIGNED: June 2, 2006.

GRAND VALLEY BY-PRODUCTS COMPANY.

a Colorado Dissolved corporation also known as Grand Valley By-Products, Inc., and formerly known as Grand Valley Rendering Company

Judy A. Workman, President, Director and Shareholder

Donna Bennett, Secretary/Treasurer, Director and Shareholder

Melvin B. Seevers, Jr., Shareholder

2

STATE OF COLORADO)
) ss.
COUNTY OF MESA)
	nt was acknowledged before me this day of , 2006, by
Judy A. Workman as Presiden	nt, Director and Shareholder of Grand Valley By-Products Company, a n also known as Grand Valley By-Products, Inc., and formerly known as any.
My commission expires	· 8-12-09
	JULIE HINTON AND STAPE PROPERTY PROPERT
STATE OF COLORADO	
COLD TOTAL OF LODGE) ss.
COUNTY OF MESA)
Donna Bennett as Secretary/Tre	-
sion expires	Sarah Dufferd - Stephenson Notary Public
Completes Fulns 8505/2008)
COUNTY OF MESA) ss.
The foregoing instrument Melvin B. Seevers, Jr. as Shar	nt was acknowledged before me this day of, 2006, by eholder of Grand Valley By-Products Company, a Colorado Dissolved Valley By-Products, Inc., and formerly known as Grand Valley Rendering official seal.
My commission expires	. 8.12-09
My commission expires	JULIE HILTBRAND NOTARY PUBLIC STATE OF COLUMN

2320698 BK 4172 PG 722-724 06/05/2006 12:11 PM

Janice Ward CLK&REC Mesa County, CO SurCh9 \$1.00

RecFee \$15.00

PERSONAL REPRESENTATIVE'S DEED DocFee \$34.30

(Testate Estate)

THIS DEED is made by MELVIN B. SEEVERS, JR. and JUDY A. WORKMAN, as Co-Personal Representatives of The Estate of Melvin B. Seevers, deceased, Grantors, to SLB ENTERPRISES, L.L.C., a Utah limited liability company, whose legal address is P.O. Box 1874, Vernal, UT 84078.

WHEREAS, the Last Will and Testament of the above-named decedent was made and executed in the lifetime of the decedent, and is dated October 14, 1992, which Will was duly admitted to informal probate on July 20, 2000, by the District Court in and for the County of Mesa, State of Colorado, Probate No. 00 PR 234;

WHEREAS, Grantors were duly appointed Personal Representative of said Estate on July 20, 2000, the appointment was confirmed August 19, 2005, and are now qualified and acting in said capacity,

NOW, THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor hereby sells, conveys, assigns, transfers, and sets over unto said Grantee, in consideration of \$343,008.00, the following described real property ("Property") situate in the County of Mesa, State of Colorado:

Parcel No. 1

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian;

EXCEPT the North 132 feet of the West 247.5 feet thereof;

ALSO EXCEPTING the West 121/2 feet and the South 20 feet of the above land for road right-of-way; and being more particularly described as follows:

Commencing at the C1/4 of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;

thence along the North line of the NW1/4 SE1/4 of said Section 24 S89°46'04" E 12.50 feet and N00°07'57"E to a point on the East right-of-way line of 271/2 Road and on the North right-ofway line of C1/2 Road, being the True Point of Beginning;

thence continuing along the North line of said C1/2 Road, S89°46'04"E 317.50 feet;

thence N00°07'57" E 640.33 feet;

thence N89°48'56" W 82.50 feet;

thence S00°07'57" W 132.00 feet;

thence N89°48'56" W 235.00 feet to a point on the East right-of-way line of 271/2 Road; thence along said right-of-way line S00°07'57" W 508.07 feet to the point of beginning.

Parcel No. 2

A parcel of land situate in G.L.O. Lot 2, Section 24, Township 1 South, Range 1 West of the Ute Meridian:

and being more particularly described as follows:

Beginning at the C1/4 of Section 24, Township1 South, Range 1 West, of the Ute Meridian; thence along the North line of the NW1/4 SW1/4 of said Section 24 S89°46'04" E 367.65 feet; thence S00°07'57" W 30.00 feet to the South right-of-way of C1/2 Road, being the True Point

of Beginning;

thence along said right-of-way S89°46'04" E 335.18 feet; thence S33°58'56" W 457.11 feet to a point on the North bank of the Colorado River; thence along and parallel with the Colorado River N55°58'04" W 97.06 feet; thence N00°07'57" E 326.08 feet to the point of beginning.

Together with all appurtenances, and all ditches, ditch rights, carriage rights, water and water rights (whether direct flow, storage, underground, well, certificated, or contractual water rights) appurtenant to or presently or historically used in connection with the Property, if any.

Grantee and anyone claiming by, through, or under Grantee fully and irrevocably releases the Estate, its personal representatives, beneficiaries, employees, attorneys and agents, from any and all past, current, and future claims against the Estate and its personal representatives, beneficiaries, attorneys and agents for any cost, loss, liability, damage, expense, demand, action, or cause of action arising from or related to any defects, errors, omissions, or other conditions (including, for example, environmental matters) affecting the Property, or any portion of it.

EXECUTED June 2, 2006.

By: Melvin B. Seevers, Jr., Co-Personal Representative

THE ESTATE OF MELVIN B. SEEVERS

By: August Q. Co-Personal Representative

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this day of June, 2006, by Melvin B. Seevers, Jr., as a Co-Personal Representative of the Estate of Melvin B. Seevers, Deceased.

WITNESS my hand and official seal.

My commission expires: 8 12 09

Notary Public

JULIE HILTBRAND NOTARY PUBLIC STATE OF COLORADO

STATE OF COLORADO)	
) ss.	
COUNTY OF MESA)	

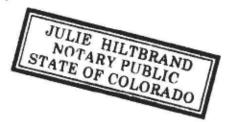
The foregoing instrument was acknowledged before me this day of June, 2006, by Judy A. Workman, as a Co-Personal Representative of the Estate of Melvin B. Seevers, Deceased.

WITNESS my hand and official seal.

My commission expires:

- te

M \Wp\7727\003\Contracts\Brady Deed (Estate) wpd



CITY OF GRAND JUNCTION, COLORADO

	NO	CE	NAN	RDI	O
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AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION TO COMMERCIAL AND A REZONE TO C-1 (LIGHT COMMERCIAL) FOR THE BRADY TRUCKING PROPERTY ON APPROXIMATELY 12.38 ACRES

LOCATED AT 347 27 ½ ROAD, A VACANT PROPERTY ADJACENT TO THE EAST, AND 2757 C½ ROAD

Recitals

The applicant and owner, SLB Enterprises LLC owner of 12.38 acres of land at 347 27 ½ Road, a vacant property adjacent to the east, and 2757 C ½ Road, (referred to herein and more fully described below as the "Property"), propose an amendment to the Comprehensive Plan Future Land Use Map from Industrial and Commercial Industrial to Commercial and a rezone from Light Industrial (I-1) and Industrial/Office(I-O) to Light Commercial (C-1).

This ordinance amends the Comprehensive Plan and zones the three Properties to C-1.

The City Council finds, after a public hearing and review of the proposed Comprehensive Plan Future Land Use Map amendments and Rezone to Light Commercial (C-1), determined that they satisfy the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

The City Council finds that Comprehensive Plan map amendment from Industrial and Commercial/Industrial to Light Commercial on approximately 12.38 acres located at 347 27 ½ Road, a vacant property adjacent to the east, and 2757 C ½ Road, as shown on the attached Exhibit A is consistent with the vision, intent, goals and policies the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff report.

The City Council finds that a C-1 zone district, RZN-2019-256, is consistent and conforms with

- the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and
- the rezoning criteria provided in GJMC 21.02.140;
- the applicable corridor guidelines and other overlay districts.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Future Land Use Map amendments and Rezone to Light Commercial (C-1), and determined that each satisfies the applicable criteria of the

Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and are generally compatible with land uses located in the surrounding area, and recommended approval of:

- A Comprehensive Plan Future Land Use Amendment from Industrial and Commercial Industrial to Commercial on approximately 12.38 acres located at 347 27 ½ Road, a vacant property adjacent to the east, and 2757 C ½ Road;
- A rezone to Light Commercial (C-1) for the same property and as shown on Exhibit A;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT AND REZONE IS APPROVED:

A. This Ordinance applies to the following described property:

Parcel 1 (2945-243-00-081) - 347 27 1/2 Road

All of Lot 3, EXCEPT the West 10 chains thereof in Section 24, Township 1 South, Range 1 West, Ute Meridian, and being more particularly described as follows: Commencing at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;

Thence along the North line of Government Lot 3 in said Section 24 S89°56'19" W 12.50 feet to a point on the West right-of-way line of 27 ½ Road, being the True Point of Beginning;

Thence continuing along said North line S89°56'19" W 652.12 feet;

Thence S00°06'53" E 534.28 feet to the North bank of the Colorado River, which is also the South line of Government Lot 3 in said Section 24;

Thence along said riverbank the following thirteen (13) courses:

- 1. S82°64'10" E 17.50 feet;
- N73°04'18" E 49.98 feet:
- N82°36'10" E 205.52 feet;
- 4. N84°59'11" E 36.42 feet:
- N84°27'00" E 76.02 feet;
- N75°18'35" E 56.11 feet;
- 7. N82°35'07" E 9.02 feet;
- 8. S52°59'28" E 9.53 feet;
 9. N61°06'48" E 19.97 feet;
- 10. N70°44'38" E 63.80 feet;
- 11. N74°23'15" E 70.58 feet;
- 12. N81°19'12" E 30.61 feet;
- 13. N70°38'06" E 23.73 feet to the West right-of-way line of 27 1/2 Road;

Thence along said right-of-way line N00°07'57" E 413.77 feet to the point of beginning.

Parcel 2 (2945-244-00-080) - No Address Assigned

The West 367.65 feet of all that part of Lot 2 in Section 24, Township 1 South, Range 1 West, Ute Meridian lying West of the drainage ditch of the Grand Junction Drainage District, and being more particularly described as follows:

Commencing at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian;

Thence S89°46'04" E 12.50 feet to a point on the East right-of-way line of 27 ½ Road, Being the True Point of Beginning;

Thence S00°07'57" W 404.92 feet to the North Bank of the Colorado River, which is also the South line of Government Lot 2 in said Section 24;

Thence along said riverbank the following eight (8) courses;

- 1. S45°37'16" E 24.34 feet;
- 2. S62°32'16" E 33.07 feet;
- N55°25'33" E 33.87 feet;
- N89°54'00" E 153.40 feet;
- 5. N85°02'35" E 50.54 feet;
- 6. S87°09'05" E 12.51 feet:
- 7. N52°08'39" E 22.53 feet;
- 8. S84°02'41" E 46.74 feet;

"Property").

Thence N00°07'57" E 403.55 feet to the North line of said Government Lot 2; Thence along said North line N89°46'04" W 355.15 feet to the point of beginning

Parcel 3 2945-244-00-202 - 2757 C 1/2 Road

A parcel of land situated in G.L.O Lot 2, Section 24, Township 1 South, Range 1 West of the Ute Meridian;

And being particularly described as follows:

Beginning at the C ¼ of Section 24, Township 1 South, Range 1 West, of the Ute Meridian; thence along the North line of the NW1/4SW 1/4 of said Section 24 S89°46'04" E 367.65 feet;

Thence S00°07'57" W 30.00 feet to the South right-of-way of C ½ Road, being the True Point of Beginning:

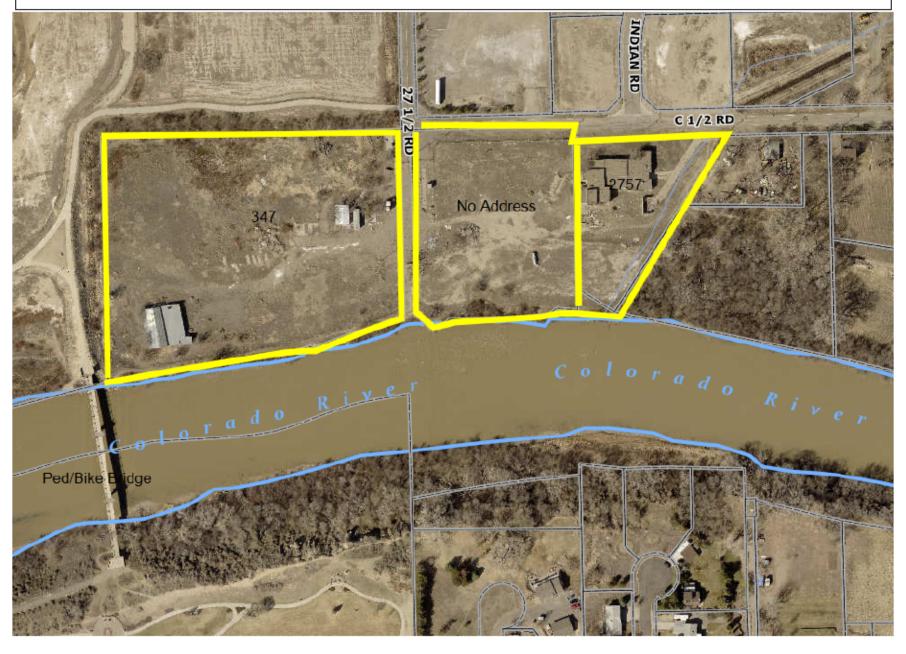
Thence along said right-of-way S89°46'04" E 335.18 feet;

Thence S 33°58'56" W 457.11 feet to a point on the North bank of the Colorado River; Thence along and parallel with the Colorado River N55°58'04" W 97.06 feet; Thence N00°07'57" E 326.08 feet to the point of beginning

Said three parcels containing an area of 12.38 Acres, as herein described (the

Introduced for first reading on this 17 th pamphlet form.	day of July, 20	19 and ordered published in
PASSED and ADOPTED this published in pamphlet form.	day of	, 2019 and ordered
ATTEST:		
	President o	of City Council
City Clerk		

EXHIBIT A





Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: July 17, 2019

Presented By: David Thornton, Principal Planner

<u>Department:</u> 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 Two Ponies Annexation of 16.00 Acres, Located at 3095 D 1/2 Road

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Two Ponies Annexation, introducing the proposed Ordinance and setting a hearing for August 21, 2019.

EXECUTIVE SUMMARY:

The Applicant, Steven W. and Susan L. Miller, have requested annexation consisting of one parcel of land containing 15.3 acres located at 31 Road and D ½ Road rights-of-way. The proposed annexation includes 0.69 acres of the 31 Road and D ½ Road rights-of-way and the site currently has a single family house and several outbuildings. The owner is requesting annexation for a simple subdivision and future commercial and residential development of the property, which constitutes "annexable development" and as such is required to annex in accordance with the Persigo Agreement. Consideration for zoning of this annexation will be heard in a future action.

BACKGROUND OR DETAILED INFORMATION:

The Two Ponies Annexation consists of one parcel of land containing 15.3 acres located at 3095 D ½ Road, located at the southwest corner of D ½ Road and 31 Road. The property currently has a single family house and several outbuildings. The

Applicant plans to subdivide the property into 2 lots and is requesting annexation at this time in anticipation of future development. The Applicant is requesting a C-1 (Light Commercial) and R-8 (Residential 8 dwelling units per acre) zone district. Zoning will be considered in a future action and requires review and recommendation by the Planning Commission.

The property is adjacent to existing city limits, within the Persigo 201 boundary and is annexable development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The property owner has signed a petition for annexation of the property. There is small portion of 31 Road and D ½ Road rights-of-way containing 0.69 acres being annexed as part of this annexation.

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 Two Ponies 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;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

Property tax levies and municipal sales and use tax will be collected, as applicable,

upon annexation. For every \$250,000 of actual value, City property tax revenue on residential property at the current assessment rate would be \$144 annually, and \$580 annually for commercial property. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Fire

Currently the property is in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates \$154.80 per year in property taxes. If annexed, the property will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate property tax revenue at the rates discussed above. Property tax revenue will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

Response times to this area are longer than other areas due to the distance from existing fire stations. For the immediate future the area will be served by Fire Station #4 at 2884 B ½ Road. However, as a result of the recently passed First Responder Tax this area is slated to have a closer fire station constructed within the next 5 years. At build out, we could predict an annual incident volume of 10-15 calls for service to this location.

Utilities

There is existing sewer to the property, however, an analysis will have to be conducted in the future when development is proposed to assess whether existing infrastructure is adequate. The cost of such analysis would be borne by the applicant.

For water this area is served by Clifton Water. An analysis would need to be performed by the applicant/Clifton to evaluate the adequacy of existing water infrastructure when development is proposed.

Police

In an effort to determine/anticipate what the impact may be to the GJPD in providing police services, calls for service during 2017 and 2018 were pulled. A review of the data for this property revealed that there were four calls for service. A review of data of properties with similar density (subdivision along Duffy Dr. for residential) and intensity (541 Warrior Way a Walmart Neighborhood Market) revealed that there were 76 calls for service in 2017 and 50 calls for service in 2018. Based on that information we anticipate that any calls for service by GJPD for this location will equal to .6% of an officer.

A need for an increase in personnel or equipment in order to provide law enforcement services to this proposed annexation is not needed with this annexation. However, this

annexation along with any future annexations/developments will no doubt have an ultimate cumulative impact that will require an increase in law enforcement personnel and equipment in order to provide adequate services.

Public Works

D ½ Road was reconstructed to a three lane collector section by Mesa County in 2013 years and is in good condition. Approximately 1055 square yards of D ½ Road is estimated at a Pavement Condition Index (PCI) of 88. Mesa County did not construct 640 linear feet of curb, gutter, and sidewalk representing approximately \$45,000 future capital investment required.

The portion of 31 Road being annexed is 1500 square yards of asphalt, 12 feet in width) in fair to good condition with an average PCI of 55. The rural road section does not have any curb, gutter, sidewalk or bike lanes and will be part of a future transportation capacity project.

Annual Maintenance costs for the 2,000 square yards of pavement on both D ½ Road and 31 Road is estimated at approximately \$60/year to sweep, stripe and sign. There is no street lighting present and would be part of future capital improvements. Future chipseal costs for these roads is estimated at \$4,900 and is planned as part of this area's normal chip seal cycle in the next six years.

SUGGESTED MOTION:

I move to adopt Resolution No. 42-19, 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, Two Ponies Annexation, approximately 16.00 acres, located at 3095 D ½ Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Two Ponies Annexation, approximately 16.00 acres, located at 3095 D ½ Road, and set a hearing for August 21, 2019.

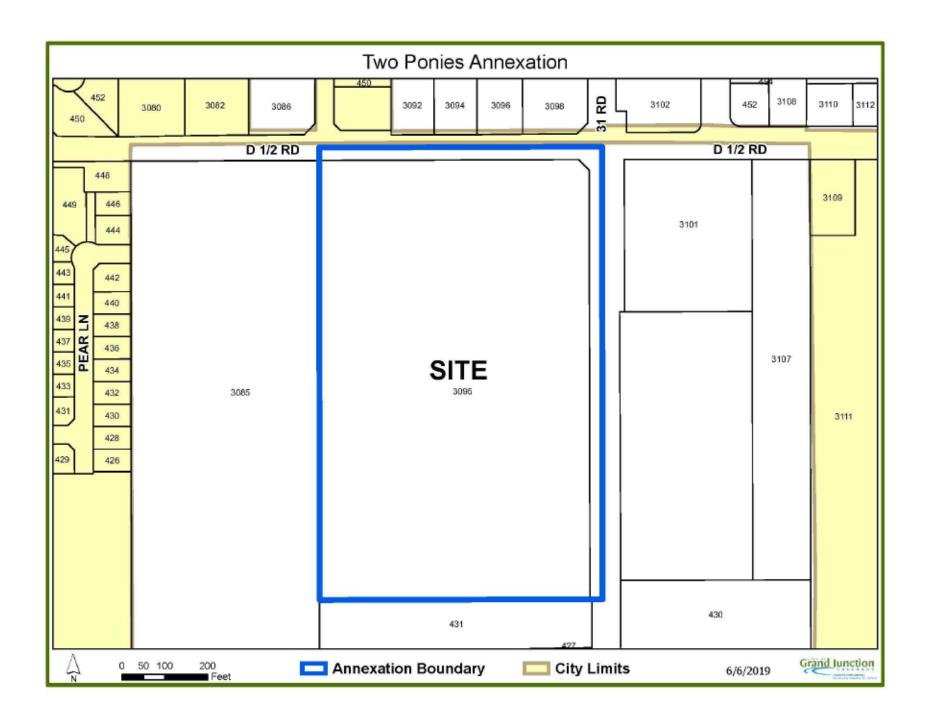
Attachments

- Two Ponies Annexation Annexation Summary and Schedule
- Maps
- Photos
- Resolution
- Ordinance

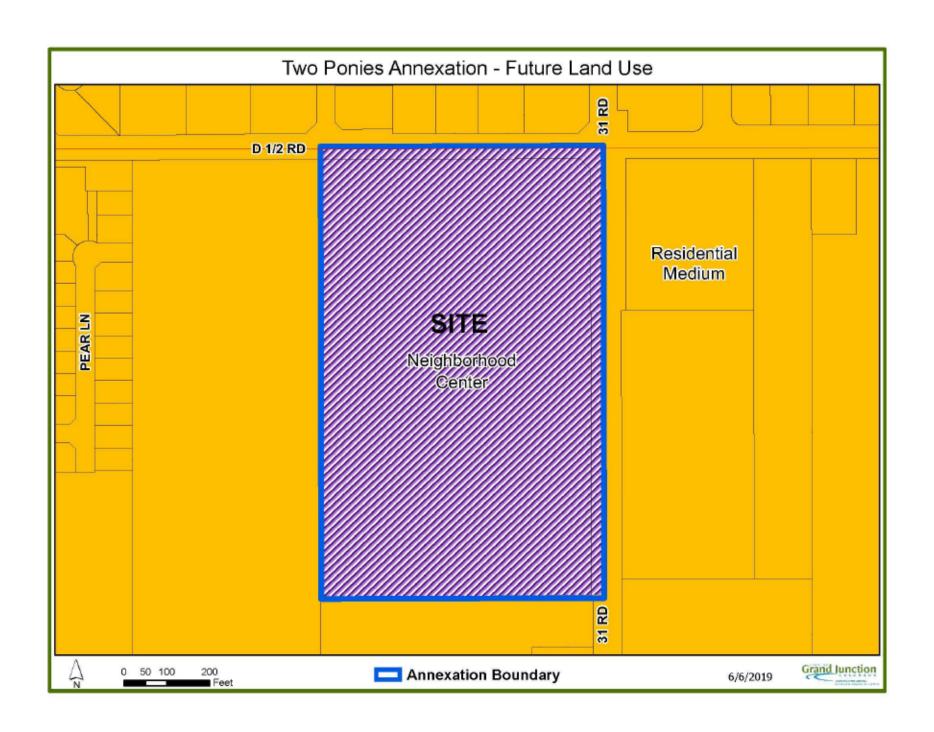
TWO PONIES ANNEXATION SCHEDULE				
July 17, 201	19	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use		
July 23, 201	19	Planning Comm	nission considers Zone of Annexation	
August 7, 20	019	Introduction of a	a Proposed Ordinance on Zoning by City Council	
August 21, 2	019	Acceptance of F by City Council	Petition and Public Hearing on Annexation and Zoning	
Sept. 22, 2019 Effective date of			f Annexation	
		ANNE	XATION SUMMARY	
File Number:			ANX-2019-269	
Location:			3095 D 1/2 Road	
Tax ID Number	rs:		2943-164-00-056	
# of Parcels:			1	
Existing Population:			2	
# of Parcels (owner occupied):		occupied):	1	
# of Dwelling U	Jnits:		1	
Acres land annexed:			14.83	
Developable Acres Remaining:		Remaining:	14.83	
Right-of-way in Annexation:		exation:	0.69 acres (31 Rd and D 1/2 Rd)	
Previous Cour	nty Zor	ning:	RSF-R (Residential Single Family - Rural)	
Proposed City Zoning:		g:	R-8 (Residential – 8 du/ac) & C-1 (Light Commercial)	
Current Land l	Use:		Ag with one house	
Future Land U	se:		Neighborhood Center Mixed Use	
Assessed:		ssed:	\$13,400	
Values:	Actua	al:	\$142,559	
Address Ranges:			3191-3099 D 1/2 Rd & 3176 and 435-449 31 Rd (odd	
Water:		r:	Clifton Water District	
	Sewe	er:	City of Grand Junction	
Special	Fire:		Clifton Fire District	
Districts:	Irriga	tion/Drainage:		
	Scho	ol:	GJ Central HS / Grand Mesa Middle / Chatfield Elementary	
	Pest:		Grand River Mosquito Control District	

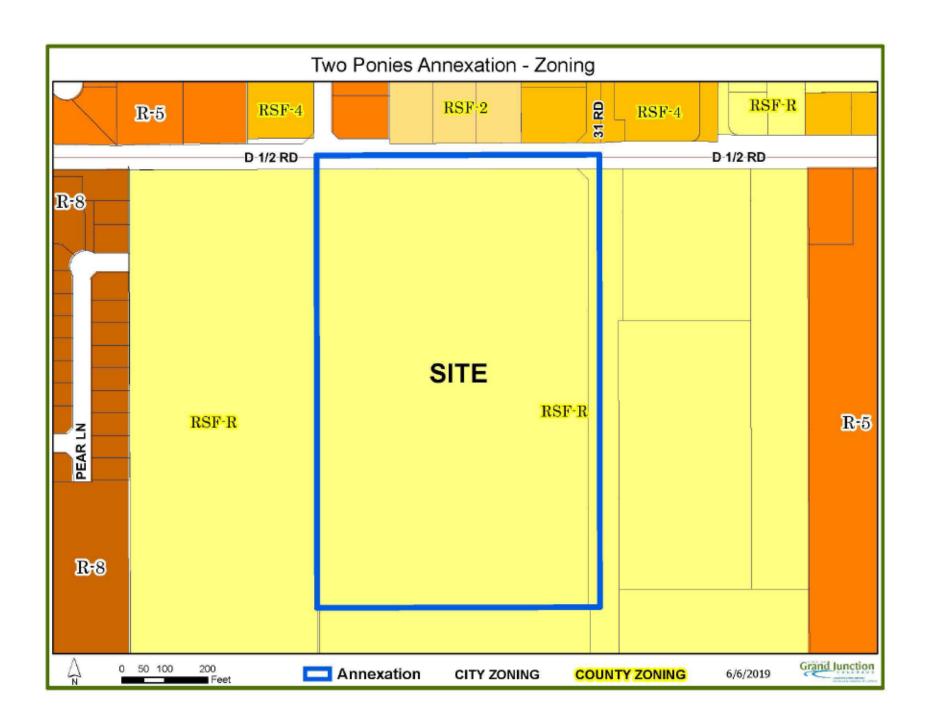
Two Ponies Annexation - Expanded City Limits Location Map

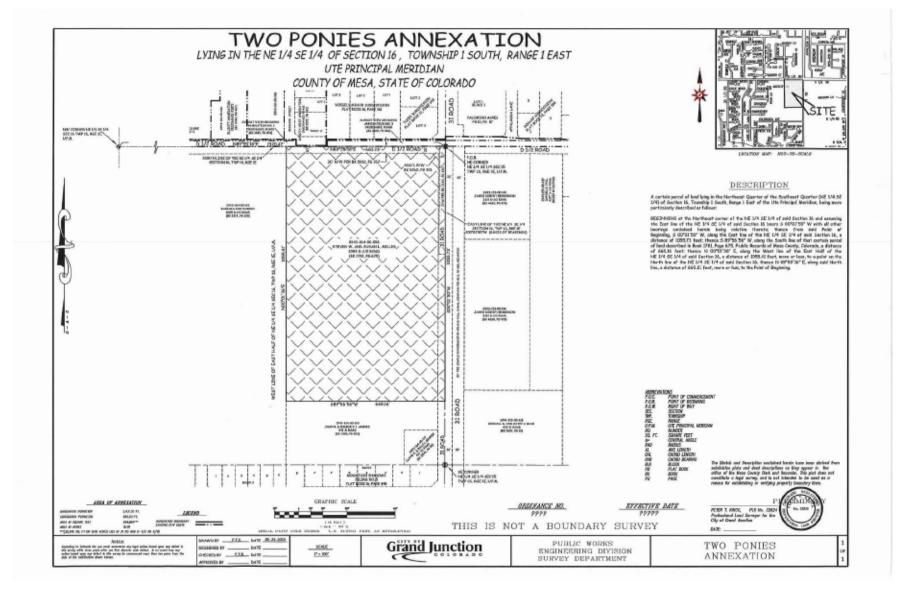












TWO PONIES ANNEXATION – PHOTOS



View of property from D ½ Road looking south



View of property from 31 Road looking west

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 17th day of July 2019, the following Resolution was adopted:

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

TWO PONIES ANNEXATION

APPROXIMATELY 16.00 ACRES LOCATED AT 3095 D 1/2 ROAD

WHEREAS, on the 17th day of July 2019, 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:

TWO PONIES ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE 1/4 SE 1/4 of said Section 16 and assuming the East line of the NE 1/4 SE 1/4 of said Section 16 bears S 00°01′50" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°01′50" W, along the East line of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.73 feet; thence S 89°56′56" W, along the South line of that certain parcel of land described in Book 1781, Page 675, P:ublic Records of Mesa County, Colorado, a distance of 660.16 feet; thence N 00°01′36" E, along the West line of the East Half of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.41 feet, more or less, to a point on the North line of the NE 1/4 SE 1/4 of said Section 16; thence N 89°55′16" E, along said North line, a distance of 660.23 feet, more or less, to the Point of Beginning.

CONTAINING 696,884 Square Feet or 16.00 Acres, more or less, as described hereon.

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 21st day of Au, 2019, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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.
- 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	day of July, 2019.	
Attest:		President of the Council	
City Cler	k		

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		

DATES PUBLISHED	
July 19, 2019	
July 26, 2019	
August 2, 2019	
August 9, 2019	

ORDINANCE NO. ___

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

TWO PONIES ANNEXATION

APPROXIMATELY 16.00 ACRES LOCATED AT 3095 D 1/2 ROAD

WHEREAS, on the 17th day of July 2019, 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 21st day of August, 2019; 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:

TWO PONIES ANNEXATION

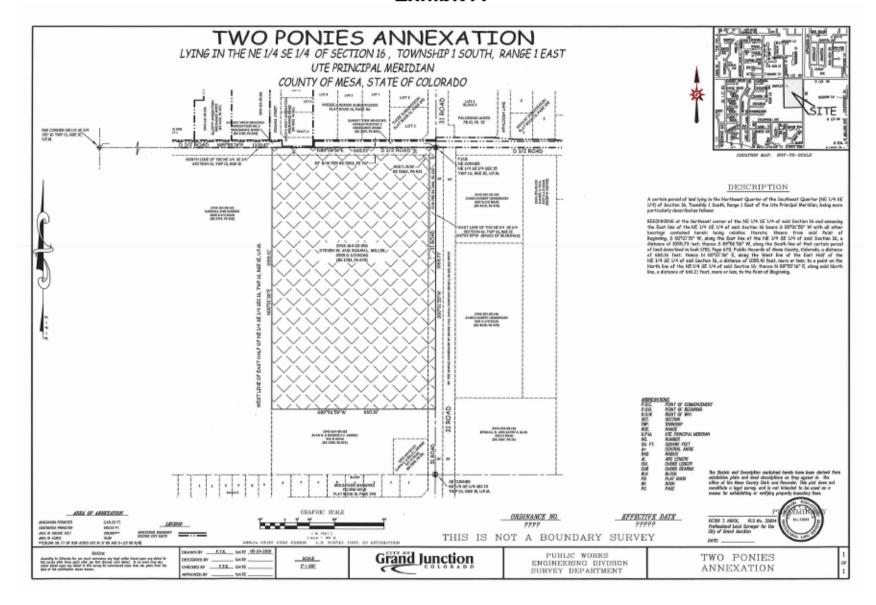
A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE 1/4 SE 1/4 of said Section 16 and assuming the East line of the NE 1/4 SE 1/4 of said Section 16 bears S 00°01'50" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°01'50" W, along the East line of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.73 feet; thence S 89°56'56" W, along the South line of that certain parcel of land described in Book 1781, Page 675, P:ublic Records of Mesa County, Colorado, a distance of 660.16 feet; thence N 00°01'36" E, along the West line of the East Half of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.41 feet, more or less, to a point on the North line of the NE 1/4 SE 1/4 of said Section 16; thence N 89°55'16" E, along said North line, a distance of 660.23 feet, more or less, to the Point of Beginning.

CONTAINING 696,884 Square Feet or 16.00 Acres, more or less, as described hereon.

be and is hereby annexed to the City of Grand Junction, Colorado.
INTRODUCED on first reading on the day of 2019 and ordered published in pamphlet form.
ADOPTED on second reading the day of 2019 and ordered published in pamphlet form.
President of the Council Attest:
City Clerk

Exhibit A





Grand Junction City Council

Regular Session

Item #2.a.iv.

Meeting Date: July 17, 2019

<u>Presented By:</u> Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior 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 Kiser Annexation of 3.557-Acres, Located at 136 Vista Grande Road

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Kiser Annexation, introducing the proposed Ordinance and setting a hearing for September 4, 2019.

EXECUTIVE SUMMARY:

The Applicants, Stan and Judy Kiser, have requested annexation of their 3.557-acres located at 136 Vista Grande Road. The proposed annexation also includes an additional 0.67 acres of the adjacent South San Miguel Drive right-of-way. The subject property currently contains a single-family detached house and accessory structures. The owners are requesting annexation in anticipation of future residential subdivision development in order to subdivide and construct another single-family detached home, which constitutes "annexable development" and as such is required to annex in accordance with the Persigo Agreement. Consideration for zoning of this annexation will be heard in a future action.

BACKGROUND OR DETAILED INFORMATION:

The Kiser Annexation consists of one 3.557-acre parcel of land and associated right-ofway located at 136 Vista Grande Road. The property contains a single-family detached house and accessory structures. The Applicants wish to annex the property into the City limits in anticipation of future residential subdivision development in order to subdivide the property to create one additional lot and construct another single-family detached home. The Applicant will be requesting a zoning for the property of R-2 (Residential – 2 du/ac). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently not adjacent to existing city limits, however is within the Persigo 201 boundary and is annexable development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The property owners have 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 Kiser 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;
- Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

Property tax levies and municipal sales and use tax will be collected, as applicable,

upon annexation. For every \$250,000 of actual value, City property tax revenue on residential property at the current assessment rate would be \$144 annually, and \$580 annually for commercial property. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Fire

Currently the area is in the Grand Junction Rural Fire Protection District (Rural District) and Redlands Sub-District which collects mill levies of 5.938 and 4.904 and generates \$331 per year. The area is served by the Grand Junction Fire Department through a contract with the Rural District and these monies are passed on to the City of Grand Junction per the contract. If annexed, the Rural Fire District and the Redlands Sub-District mill levies will be removed and the City's 8 mills will generate property tax revenue at the rates discussed above. Property tax will need to pay for not only fire and emergency medical services but also other City services provided to the area.

No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 5 at 2155 Broadway. Response times are within National Fire Protection Association guidelines and any increase in calls for service is predicted to be minimal.

Utilities

The Kiser Annexation consists of one (1) parcel of 2.57 acres, located at 136 Vista Grande Road; and includes a portion of the South San Miguel Drive right-of-way.

Proposed Future Land Use & Zoning for the property is R-2 (Residential – 2 du/ac) which could provide a potential of a maximum of 5 dwelling units. Currently there is one single family house on the property.

Water and sewer services are available to this property.

This property is within the Ute Water District service area. A 2-inch water line runs along the northern boundary in South San Miguel Drive and another 2-inch water line runs along the southern parcel boundary. An additional 4-inch water line runs along the western parcel boundary in Vista Grande Road.

The property is currently within the Persigo 201 Sewer Service Area and currently has sewer connection to the existing one home on the property. There is sufficient sewer collection and treatment capacity for 4 additional dwelling units.

Plant Capacity: Based on the Future Land Use (FLU) designation, the maximum anticipated additional flow associated with 5 equivalent units (EQUs) is about 835

gallons per day. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently only receives approximately 9 million gallons per day. Therefore, the plant has ample capacity to accommodate this additional flow. If the property constructs 4 additional dwelling units, it would be assessed the current plant investment fee (PIF) of \$4,776 per equivalent unit (2019 rate) or \$19,104. This fee is intended to pay the equivalent share of the payments due on bonds for the existing wastewater treatment plant and infrastructure.

Ability to Serve Area: A 6-inch sewer main is available on the north boundary in South San Miguel Drive. Another 6-inch sewer main in on the western boundary in Vista Grande Road. There is available capacity in this sewer collection system to accommodate future development of this property with 4 additional dwelling units.

Sewer Service Charges: Monthly sewer service rates for single family units are \$22.40. These rates have been determined sufficient to cover the cost of service.

Police

The City Police Department does not believe that the maximum number of five (5) dwelling units allowed per the requested zoning will have an impact on the existing services or need to expand such services.

Public Works

San Miguel Drive is a 22 ft wide rural road with no curb gutter and sidewalk present. Approximately 2300 square yards of asphalt is in fair condition with an approximate Pavement Condition Index (PCI) of 55.

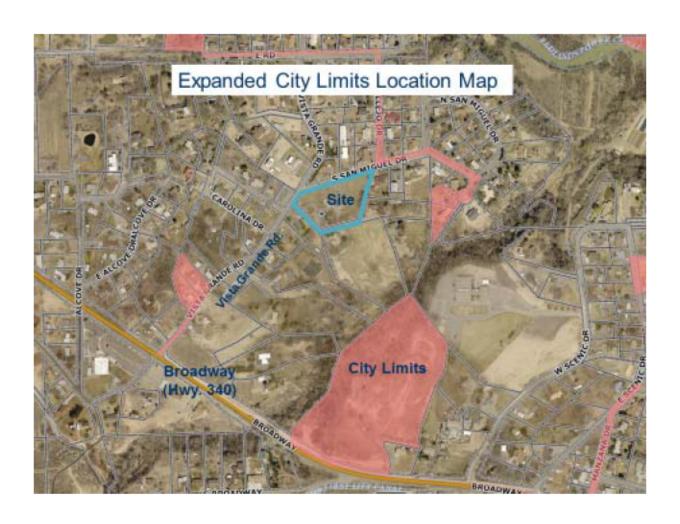
Annual Maintenance costs for the 2,300 square yards of pavement is estimated at approximately \$53/year to sweep, stripe and sign. There are no street lights present. Future chipseal costs for this additional area is estimated at \$5,600 and is planned as part of this area's normal chip seal cycle in the next six years.

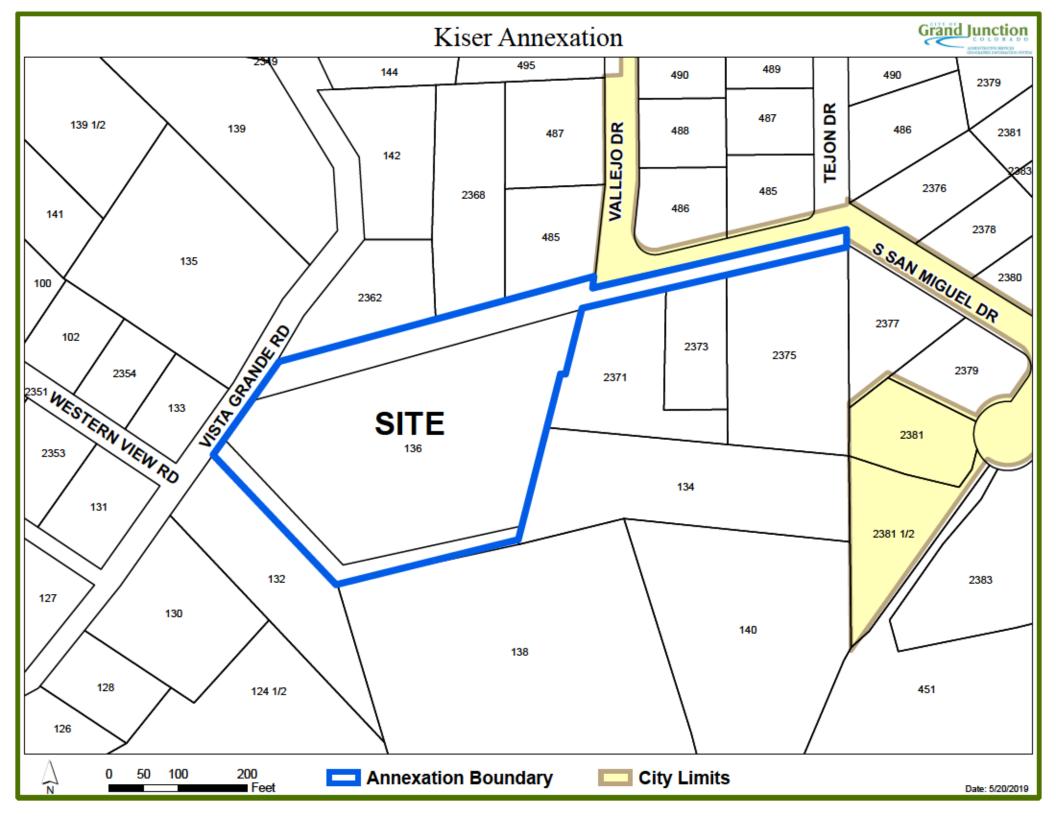
SUGGESTED MOTION:

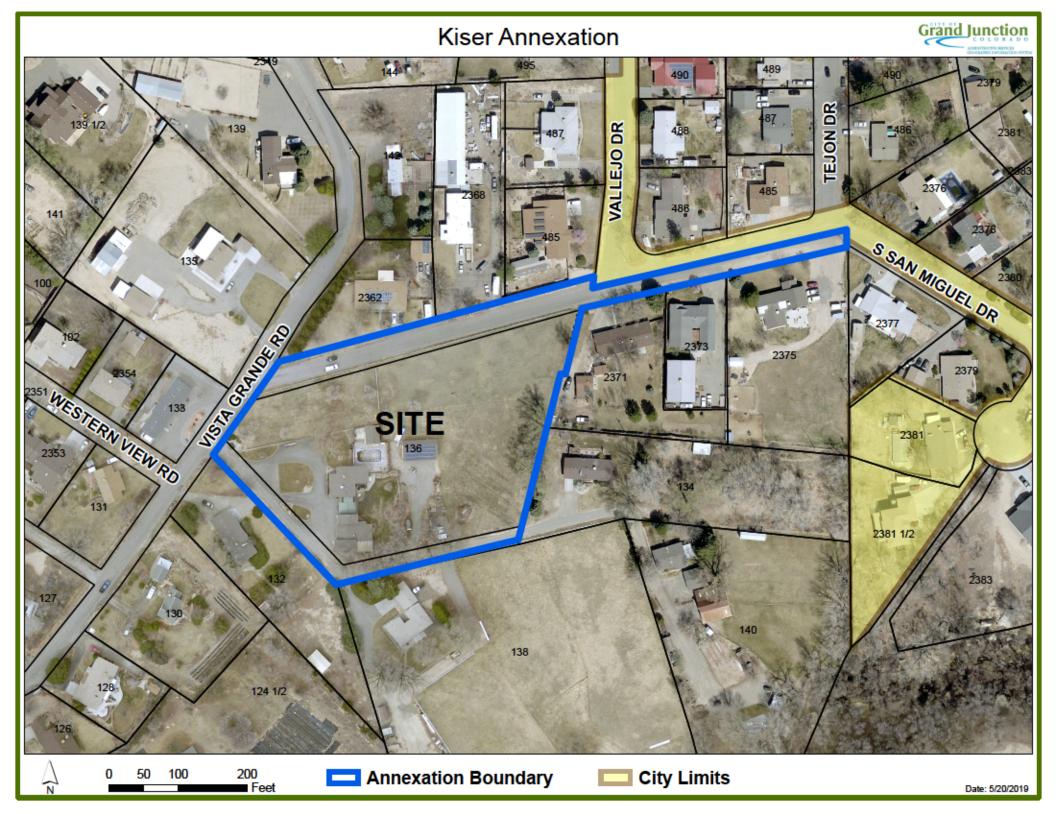
I move to adopt Resolution No. 43-19, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control, Kiser Annexation, approximately 3.557 acres, located at 136 Vista Grande Road as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Kiser Annexation, approximately 3.557 acres, located at 136 Vista Grande Road, and set a hearing for September 4, 2019.

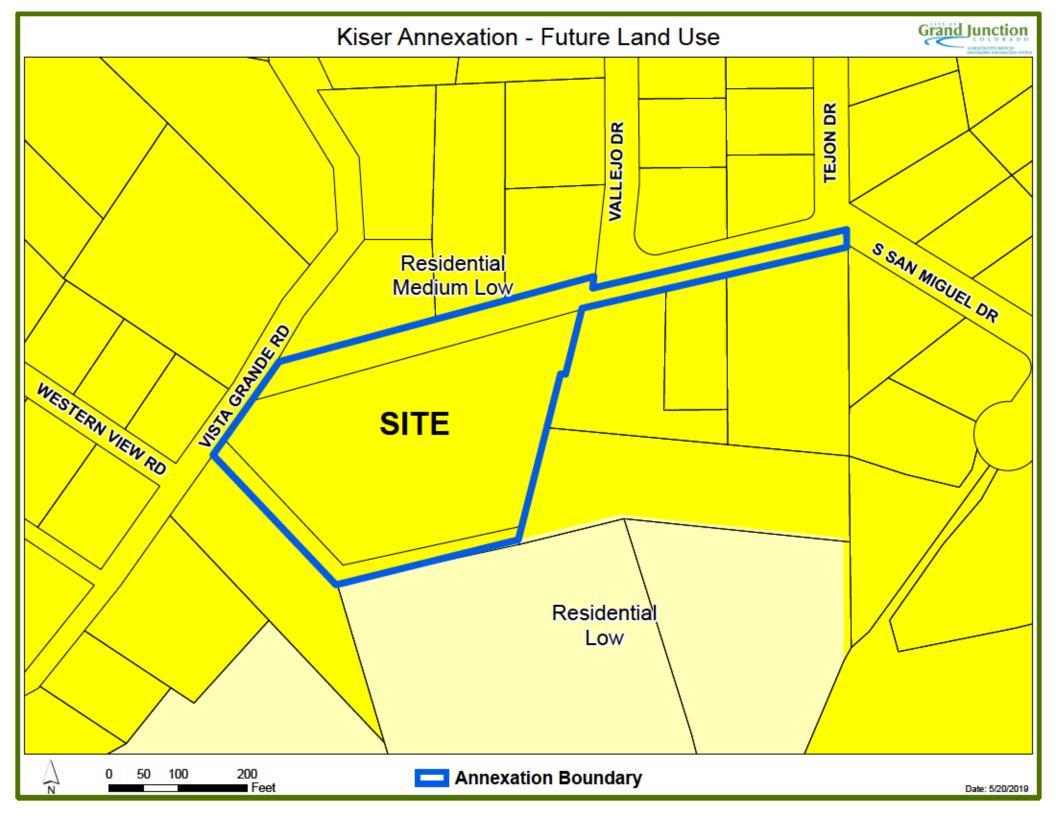
<u>Attachments</u>

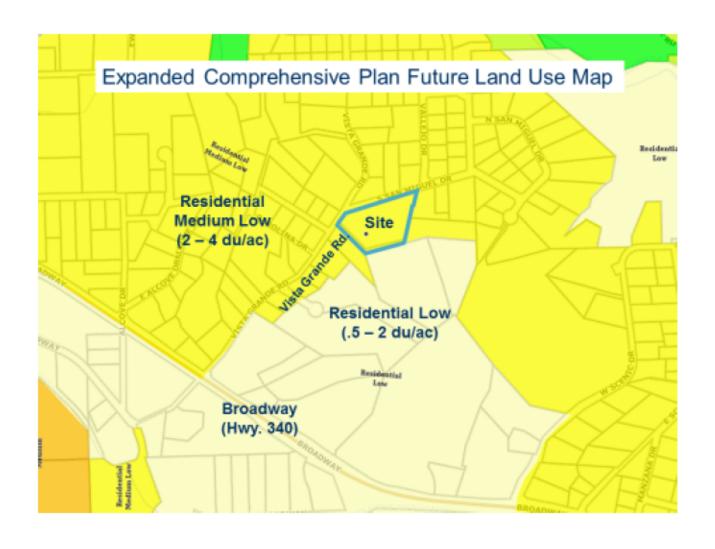
- 1.
- Site Location & Zoning Maps, etc. Kiser Annexation Schedule & Summary 2.
- Resolution Referral of Petition Kiser Annexation 3.
- Annexation Ordinance 4.

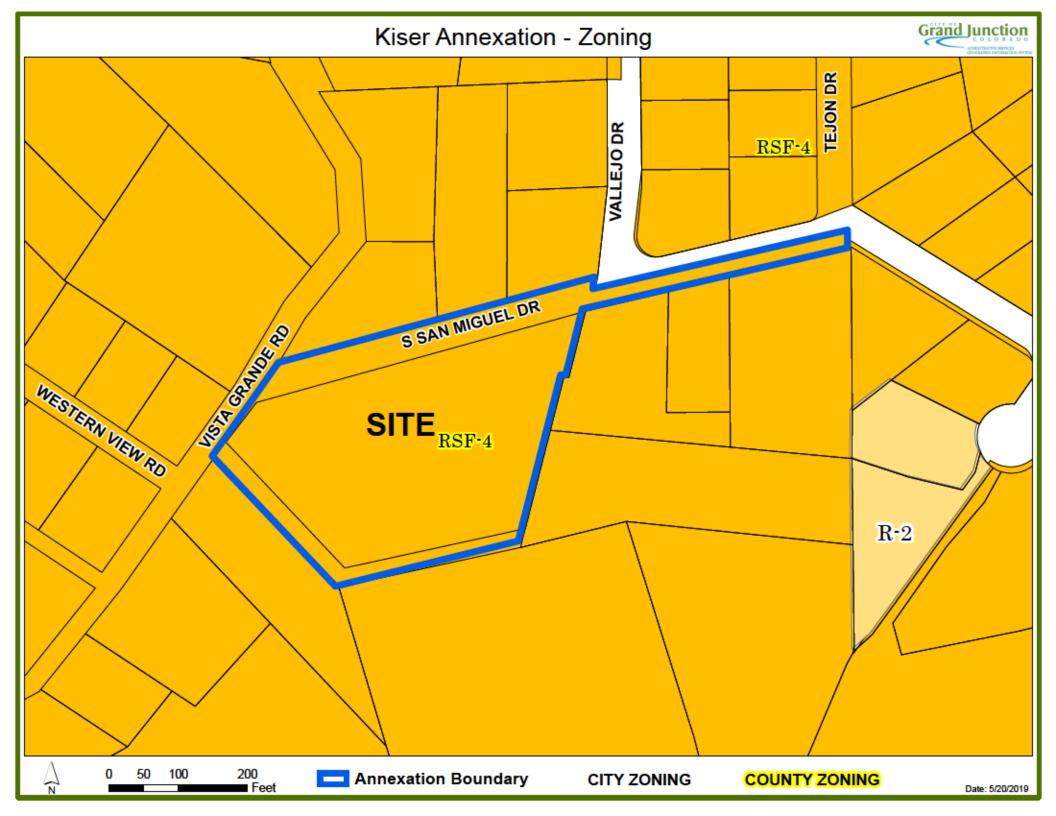


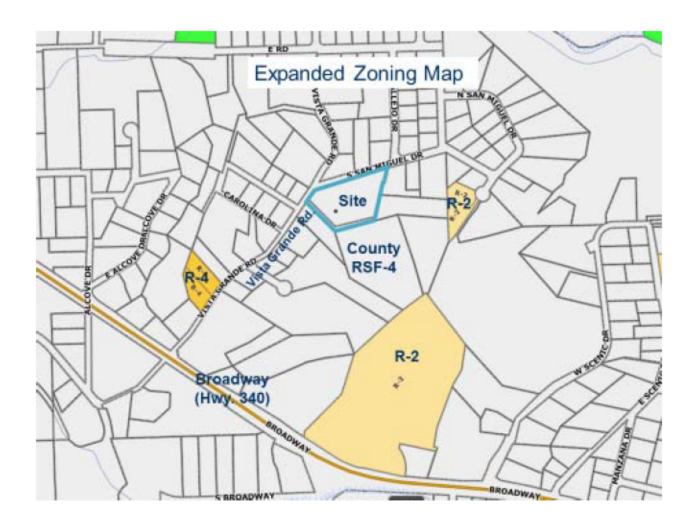














View of Property from Vista Grande & S. San Miguel

KISER ANNEXATION SCHEDULE				
July 17, 201		Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use		
July 23, 201	9 Planning Comr	nission considers Zone of Annexation		
August 21, 2019 Introduction of a		a Proposed Ordinance on Zoning by City Council		
September 4, 2	/IITU ·	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council		
October 6, 20	19 Effective date of	Effective date of Annexation		
ANNEXATION SUMMARY				
File Number:		ANX-2019-274		
Location:		136 Vista Grande Road		
Tax ID Number	s:	2945-171-00-032		
# of Parcels:	of Parcels:			
Existing Population:		2		
# of Parcels (owner occupied):		1		
# of Dwelling Units:		1		
Acres land annexed:		3.557		
Developable Acres Remaining:		2.887		
Right-of-way in Annexation:		0.67 acres		
Previous County Zoning:		RSF-4 (Residential Single Family – 4 du/ac)		
Proposed City Zoning:		R-2 (Residential – 2 du/ac)		
Current Land Use:		Single-family residence		
Future Land Use:		Residential Medium Low (2 – 4 du/ac)		
Values: Assessed:		\$30,810		
Actual: \$427,95		\$427,950		
Address Ranges:		136 Vista Grande Road		
Water:		Ute Water Conservancy District		
Sewer:		City of Grand Junction		
Special	Fire:	Grand Junction Rural Fire District		
Districts:	Irrigation/Drainage:	. 2		
	School:	Fruita Monument HS / Redlands Middle / Scenic Elementary		
	Pest:	Grand River Mosquito Control 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 17th day of July 2019, the following Resolution was adopted:

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

KISER ANNEXATION

APPROXIMATELY 3.557 ACRES LOCATED AT 136 VISTA GRANDE ROAD

WHEREAS, on the 17th day of July 2019, 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:

KISER ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of McCune Redlands Subdivision, as same is recorded in Plat Book 4, Page 20, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NE 1/4 of said Section 17 and assuming the South line of the NW 1/4 NE 1/4 of said Section 17 bears N 89°55'57" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'57" E, along said South line, a distance of 233.40 feet to the Easterly right of way for Vista Grande Drive and being a Witness Corner, Mesa County Survey Monument Number 498-1; thence N 35°30'31" E, along said Easterly right of way, a distance of 234.47 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue along said Easterly right of way, N 35°30'31" E, a distance of 102.94 feet; thence N 35°13'10" E, a distance of 62.55 feet, more or less, to a point being the Southwest corner of Lot 1, Vallejo West Subdivision, as same is recorded in Plat Book 11, Page 115, Public Records of Mesa County, Colorado; thence N 74°58'28" E, along the South line of Lots 1, 3 and 4 of said Vallejo West Subdivision, a distance of 472.19 feet, more or less, to a point on the Westerly right of way for Vallejo Drive and the Westerly line of Bellhouse Annexation No. 3, as same is recorded in Book 4133, Page 33, Public Records of Mesa County, Colorado; thence S 06°20'24" W, along said Westerly line of Bellhouse Annexation No. 3, a distance of 16.99 feet; thence N 77°07'00" E, along a Southerly line of said Bellhouse Annexation No. 3, a distance of 377.36 feet; more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence S 00°16'47" E, along said East line and a Westerly line of Bellhouse

Annexation No. 4, as same is recorded in Book 4133, Page 37, Pubic Records of Mesa County, Colorado, a distance of 25.62 feet; thence S 77°07'00" W, along the South right of way for South San Miguel Drive, a distance of 393.20 feet; thence S 14°12'57" W, a distance of 98.39 feet; thence N 87°34'57" W, a distance of 7.26 feet; thence S 14°24'05" W, a distance of 247.60 feet; thence S 76°12'57" W, a distance of 271.90 feet; thence N 43°19'03" W, a distance of 258.95 feet, more or less, to the Point of Beginning.

CONTAINING 154,951 Square Feet or 3.557 Acres, 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 4th day of September, 2019, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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.
- 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 day of . 2	0′	1	ć	J	Į
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Attest:	President of the Council	
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.

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DATES PUBLISHED
July 19, 2019
July 26, 2019
August 2, 2019
August 9, 2019

ORDINANCE NO.

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

KISER ANNEXATION

APPROXIMATELY 3.557 ACRES LOCATED AT 136 VISTA GRANDE ROAD

WHEREAS, on the 17th day of July 2019, 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 4th day of September 2019; 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:

KISER ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of McCune Redlands Subdivision, as same is recorded in Plat Book 4, Page 20, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NE 1/4 of said Section 17 and assuming the South line of the NW 1/4 NE 1/4 of said Section 17 bears N 89°55′57" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55′57" E, along said South line, a distance of 233.40 feet to the Easterly right of way for Vista Grande Drive and being a Witness Corner, Mesa County Survey Monument Number 498-1; thence N 35°30′31" E, along said Easterly right of way, a distance of 234.47 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue along said Easterly right of way, N 35°30′31" E, a distance of 102.94 feet; thence N 35°13′10" E, a distance of 62.55 feet, more or less, to a point being the Southwest corner of Lot 1, Vallejo West Subdivision, as same is recorded in

Plat Book 11, Page 115, Public Records of Mesa County, Colorado; thence N 74°58'28" E, along the South line of Lots 1, 3 and 4 of said Vallejo West Subdivision, a distance of 472.19 feet, more or less, to a point on the Westerly right of way for Vallejo Drive and the Westerly line of Bellhouse Annexation No. 3, as same is recorded in Book 4133, Page 33, Public Records of Mesa County, Colorado; thence S 06°20'24" W, along said Westerly line of Bellhouse Annexation No. 3, a distance of 16.99 feet; thence N 77°07'00" E. along a Southerly line of said Bellhouse Annexation No. 3, a distance of 377.36 feet; more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence S 00°16'47" E, along said East line and a Westerly line of Bellhouse Annexation No. 4, as same is recorded in Book 4133, Page 37, Pubic Records of Mesa County, Colorado, a distance of 25.62 feet; thence S 77°07'00" W, along the South right of way for South San Miguel Drive, a distance of 393.20 feet; thence S 14°12'57" W, a distance of 98.39 feet; thence N 87°34'57" W, a distance of 7.26 feet; thence S 14°24'05" W, a distance of 247.60 feet; thence S 76°12'57" W, a distance of 271.90 feet; thence N 43°19'03" W, a distance of 258.95 feet, more or less, to the Point of Beginning.

CONTAINING 154,951 Square Feet or 3.557 Acres, more or less, as described.

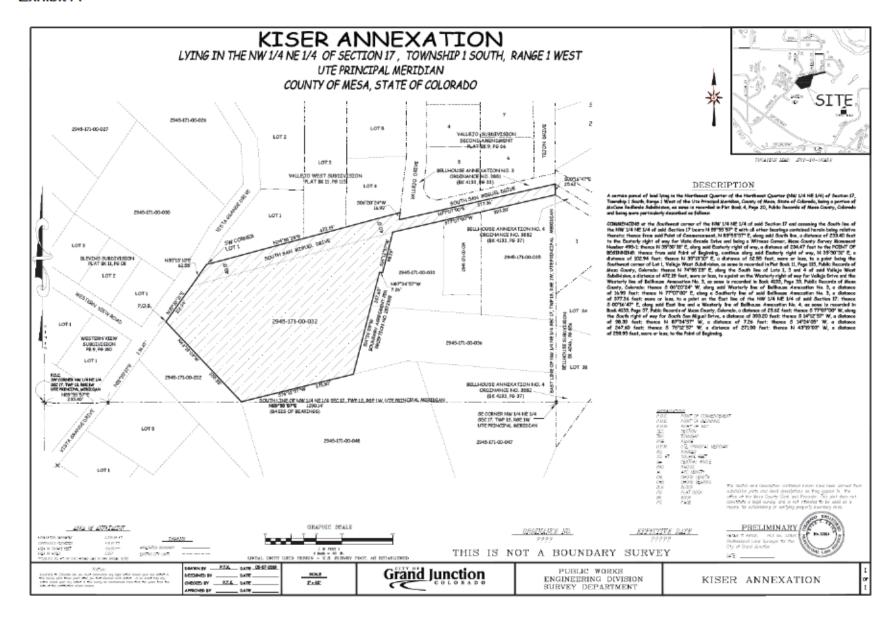
be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the _____ day of ______, 2019 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of ______, 2019 and ordered published in pamphlet form.

President of the Council

Attest:





Grand Junction City Council

Regular Session

Item #2.a.v.

Meeting Date: July 17, 2019

<u>Presented By:</u> Scott D. Peterson, Senior Planner

<u>Department:</u> Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate a Portion of the West Indian Creek Drive Rightof-Way and a Temporary Turnaround Identified within the Pepper Tree Filing No. Three Subdivision Plat and Set a Public Hearing for August 7, 2019

RECOMMENDATION:

The Planning Commission heard this item at their June 25, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Ronald Vincent, is requesting the vacation of portions of public Right-of-Way (1,938 sq. ft.) and a Temporary Turn Around and also the vacation of four (4) separate publicly dedicated Utility, Drainage and Sanitary Sewer Easements located within and/or abutting the land area of the proposed Pepper Ridge Subdivision. These easements and rights-of-way were granted for the purpose of serving the Pepper Tree Subdivision which was platted and developed in 1982. The proposed vacation of public Utility, Drainage and Sanitary Sewer Easements are completed via resolution and will be reviewed separately by the City Council on August 7, 2019.

The Applicant is currently in the process of a Preliminary/Final Subdivision Plan Review to develop a residential subdivision adjacent to Pepper Tree Subdivision and is proposing to create 25 single-family attached dwelling units and lots on a total of 3.31 acres in an existing R-8 (Residential – 8 du/ac) zone district. During the review process for the new subdivision proposal, it was determined that a portion of existing right-of-way (1,938 sq. ft.) may be vacated with the design of the new subdivision redirecting the roadway in the new subdivision. Four (4) separate publicly dedicated

Utility, Drainage and Sanitary Sewer Easements may also be vacated in order to accommodate the future property lines and building locations with new easements and/or right-of-way being granted to the City to accommodate the location of the utilities, including sanitary sewer and drainage for the new subdivision and the Pepper Tree Subdivisions. There is currently an existing sanitary sewer main located within the two (2) Sanitary Sewer Easements, however a new sanitary sewer main will be constructed and rerouted within the proposed new street right-of-way to be granted to the City as part of the subdivision development. The other utility and drainage easements and right-of-way requested for vacation do not contain utility infrastructure. The new development will account for any drainage and utilities that would otherwise have been included in the easements if not vacated.

BACKGROUND OR DETAILED INFORMATION:

The 3.13 acres of property proposed for the Pepper Ridge Subdivision is currently vacant, however the Applicant is currently in the review process for a Preliminary/Final Subdivision Plan to develop 25 single-family attached dwelling units/lots on the property. Based on the Applicant's plan for development, the current location of the existing sanitary sewer and utility, drainage easements, the existing easements would interfere with the desired placement of the residential units and lot lines. Therefore, the Applicant is requesting the vacations of the easements and right-of-way located on the property and to dedicate new easements and new ROW to accommodate existing and proposed infrastructure as proposed on the draft subdivision plat to avoid the anticipated building locations and lot lines. In addition, the Applicant would be acting to clean-up encumbrances on the property by removing excess easements from the property that are no longer necessary.

The subject property of 3.31 acres is located south of the existing Pepper Tree Subdivision and currently contains a 15-foot wide Utility & Drainage Easement located along the east property line (Easement #1 as identified on the Improvement Survey Plat), a 15-foot wide Drainage Easement that bisects the property (Easement #2), a Sanitary Sewer Easement that is located along the south and west property lines (Easement #3) and a 20-foot wide Sanitary Sewer Easement that also bisects the property (Easement #4). The existing 15-foot wide Utility & Drainage Easement located along the east property line was dedicated by separate instrument to the City of Grand Junction in August, 1982 (Book 1385, Page 731) for the use and maintenance of utilities and drainage. Correspondingly, the existing 15-foot wide Drainage Easement that bisects that property was also dedicated by separate instrument to the City of Grand Junction in August, 1982 (Book 1385, Page 732) for the use and maintenance of utilities and drainage.

The two Sanitary Sewer Easements were recorded in July, 1982 in Book 1384, Page 473 and Book 1384, Page 474 respectfully for the use and maintenance of sanitary sewer mains and dedicated to the Central Grand Valley Sanitation District which has

since dissolved with the City of Grand Junction taking over its infrastructure. Currently, these sanitary sewer mains are in use, however, a new sanitary sewer main is proposed to be constructed and rerouted within a new street right-of-way (an extension of W. Indian Creek Drive) as part of the subdivision development for Pepper Ridge. In addition, the new sanitary sewer line would be located within a new right-of-way rather than within an easement. The existing sanitary sewer main shall be required to be reconstructed within the new right-of-way location. Staff is recommending as a condition of approval that the two (2) sanitary sewer easements requested to be vacated be conditioned upon the new sanitary sewer main being installed within the proposed new publicly dedicated right-of-way as identified on the proposed subdivision plat or otherwise granted easement(s) for its location to the City as all approved by the City with proper abandonment of the sewer main in the easements requested to be vacated.

For the portion of right-of-way vacation, the Applicant is proposing as part of their subdivision platting a new roadway in a slightly re-aligned configuration of W. Indian Creek Drive. This realignment will create 1,938 sq. ft. (0.04 acres) of excess right-of-way from the original alignment. The ROW to be vacated was platted as part of the Pepper Tree, Filing No. Three Subdivision as recorded in Book 13, Page 192. This area of right-of-way contains no existing utility infrastructure with the exception of existing asphalt and curbing which the applicant will be responsible for removing.

The Temporary Turn Around easement was intended to terminate with future filings of Pepper Tree Subdivision plat, yet the additional plats continued to show the easement. The last plat recorded specifically referred to the Temporary Turnaround easement as existing. The turnaround will no longer be needed if the proposed right-of-way is granted to the City so staff is recommending the City's interest be terminated with the condition that the proposed right-of-way or otherwise acceptable right-of-way to the City be granted.

The other two utility and drainage easements along with the requested right-of-way vacations, contain no utility infrastructure. New easements as necessary for the utility and drainage infrastructure for the new subdivision would be dedicated as necessary on the plat or by separate instrument.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting is not required for an easement or right-of-way vacation and no utility companies voiced opposition to the proposed vacation requests as part of the Preliminary/Final Subdivision Plan applications (City file # SUB-2019-3).

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 March 8, 2019. 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 June 12, 2019. The notice of the public hearing for the Planning Commission meeting was published June 18, 2019 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

 The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate existing public easements and rights-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan or other adopted plans and policies of the City. Vacation of these easements and rights-of-way will have no impact on public facilities or services provided to the general public since new easements and rights-of-way are required to be granted to the City as part of the development of the Pepper Ridge Subdivision and the existing sanitary sewer main will be rerouted and relocated within the new publicly dedicated right-of-way for W. Indian Creek Drive as a condition of approval.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy C: The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 11 / Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Therefore, staff has found this criterion has been met.

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

This request is to vacate existing publicly dedicated easements and small portions of existing right-of-way. As such, no parcels will be landlocked as a result of the proposed vacation requests. Therefore, staff has found this criterion has been met.

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

These vacation requests do not impact access to any parcel and as such, staff finds this criterion has been met.

(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;

A new and re-routed sanitary sewer main will be constructed within the new dedicated right-of-way as identified on the proposed subdivision plat and new drainage and utility easements as well as right-of-way, as necessary will also be identified/dedicated on the subdivision plat or by separate instrument. No comments concerning the proposed vacations were received from the utility review agencies or the adjacent property owners indicating issue or adverse impacts related to this request or the quality of services provided to the property.

Staff therefore finds this criterion has been met.

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

A new/re-routed sanitary sewer main will be constructed within the new publically dedicated right-of-way as identified on the subdivision plat and new right-of-way, drainage and utility easements will also be identified/dedicated as necessary. Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services.

Staff finds that this criterion has been met.

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

Maintenance requirements for the City will not substantially change as a result of the proposed vacations as the existing sanitary sewer main will be re-routed into the new right-of-way for W. Indian Creek Drive. With the elimination of existing easements with the granting of any new necessary easements, the Applicant can develop the property as needed to avoid the impact to the anticipated building locations and lot development and will also serve as a general clean-up of the property by removing excess easements from the property that are no longer necessary, which will benefit the Applicant's overall site development. As such, Staff finds that this criterion has been

met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Pepper Ridge Subdivision Vacation of Rights-of-Way and Public Utility, Drainage and Sanitary Sewer Easements requests, VAC-2019-314 and VAC-2019-315, located at the south end of W. Indian Creek Drive, the following findings of fact have been made with the recommended conditions of approval:

The requests conform with Section 21.02.100 (c) of the Zoning & Development Code.

The requested vacations do not conflict with the goals and policies of the Comprehensive Plan.

Condition 1. Prior to recording of a resolution vacating the two Sanitary Sewer Easements, an approved sanitary sewer main will be reconstructed/re-routed to be located within the right-of-way of W. Indian Creek Drive or as otherwise approved by the City, consistent with City standards. Said right-of-way shall be conveyed, either by separate instrument or on a subdivision plat.

Condition 2. Prior to recording of an ordinance vacating the portions of public rights-ofway located at the south end of W. Indian Creek Drive, new right-of-way shall be granted to the City that connects W. Indian Creek Drive to Presley Avenue either by separate instrument or on a subdivision plat.

Therefore, Staff recommends conditional approval of the requested vacations.

FISCAL IMPACT:

There is no fiscal impact related to the right-of-way vacation request as the property owner/developer will be dedicating new right-of-way for West Indian Creek Drive as part of their subdivision development.

SUGGESTED MOTION:

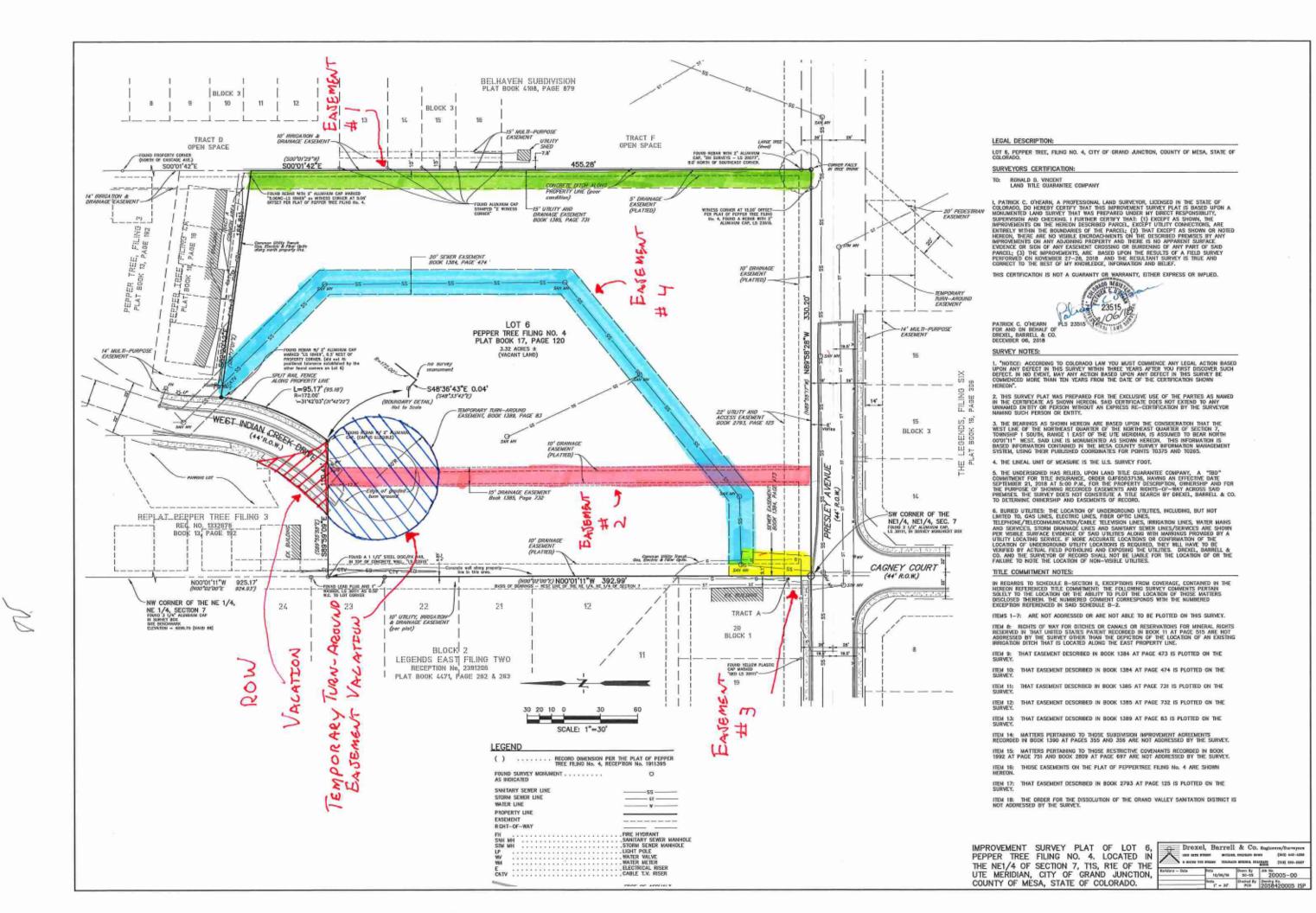
I move to introduce an ordinance vacating a portion of the West Indian Creek Drive right-of-way and a temporary turnaround identified within the Pepper Tree Filing No. Three Subdivision Plat, located at the south end of West Indian Creek Drive and set a public hearing for August 7, 2019.

Attachments

- Site Location & Aerial Photo Maps
- Improvement Survey Plat Easement Locations (2)
- Vacation Ordinance







CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.	
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AN ORDINANCE VACATING A PORTION OF THE WEST INDIAN CREEK DRIVE RIGHT-OF-WAY AND A TEMPORARY TURNAROUND IDENTIFIED WITHIN THE PEPPER TREE FILING NO. THREE SUBDIVISION PLAT

LOCATED AT THE SOUTH END OF WEST INDIAN CREEK DRIVE

Recitals:

A vacation of a portion of right-of-way for W. Indian Creek Drive and a Temporary Turnaround has been requested by the developer, Ronald Vincent in anticipation of further subdividing and developing the abutting property to the south for future residential development for the proposed Pepper Ridge Subdivision. The applicant is proposing a slight re-alignment of the right-of-way from the current platted right-of-way for W. Indian Creek Drive in conjunction with the development of Pepper Ridge Subdivision. The re-alignment will create 1,938 sq. ft. (0.04 acres) of excess right-of-way that was platted as part of the Pepper Tree, Filing No. Three subdivision as recorded in Plat Book 13, Page 76. With the grant of new right-of-way as proposed, the Temporary Turnaround Easement on Lot 6 of Pepper Tree Filing No. 4 as recorded in the Mesa County Public records in Plat Book 17 at Page 120 will no longer be necessary. These areas of right-of-way contain no existing utility infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain rights-of-way dedicated and/or appearing within the Pepper Tree Filing No. Three subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

- 1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.
- Prior to recording of an ordinance vacating the portions of public rights-of-way located at the south end of W. Indian Creek Drive, new right-of-way shall be granted to the City that connects W. Indian Creek Drive to Presley Avenue either by separate instrument or on a subdivision plat.

A PORTION OF THE RIGHT-OF-WAY FOR WEST INDIAN CREEK DRIVE, DEDICATED ON THE FINAL PLAT OF PEPPER TREE FILING No. THREE, A SUBDIVISION RECORDED AT RECEPTION NUMBER 1332676 IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND CONSIDERING THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO BEAR NORTH 00°01'11" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00°01'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 392.99 FEET TO THE SOUTHWEST CORNER OF SAID PEPPER TREE FILING No. THREE;

THENCE SOUTH 89°59'09" EAST, ALONG THE SOUTHERLY LINE OF SAID PEPPER TREE FILING No. 3, A DISTANCE OF 50.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST INDIAN CREEK DRIVE AND THE "POINT OF BEGINNING";

THENCE NORTH 44°58'46" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.97 FEET TO A POINT OF CURVE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°47'55, A RADIUS OF 128.00 FEET, AN ARC LENGTH OF 75.51 FEET AND A CHORD WHICH BEARS NORTH 28°04'48" EAST, A DISTANCE OF 74.42 FEET TO A NON-TANGENT POINT:

THENCE SOUTH 04°47'16" EAST, A DISTANCE OF 32.11 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°54'11", A RADIUS OF 156.50 FEET, AN ARC LENGTH OF 46.17 FEET, AND A CHORD WHICH BEARS SOUTH 13°14'22" EAST, A DISTANCE OF 46.00 FEET TO A NON-TANGENT POINT OF CURVE ON THE SOUTHERLY LINE OF SAID PEPPER TREE FILING No. 3, WHENCE THE RADIUS POINT BEARS NORTH 53°47'59" WEST;

THENCE ALONG SAID SOUTHERLY LINE OF PEPPER TREE FILING NO. THREE THE FOLLOWING 3 (three) COURSES:

1) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°51'49", A RADIUS OF 172.00 FEET, AN

ARC LENGTH OF 5.59 FEET AND A CHORD WHICH BEARS S 37°07'55" WEST, A DISTANCE OF 5.59 FEET TO A NON-TANGENT POINT;

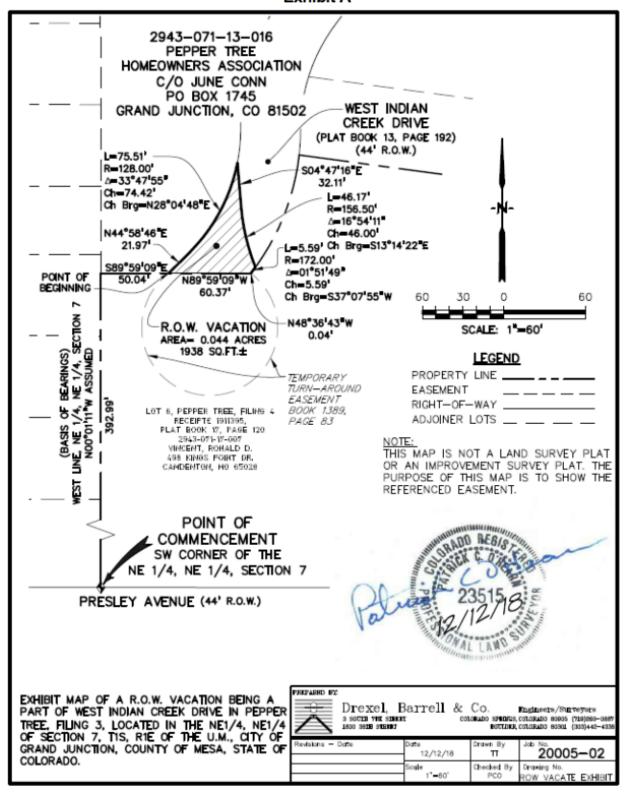
- 2) NORTH 48°36'43" WEST, A DISTANCE OF 0.04 FEET;
- 3) NORTH 89°59'09" WEST, A DISTANCE OF 60.37 FEET TO THE "POINT OF BEGINNING".

CONTAINING 0.044 ACRES OR 1938 SQUARE FEET, MORE OR LESS.

Along with the Temporary Turn Around Easement granted to the City of Grand Junction in the document recorded in the Mesa County Clerk and Recorder's records in Book 1389 at Page 83 and as last depicted on Pepper Tree Filing No. Four plat recorded in the Mesa County Clerk and Recorder's records in Plat Book No. 17 at Page 120.

See Exhibit A.		
Introduced on first reading this pamphlet form.	day of	, 2019 and ordered published in
Adopted on second reading this pamphlet form.	day of	, 2019 and ordered published in
ATTEST:		
City Clerk	<u>_</u>	Mavor

Exhibit A





Grand Junction City Council

Regular Session

Item #2.a.vi.

Meeting Date: July 17, 2019

<u>Presented By:</u> Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior 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 Maverick Estates Annexation of 19.608 Acres, Located at 2428 H Road

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Maverick Estates Annexation, introducing the proposed Ordinance and setting a hearing for August 21, 2019.

EXECUTIVE SUMMARY:

Since there was an error in the original annexation plats for the Maverick Estates Annexation plats regarding the acreage to be annexed and the need to notice property owners along the "flagpole" portion of the annexation, the petition for the annexation should be corrected and the hearing rescheduled to August 21st consistent with the date to which the City Council previously continued the hearing. An annexation hearing must be set not less than 30 days nor more than 60 days after this resolution is adopted by the City Council. This resolution affirms the eligibility for the City to consider annexation, however no action on the annexation is taken until the scheduled hearing on August 21st.

The Applicant, GJ Mavericks Investments LLC, have requested annexation of their 17.50 acres located at 2428 H Road. The proposed annexation will be conducted as a five-part "Serial Annexation" in order to gain one-sixth contiguity per State statute. The proposed annexation also includes an additional 2.09 acres of the adjacent 24 ¼ Road

and H Road rights-of-way. The subject property is currently vacant but was once utilized as a sod farm. The owner has petitioned for annexation in anticipation of future residential subdivision development for the property, which is anticipated to constitute "annexable development" and as such is required to annex in accordance with the Persigo Agreement. The petition has been referred to City Council as provided by Colorado law. Consideration for zoning of this annexation will be heard in a future City Council action

BACKGROUND OR DETAILED INFORMATION:

The Maverick Estates Annexation consists of one 17.50-acre parcel of land located at 2428 H Road. The property is currently vacant. The Applicant wishes to annex the property into the City limits in anticipation of future residential subdivision development. The Applicant will be requesting a zoning for the property of R-4 (Residential – 4 du/ac). Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The property is currently not adjacent to existing city limits, however is within the Persigo 201 boundary and is annexable development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The property owner has signed a petition for annexation of the property.

This property was annexed into the Persigo 201 Sewer Service Area Boundary by the Persigo Board (Mesa County Commissioner's and City Council) in August, 2018 after petition by the applicant so that the potential subdivision development would be able to connect to City sewer. Nearest sewer availability to this property would be at the intersection of 24 and H Roads. Connection to sanitary sewer would be the responsibility of the potential developer.

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 Maverick 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;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and

economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation:
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

FISCAL IMPACT:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation. Based on the current assessed values of the annexation area and prior to development, the City property tax revenue is estimated to be \$51.60 annually. Sales and use tax revenues will be dependent on construction activity and consumer spending on City taxable items for residential and commercial uses.

Currently the property is in the Grand Junction Rural Fire Protection District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$38.30 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed, the Rural District mill levy will be removed and the City's 8 mills that will generate \$51.60 per year prior to development and an estimated \$16,600 per year after full development (assuming 68 units at an average of \$425,000 per unit) will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

The fire department does not have a record of responding to this location for any incidents and with an estimated build out of 68 units, the increase in incident volume is estimated to be minimal at 5-10 fire and EMS calls annually. The area is served by Fire Station #3 however response times are longer than other areas due to the distance from the fire station. Response time is estimated to be 6-8 minutes from time of dispatch for an emergent call for service, which is longer than National Fire Protection Association response time standards. The City has been working to address the current and future fire and EMS coverage demands of this area and is planning for a new Fire Station at 23 and H Road.

Streets

24 ¼ Road is a half street with a cul-de-sac that was constructed in 2008 or 2009 as part of Albino Estates Subdivision. There is approximately 19,500 square feet / 850 liner feet of pavement on 24 ¼ Road along with approximately 850 linear feet of 7-foot curb, gutter and sidewalk all in good condition.

A 680 ft. section of H Road is also included in this annexation. The asphalt is approximately 22 feet in width with 2-foot road based shoulders and concluding in borrow ditches. There is presently no curb, gutter, sidewalk or street lights present on H Road. There is approximately 15,000 sq. ft. of pavement in H Road to be maintained that is estimated at a Pavement Condition Index in the low 60's.

Future chip seal costs for these roads is estimated at \$9,500 and is planned as part this area's normal chip seal cycle in the next five years. Annual maintenance cost for the annexation is estimated at approximately \$246/year to sweep, stripe and sign, and maintain the 1550 ft. of borrow ditches. There are no street lights.

The cost to construct the 680 ft. section of H Road to a collector road (3 lanes with curb, gutter, sidewalk and bike lanes both sides) is estimated at \$650,000.

Utilities

Water and sewer services are available to this property.

This property is within the Ute Water District service area. There is a 24-inch water line run along the H Road bordering this property.

The property was approved for inclusion into the Persigo 201 Sewer Service Area by the Persigo Board on 8/23/18. A determination was made at that time that the property can be served by the Persigo wastewater system. However, the property does not currently have a sewer connection.

Plant Capacity: Based on a Future Land Use of Residential Medium Low, this 17.38-acre property could be developed with up to 68 dwelling units. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently receives approximately 8 million gallons per day. The anticipated additional flow associated with this project is 12,000 gallons per day.

Staff have determined that the wastewater treatment plant has sufficient capacity to treat the additional wastewater from this property when developed.

Ability to Serve Area: An existing 8-inch sanitary sewer located at H Road and 24 Road, would need to be extended approximately 1,400 feet to serve this property. There is capacity in the sewer line to accommodate future development of this property

with 68 dwelling units.

Staff has determined that the City has the ability to serve the property if sewer is extended from H Road and 24 Road to the subject property.

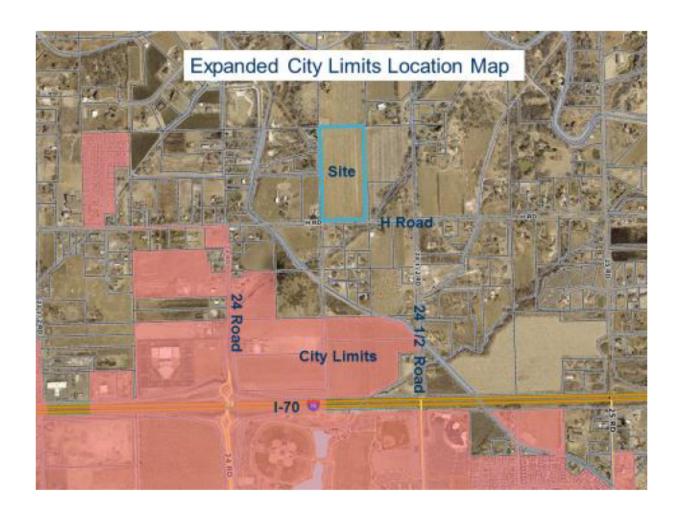
Sewer Service Charges: Monthly sewer service rates for single family units are \$22.40. These rates have been determined sufficient to cover the cost of service.

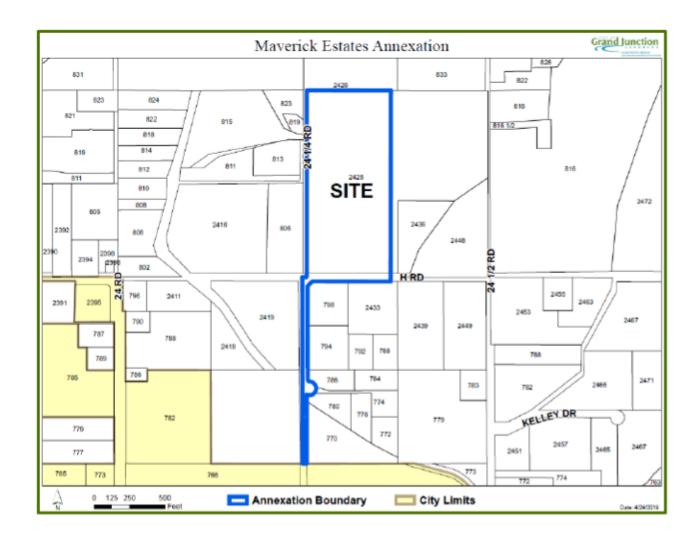
SUGGESTED MOTION:

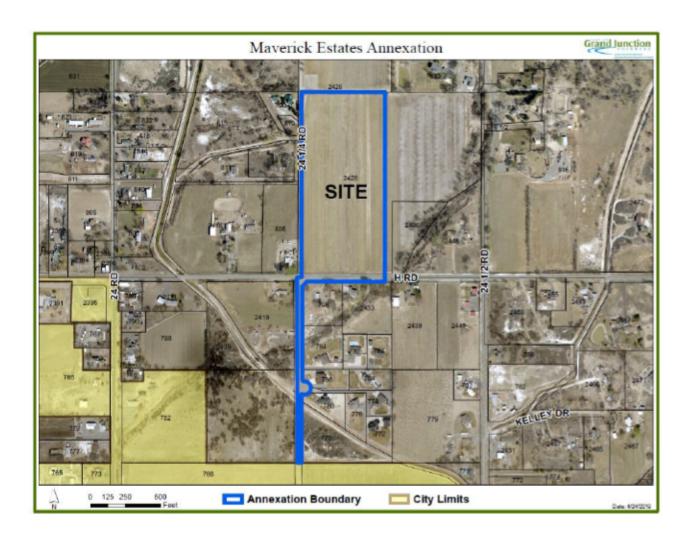
I move to adopt Resolution No. 44-19, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control, Maverick Estates Annexation, approximately 19.608 acres, located at 2428 H Road, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Maverick Estates Annexation, approximately 19.608 acres, located at 2428 H Road, and set a hearing for August 21, 2019.

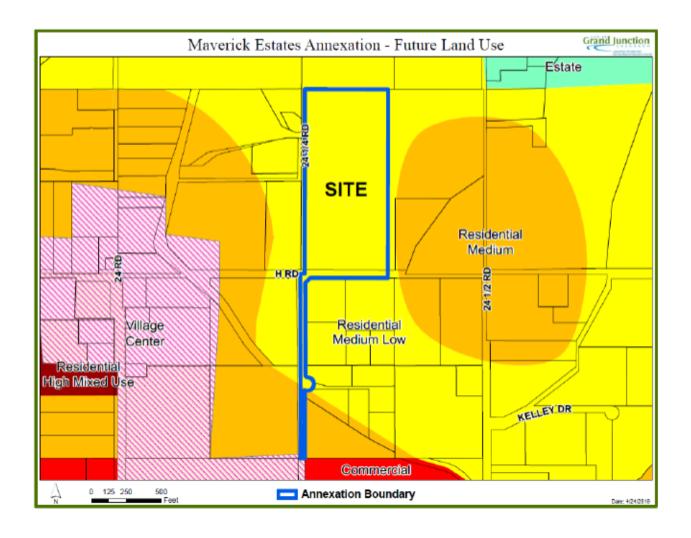
Attachments

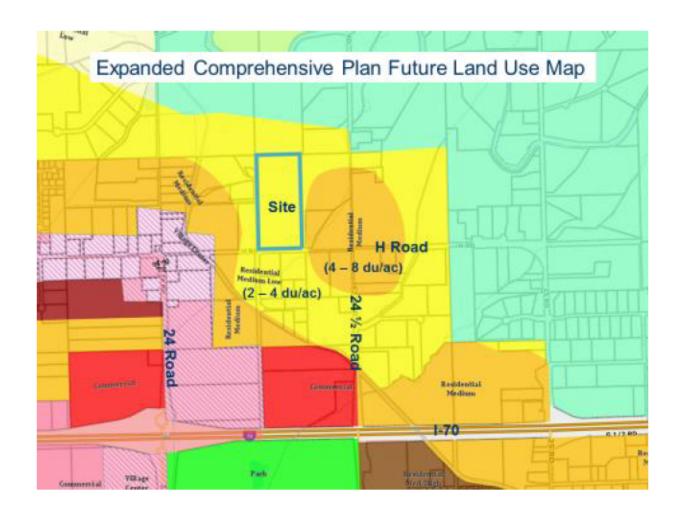
- Site Location & Zoning Maps, etc.
- Maverick Estates Annexation Schedule & Summary
- Resolution Referral of Petition Maverick Estates July 2019
- 4 Annexation Ordinance

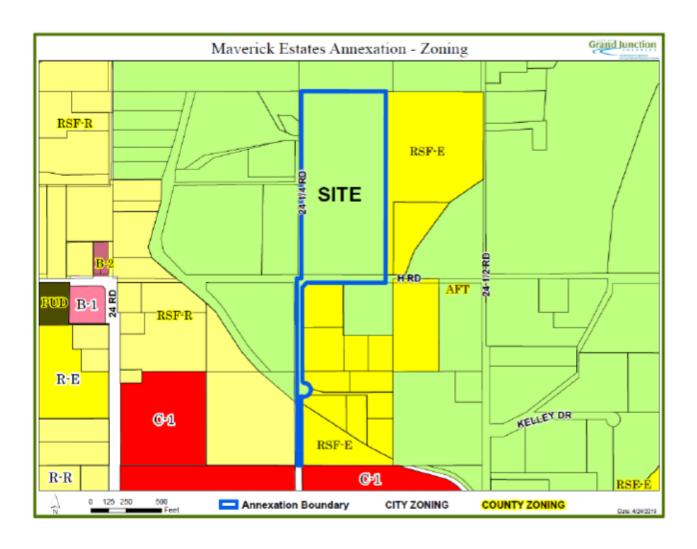


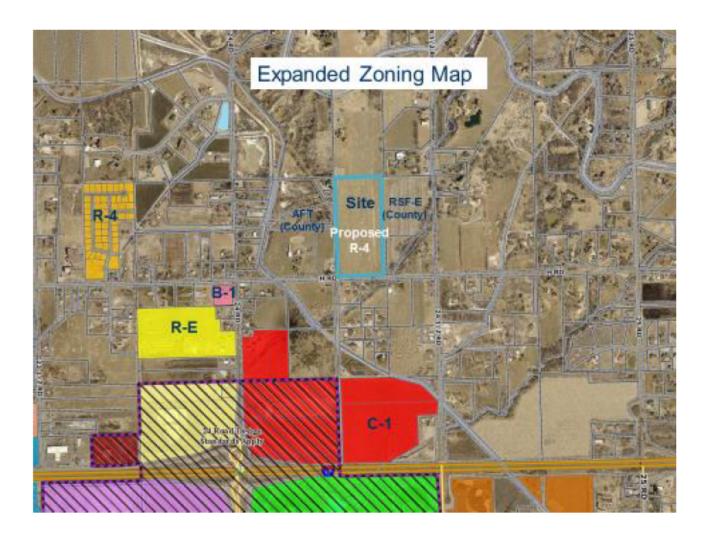


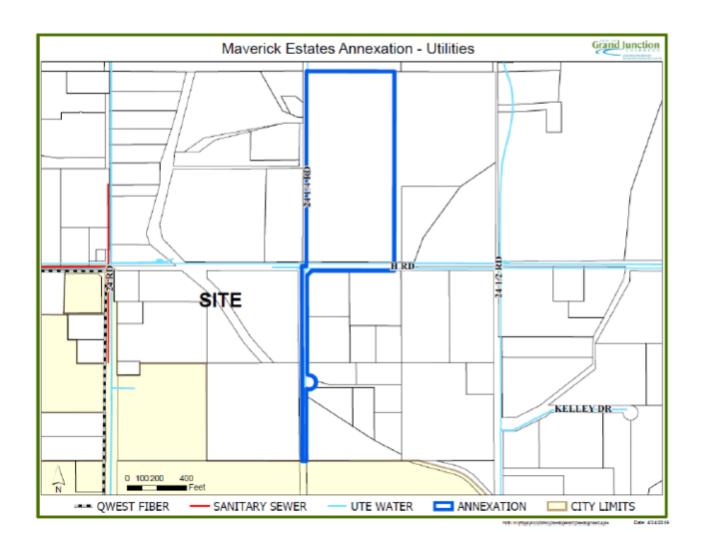














View of property from H Road

MA	VERICK ESTAT	ES ANNEXATION SCHEDULE		
July 17, 2019		Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use		
March 26, 201	Planning Comm	Planning Commission considers Zone of Annexation		
April 17, 201	9 Introduction of a	Introduction of a Proposed Ordinance on Zoning by City Council		
August 21, 20	Acceptance of F by City Council	Acceptance of Petition and Public Hearing on Annexation and Zoning		
September 22, 2	2019 Effective date of	of Annexation		
	ANNEXATION SUMMARY			
File Number:		ANX-2019-37		
Location:		2428 H Road		
Tax ID Numbers	3 :	2701-283-04-001		
# of Parcels:		1		
Existing Popula	ntion:	0		
# of Parcels (ov	vner occupied):	0		
# of Dwelling Units:		0		
Acres land anno	exed:	19.608		
Developable Acres Remaining:		17.50		
Right-of-way in Annexation:		2.099 acres		
Previous County Zoning:		AFT (Agricultural, Forestry, Transitional)		
Proposed City Zoning:		R-4 (Residential – 4 du/ac)		
Current Land U	se:	Vacant land		
Future Land Use:		Residential Medium Low (2 – 4 du/ac)		
Values:		\$6,450		
values.	Actual:	\$22,230		
Address Ranges: 2428 H Road		2428 H Road		
	Water:	Ute Water Conservancy District		
■ ⊢	Sewer:	City of Grand Junction		
I Special –	Fire:	Grand Junction Rural Fire District		
Districts:	Irrigation/Drainage:	GVIC/GVDD		
I ⊢	School:	Fruita Monument HS / Fruita Middle / Appleton Elementary		
	Pest:	Grand River Mosquito Control 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 17th day of July 2019, 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

MAVERICK ESTATES ANNEXATION

APPROXIMATELY 19.608 ACRES LOCATED AT 2428 H ROAD

WHEREAS, on the 17th day of July 2019, 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:

MAVERICK ESTATES ANNEXATION NO. 1

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N 89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,050 Square Feet or 0.024 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 2

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 3,300 Square Feet or 0.075 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 3

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

CONTAINING 6,375 Square Feet or 0.146 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 4

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17'45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36'09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21'48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55'13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W. along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

CONTAINING 26,189 Square Feet or 0.601 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 5

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County. Colorado, a distance of 254.04 feet; thence N 89°53'00" W, a distance of 8.50 feet, more or less, to the Point of Beginning.

CONTAINING 817,274 Square Feet or 18.762 Acres, 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 21st day of August, 2019, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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.
- 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.

2019

ABOT TEB IIIo_	day or, 2010.
Attest:	President of the Council
/ titost.	
City Clerk	

day of

ADOPTED the

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

DATES PUBLISHED
July 19, 2019
July 26, 2019
August 2, 2019
August 9, 2019

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MAVERICK ESTATES ANNEXATION

APPROXIMATELY 19.608 ACRES LOCATED AT 2428 H ROAD

WHEREAS, on the 17th day of July 2019, 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 21st day of August 2019; 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:

MAVERICK ESTATES ANNEXATION NO. 1

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 50.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for said 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 60.00 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33; thence N

89°50'39" W, along said South line, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,050 Square Feet or 0.024 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 2

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°50'39" W along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 10.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said West right of way, a distance of 210.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 150.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 10.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 50.00 feet; thence N 89°50'39" W, a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 3,300 Square Feet or 0.075 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 3

A certain parcel of land lying in the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°00'20" E, along said East line, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°00'20" E, along said East line, a distance of 150.00

feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 345.00 feet; thence S 89°50'39" E, a distance of 15.00 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said East line, a distance of 335.00 feet; thence S 89°50'39" E, a distance of 7.50 feet; thence S 00°00'20" W, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet, more or less, to the Point of Beginning.

CONTAINING 6,375 Square Feet or 0.146 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 4

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 28 and the North Half of the Northwest Quarter (N-1/2 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 33 and assuming the East line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°00'20" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'39" E along the South line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 33, a distance of 15.00 feet to a point on the East right of way for 24-1/4 Road: thence N 00°00'20" E, along said East right of way, a distance of 70.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°50'39" W, a distance of 7.50 feet; thence N 00°00'20" E, a distance of 160.00 feet; thence N 89°50'39" W, a distance of 7.50 feet to a point on the East line of the NW 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said East line, a distance of 335.00 feet; thence N 89°50'39" W, a distance of 15.00 feet to a point on the West right of way for 24-1/4 Road; thence N 00°00'20" E, along said West right of way, a distance of 755.09 feet to a point on the North line of the NW 1/4 NW 1/4 of said Section 33; thence S 89°48'31" E, along said North line, a distance of 15.00 feet to a point being the Northwest corner of the NE 1/4 NW 1/4 of said Section 33; thence S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet to a point on the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 23 per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado; thence N 00°07'00" E, along the East line of the West one rod of said SE 1/4 SW 1/4 of said Section 28, a distance of 224.02 feet; thence S 89°53'00" E, a distance of 8.50 feet to a point on the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County, Colorado; thence S 00°07'00" W, along said West line and its Southerly extension, a distance of 254.04 feet; thence N 89°59'40" W, a distance of 24.94 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence S 00°00'20" W, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 22.00 feet to a

point being the beginning of a 13.50 foot radius curve, concave Northeast, whose long chord bears S 44°17′45" E with a long chord length of 18.86 feet; thence Southeasterly along the arc of said curve, thru a central angle of 88°36′09", an arc length of 20.88 feet to a point being the beginning of a 48.00 foot radius curve, concave West, whose long chord bears S 12°21′48" W with a long chord length of 94.25 feet; thence Southerly and Westerly along the arc of said curve, thru a central angle of 201°55′13", an arc length of 169.16 feet to a point on the East right of way for 24-1/4 Road; thence S 00°00′20" W, along said East right of way, a distance of 418.18 feet, more or less, to the Point of Beginning.

CONTAINING 26,189 Square Feet or 0.601 Acres, more or less, as described.

TOGETHER WITH

MAVERICK ESTATES ANNEXATION NO. 5

A certain parcel of land lying in the South half of the Southwest Quarter (S1/2 SW 1/4) of Section 28 and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 33, all in Township One North, Range One West of the Ute Principal Meridian and being more particularly described as follows:

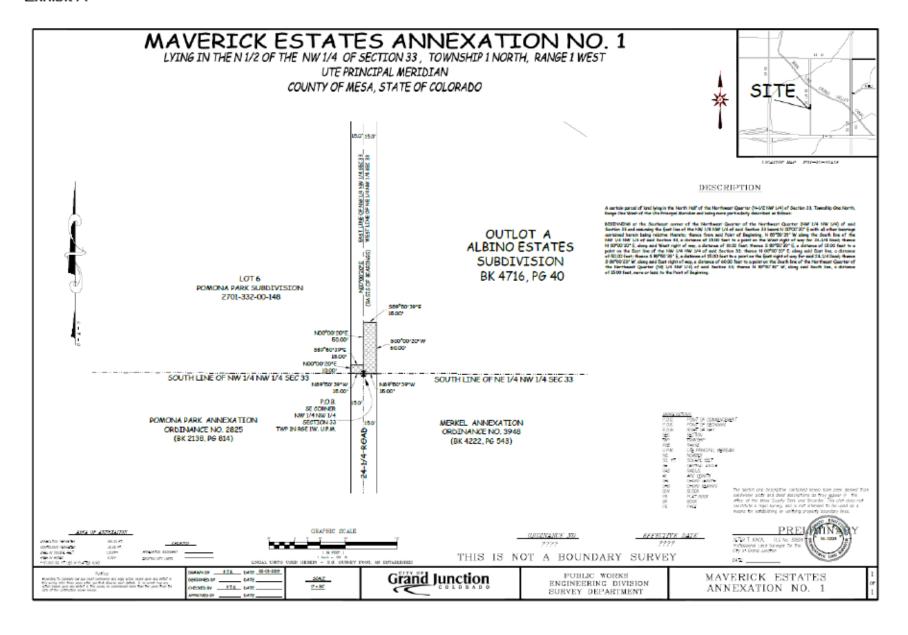
COMMENCING at the Southwest corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 28 and assuming the West line of the SE 1/4 SW 1/4 of said Section 28 bears N 00°07'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°47'59" E, along the South line of the SE 1/4 SW 1/4 of said Section 28, a distance of 16.50 feet feet; thence N 00°07'00" W, along the East line of the West one rod (16.5') of the SE 1/4 SW 1/4 of said Section 28, per a Warranty Deed recorded in Book 2103, Page 577, Public Records of Mesa County, Colorado, a distance of 224.02 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°07'00" E along said East line, a distance of 1096.05 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 28, said point being 16.50 feet East of the Northwest corner of the SE 1/4 SW 1/4 of said Section 28; thence S 89°45'37" E, along the North line of the SE 1/4 SW 1/4 of said Section 28, a distance of 596.17 feet, more or less, to a point on the West line of Lee Estates No. 2, as same is recorded in Book 4950, Page 125, Public Records of Mesa County, Colorado; thence S 00°11'35" W, along said West line and its Southerly projection, a distance of 1349.66 feet to a point on the Southerly right of way for H Road; thence N 89°47'59" W, along said South right of way, a distance of 554.76 feet; thence S 45°05'49" W, a distance of 48.08 feet, more or less, to a point on the East right of way for 24-1/4 Road; thence S 00°00'20" W, along said East right of way, a distance of 662.24 feet; thence N 89°59'40" W, a distance of 22.00 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 33; thence N 00°00'20" E, along said West line, a distance of 696.29 feet; thence S 89°59'40" E, a distance of 24.94 feet; thence N 00°07'00" E, along the West line of Lot 1, Venegas Minor Subdivision No. 2, as same is recorded in Plat Book 14, Page 179, Public Records of Mesa County,

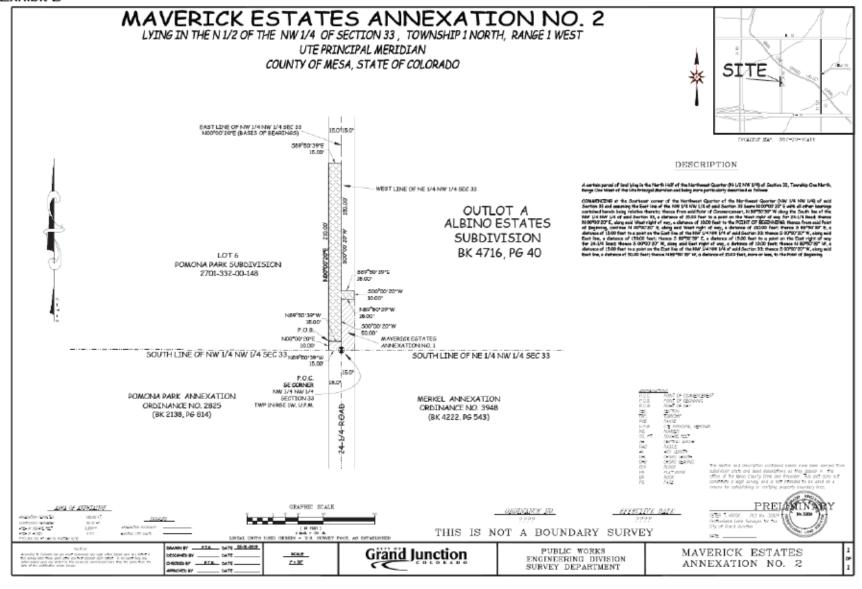
Colorado, a distance of 254.04 feet; thence N $89^{\circ}53'00"$ W, a distance of 8.50 feet, more or less, to the Point of Beginning.

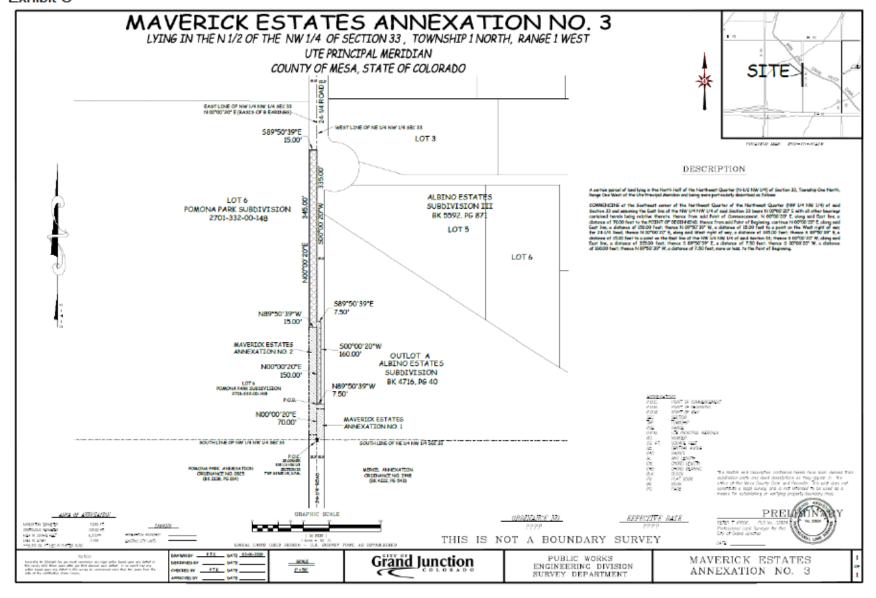
CONTAINING 817,274 Square Feet or 18.762 Acres, more or less, as described.

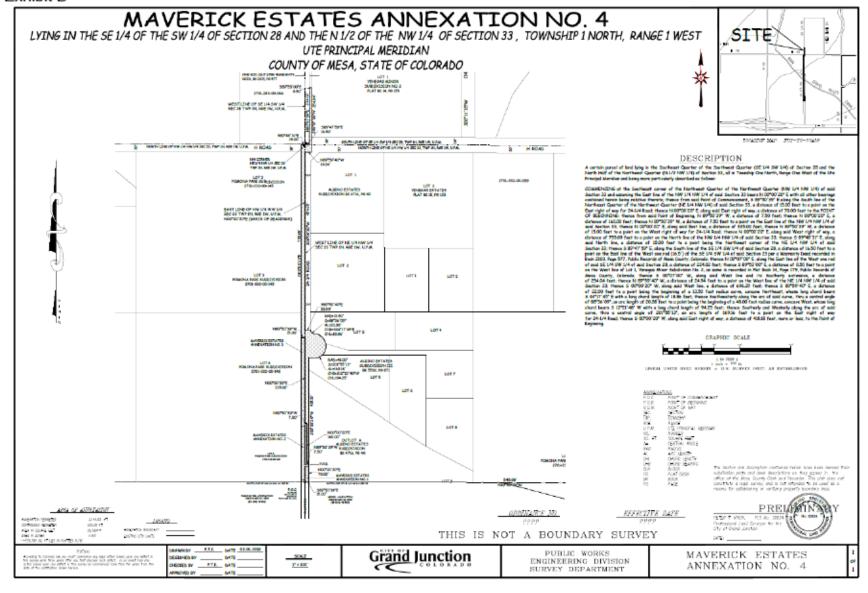
be and is hereby annexed to the City of Grand Junction, Colorado.

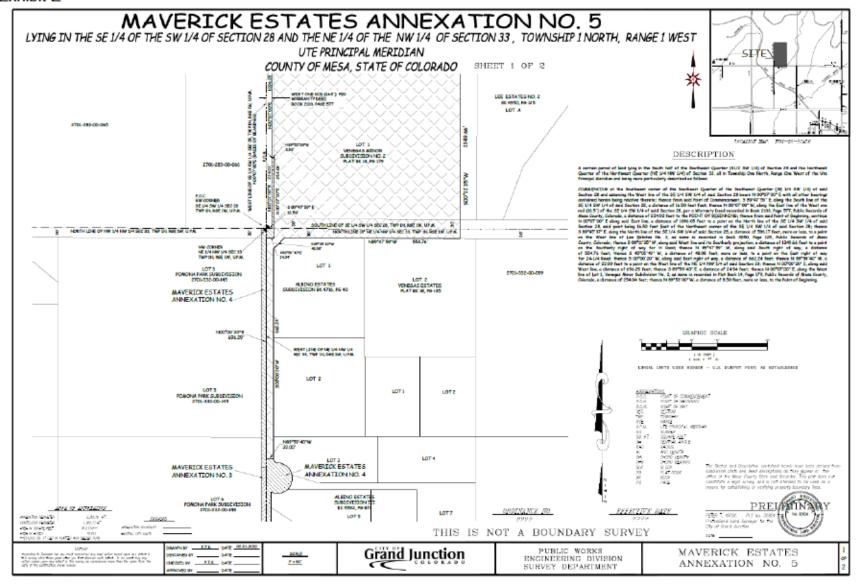
be and is fieleby affrexed to the City of Grand Junction, Colorado.
INTRODUCED on first reading on the 17 th day of July, 2019 and ordered published in pamphlet form.
ADOPTED on second reading the day of, 2019 and ordered published in pamphlet form.
President of the Council Attest:
City Clerk

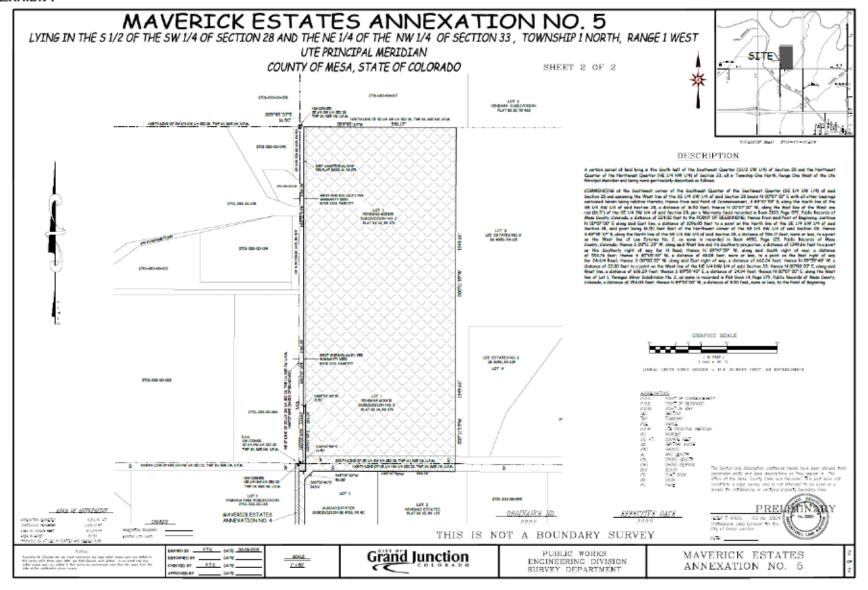














Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 17, 2019

<u>Presented By:</u> John Shaver, City Attorney

<u>Department:</u> City Attorney

Submitted By: John Shaver, City Attorney

Information

SUBJECT:

A Resolution Concerning Insurance for Operation by Adrenaline Adventure Company of Utility Type Vehicles (UTVs) on Public Right-of-Way

RECOMMENDATION:

Recommend approval.

EXECUTIVE SUMMARY:

Per Ordinance 4859, City Council shall establish by resolution the minimum required insurance coverage for the use of utility type vehicles (UTVs) on the public right-of-way by Adrenaline Adventure Company.

BACKGROUND OR DETAILED INFORMATION:

On June 17, 2019, City Council adopted Ordinance 4859 allowing the use of utility type vehicles (UTVs) on the public right-of-way by Adrenaline Adventure Company on specific segments of Horizon Drive, H Road, and 27 1/4 Road in the City of Grand Junction. Per the ordinance, City Council shall establish by resolution the minimum requirements of insurance coverage for operation of the UTVs in the right-of-way.

Adrenaline Adventure Company, by and through its insurer, National Interstate Company, provided the City a Certificate of Liability Insurance that meets the statutory (C.R.S. 42-7-103(2)) mandatory minimum liability coverage for operation of its UTVs on the public right-of-way for the locations specified in Ordinance 4859. Furthermore, the Certificate establishes commercial liability coverage.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to adopt Resolution No. 45-19, a resolution concerning insurance for operation by Adrenaline Adventure Company of utility type vehicles (UTVs) on public right-of-way.

Attachments

1. Resolution - Adrenaline Insurance

RESOLUTION NO)
A RESOLUTION CONCERNING IN ADRENALINE ADVENTURE COMPAN' ON PUBLIC RI	Y OF UTILITY TYPE VEHICLES (UTVs)
Recitals:	
As required by Ordinance 4859 Adrenaline A insurer, National Interstate Insurance Compared Liability Insurance that meets the statutory liability coverage for operation of its utility type way as allowed by Ordinance 4859. Furthermore, the Certificate establishes compared to the compared to the control of the compared to the control of the compared to the control of the control	any, provided the City Attorney a Certificate y (C.R.S. 42-7-103(2)) mandatory minimum be vehicles (UTVs) on the public right-of-
Bodily Injury (per person)	\$100,000
Bodily Injury (per accident)	\$300,000
Property Damage (per accident)	\$50,000
NOW, THEREFORE, BE IT RESOLVED TH	IAT:
Effective July 11, 2019, Adrenaline Adventur Ordinance 4859 to provide the mandatory, so of utility type vehicles (UTVs) on the public ri	tatutory minimum coverage for operation
Other conditions, terms and requirements of established and enforced as provided thereb	
PASSED and ADOPTED this day of _	, 2019.

President of the City Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 17, 2019

<u>Presented By:</u> Greg Caton, City Manager

<u>Department:</u> City Manager's Office

Submitted By: John Shaver

Information

SUBJECT:

Discussion and Selection of District E Councilmember

RECOMMENDATION:

Further consideration of the candidates, deliberation, and appointment to fill the District E vacancy.

EXECUTIVE SUMMARY:

Council deliberations and a possible appointment of one of the six candidates that have applied to fill the District E vacancy created by the resignation of Duncan McArthur on June 15, 2019.

BACKGROUND OR DETAILED INFORMATION:

On July 3, 2019 the City Council interviewed in a public meeting the 6 applicants for appointment to the vacant District E City Council seat. Councilmember Duncan McArthur resigned from his service to the City Council District E effective June 15, 2019.

During the interviews each candidate had an opportunity to provide an introduction and offer comment on his/her experience, training, personal qualities, *etc.* In addition, the Mayor on behalf of the City Council, questioned the candidates and the Council had opportunity to ask follow-up questions.

Further deliberation and a possible appointment is scheduled for July 17th. The deliberations and possible selection will be conducted in a public meeting with spoken

balloting and voting.

FISCAL IMPACT:

There will be nominal fiscal impact of this item; customary expenses include those of seating a newly elected Councilmember such as a photograph, business cards, and other incidentals.

SUGGESTED MOTION:

In accordance with a discussion, nomination and selection process to be determined by the City Council, the recommended action is appointment of one of the six candidates to fill the District E vacancy.

Attachments

None



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: July 17, 2019

Presented By: Greg Caton, City Manager

Department: Community Development

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Consider Appointing an Additional Member(s) to the Comprehensive Plan Advisory Committee

RECOMMENDATION:

City Council consideration of adding an additional member(s) to the Comprehensive Plan Advisory Committee.

EXECUTIVE SUMMARY:

The City Council has been approached to consider adding an additional member(s) to the Comprehensive Plan Advisory Committee. This agenda has been reserved for discussion and/or a possible motion for appointing a new member(s).

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction commenced its 2020 update to the City's Comprehensive Plan. Part of the methodology and approach to the scope of work of updating the Comprehensive Plan was to establish a Comprehensive Plan Advisory Committee (CPAC). In February 2019, the City Council unanimously appointed 15 members to the CPAC. Those members are:

Ben Herman Bethany Meyer Cindy Enos-Martinez Diane Schwenke Doug Sorter Gary Schroen Ivan Geer Karen Bland Merritt Sixeby Mike Foster Robin Brown Ted Ciavonne Vara Kusal Keith Ehlers Dean Harris

The CPAC serves as a sounding board, meeting at key points during the project to discuss overall planning direction, review project deliverables, vet ideas and help promote community involvement. The Committee is generally made up of approximately 12 to 15 members and should consist of a cross section of the community. Members typically include elected/appointed officials, community organizations, business owners, residents and other stakeholders identified by the City. During the course of the plan process, committee members will participate in 5 to 7 CPAC meetings as well as attend the public outreach events associated with the project.

Staff's original transmittal to the City Council for a February workshop featured some recommendations for the City Council to consider in the composition of the committee members, including that the membership should include a diverse set of representatives from various sectors and interests of the community such as those listed below:

- Economic/Financial/Business
- Residential or Commercial Developer
- 3. Realty Commercial and Residential
- Planning/Landscape Architect
- Parks/Open Space/Trails
- Neighborhood organizations
- 7. Planning Commission
- General Interest/Citizen/Neighborhood
- 9. Housing
- Seniors
- Healthcare
- Millennial-aged resident
- 13. Transportation
- Minority Populations
- 15. Mesa County

Staff solicited for letters of interest to serve on the CPAC of which 44 letters were received by the published deadline. An additional 7 letters of interest were received after the deadline.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the Council's recommended additional committee member(s) to the Comprehensive Plan Advisory Committee (CPAC).

<u>Attachments</u>

- 1. CPAC List of Applicants
- 2. Letters of Interest 44

	Comprehensive Plan Advisory Committee - List of Applicants				
			Neighborhood of Residence or		
	Name	Area of Experience	Business	Address	
1	Adam McGowen	Economic/Financial/Business	City Center	1141 Rood Avenue	
2	Andreya Krieves	General Interest/Citizen/Neighborhood	Redlands	2099 S. Broadway	
		Planning/Landscape			
3	Ben Herman	Architecture/Urban Design	City Center	827 Gunnison Avenue	
		Planning/Landscape			
4	Bethany Meyer	Architecture/Urban Design	City Center	1235 Main Street	
		Senior-Aged Resident & Parks/Open			
5	Bill Findlay	Space/Trails	City Center	412 Bookcliff Drive	
6	Cindy Enos-Martinez	Neighborhood Organizations	City Center	408-C West Colorado Av.	
		Residential or Commercial			
7	Cody Davis	Development	Northwest Grand Junction (Business)	637 25 Road	
8	Colin St. Clair	Neighborhood Organizations	City Center	1402 Main Street	
9	Dan Wilson	General Interest/Citizen/Neighborhood	Horizon	2694 Amber Spring Court	
		Economic/Financial/Business &			
10	David Barnett	Parks/Open Spaces/Trails	Redlands	2288 Red Vista Court	
11	David MacAlpine	General Interest/Citizen/Neighborhood	Redlands	490 Seasons Court	
		Planning/Landscape			
12	David West	Architecture/Urban Design	Horizon (Business)	2754 Compass Dr. #377	
13	Devon Balet	Parks/Open Space/Trails	Unknown	Unavailable	
14	Diane Schwenke	Economic/Financial/Business	City Center (Business)	360 Grand Avenue	
14	Diane Schwenke	Housing &	city center (business)	300 Grand Avenue	
15	Doug Sorter	Economic/Financial/Business	City Center (Business)	790 Wellington Avenue	
	· ·	Housing & General	,		
16	Elizabeth Rowan	Interest/Citizen/Neighborhood	City Center	1255 Ouray Avenue	
17	Eric Trinklein	Transportation	Horizon (Business)	2828 Walker Field Drive	

Со	mprehensive Plan Adviso	ry Committee - List of App	plicants
Name	Area of Experience	Neighborhood of Residence or Business	Address
Erin Nix	Parks/Open Space/Trails	Appleton	901 21 1/2 Road
	Parks/Open Space/Trails &		
Gary Schroen	Economic/Financial/Business	Redlands	690 Roundup Drive
Hali Nurnberg	Neighborhood Organizations	City Center	2280 Linda Lane
	Planning/Landscape		
	Architecture/Urban Design & Housing		
Ivan Geer	& Economic/Financial/Business	Horizon (Business)	744 Horizon Ct #110
	Senior-Aged Residents &		
James Curtsinger	Economic/Financial/Business	City Center	1229 Grand Avenue
	Planning/Landscape Architect/Urban		
Jeffery Fleming	Design	City Center (Business)	300 Main Street #308
Jennifer Greenwood	General Interest/Citizen/Neighborhood	City Center	516 Lilac Lane
	Millennial-Aged Residents &		
Jeremy Decker	Economic/Financial/Business	Horizon	656 Deer View Lane
Karen Bland	Housing	City Center (Business)	245 S. First Street
	Senior-Aged Resident & Parks/Open		
Ken Scissors	Space/Trails & Residential or	Redlands	2534 Park Mesa Drive
Kendall Kjerstad	Neighorhood Organizations	Orchard Mesa	207 Whisper Lane
	Residential or Commercial		
Merritt Sixbey	Development	Appleton (Business)	2102 Hwy 6 & 50
Mike Foster	Real Estate - Commercial or Residential	City Center (Business)	131 N. 6th St #300
Olivia Pilcher	Millennial-Aged Residents	City Center	815 Chipeta Avenue
Orin Zyvan	Parks/Open Space/Trails	City Center	559 Hill Avenue

	Neighborhood of Residence or	
Area of Experience	Business	Address
Senior-Aged Residents &		
Planning/Landscape		
Architecture/Urban Design	Horizon	707 27 Road
Real Estate - Commerical or Residential	City Center (Business)	120 W. Park Avenue
		Mesa,CO (owns rental a
General Interest/Citizen/Neighborhood	City Center (Rental property)	1212 Grand Av.)
Real Estate - Commercial or Residential		
& Residential or Commercial		
Development	City Center (Business)	120 W Park Dr #200
Transportation	City Center	1127 Main Street
General Interest/Citizen/Neighborhood	City Center	1041 Ouray Avenue
Economic/Financial/Business	City Center (Business)	122 North Sixth Street
Neighborhood Organizations	City Center	1460 Ouray Avenue
General Interest/Citizen/Neighborhood	City Center	1405 Main St, Unit B
Planning/Landscape		
Archuitecture/Urban Design &		
Residential or commercial		
Development	City Center (Business)	222 N. 7th Street
Economic/Financial/Business	Horizon	2764 Compass Dr. #205
Real Estate - Commercial or Residential	Whitewater	31845 Willow Bend Roa
Member of City Planning Commission		
	Senior-Aged Residents & Planning/Landscape Architecture/Urban Design Real Estate - Commerical or Residential General Interest/Citizen/Neighborhood Real Estate - Commercial or Residential & Residential or Commercial Development Transportation General Interest/Citizen/Neighborhood Economic/Financial/Business Neighborhood Organizations General Interest/Citizen/Neighborhood Planning/Landscape Archuitecture/Urban Design & Residential or commercial Development Economic/Financial/Business Real Estate - Commercial or Residential	Senior-Aged Residents & Planning/Landscape Architecture/Urban Design Real Estate - Commerical or Residential General Interest/Citizen/Neighborhood Real Estate - Commercial or Residential & Residential or Commercial Development City Center (Business) Transportation City Center General Interest/Citizen/Neighborhood Economic/Financial/Business Neighborhood Organizations City Center General Interest/Citizen/Neighborhood City Center General Interest/Citizen/Neighborhood Planning/Landscape Archuitecture/Urban Design & Residential or commercial Development City Center (Business) City Center City Center City Center City Center City Center Planning/Landscape Archuitecture/Urban Design & Residential or commercial Development City Center (Business) Economic/Financial/Business Horizon Real Estate - Commercial or Residential

Adam McGowen 1141 Rood Ave Grand Junction, CO 81501 325-650-7890 acmcgowen@yahoo.com

January 28, 2019

City of Grand Junction 250 N. 5th Street Grand Junction, CO 81501

Dear Mr. Thornton and City Council:

As a resident of the Grand Valley for almost seven years, I am interested in serving my community by applying to be a part of the City of Grand Junction Comprehensive Plan Advisory Committee (Committee). I moved here after finishing my graduate degree to take advantage of the incredible outdoor recreation this area has to offer and have grown to truly love this valley. Seeing how this community has changed for the better in the short time I have lived here has opened my eyes to the possibilities of what it can become. I would love to help contribute by sharing my time and ideas to mold a community that I can continue to be proud of.

I believe that I would be a great addition to the Committee as a young professional who is personally and professional located in downtown Grand Junction. I purchased a home downtown in the summer of 2016, and I also work as an accountant at a local bank whose operations are based downtown. Living and working in such close proximity to the heart of Grand Junction has created a lifestyle that I enjoy full of recreational, professional, and social opportunities fostered by the area. One of my favorite things about this City is that I can commute by biking or walking every day and rarely have to use a vehicle to get around town as there are so many amenities and events in close proximity. As an avid mountain biker, I am also able to enjoy local trails without having to leave town. I am thankful for everything this City offers me, and I would love to do my part to help the City grow in ways that would create an appreciation in others as well.

I hope this information proves relevant, and I look forward to the privilege of serving on the City of Grand Junction Comprehensive Plan Advisory Committee. Thank you for your consideration.

Sincerely,

Adam McGowen

adam Meyon

Andreya Krieves 2099 S. Broadway Grand Junction, CO 81507 303-378-1608 andreyakrieves@gmail.com

January 24, 2019

Dear Mr. Thornton and City Council members,

I'm writing to express my interest in serving on the Advisory Committee for the 2020 Comprehensive Plan Update. I have lived in the Grand Valley for six years, and am excited to be an active participant in helping the city realize it's vision of *Becoming The Most Livable Community West of the Rockies*.

When my husband and I moved to Grand Junction in 2013, we had no idea how quickly and deeply we would fall in love with this community. We have two young children, and I am grateful that we get to raise them here in a forward-thinking, vibrant community that embraces citizen participation in its long-term planning process.

I am interested in serving on this committee because I think it is important to engage with local leaders, elected officials, and city staff. In my opinion, it's a civic responsibility to participate at basic levels such as voting, attending public meetings, or reading the paper, but it's a privilege to have a seat at the table in an advisory capacity.

What I feel makes me qualified to serve as a member of the advisory committee is my experience as the Chair of the local GJ Community Center Campaign. I have worked in a volunteer advocacy role with this group for the past several years bringing citizen voices together with city resources and expertise to culminate in a ballot item for a community center that will appear on this April's election. Throughout this process, I have been lucky to connect and find common ground with thousands of residents who deeply care about this community – from business and non-profit leaders, to service clubs, PTAs and HOAs, and citizens from neighborhoods across the city. It has been tremendously fulfilling to work collaboratively with Parks and Recreation and City Administration staff to elevate the voices of our community into a tangible opportunity for citizens to vote on the issue and to participate in the future of their city.

It is with gratitude for the recent opportunities that I've had to work with the City of Grand Junction and enthusiasm for opportunities in the future that I submit this letter of interest to serve on the Advisory Committee for the 2020 Comprehensive Plan Update. Thank you for your consideration.

Sincerely,

Andreya Krieves, M.Ed

David Thornton

From:

Ben Herman <bhbass59@gmail.com>

Sent:

Saturday, January 19, 2019 9:54 AM

To:

David Thornton

Subject:

Letter of Interest for Comprehensive Plan Advisory Committee

NDear David:

Please allow the following to serve as my letter of interest in serving on the Advisory Committee. I just learned about this opportunity this morning and am on my way out of town for a vacation, thus I am composing this on my iPhone so please forgive my brevity and possible typos.

My wife and I relocated to Grand Junction in 2015, after I completed a long and successful career in urban planning. I spent most of my 30+ yr career preparing community plans and growth management plans for communities across the US, including many fast-growing and recreation and tourism oriented towns and cities. I am very interested in helping to plan for the future of my newly adopted hometown, and feel that my many years of experience will enable me to be a valuable part of the Advisory Committee during the planning process.

I have particular expertise and experience in sustainable community planning, and spent many years working with communities as well as training other planners on this topic. I believe that I can bring a unique perspective based on my work over many years with communities and regions facing similar opportunities and challenges to ours.

I have the time, expertise, and willingness to be a part of this process, and would look forward to the opportunity to work with you, other members of the planning team, and Council on this important effort.

My contact information is as follows:

Ben Herman 827 Gunnison Avenue Grand Junction, CO 81501

Phone: (970) 227-1403

Email: bhbass59@gmail.com

Thank you for your consideration. I will be back in town on February 5th. I should be reachable via email prior to my return, so let me know if you have any questions.

Bethany Meyer
1235 Main Street
Grand Junction, CO 81501
303-475-5962
bethanypmeyer@gmail.com

January 27, 2019

David Thornton 250 N. 5th Street Grand Junction, CO 81501 Re: Letter of Interest - Advisory Committee

Dear Mr. Thornton,

I would like to express my willingness and enthusiasm to serve on the Comprehensive Plan Advisory Committee. As a native of Grand Junction and current resident of downtown Grand Junction, I believe I would be able to help the committee identify risks and maximize growth strategies. I also am particularly interested in participating because I studied Urban Planning at the University of Colorado at Boulder. Currently, I work at Colorado Mesa University and enjoy working within the diverse community of students, faculty and staff.

I value living in a community that solicits feedback from its citizens to help shape its future. I am certain my background and education would allow me to contribute positively to the committee and help give back to the community. I appreciate your consideration. If you have any questions or require additional information, please feel free to contact me at the phone number or email address listed above.

Best Regards,

Bethany Meyer

1/23/18

To: David Thornton

Bill

From: William Findlay at 412 Bookcliff Drive, GJ, 81501, 970-243-4158 or

970-260-5741 and williamafindlay@gmail.com

I am writing to express my interest in serving on the Advisory Committee for the 2020 Comprehensive Plan Update.

I am a pediatrician recently retired after 40 years of practice in GJ and with a primary focus throughout my career on preventive care and healthy living for my patients and children in general. So I would primarily see my niche on this committee as representing the needs of children, their parents, and grandparents in designing a future master plan encompassing all that is required to create easy access to exercise, fresh air, sunshine and nature – which I see ranging all the way from backyard play to parks, trails, athletic facilities and open spaces.

I guess by the process of aging, I also represent seniors but think their needs and those of kids are very similar. So as our native population ages and we strive to attract more and more retirees, the same planning around healthy living applies, including walk able neighborhoods and connectivity.

Thirdly, I am an avid bike rider so hope to see future planning and design include and encourage safe ways to ride, including bike lanes, paths, trails and signage.

By way of credentials, I am involved on the Riverfront Foundation, the GJ Park and Rec Advisory Board and the Colorado West Land Trust Board and so already have a lot of insight on what is now available as well as what is on the horizon regarding health and fitness resources. I have also served on a number of committees in the past, both medical and non-medical involving these same concepts. And being now retired, I have more time and energy to devote to causes such as this, to help GJ handle its anticipated growth rate and yet remain a great place to live, work, raise children, and ultimately enjoy retirement.

So I hope I can be appointed to serve on your committee or if not, it would be great to have someone else be appointed to represent these same interests and values.

January 27, 2019

Dave Thornton
City of Grand Junction
250 N.5th Street
Grand Junction, Colo. 81501

Dave,

I am submitting this letter of interest to serve on the City's 2020 Comprehensive Plan advisory committee. I am the neighborhood advocate for Riverside as well as a member of the Riverside Task Force. I also represent El Poso and Rosevale neighborhoods on certain occasions. I have served my community in many capacities and would like to continue my service.

Respectfully,

Cindy Enos-Martinez 408-C West Colorado Ave Grand Junction, Colo 81501 970-241-5631 cindy.enosmartinez@yahoo.com

Cody Davis

Chronos Builders, LLC 637 25 Rd Grand Junction, CO 81505 970-640-4330 (c) 970-628-4611 (w) cody@chronosbuilders.com

January 22, 2019

David Thornton Principal Planner City of Grand Junction

Dear Mr. Thornton,

I am writing this letter to express my interest in being apart of the Comprehensive Plan Advisory Committee (CPAC) to help update the Comprehensive Plan for 2020. I have 14 years experience in new home construction and residential development in the Grand Valley, and I believe I would add valuable and experienced content to the discussion. Building and development are vital industries in the valley and are instrumental in accommodating future growth. I believe my involvement will bring an essential perspective to the table and help the plan update be truly "comprehensive." I much appreciate your consideration of my participation in this committee and look forward to your response.

Regards,

Cody Davis

Cody of Davis

David Thornton



From:

stclair411@aol.com

Sent:

Monday, January 28, 2019 8:59 PM

To:

David Thornton

Subject:

CPAC

January 28, 2019

To: David Thornton, City of Grand Junction, Principal Planner

Re: Interest in serving on the Comprehensive Plan Advisory Committee (CPAC)

Good Evening Mr. Thornton,

I am writing you today to ask that you consider me for appointment to the City of Grand Junction's Comprehensive Plan Advisory Committee.

My wife Carrie and I are Downtown Grand Junction residents, and the points of contact for the Emerson Park Neighborhood Association. Being a part of the CPAC would allow me to provide both a resident's perspective, and provide some representation for our neighborhood organization.

I am interested in working with other community members towards the goal of improving quality of life for all people who live or work within, and visitors to the City of Grand Junction.

I am also interested in working towards creating a safer Grand Junction. Prior to moving to the City of Grand Junction, I was a Fireman for 15 years with the Washington D.C. Fire Department. I am currently working towards completion of the Emergency Management and Disaster Planning program at Colorado Mesa University. These experiences may also be of some value to the CPAC, and if so, I am happy to add my perspective as a former First Responder to any relevant discussions.

Thank you for your consideration, and whether chosen or not, I look forward to working together with other members of the Grand Junction community in whatever capacity I'm asked towards meeting our shared goals of improving our City for all.

Sincerely,

Colin St.Clair 1402 Main Street (970)312-4474 stclair411@aol.com January 19, 2019

Kristen Ashbeck Senior Planner City of Grand Junction 250 N. 5th Street Grand Junction CO 81501

Re: Comp Plan Advisory Committee

Dear Kristen:

I am interested in serving on the City's "CPAC" regarding the 2020 Comprehensive Plan.

Thank you.

Dan E. Wilson

2694 Amber Spring Court Grand Junction CO 81506

dancedominisonlaw.us 248-5800





From:

David Barnett <david.barnett@singletracktrails.com>

Sent:

Friday, January 18, 2019 8:39 AM

To:

David Thornton

Subject:

2020 Comprehensive Plan Advisory Committee

David,

Please consider this as my letter of interest to assist with visioning on the 2020 Comprehensive Plan Advisory Committee. As a businessman and community member I am interested to assist within several areas listed in the recent GJ City News post, including economics, commercial development, parks and open space, and transportation. Presently my wife and I own a home and reside in the Redlands area, within City of Grand Junction administrative boundaries.

The businesses for which I am assisting to lead and develop provide planning, design and development services for natural surface trails and other recreational facilities. These business entities include Singletrack Trails- the development division, STI Outdoors- our planning and design division, Tools for Trails- an online hand tool retailer, and Desert Rat Tours- a western Colorado guide and shuttle service.

Currently our businesses are transitioning our primary office and shops to Grand Junction from Winter Park. Initially we will base warehouse and shop related activities at the Business Incubator on Legacy Way, and hope to conduct office activities within either the shared spaces at the Incubator or the Proximity co-working space at the Factory on Main Street. Within 2-years we plan to develop a warehouse-shop-office facility within the upcoming Dos Rios business park. Presently we employ 18 to 20 people (salaried and seasonal), though a recently completed pro forma analysis indicates that we should expect to expand staff levels to 30-35 employees within 3 to 5 years. Coming this Spring, Singletrack Trails is sponsoring and supporting the 2019 Professional TrailBuilders Association Sustainable Trails Conference at the Two Rivers Convention Center March 17th through 23rd, where trail professionals, colleagues and recreational developers from around the world will be in attendance.

My professional background includes 30-years within mineral exploration, information technology, geographic information science and business development. Locally I volunteer with the leadership committee within the Grand Valley Chapter of Colorado Plateau Mountain Bike Trails Association, and regularly attend Grand Junction Geological Society meetings.

Thank you for the opportunity to serve our community through assisting with the 2020 Comprehensive Plan. Please let me know if you have any questions. David

David Barnett 2288 Red Vista Ct. Grand Junction, CO 81507 (970) 250-4688



David Barnett

Business Development and GIS Manager

phone: 970-364-3842

e-mail: david.barnett@singletracktrails.com website: www.singletracktrails.com







At Singletrack Trails, we believe in the synthesis of connection.

David Thornton

From:

David MacAlpine <dmacalpine2@gmail.com>

Sent:

Friday, January 25, 2019 1:24 PM

To:

David Thornton

Subject:

Comprehensive Plan Advisory Committee

Dear Mr. Thornton,

I am interested in serving on the Advisory Committee for the 2020 Comprehensive Plan. My wife and I relocated to Grand Junction in September of last year. I own a home in The Seasons and serve on the homeowners association board. We retired last year and I have a deep interest in urban planning. Before settling down in Grand Junction, we traveled throughout the western states, staying for a month or longer in each location. Having seen both well-planned and less-than-well-planned communities, I believe I have a fresh perspective to offer. As avid cyclists, we are also invested in helping to ensure safe road biking. The same can be said for hiking and pickle ball opportunities.

Thank you for your consideration. My contact information is: David MacAlpine 490 Seasons Ct, Grand Junction, CO 81507 954-770-6092 dmacalpine2@gmail.com

David Thornton

From:

David's Charter <dwest0@charter.net>

Sent:

Saturday, January 19, 2019 12:41 PM

To: Subject: David Thornton City Planning - CPAC

January 20, 2019

Dear David Thornton,

I am interested in serving on the Comprehensive Plan Advisory Committee for Grand Junction. I care about our citizens and our city. I would enjoy planning for our future.

I have practiced medicine and lived in Grand Junction for 41 years. I live in a home just west of the Safeway store on Horizon Drive. I am the Associate Vice President of Medical Affairs of HopeWest, our regional non-profit hospice and palliative care organization. I now work limited hours without call, and thus have time to work on this committee. Past positions I have had over my career include a family medicine private practice which is now Primary Care Partners, Director of the St. Mary's Family Medicine Residency, Director of St. Mary's Hospitalist Program, and Associate Dean of the U of Colorado School of Medicine.

When I moved to GJ Spring Valley homes were being constructed and Patterson Road was two lanes with a ditch beside it. Growth and development have been tremendous over the years, most of it good but some poorly planned. In the past I worked on the Lowry redevelopment in Denver, a planned community project that was very successful. I have also served on planning for local projects such as the Century Project at St. Mary's. These experiences were interesting and I believe my participation was helpful.

Pease contact me if you need additional information. I look forward to your reply.

Sincerely,

David West, MD dwest0@charter.net Home 970-314-9355 Cell 415-810-0251

Sent from my iPad

Mr. David Thornton,

I am writing my letter of interest to serve on the newly forming Comprehensive Plan Advisory Committee. As a resident of Grand Junction of five years I have been working hard to engrain myself in our community and to take part in helping shape our city into a place I want to live.

As a current member of the Urban Trails Committee we commit to helping guide our city with infrastructure and transportation issues surrounding our town. Having a closer look into the happenings with our city has allowed me an in-depth perspective of what makes a city tick and function.

I am currently working with the DDA as part of the Community Action Team and we are working to create an updated development plan for our downtown. I see this as a great opportunity to work closely with our DDA to bring forth ideas and suggestions on things our downtown lacks or could improve to create a more whole community for our downtown.

Having worked closely with non profits like Ride for Reading, I have planned and organized several book deliveries to local schools in need. Taking a closer look into the communities of need has helped shape a more whole perspective of our area and what sort of things all demographics might desire for their town or city.

As a photographer/videographer I have had the great honor to work with several Tourism Boards throughout the country to help define what makes their area unique. With a visual content background I would bring great perspectives and ideas to the table on how our city can grow and become a more predominate fixture in Western Colorado and the West.

I am interested in joining the CPAC for the 2020 Comprehensive Plan. I would bring a fresh perspective to the topics that will be brought forth to this committee. Having traveled the states and globe I have had unique experiences that have helped shape my view points and ideas of what makes a city great.

Thank you for considering my letter of interest and I look forward to hearing back from you.

Devon Balet



January 17, 2019

(delivered via email)

Dear Dave,

I would like to serve on the Advisory Committee for 2020 Comprehensive Plan Update on behalf of the 950 businesses employing 37,000 people that the Chamber represents. My membership is diverse in terms of industries represented and size of organizations. I was active in the process when the plan was created and feel my knowledge of the needs of existing businesses and economic development would bring a useful perspective to the committee.

My experience in overseeing the development of Bookcliff Tech Park and Air Tech Park also provides me with some unique insights as an owner's representative for projects and we often work one on one with our members to insure a successful outcome of the planning process for their individual expansions.

Please let me know what else you might need to consider me for committee.

Sincerely,

Diane Schwenke President/CEO

Grand Junction Area Chamber

ion Delwah

360 Grand Avenue, 81501

Direct line 970,263,2915

Cell: 970.250.6461 diane@gichamber.org



January 22, 2019

David Thornton
City of Grand Junction
250 N 5th St
Grand Junction CO 81501

Re: City's 2020 Comprehensive Plan

Dear Mr. Thornton,

I would like to express my interest in an appointment to the Comprehensive Plan Advisory Committee. I have lived in our wonderful town for over 45 years and have a dedicated passion to serving this community. I am currently the Vice President of STRiVE, a local non-profit with a large presence serving individuals with intellectual and developmental disabilities. I am also a former UPS executive with an immense amount of transportation knowledge and business experience. I feel my skills would be an asset to this committee.

I have immersed myself in the non-profit sector of Grand Junction and bring a comprehensive understanding of the field. I have served as the board president for the Community Impact Council, Habitat for Humanity of Mesa County, and am currently the board chair of the Colorado Mesa University Alumni Association (Go Mavs!).

I enjoy the many benefits living in Grand Junction provides, and believe it necessary to pay it forward. I will bring a strong work ethic and dedication to helping our city accomplish its goals. It has been my honor to serve with many different groups over the years and feel it would be a privilege to serve on this committee.

Thank you for your consideration,

Douglas A. Sorter, Vice President

STRIVE

790 Wellington Ave.

Grand Junction CO 81501

(970) 250-1595

dsorter@strivecolorado.org

Elizabeth Rowan 1255 Ouray Ave. Grand Junction, CO 81501 970-241-0944 lizzybear1255@gmail.com

January 19, 2019

Dave Thornton City of Grand Junction Principal Planner davidt@gjcity.org

Dear Dave:

Please consider this as a letter of interest to serve on the Advisory Committee for the 2020 Comprehensive Plan Update.

Since December 2017, I have served as a contact person for the Lincoln Park Neighborhood Association and Historic District. I spearheaded the effort to form both of these entities, working with our neighbors. We have 110 homes in our area. Because our neighborhood is not included as part of the scope of the Greater Downtown Plan, I believe it is important that we have representation on the Committee for the 2020 Comprehensive Plan Update. I am familiar with the issues brought about by living in dense neighborhoods, and how that can occur successfully.

On a personal note, I have lived in the City of Grand Junction for over 40 years, and have witnessed many changes as we have grown. I have lived in my current residence in the downtown area for 27 years. I am very familiar with the functions of local government, having worked as Assistant County Administrator at Mesa County for 18 years. During this time, I frequently interacted and collaborated with staff at the City of Grand Junction on various projects.

In addition, I worked as the Housing Development Director at Housing Resources of Western Colorado for 10 years. During that time, I became very familiar with affordable housing needs in our community and worked with City of Grand Junction staff to update the 5-Year Consolidated Plan associated with the Community Development Block Grant Program.

I am currently retired, so have the time to commmit to this project. Thank you for your consideration.

Sincerely,





Grand Junction Regional Airport 2828 Walker Field Drive Grand Junction, CO 81506 970-248-8597 etrinklein@gjairport.com

January 21, 2019

Mr. David Thornton, AICP Principal Planner Community Development Department

Dear Mr. Thornton:

This letter is to serve as my formal request to be included on the Comprehensive Plan Advisory Committee (CPAC) for the 2020 Comprehensive Plan Update.

As the City and Airport continue to grow, proper planning and consideration need to be given to facilitate this growth in a manner which will maximize the benefit of the Airport resource to the City and surrounding community. Serving my role as Director of Planning and Development for the Grand Junction Regional Airport I can provide insights into operational and planning efforts from the Airport and assist with the key objectives of the Update. The Comprehensive Plan and the Airport have strong connection and direct impacts to each other.

As part of this committee I can help facilitate an understanding of the airport requirements with the goals of the Comprehensive Plan. The Grand Junction Regional Airport has received over \$80 million in Grant funds from the Federal Aviation Administration (FAA) since 1982. Along with the funding, the Airport is required to meet FAA requirements to protect the investment. As a co-sponsor for FAA Grants, one of the key responsibilities of the City is to provide zoning authority. Further, grant applications and grant assurances reference the Comprehensive Plan specifically, and they require the Airport and City to maintain compatible activities with normal airport operations. My participation and understanding of the FAA grant process can help maximize the update of the Comprehensive Plan.

Feel free to contact me if you need any further information. Thank you for your consideration.

Sincerely,

Eric Trinklein

Director of Planning and Development

4. Thullan

David Thornton

From:

Nix, Erin <enix@coloradomesa.edu>

Sent:

Thursday, January 17, 2019 11:42 AM

To:

David Thornton

Subject:

2020 Comprehensive Plan Update - Advisory Committee

Good afternoon David,

I am writing to express my interest in serving on the Advisory Committee for the 2020 Comprehensive Plan Update. As a long-time Grand Junction resident that grew up here, I have a deep commitment to the health and well-being of this valley and its residents. As an avid outdoors person who grew up camping, hunting, hiking, cycling, and being reared with a general love for the outdoors, I would bring well-rounded knowledge and experience in the parks/open space/trails arena of your committee search. I am a very active trail user whether I'm mt. biking, road riding, hiking or commuting to work on the Riverfront trail. Enjoying all the amazing outdoor activities the Grand Valley has to offer is the thing that I loved the most while growing up, and what keeps me here as an adult.

A strength of mine is the ability to think strategically about long-term planning and big-picture thinking. I would love the opportunity to serve on the committee, and I believe that my passion for seeing smart growth, that also allows for diversity and innovation, would make me an asset to your team.

Thank you for your consideration. I look forward to hearing form you.

Erin Nix 901 21 ½ Rd GJ CO 80105 970-819-0405

Gary Schroen 690 Roundup Drive Grand Junction, CO 81507 (303) 437-0314

David Thornton Principal Planner City of Grand Junction

January 20, 2019

I am submitting my application to be a member of the Advisory Committee for the 2020 Comprehensive Plan Update.

I am currently on the Parks and Recreation Advisory Board and have been a member for approximately the past 5 years. I represented the Parks and Recreation Board on selecting a firm to conduct the Recreation Center Feasibility study and participated in ongoing meetings to review community needs of the Recreation Center.

I am retired but worked in industry as a Financial Analyst/Accountant for the past 40 years. I am also a CPA. I stay active in my retirement by teaching part time accounting classes and am also active as a volunteer coach with the Business Incubator.

Rob Schoeber of the Grand Junction Parks and Recreation department and Jon Maraschin/Julie Morey of the Business Incubator can be used as references.

Sincerely,

Gary Schroen

Hali Nurnberg

2280 Linda Lane Grand Junction, CO 81501 • (928) 300-6976 • hali.nurnberg@gmail.com

January 25, 2019

To Whom It May Concern,

I am thrilled for the opportunity to apply to be a part of the Comprehensive Plan Advisory Committee (CPAC). I recently returned to the Western Slope where I spent my childhood after spending five years in the Denver area pursuing my education and am looking to become more engaged in my community. While visiting my family over the past few years I have begun to see signs of growth in the Grand Valley and I see this committee as an exciting opportunity to ensure that this growth bears in mind the health and wellness of all of the City's citizens.

While pursuing my Master's Degree in International Disaster Psychology though the University of Denver, a program that provides clinical training with an emphasis on the community impacts of trauma, I had the opportunity to gain valuable experience not only in mental health, but in community wellness, development, and disaster preparedness. During this time I led a joint effort between the Denver Office of Emergency Management and Homeland Security, The Denver Police Department, and the District Attorney's office to plan and prepare for the mental health needs of the community should a manmade or natural disaster impact the city. In my later position with the Denver Department of Safety I continued to support community development by working with faith-based and community leaders to help neighborhoods plan for and respond to ongoing gang violence to prevent transmission of intergenerational trauma and support the well-being of all community members.

In my current position as a mental health therapist with the Counseling and Education Center (CEC) I am able to provide much needed mental health care to community members regardless of their ability to pay, and by doing so have been able to get to know the struggles, strengths, hopes, and needs of our community members.

As a new homeowner looking to establish roots in this community for years to come, it would be an honor to help craft the vision not just for my family, but for my neighbors as well. I believe that my experience with mental health on an individual level and a community systems level, my knowledge of disaster preparedness and response, and my experience working with multidisciplinary teams and government organizations prepares me to be an effective and committed member of this committee. Please feel free to contact me anytime at 928.300.6976 or at hali.nurnberg@gmail.com. Thank you very much for your consideration.

Sincerely,

Hali Nurnberg



January 21, 2019

Mr. David Thornton
City of Grand Junction Principal Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

RE: Comprehensive Plan Advisory Committee – 2020 Comprehensive Plan

Dear Mr. Thornton,

I would like to be considered for a spot on the Comprehensive Plan Advisory Committee (CPAC) and participate in the 2020 Comprehensive Plan Update. I am interested in serving on this committee to assist in promoting responsible growth in the City. We also work within this plan in our day to day business.

I am actively involved with and currently sit on the Boards of the Grand Junction Chamber of Commerce and the Grand Junction Housing Authority. Previously I have served on the Hopewest Board and 21st Judicial Nominating Commission. This, coupled with my background in professional engineering/design of major projects in the Grand Valley, lends diverse knowledge and experience in a variety of areas.

Sincerely,

Ivan D. Geer, P.E.

Principal/Project Manager

igeer@rccwest.com

970-241-4722 Office

970-261-4420 Cell

James Curtsinger 1229 Grand Avenue Grand Junction, CO 81501

David Thornton,
Principal Planner
City of Grand Junction
Grand Junction, CO 81501

January 28, 2019

Dear Mr. Thornton,

I am interested in being considered for the Comprehensive Plan Advisory Committee. As you can see from my address, I reside in the City Center planning area. As a 67-year-old, I fit your senioraged citizen demographic. My wife and I have lived in the Grand Valley for over twenty-seven years, twenty-four of them in Grand Junction proper. Our two sons were born and raised here. We have tried to be good citizens of both the school system and the larger community. We have benefitted from the efforts of those who worked to make this area a desirable place to live, and if I am able to be of some service on this committee I will be pleased to commit to the time and effort needed.

I have some experience in areas that might be helpful to the planning process. During my twenty-five years at Colorado Mesa University, I taught both economics and geography. I helped prepare the Economic Impact Statement of the Regional Management Plan for BLM's Grand Junction Field Office and prepared an economic analysis for the Horizon Drive Business Improvement District when it was seeking to improve the Horizon Drive corridor. I am currently volunteering through Grand Valley Catholic Outreach and the Homeless Coalition to implement the regional Coordinated Entry System. This is a Housing and Urban Development (HUD) mandated system for coordinating the efforts of agencies that provide homeless services across the three counties of Mesa, Moffat, and Rio Blanco. I also volunteer with the Hispanic Affairs Project and through that organization have recently become involved with the Law Enforcement Latin Alliance (LELA), which works to promote cooperation between local law enforcement agencies and the Hispanic community.

All of the priorities covered in the Comprehensive Plan are important and interesting. The most interesting to me are related to housing, transportation, village and neighborhood centers, and economic development.

If I might be of use in this process, I am glad to volunteer. Please feel free to contact me.

Sincerely,

James Curtsinger 970.623.1057 jimcurtsinger@gmail.com



Urban Planning Stormwater Management Civil Engineering Site Design 300 Main Street Ste 308 Grand Junction, CO 81501 970.812.3288

1-28-19

Mr. David Thornton
Principal Planner
City of GJ Community Development

Hello Dave,

I am writing to express interest in influencing the direction of the Comprehensive Plan. My goals would include creating policies to drive the city and valley towards more densification, towards a comprehensive trails policy and, towards educating the public in areas commonly known as Urban Myths (high density, traffic, overcrowding, traffic, crime, traffic, and pollution) yes I know I said traffic 3 times but it is a seriously misunderstood issue in our valley.

I would like to develop the idea of the "Trail Transect". I have been working on this from time to time trying to develop a model for building the right kind, type, and size of trail in the right places. We have wonderful "interstate trails" aka the River Trail. And we have great hardcore mountain bike trails built by COPMOBA, which are like residential drives. But there is so much middle ground that lacks definition. We need to more appropriately connect from the residential drive to the interstate. When we build streets we wouldn't dare think about connecting a driveway or residential street directly to the interstate highway. But that's what we often do in our trail system. We can do better. The Trail Transect would create an ever intensifying and escalating classification for trails around the valley so that we connect the COPMOBA trail to a residential collector trail, to a minor arterial, to a major arterial to the Parkway, on to the interstate trail. From barely developed native soil surface, to hard pack, to ¼ minus, to asphalt, to 10 foot wide concrete. We shouldn't over-build a trail nor should we under-build a trail. But how do we know what is what? Anyway, all of this could be worked into the Comp Plan.

I would like to improve the Plan with ideas that are espoused by the Urban Land Institute in

order to promote business growth and development. I would like to encourage ideas from the Congress for the New Urbanism in order to promote a more walkable and "sitable" community.

Having worked on over 100 projects on the Western Slope of Colorado I would bring my experience in mountain towns such as Breckenridge and Avon to our valley in a way I think would promote more tourism and would feel more welcoming to tourists. Thank you for your consideration in this.

Respectfully,

Jeffery Fleming

Colorado Land Advisor, Ltd. ColoradoLandAdvisor.com

David Thornton

From:

David Thornton

Sent:

Friday, January 18, 2019 8:50 AM

To:

'Jennifer Greenwood'

Subject:

RE: Comprehensive Plan Advisory Board application

Jennifer,

Thank you for your interest in serving our community. I have added your name to the list of applicants.

Have a great day,

Dave

From: Jennifer Greenwood [mailto:jgreenwood@juniperridgeschool.org]

Sent: Thursday, January 17, 2019 7:15 PM To: David Thornton <davidt@gjcity.org>

Subject: Board

Hi again David,

Jennifer Greenwood.

I left off my telephone number:

808 281-0019

The phone number is a Hawaii phone number, only because I took a sabaticical from teaching 10 years ago and needed a phone, and well, I still have the same number.

Dear David,

Please accept this email as notification of my interest in the city growth planning and input board.

I have lived at 516 Lilac Lane, and taught in the valley since 1995. So I would bring to the board my experience within the community.

My students have been active members of the community as well. They recorded words and stories for KAFM radio. They received a grant to build a park at school. They have made soup bowls for Catholic Outreach, among many other service roles.

While living and working in Grand Junction, I have shopped and dined downtown, skated the river trails and the ice rink, hiked and skied just about everything, floated the rivers, and attended many community events in the parks. I'm an all around active citizen and have an 8 year old son.

Please consider me for the board.

Sincerely,

Jennifer Greenwood

David Thornton

From:

Jeremy Decker <jeremy@skutr.net>

Sent:

Thursday, January 17, 2019 5:01 PM

To:

David Thornton

Subject:

GJ Comprehensive Plan Advisory Committee

Mr. David Thornton,

Hello Mr. Thornton, I am writing to express my interest in joining the City of Grand Junction comprehensive plan advisory committee. I am interested in sitting on the committee because I am committed to this city long term after moving here from across the country a little over a year ago. I love Grand Junction's access to outdoor recreation, the services provided, and the people. I hope to see the city continue to grow in a sustainable manner that highlights the city's many features and perks while addressing some of the concerns that go along with growth and some of the wider issues facing the state as a whole.

After reading list of targeted demographics for this committee I think I will help fill in several spots. I own a couple of businesses including a wire harness manufacturing company, a motorcycle electronics manufacturing company, and a property management company (for managing my wife and my own rental properties only). We are in our mid 30's and own two properties in Grand Junction currently, but are looking to add more rental properties in the future as well as purchase a larger commercial building for our manufacturing businesses. We like to hike, mountain bike, and rock climb, and use the city's walking, and biking trails often. In fact, we would come here to vacation prior to moving here, but fell in love and decided not to leave. I also use the Small Business incubator, Grand Junction Makerspace, and Mesa County Library system's often and are just some of the resources that helped make our decision to move here easier.

Thank you for your consideration, my contact information is below:

Jeremy Decker (708) 288-6373 jeremy@skutr.net 656 Deer View Lane Grand Junction, CO 81506



Grand Valley Catholic Outreach

245 S. First Street Grand Junction, Colorado 81501 970-241-3658

January 21, 2019

David Thornton City of Grand Junction Principal Planner davidt@gjcity.org

Dear David:

I received information about the Advisory Committee being formed to assist with the city's comprehensive plan to be developed during the next eighteen months.

I wish to inform you of my interest in serving on this committee once again. I have had the honor of participating in the past two Advisory Committees established for the same purpose over the past two decades. I believe I can bring to the table information about a population in our community and its needs that may not otherwise be heard or attended to – those at the bottom of the economic scale or those who are homeless.

I have been working with the aforementioned populations for the past twenty years and have served on numerous committees whose intentions are directed toward the good of our community.

I look forward to hearing from you.

Sincerely,

Sr. Karen Bland, OSB

Executive Director

kabland@catholicoutreach.org

Dear David, Jan. 22, 2019

I am writing to apply for serving on the CPAC. I just hit my Medicare birthday, and am now happily semi-retired, so I finally have time to increase my civic activities.

I have knowledge and experience in many of the aspects listed. For example, I had a role in the Comprehensive Plan during my time on the Urban Trails Committee in the early 2000's and I am the sole developer of a residential subdivision (Park Mesa), a City approved project which taught me a lot about real estate and development including financing, markets, landscaping, open space, trails, storm water, and so on. I am also the founder of a local Cleantech coalition with businessmen and women promoting this important aspect of our diversifying economic base.

Other pertinent perspectives I bring include my 20 years of experience as a physician in the Grand Valley including stints at Community Hospital, the VAMC, and St. Mary's. Prior to moving here, I was the medical director of an Internal Medicine group in Portland, Oregon. Since coming to Grand Junction in 1998 I have given many public talks concerning health impacts of air quality. I support many non-profit organizations throughout the Valley as well as being a charter investor in a local bank. I have also been a residential and commercial landlord for most of my time here.

I have been hoping that early in my semi-retirement I could find an impactful local volunteer position for which my breadth of experiences would be helpful, so this is an exciting prospect for me. On a personal level, planning is a strong suit for me, so I feel confident that I could make a positive contribution.

Thank you for considering my application.

Kenneth Scissors M.D.

2534 Park Mesa Ct Grand Junction, Co. 81507

scissorsgj@gmail.com 970 314-0005

David Thornton

From:

Kendall Kjerstad <kjerstadkendall@yahoo.com>

Sent: To: Monday, January 28, 2019 3:21 PM David Thornton; Kendall Kjerstad

Subject:

Planning Committee 2020

01/28/2019

To Dave Thorton:

Enjoyed our brief conversation on the telephone. My name again is Kendall Kjerstad and I and my wife Kari live here in Grand Junction at 207 Whisper Lane, a part of the Spyglass Ridge Housing Development. My phone number is 970-697-1114 and email address is kjerstadkendall@yahoo.com.

One year ago I was elected to and have served on the Spyglass Ridge HOA board of directors as a new member and have enjoyed working on different issues and policies on that committee. Prior to moving to Colorado, I had also served on the city of Hartford, South Dakota, planning and zoning for city for six years.

This sounds like it would be an interesting and fun opportunity to get to know more neighbors here in Grand Junction and be a helpful part of this productive team.

Sincerely,

Kendall Kjerstad

January 22, 2019

David Thornton
City of Grand Junction Principal Planner

Dear David,

I am writing to express interest in serving on the Comprehensive Plan Advisory Committee for the City's 2020 Comprehensive Plan Update. As a General Contractor, Developer and Builder consistently interacting with the City of Grand Junction, Mesa County and other local municipalities I believe I can bring a lot of experience to this committee.

I currently serve as the Vice President for WCCA and until this year served as a WCCA Board Member. I have also been involved with the Kiwanis and the Lions Club. I am a Grand Junction native and local resident and because I've always lived in Grand Junction, I have a very good understanding of the local dynamic.

If you would like to speak with me in further detail, please call me at (970) 261-1463 or email me at merritt@magcinc.com. Thank you for your consideration.

Sincerely,

Merritt Sixbey



COLDWELL BANKER COMMERCIAL PRIME PROPERTIES 131 N. 6th St., Suite 300 Grand Junction, CO 81501 BUS (970) 243-7375 www.cbcprimeproperties.com

January 21, 2019

Mr. David Thornton Principal Planner City of Grand Junction

RE: Comprehensive Plan Advisory Committee (CPAC)

Dear David,

I would like to submit this Letter of Interest in serving on the above mentioned CPAC Committee.

My interest stems from my ongoing involvement over the last twelve years in the Commercial Real Estate Market as an advocate for investors, tenants, and owner occupants. In addition, I have a long history in the community as a native.

My Credentials:

After graduating with an MBA with a Real Estate designation from the University of Denver in 1997, I served as the Director of Land Acquisition for Century Communities, a publicly traded homebuilder with operations in five states. I served three years as the Land Acquisition Manager for the Colorado Division of KB Home, the fourth largest home builder in the U.S. I also assisted in resort development at the Jackson Hole Mountain Resort in Wyoming.

I boarded the CBCPP team in 2007 as a licensed Commercial Broker. I have worked closely with Investors, Developers, Buyers and Sellers of all types of Commercial property in the Grand Junction municipal area.

I believe I have a good understanding of local issues and the experience in development to be an informed asset to this committee.

Respectfully Submitted,
Wike Foster
Michael Stewart Foster, CCIM

Olivia Pilcher 815 Chipeta Ave Grand Junction, CO 81501 970-270-9010 olivia.pilcher@gmail.com

David Thornton
City of Grand Junction Principle Planner
250 N 5th St
Grand Junction, CO 81501

Mr. Thornton:

This letter is to express my interest in serving on the Comprehensive Plan Advisory Committee. As a young professional and millennial, I am interested in serving on a committee that will impact the plan for growth in our community. Having a master's degree in social work and the experience of serving members of the community from diverse backgrounds makes me a valuable candidate for the committee. Through my work I have seen the importance of planning for affordable housing and creating an environment that continues to draw new business while maintaining balance between economic prosperity and growth, sustainability, and the elements that make our community home. I would be honored to serve on the committee responsible for developing Grand Junction's Comprehensive Plan which is essential to charting a path to the future that maintains that balance.

Thank you for your consideration.

Sincerely,

Olivia Pilcher

Olia Pilator

Letter of interest for 2020 Comprehensive Plan Update advisory committee member position

Orin Zyvan 559 Hill Ave Grand Junction, CO 81501 970-812-3773 orin@zyvan.net

To Whom It May Concern:

As a resident of downtown Grand Junction, father of two young children, elected chair of the Grand Junction Urban Trails Committee, and active community participant, I have been giving my time and resources to Grand Junction for the past seven years. As a young adult living in Portland, Oregon and Chicago, Illinois, before my move to Grand Junction, I very much appreciated and learned from the intentional community, civic, urban, and placemaking developments those cities focused on. My wife and myself moved to downtown Grand Junction five years ago specifically to be centrally located and to more easily participate in and contribute to the progress and growth of our community. This was only made more poignant as now having two young children and participating with the Urban Trails Committee have both expanded my network of connections and understanding of the amazing promise as well as challenges our community faces.

A number of key challenges have caught my eye. To voice a few:

- City interconnectivity. Businesses throughout the city, Colorado Mesa University, Downtown,
 Horizon Drive Business District, River District, new developments, and our neighborhoods all
 have much to gain and share with each other. I would like to see more cooperation on common
 goals such as multimodal transportation, tourist education (such as multimodal maps and
 activity guides), and community organization, inclusion, and participation.
- Collaboration between state, county, and city regarding infrastructure and urban planning.
 There are a number of forthcoming projects where cross communication between levels of
 government will be vital to successful long term outcomes, such as the Business Loop through
 downtown, housing developments in the city limits where connecting roads pass through
 county segments, and maintaining and expanding multimodal connectivity throughout the
 Grand Valley.
- Building vibrant urban centers and hubs that provide a draw for residents and tourists alike.
 Grand Junction has already reached a tipping point regarding this progress and many projects such as CMU's continued expansion and Las Colonias Park/Amphitheater are moving forward rapidly. Connecting all of these together and continuing to update existing regions, such as Downtown and North Ave will help us keep up with and ensure the success of this development.

I have much to learn about city government, urban planning, and how to best effect progress. With this application I would appreciate the opportunity to understand more about current plans and considerations. I would then hope that I could make creative, sound, and beneficial contributions to the long term plans of Grand Junction. We already have such promise and opportunity, I just hope that we can rise to the occasion, be good stewards, and not miss actualizing any of our potential.

Thank you for considering my application.

Sincerely, Orin Zyvan

D. Randall Spydell

P. O. Box 3994 Grand Junction, Colorado 81502 970.901.0742 (mobile) rspydell@gmail.com

27 January 2019

David Thornton, City of Grand Junction Principal Planner Grand Junction, Colorado

RE: Comprehensive Plan Advisory Committee

Dear Mr. Thornton,

I wish to serve on the Comprehensive Plan Advisory Committee. I have attached a brief résumé to show you my background. I am a geologist and educator, now retired. I have always used my knowledge and experience to serve my colleagues, students, neighbors and community.

My work experience has had two tracks; Information Technology leadership, and environmental science teaching and research, particularly applied to land uses and land use planning. I have substantial experience in program development, grants, construction projects, and teaching and learning in both these tracks. The focus of my career has been leading teams to provide successful support and new programs for many groups during times of everchallenging change.

I would like to help my neighbors in a public service role with this opportunity with the City of Grand Junction. As County Geologist of Jefferson County, Colorado, I dealt successfully with a wide variety of stakeholders in sometimes technical and often contentious issues surrounding land development projects and land use hazards. This included learning how best to advise and guide elected officials, appointed board members, applicants, consultants, and concerned citizens through a labyrinth of processing and public hearings, all the while maintaining cordiality and ever mindful of long term relationships. Representing the professional county staff in public hearings on flood plain designations, geologic hazard mapping and land use regulations, and the natural impact assessments of land use proposals was challenging, I enjoyed it.

More generally, I have been a team leader on many projects to inform people of differing backgrounds and differing expectations (students, parents, alumni, administrative colleagues, faculty, landowners, developers, business owners and community members) of programs and personal choices for a wide variety of activities and policies. Throughout this work I endeavored to build coalitions and collaborative partnerships among people and institutions. I enjoy working with others to design and implement new programs, or to reengineer existing programs or business processes to include new tools and techniques. I have often suggested improvements to legacy systems and methods, and introduced innovations.

I am a supporter as well as a leader. I have an active history in community service. I have served as a firefighter, EMT, coach, board member, teacher and most of all, a planner. I have over a decade of land use planning and Planning Commission experience in Colorado and Vermont as a professional and as a Board member, including 6 years as chairman. I've worked hard to keep my community a safe, efficient, and friendly place in which to live, attend school, work and visit, recognizing the diverse needs that a wide variety of constituents bring to the table. One of my strongest skills is that of policy development and consensus building; listening carefully to all stakeholders' needs and goals and working to achieve success for all. I am acutely aware of the challenges every leader faces when planning support for a future vision, mission and strategic goals.

I have been a Certified Professional Geologist for over 35 years and while my EMT certification and fire fighting certifications have lapsed, there are many ancillary skills and experience I bring that may not be apparent from my professional résumé; two small examples: I have personally built two homes and substantially remodeled 4 others with my brother; and I am a reasonably skilled backhoe/loader operator.

I would be happy to meet with you and discuss my possible participation in this planning advisory committee.

Very truly yours,

D Randall Spydell

Ray Rickard

120 W Park Avenue Suite 200, Grand Junction, CO 81505 | 970-250-1128 | ray@gjproperties.com

25 January 2019

Grand Junction City Council 250 North 5th Street Grand Junction, CO 81501

Dear Council:

I am submitting this letter of interest in order to be considered for a position on the Grand Junction City's Comprehensive Plan Advisory Committee (CPAC). I am a very active member of the real estate community, and I believe that I can serve as a valuable member on this committee.

As a commercial broker and designated CCIM, I deal with a variety of real estate areas such as housing, industry, and investments. I specialize in site selection and I am currently working on developments that will positively impact the community.

I have been a licensed realtor for over 30 years and have lived in Grand Junction for a long time. Presently, I sit on the City Development Round Table to discuss the future of Grand Junction. Additionally, I actively work with the DDA and GJEP. Because of my experience, I will be able to bring input from my clients and the market, as well as share ideas and find creative solutions to issues the CPAC faces.

Thank you for your time.

Sincerely,

Ray Rickard, CCIM

RE/MAX 4000 Inc. 970-250-1128

REBECCA MULLEN

1212 Grand Ave PO Box 346 Mesa, Colorado, 81643 rbcamullen@gmail.com

970-210-4480

www.altaredspaces.com

January 19, 2019 City of Grand Junction Attention David Thornton

Dear Mr. Thornton,

I am interested in serving on the Comprehensive Plan Advisory Committee. Although my primary residence is in Mesa, my husband and I own a rental property at 12th and Grand, and I use the basement apartment there as a work space. Additionally, I work in the Grand Valley as a coach and consultant, offering occasional workshops (free workshop at the library Jan 29th), which makes me curious about shared spaces and how they are used.

I am involved with a number of volunteer organizations (Toastmasters, Western Colorado Writers Forum, and Hospice among them), and organized *Ignite Grand Junction* the past 2 years. My goal with *Ignite Grand Junction* is to offer a venue for people to tell their story. I believe that stories, when we can clearly articulate our own, and when we can listen to others, help to bring us together.

I think place, and how we form a community, is a great way to tell our communal story. I'd be very curious to hear about all the differing needs of the community, and be excited to help people articulate their needs when it comes to having their community needs heard.

I was a part of a similar effort in Mesa, when we were looking at our long range plan there and I was serving as President of The Mesa Community Club Board. The opportunity afforded me a unique glimpse into how people interact with each other through the use of space. I'd love to be included.

Respectfully,

Rebecca S. Mullen

January 18, 2019

David Thornton

City of Grand Junction

Email: davidt@gjcity.org

Re: 2020 Comprehensive Plan Update, Advisory Committee

Dear Mr. Thornton,

I am interested in being on the Advisory Committee for the City of Grand Junction's 2020 Comprehensive Plan Update. I have served on past update committees, as well as Land Development Code updates and bring valuable insight to such committees.

My past private sector experience in Grand Junction includes Residential and Commercial Land Planning, Residential and Commercial Land Development, Residential Construction, and Commercial Construction in addition to running business(es). I have served on a variety of community panels and organizations intended to bring together the best interests of all parties involved.

My current position is in Real Estate - both commercial and residential.

I am able to interpret the intent of a variety of parties to work toward the overall goal, in this case of having a Comprehensive Plan that works for our entire community. I would appreciate an invitation to serve on the advisory committee.

Thank you,

Rebekah Scarrow

RE/MAX 4000

Phone: 970-210-8747

Email: Rebekah.scarrow@gmail.com

David Thornton

From:

Richard Biocic < roguenuclear@yahoo.com>

Sent:

Saturday, January 19, 2019 2:34 PM

To:

David Thornton

Subject:

Interest in CPAC Committee...

My name is Richard Biocic Jr, I live at 1127 Main St, downtown GJ, My ph# is 970.210.1551

I have lived in Grand Junction all of my life and my father grew up here also. I have a vested interest in this community, to say the least!

I believe in a careful and proactive approach to planning within this community because of its unique location, surrounding natural features, and the desire of many to relocate to this area.

I currently work for Colorado Department of Transportation in the Maintenance Division. I have been employed there for 25 years. My job focus is in the gathering of telemetry and information distribution from mobile road maintenance equipment and vehicles. I have been also cross-trained within many other facets of operations within the department. I have a very good work relationship with many of CDOT's planning, designing, and maintenance supervisors in this area. I have served on some of the state-wide technical and intelligent highway teams to review and gather information from many other organisations, governmental and private. Some of this has been in the field of autonomous vehicle use and safety technology.

I believe Grand Junction really needs to take a careful and close look at it's transportation future and the fact that this could be an extremely difficult task. I believe it needs to be proactive in this and able to communicate these needs to the community.

Thanks.

Letter of Interest in Serving on the Commission to Revise the Grand Junction Comprehensive Plan

From: Robert W Noble

1041 Ouray Ave.

Grand Junction, CO 81501

I have been a resident since 2011. During that time I have taken an active interest in this community. I ran once (unsuccessfully for City Council. I have been actively involved with the Grand Junction Newcomers Club, serving as its President for four years. I have also participated in volunteer activities with community organizations such as the Municipal Court, the City of Grand Junction, and St. Mary's Hospital.

I worked in the Federal Government for 34 years. Twenty years were in the Social Security and Medicare administrations and fourteen years were in the Office of Inspector General for the Department of Health and Human Services as a Criminal investigator. Part of that time was in management and part was on the headquarters staff in Washington, D.C. I have experience in public speaking and preparing written communications such as newspaper articles gained through all of those assignments.

I feel like I could contribute to both the revisions to the Comprehensive Plan and to communicating them to the public. I have made Grand Junction my adopted home since my retirement and I feel I can make a positive contribution to the City and it's future.

You may reach me by e-mail at bnoble3000@yahoo.com or by phone at 970-549-0440.



January 28, 2019

David Thornton
Principal Planner
City of Grand Junction
250 N. 5th St
Grand Junction, CO 81501

Dear Dave,

Our mission at the Grand Junction Economic Partnership is to strengthen and diversify the economy through the recruitment of businesses and primary jobs. We can only be successful if there is a common sense plan for growth that accounts for proper zoning and transportation infrastructure. As the official economic development agency for the City of Grand Junction, I use the Comprehensive Plan on a daily basis. We refer all of our prospects to the plan to determine the best location for their company and we do an enormous amount of work with commercial and residential developers in planning future growth for development. The Comprehensive Plan is one of our most used tools and we are extremely invested in seeing it updated in a way that prepares us for the city that we'll become in the next few decades.

Please accept my letter of interest to serve on the 2020 Comprehensive Plan committee to help develop a plan that enables us to continue to grow the economy and prepare for the population growth that we are currently seeing and will continue to see over the next decade and beyond.

Sincerely,

Robin Brown Executive Director January 25, 2019

Dear Mr. Thornton, I am interested in serving on the advisory committee for the 2020 Comprehensive Plan for our community.

I have been a resident of the Grand Valley for 25 years, having lived in both Fruita and Grand Junction. I am a fourth-generation western slope Coloradan and I care deeply about the western slope and its inhabitants.

I am an active and interested member of the community and feel strongly about community service. In 1994-96, I served as the president of the Fruita Historic Preservation Board. I am currently serving in my 6th year on the Grand Valley Audubon Board. Over the past year, I was a founding member of the Historic Lincoln Park Downtown Neighborhood and continue to be part of the committee establishing guidelines for our neighborhood. This year, I was selected for the 2018-19 Governor's Fellowship Program. This work has me collaborating with some amazing leaders from around the state to help form great policy and learn about a wide variety of complex governmental issues in our state. Each month we are tasked with finding creative ways to solve some of these issues.

I have been a Biology professor at CMU for 24 years. I am knowledgeable about natural resources in the western United States and care about the amazing natural beauty and diversity we have in the Grand Valley. I have a strong desire to help maintain the amazing natural resources we have and encourage recreation in our area by providing a diverse range of thoughtful possibilities for our growing tourism industry.

In addition to the natural beauty, I also care a great deal about the historic assets we have in the Grand Valley, not only in buildings, but in historic events and paleontological resources.

I believe our community has some amazing assets, but also believe we are faced with many challenges. I am very interested in joining the committee to help make important guidelines, form innovative ideas and help advise for this important planning process. I hope you will consider me for membership in the committee.

Thank you for your time,

Stephanie Matlock 1460 Ouray Ave. Grand Junction, Co 81501 970-270-3004 smatlock@coloradomesa.edu January 21, 2019

44- 49 B

To: David Thornton, City of Grand Junction, Principal Planner

Re: Interest in serving on the Comprehensive Plan Advisory Committee (CPAC)

From:
Tanya Travis
1405 Main Street, Unit B
Grand Junction CO, 81501
Ttravis1405@gmail.com

Phone: home (970) 245-3565, cell (970) 270-9375

As a long-time resident on Main Street, I have seen the city improve our downtown and maintain our infrastructure with quality vigilance. I especially appreciate the trees that not only make our city feel like an oasis in this desert but prevent our urban surfaces from becoming a miserable heat island.

I recently joined the Forest Service board as an interested citizen to help with the future threat of drought mitigation for city owned trees. I am not sure in what capacity I will be helpful, but one thought is a campaign to involve the stakeholders in watering the trees despite the cost, and perhaps in establishing a non-profit to help mitigate water costs for residents on fixed incomes.

Serving on the CPAC would be an opportunity for me to contribute to the collaborative efforts for addressing this potential problem.

I know there is much more to consider with city planning. I am interested in the city being able to take advantage of low interest loans for energy efficient commercial buildings, and planning that includes future diversity in housing and transportation needs.

Thank you for your consideration,

Tanya Travis

42

David Thornton

From:

Ted <ted@ciavonne.com>

Sent:

Friday, January 25, 2019 1:39 PM

To:

David Thornton

Subject:

RE: Advisory Committee members wanted for the 2020 Comprehensive Plan Update

Mr. Thornton,

This contact is to let you know that I am interested in being on the noted Advisory Committee. My contact information is noted below.

My interest in this committee is founded in living here for over 37 years, working in land planning and landscape architecture, always pushing towards making the community better where possible while maintaining that which is good. When I look at the list of 11 "areas of interest" I clearly fall into item #4, Planning/Landscape Architecture/Urban Design; but I have worked on specific projects that over my 37 years have repeatedly touched 9 of the 11 listed interests. And so I feel I have a sound basis to start with.

I was very involved with the prior Comprehensive Plan, and I work with the current Plan, the City Code, and City Policies on a daily basis. At present I am on a Code Advisory Committee for Mesa County, another one for the City of Fruita, as well as a Developer's Roundtable for the City of Grand Junction. If you are looking for someone with 'history' and 'experience', I think I fit. If such 'history' and 'experience' is viewed as potential baggage to the Advisory Committee ... or the hope is to load it up with new/fresh/young 'eyes', there will absolutely be no hard feelings.

In fact, I hope you have a stack of interest from 'new blood'!

Ted Ciavonne, PLA

Ciavonne Roberts & Associates, Inc.

LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7th Street

Grand Junction, CO 81501

Ph (970) 241-0745

ted@ciavonne.com

www.ciavonne.com

From: Tamra Allen [mailto:tamraa@gjcity.org]
Sent: Thursday, January 17, 2019 2:31 PM

To: Cody Davis <cody@chronosbuilders.com>; Ivan Geer <igeer@rccwest.com>; kevinbray (kevinbray@brayandco.com) <kevinbray@brayandco.com>; Mark Austin <marka@austincivilgroup.com>; Max Sneddon <sneddonbuilt@gmail.com>; Merritt Sixeby <merritt.associates@yahoo.com>; Ray Rickard <ray@gjproperties.com>; Robert Jones <rjones@vortexeng.us>; Ron Abeleo <ron@cwi-homes.com>; Silas Colman <Silascolman@gmail.com>; Ted

<ted@ciavonne.com>

Cc: David Thornton <davidt@gjcity.org>

Subject: Advisory Committee members wanted for the 2020 Comprehensive Plan Update

All - I wanted to let you know that the City is now actively seeking persons to serve on an advisory committee to assist in developing the City's Comprehensive Plan. Please see below for additional information and please

do not hesitate to contact me if you have any questions about the roles and duties of the committee. I hope you will consider this opportunity. In addition, should you know of someone else that may be interested in serving in this capacity, please pass this information along to them.

The City of Grand Junction is beginning work on the City's 2020 Comprehensive Plan update over the next 18 months. The Plan update will include long term planning for residential and commercial/industrial growth, infrastructure needs, any changes to the City's growth boundary, natural and human-caused hazards, etc. and identify goals, strategies and/or actions to address the community's future growth.

An important part of this effort will be establishing a Comprehensive Plan Advisory Committee (CPAC) to provide input to the City on the Plan. The City is looking for individuals interested in serving on this committee. If you are interested, please submit a brief letter of interest. All letters of interest must be received by January 28, 2019.

Please click on the following link for more information and instructions. https://bit.ly/2AS6ES8

You have received this email because we believe you may be someone that is interested in serving on an advisory committee for the Comprehensive Plan or know someone that might. Please forward this email on to anyone that may be interested.

Respectfully,

Tamra Allen, AICP
Community Development Director
City of Grand Junction, Colorado
970-256-4023
tamraa@gjcity.org



Gateway to Grand Junction

January 18, 2019

City of Grand Junction Attn: Dave Thornton, Principal Planner

250 North Fifth Street Grand Junction, Colorado 81501

Dear Dave,

I would be pleased to be considered to serve on the Comprehensive Plan Advisory Committee (CPAC) currently being formed by the City of Grand Junction to provide input for the 2020 Comprehensive Plan. As Executive Director of the Horizon Drive District, I represent over 220 businesses with a vital Interest in the direction and future of the City's services and infrastructure. While we have not updated the District's economic impact study since 2011, at that time it was found that the District contributes \$300 million in economic value annually to the local economy. The District contains 72% of the valley's lodging industry, 25% of all office space in Grand Junction, and our businesses employ over 2,600 people.

My contact information is as follows:

Vara Kusal 2764 Compass Drive, Suite 205 Grand Junction, CO 81506 Cell phone - (970) 985-1833 Email - <u>Vara@HorizonDriveDistrict.com</u>

I thank City Council for forming this committee and would be delighted to serve if chosen.

Best regards,

VML RWAL

Vara Kusal

Executive Director

VISIT THE DISTRICT

WWW.HORIZONDRIVEDISTRICT.COM

970.985.1833

2764 Compass Drive, Suite 205 Grand Junction, CO 81506

44

January 27, 2019

To Whom It May Concern;

I am interested in serving on the Comprehensive Plan Update Advisory Committee. I not only am a REALTOR® and concerned with appropriate growth and development of our community; I also formerly worked for the City of Grand Junction. As a result, I have a prior history of the 201 Boundary, utilities, emergency services and why properties are annexed into the City of Grand Junction. Until this last September, I lived within the City of Grand Junction. My husband and I just built a new home in Whitewater. This combined with my previous work history gives me a unique ability to understand why municipal growth should be managed in a logical manner. As a result, I feel that I would be a logical choice to serve on the committee.

I completed my degree in Organizational Management Human Resources at Colorado Christian University (CCU) in May 2010. Additionally, I have a Project Management Certificate and a Biblical Studies Certificate along with my Associates Degree, all at CCU. I am a results oriented, effective team leader with the ability to implement cutting edge technology, foster a positive team environment and significantly contribute to the overall success of the organization.

Team Management: I am an effective leader with the ability to communicate across all levels, appropriately allocate resources, and delegate responsibilities in order to maximize productivity and increase morale. In the past, I successfully managed a team of volunteers for multiple years, earning the prestigious President's Award for the Best Service Unit in Girl Scouts.

Innovation: I have a demonstrated ability to implement technological advances in order to maximize operational efficiency and increase profitability. Over the years, we all tend to get comfortable in the technology we use, and often don't take advantage of the advancements available. I prefer to take the time to learn what the new technology can offer, and to utilize those advances, thereby increasing overall productivity.

Customer Service: I have the skills necessary to recognize both the internal and external customer and the need to consistently exceed their expectations. At the City of Grand Junction, I took the time to understand my customer needs or wants. As a result, I was able to serve the customers effectively the first time.

Business Insight: I am a conscientious decision maker with a strong work ethic. I strive to understand and stay within the parameters of the operational budget and capital asset management. I am highly aware of corporate culture and organizational management. When others understand in lay terms what changes and improvements are most wanted, they are more pliable to the desired culture.

Professionalism: My history, both in my professional career and personal life, illustrate my ability to take on increased responsibilities as a member of a team. I have extensive technical training and experience in many aspects of Geographic Information Systems and Engineering. Additionally, I have advanced Word Processing skills.

I have attached my resume for your review. I believe that my knowledge and skills will benefit the advisory committee. Thank You for considering my application. I look forward to hearing from you soon.

Sincerely,

Virginia M. Brown



Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: July 17, 2019

<u>Presented By:</u> Trent Prall, Public Works Director, Traci Wieland, Recreation Superintendent

Department: Public Works - Engineering

Submitted By: Brendan Hines, Project Engineer for Public Works

Information

SUBJECT:

Construction Contract for the Las Colonias River Park

RECOMMENDATION:

Authorize the City Purchasing Division to execute a Construction Contract with K&D Construction, Inc. of Grand Junction, CO for the construction of the Las Colonias River Park Project in the amount of \$1,298,433.17.

EXECUTIVE SUMMARY:

The purpose of the proposed water channel improvements at Las Colonias Park is to enhance the stream hydrology and aquatic habitat zone in the existing recently constructed slough by adding habitat while maintaining existing recreational use throughout a larger portion of the year. Overall, the existing channel is not functioning as originally intended with not near as much flow through as originally proposed. This project will restore the original intent by adding more flow and open water to the park.

The Las Colonias River Park Project generally consists of the installation of a new 475 lineal foot inlet channel, and approximately 850 lineal foot extension of the existing channel, creating a secondary channel with drops and pools, in-stream habitat structures and boulders, native riparian plantings, and bioengineered bank stabilization with recreational elements and interpretative signage.

BACKGROUND OR DETAILED INFORMATION:

Over the last several years of planning and developing Las Colonias Park, the City learned there is tremendous support to balance park, river, active, passive, business, and all other types of use

of the park. The goal is to restore what was previously a riparian area and to increase recreational use of the riverfront. The scope of the project includes: an additional inlet channel and an extension of the existing water channel with recreational elements, re-vegetation, and interpretative signage. A new inlet channel will be constructed to allow flowing water for a greater period of the year, to control flow distribution to function appropriately in the existing river system, and to avoid adverse impacts to existing aquatic habitat in the main channel of the Colorado River or any secondary channels. Upon completion, the excavated channel extension will have continuous water flow when the Colorado River flows are above 810 cubic feet per second. This excavation will add 1.77 acres of open water, increasing the area of aquatic habitat at the site while enhancing recreation in the park as well as the natural aesthetics of the area. The streambanks of the new channels will be planted with native riparian vegetation, providing erosion control, a riparian buffer, and increased habitat.

Pending Council approval, this project is anticipated to take approximately four months. Assuming a late August construction start date, the project should be completed by mid to late December. All construction components of the project are scheduled to be completed no later than December 31st, of 2019; however, there will be ongoing revegetation efforts and monitoring into 2020.

A formal invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitation), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association (WCCA), and advertised in the Daily Sentinel.

A bid alternate was included for the excavation and off-site hauling of excess fill material to the Riverfront at Dos Rios development. In addition to the base bid proposal, each Contractor provided a separate Bid Alternate proposal, which was then combined for an overall bid total. The low-bidder for the combined base bid + Bid Alternate amounts was selected as the low-bid Contractor for the project.

Four companies submitted formal bids, which were found to be responsive and responsible in the following amounts:

CONTRACTOR	LOCATION	BID SCHED. COST
K & D Construction, Inc.	Grand Junction, CO	\$1,298,433.17*
Clark & Co., Inc.	Grand Junction, CO	\$1,352,208.34
Con-Sy Inc.	Grand Junction, CO	\$1,492,236.50
Old Castle SW Group Inc., dba United Companies	Grand Junction, CO	\$2,147,834.00

^{*} K&D Construction, Inc. has offered a 0.30% prompt payment discount if invoices are paid within 15 days after receipt of the invoice. The 0.30% discount has been accounted for in the above contract amount

FISCAL IMPACT:

This project is budgeted in the 3/4 cent Sales Tax Fund, with funding derived from multiple sources including Great Outdoors Colorado Trust Fund (GOCO), for \$350,000 along with Colorado Water Plan Grant (\$150,000), the Colorado Water Conservation Board (\$99,703), the Colorado Basin Roundtable Water Supply Reserve Account (\$10,000), and a donation from One Riverfront (\$15,000). Internal funding sources include the Conservation Trust Fund (\$150,000), and the Parkland Expansion Fund (\$460,297). With the inclusion of Bid Alternative 1, the balance of the project funding required of \$98,257.17 is proposed from the Las Colonias Business Park project budget. The combined grants, donations and City Parks funds will be used to bring the total project budget to \$1,348,433.

Project Costs:

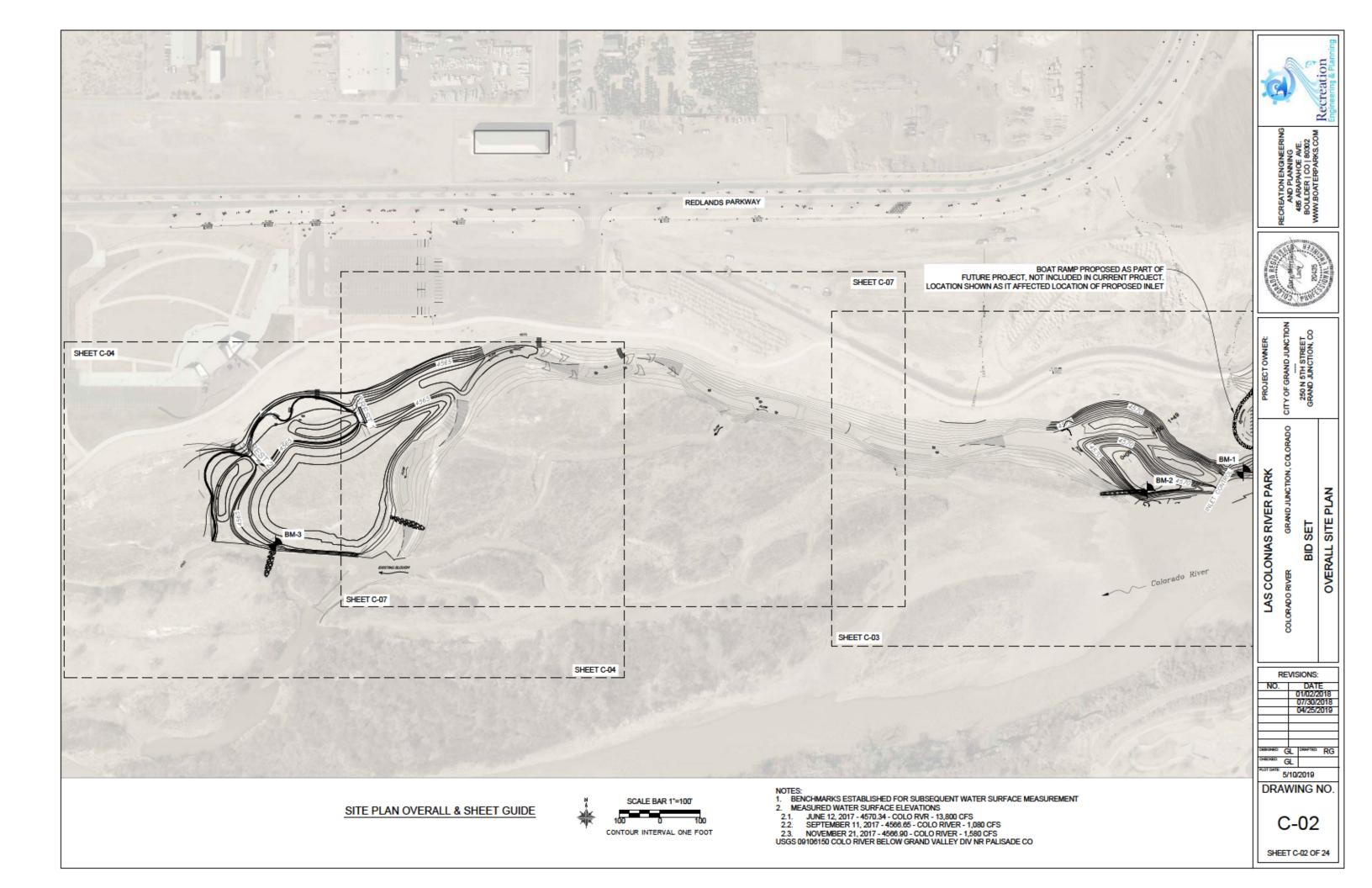
Construction Contract Amount – K & D Construction, Inc. (Base Bid)=	\$1,052,433.17
Excess excavation material - (Bid Alternate)=	\$246,000.00
K & D Construction, Inc. Subtotal=	\$1,298,433.17
Consultant Construction Oversight and Testing (est.) =	\$50,000.00
Total Project Costs =	\$1,348,433,17

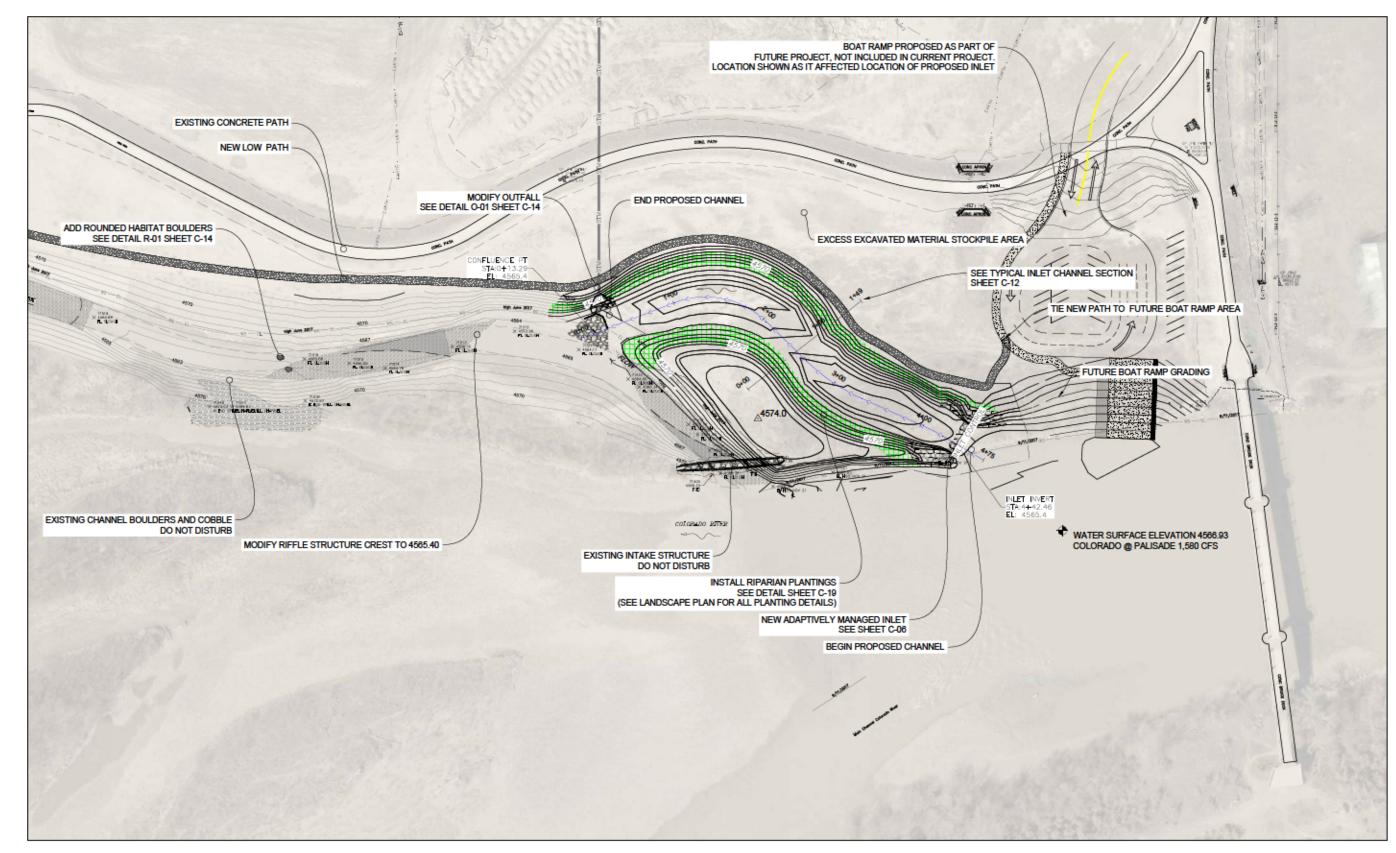
SUGGESTED MOTION:

I move to (authorize/not authorize) the Purchasing Division to enter into a contract with K&D Construction, Inc. for the construction of the Las Colonias River Park Project in the amount of \$1,298,433.17.

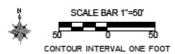
Attachments

- Overall Site Plan
- East End New Inlet
- West end channel extension.





EAST AREA GRADING



NEW RIPARIAN PLANTINGS ALONG NEW CHANNEL FOR RIPARIAN BUFFER

PROPOSED BOULDER STRUCTURE

LIMITS OF NEW CHANNEL GRADING

LEGEND

WETLAND

- NOTES:

 1. ADAPTIVELY MANAGED INLET TO AVOID IMPACTING LOW FLOW REQUIREMENTS IN THE MAIN CHANNEL OF THE COLORADO RIVER.

 DURING PERIODS WHEN THE MAIN CHANNEL OF THE RIVER IS AT OR BELOW 810 CFS THE PROPOSED CHANNEL WILL NOT DIVERT
 ANY WATER. LOW FLOW CONDITIONS ARE MOST LIKELY DURING LATE AUGUST AND EARLY SEPTEMBER. PROPOSED CHANNEL WILL

 REPAIR OF THE PROPOSED CHANNEL WILL

 REP CONTINUE TO MAINTAIN FLOW FOR FISH HABITAT AND UPSTREAM MIGRATION WITHIN MAIN CHANNEL AND OTHER CHANNEL BRAIDS
- FLOWING POOLS SIMILAR TO THE EXISTING SLOUGH CHANNEL WILL MINIMIZE POOLS OF STANDING WATER AVOIDING INCREASING HABITAT FOR NON-NATIVE FISHES AND REDUCE POTENTIAL MOSQUITO BREEDING HABITAT.
- PROPOSED CHANNEL IMPROVEMENTS WILL BE ADAPTIVELY MANAGED WITH ACCOMPANYING MONITORING AND MAINTENANCE PLANS TO ENSURE REQUIREMENTS ARE SUSTAINED.





Y OF GRAND JUNC 250 N 5TH STREE GRAND JUNCTION,

LAS COLONIAS RIVER PARK

AREA GRADING

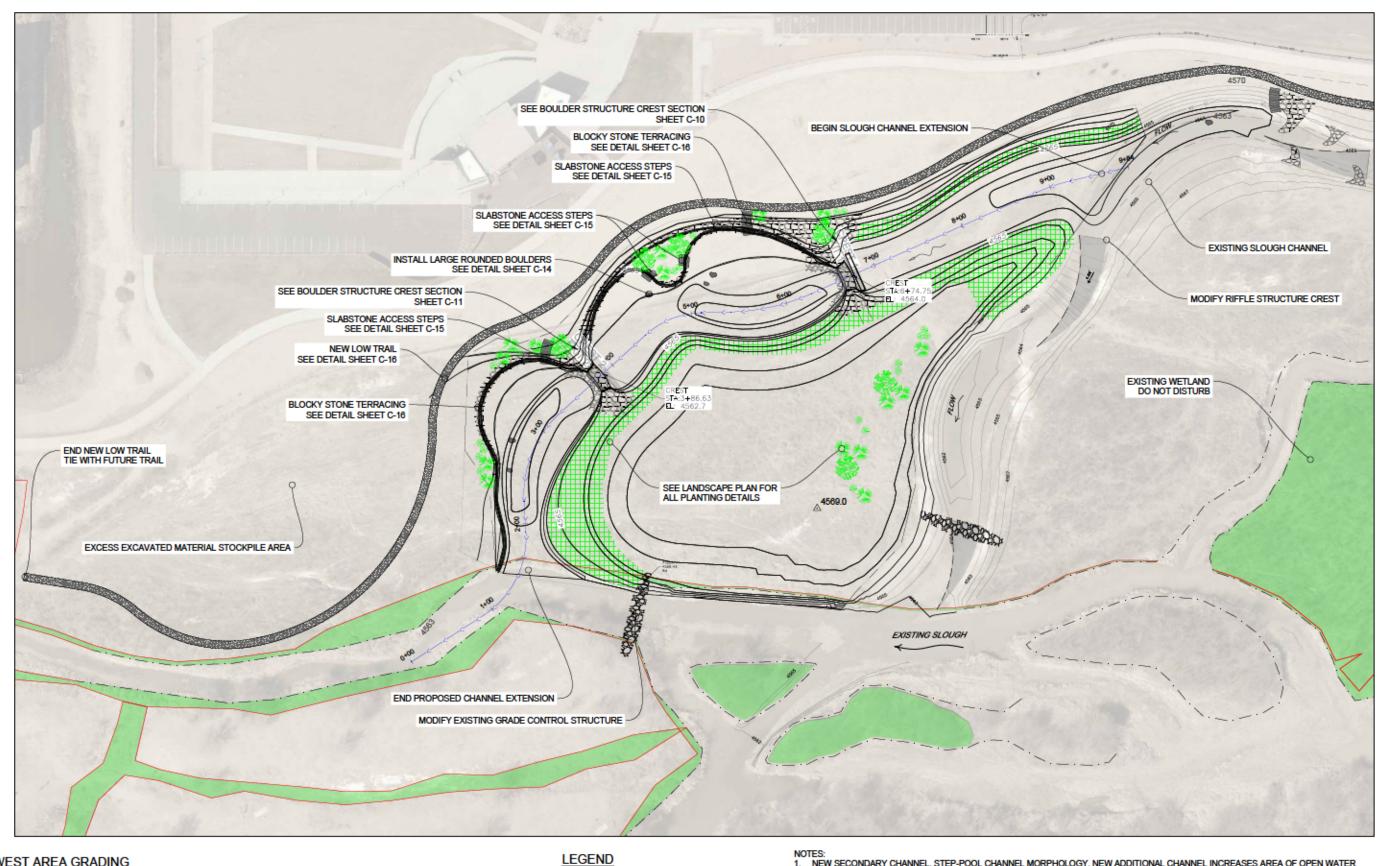
REVISIONS: DATE 01/02/2018 07/30/2018

04/25/2019 C GL DEWFTER RG GL

5/10/2019

DRAWING NO.

SHEET C-03 OF 24



WEST AREA GRADING



NEW RIPARIAN PLANTINGS ALONG NEW CHANNEL FOR RIPARIAN BUFFER

PROPOSED BOULDER STRUCTURE



LIMITS OF NEW CHANNEL GRADING

WETLAND



- NOTES:

 1. NEW SECONDARY CHANNEL, STEP-POOL CHANNEL MORPHOLOGY. NEW ADDITIONAL CHANNEL INCREASES AREA OF OPEN WATER AND AQUATIC HABITAT. BOULDERS PLACED TO ALLOW NATURAL SCOURING BELOW STEPS. FLOW COMPLEXITY CREATING HABITAT DIVERSITY. DEEP POOLS CREATE COVER, LOW VELOCITIES. HABITAT BOULDERS PLACED IN POOLS CREATES ADDITIONAL COVER AND HABITAT HETEROGENEITY
- NATIVE VEGETATION PLANTINGS ALONG STREAMBANK FOR RIPARIAN BUFFER. EROSION CONTROL ALONG THE OUTSIDE OF MEANDER BENDS WILL BE ACCOMPLISHED WITH BIOTECHNICAL BANK STABILIZATION CONSISTING OF VEGETATED NATURAL BOULDER TERRACING.





LAS COLONIAS RIVER PARK

	VIS	IONS:	
NO.		DATE	
		1/02/2	
		07/30/2	
	(14/25/2	019
DEBRONED: G	L	DRAFTED	RG
OHEONED: G	L		
PLOT DATE: 5/	10/	2019	

DRAWING NO.

SHEET C-04 OF 24



Grand Junction City Council

Regular Session

Item #7.a.i.

Meeting Date: July 17, 2019

<u>Presented By:</u> Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, CDBG Administrator

Information

SUBJECT:

A Resolution Adopting the 2019 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program

RECOMMENDATION:

City Council approved the projects to be funded in the 2019 CDBG Program Year at its June 5, 2019 meeting.

EXECUTIVE SUMMARY:

The City will receive \$461,255 CDBG funding for the 2019 Program Year which begins September 1st. The City also has \$100,000 in funds remaining from the 2018 Program Year to be allocated with the 2019 funds. The purpose of this hearing is to adopt the 2019 Annual Action Plan which includes allocation for 17 projects as part of the Five-Year Consolidated Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2019 Program Year will begin September 1, 2019. For each CDBG Program Year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received grant requests of \$348,602 from outside agencies and has identified City capital improvements projects totaling \$344,232 that would be eligible for CDBG funding for a total of \$717,834 in grant requests (including \$25,000).

for program administration). The City has \$100,000 in funds remaining from the 2018 Program Year to be allocated with the 2019 funds. On June 5, 2019 City Council approved the 2019 funding requests totaling \$561,255. A summary of the projects to be funded is included as an attachment.

FISCAL IMPACT:

2019 CDBG appropriation is \$461,255 and the balance of non-allocated and unexpended funds from 2018 is \$100,000.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 46-19, a resolution adopting the 2019 Program Year Action Plan as a part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program.

<u>Attachments</u>

- Summary of 2019 Projects
- 2019 Annual Action Plan CC
- 2019 Action Plan Resolution

	PROJECT	FUNDING	LEVERAGE
1	Program Administration	\$25,000	-
2	CEC Low Income Counseling Program	\$10,000	\$350,905
3	Homeless Shelter Service Improvements	\$22,300	-
4	Marillac Clinic Medical Exam Room Upgrades	\$8,661	\$14,747
5	Riverside Educational Center Transportation	\$12,700	\$12,725
6	STRiVE Audyssey Autism Clinic	\$7,500	\$118,120
7	HomewardBound Exterior Client Space Improvements	\$26,000	-
8	Garden Village Apartments Window Replacement	\$97,274	\$20,000
9	Karis, Inc. Purchase Appliances for Permanent Housing	\$22,100	\$9.4 million
10	Partners Program Office Roof Replacement	\$35,000	\$5,000
11	Western Slope Center for Children Office Improvements	\$31,500	-
12	Replace Lead Water Lines	\$20,000	-
13	Lighting Improvements in Neighborhood Parks	\$9,220	-
14	ADA Accessibility Improvements	\$24,000	-
15	B Road / Mesa View Elementary Safe Routes to School	\$95,000	-
16	B-1/2 and 27-1/2 Safe Neighborhood Route	\$40,000	-
17	Lorey Drive from Westlake Park to 1st Street SRTS	\$50,000	-

TOTAL ALLOCATION: \$561,255

TOTAL FUNDS LEVERAGED: \$9.9 million



Fourth Program Year Action Plan

Community Development Block Grant Program

HUD - CDBG

2019

The City of Grand Junction 2019 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Principal Planner/CDBG Administrator
City of Grand Junction
Community Development Department
250 North 5th Street

Kristen Ashbeck

Grand Junction, Colorado 81501

(970) 244-1491

kristena@gjcity.org

Written comments must be submitted to the City no later than July 12, 2019 at 4:30 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 12 de julio 2019 a las 4:30 pm

Annual Action Plan 2019

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2016. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2019 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2019 through August 31, 2020. The objectives and proposed outcomes identified in the 2018 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2018 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

Summarize the Objectives and Outcomes Identified in the Plan

The 2016 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the Five-Year Consolidated Plan. The Consolidated Plan has three Objectives:

Create a Suitable Living Environment

- 1. Need for Non-Housing Community Development Infrastructure
- 2. Need for Neighborhood Program
- Special Needs Populations and Other Human Service Needs
- 4. Youth

Provide Decent Affordable Housing

- 1. Increase the inventory of affordable housing units
- 2. Address lead-based paint hazards
- 3. Prevent and Reduce Homelessness

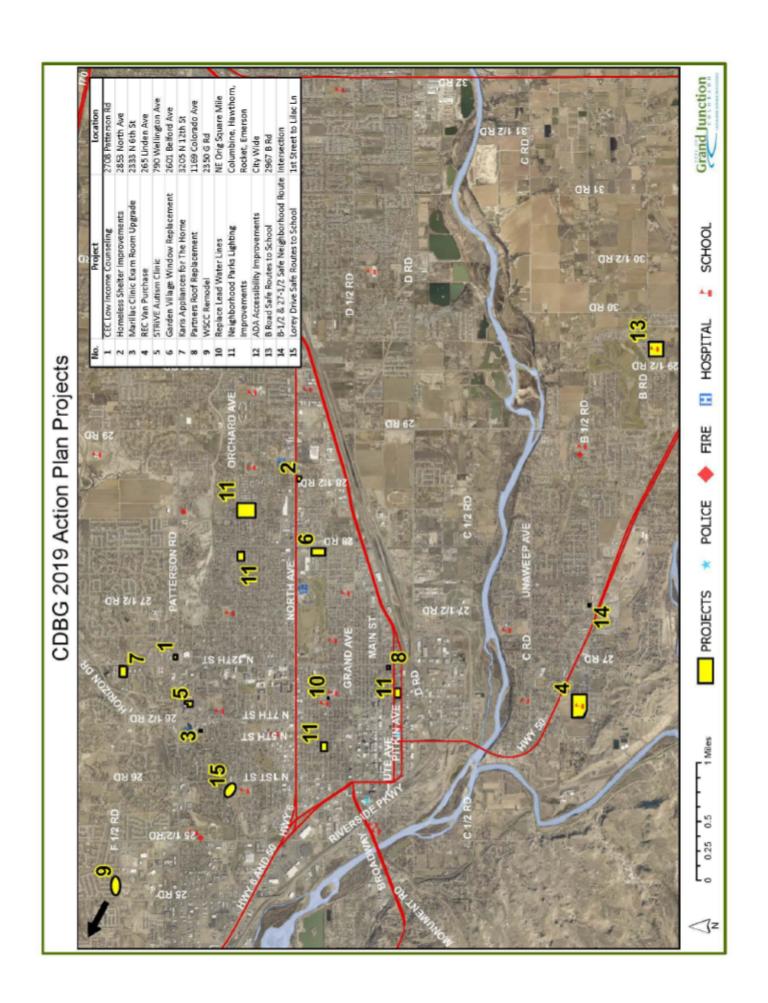
Create Economic Opportunities

- Childcare
- 2. Economic Development

Proposed objectives and outcomes within the 2019 Program Year include the activities listed in section AP-35, shown on the following map and summarized by goal to be addressed below.

 CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training and fair housing activities.

- Suitable Living Environment Non-Housing: Mesa Youth Services Main Program Office Roof Replacment; Western Slope Center for Children Program Office Improvements; Replace Lead Water Lines in Downtown Neighborhoods; Lighting Improvements in Neighborhood Parks; City-Wide Accessibility improvements; B-1/2 Road and 27-1/2 Road Safe Neighborhood Route; and Lorey Drive Safe Routes to School.
- 3. Suitable Living Environment Homeless: HomewardBound Community Homeless Shelter Services and Building/Grounds Improvements
- 4. Suitable Living Environment Services: CEC Low Income Counseling; Marillac Clinic Medical Exam Room Upgrades; Riverside Educational Center Transportation; and STRiVE Audyssey Autism Clinic.
- 5. Decent Affordable Housing: Housing Resources of Western Colorado Garden Village Apartments Window Replacement; and Karis Inc. Purchase Appliances for The Home



Evaluation of Past Performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community facilities construction. A summary of the CDBG activities for the previous program year with progress status is provided below.

2018 Program Year – Progress as Noted

- CDBG Program Administration \$25,000 (70% expended)
- GJHA Predevelopment Costs \$20,000 (no expenditure)
- Karis, Inc. Integrated Mental Health Services (50% expended)
- HopeWest PACE Center Accessible Exam Tables \$7,000 (completed)
- Partners Vehicle Purchase \$10,000 (completed)
- St. Mary's Hospital Gray Gourmet Program \$4,000 (no expenditure)
- Counseling and Education Center Low Income Counseling \$4,000 (completed)
- STRiVE Audyssey Autism Clinic \$6,000 (completed)
- Hilltop Bacon Campus Fire Safety Project \$20,000 (no expenditure)
- HomewardBound of the Grand Valley Homeless Shelter Roof \$39,371 (completed)
- Partners WCCC Program Office Rehabilitation \$3,800 (completed)
- The Arc of Mesa County Program Office Accessibility Improvements \$19,740 (no expenditure)
- Riverside Park Improvements \$25,000 (no expenditure)
- Grand Avenue at 9th and 10th Pedestrian Improvements \$60,000 (no expenditure)
- Pinyon Avenue 14th to 15th Pedestrian Improvements \$60,000 (no expenditure)
- Downtown Residential Replace Lead Water Lines \$20,000 (no expenditure)
- 24-1/2 Road Pedestrian Improvements \$13,500 (no expenditure)
- Karis, Inc. Purchase Drop-In Day Center \$14,370 (completed)

All Consolidated Plan Objectives will be monitored and reported to the U.S. Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance-based measurement includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds remains steady, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the Five-Year Consolidated Plan.

Summary of Citizen Participation Process and Consultation Process

The City has adopted a Citizen Participation Plan to describe citizen involvement in the Five-Year Consolidated Plan and Annual Action Plans. The City's Community Development Department, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement. The findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2019 to inform and receive input from the public. Invitations were mailed to over 60 citizens, housing entities and human service providers throughout the area. An

advertisement was placed in the *Daily Sentinel* inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRIVE, Hilltop Community Resources, Gray Gourmet, Foster Grandparents, Western Colorado Center for Children, Riverside Education Center and The Arc of Mesa County. Of these, applications were received from Meals on Wheels (formerly Gray Gourmet), STRIVE, Western Slope Center for Children and Riverside Education Center. In total, the City received 23 requests for CDBG funding that totaled \$717,834.

On June 5, 2019 a public hearing before City Council was held to discuss projects and determine funding for the 2019 Program Year. On July 17, 2019 City Council will conduct a public hearing to seek public comment and consider adoption of the 2019 Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were requested for the June 5, 2019 public meeting; aids and services will be available for the June 18, 2018 public meeting.

A 30-day public review period will occur from June 12 to July 12, 2019. The Annual Action Plan will be available in the City Community Development Department and the City Clerk's office and on the City's web site. A note in Spanish language is included on the cover page that the Community Development Department should be contacted if someone requests the document in the Spanish language. The City also has phone translation services available as requested.

Legal notices for public meetings were placed in the local newspaper, in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk's office at 970-244-1509 at least one day in advance to the meeting. TDD access is available through Colorado Relay at 711.

Summary of Public Comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. Four members of the public addressed City Council at its June 5, 2019 meeting, representing awardees of 2019 CDBG funding. The agencies summarized their activities in the community and appreciated consideration by City Council for funding. This section will be updated after the public hearings are completed.

Summary of Comments Not Accepted and Reasons for Not Accepting Them

This section will be updated after the public hearings are completed.

PR-05 Lead & Responsible Agencies - 91.200(b)

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development
		Department

Table 1 – Responsible Agencies

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its twenty-fourth year as an entitlement community that receives Community Development Block Grant (CDBG) funding. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2019 through August 31, 2020.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department Kristen Ashbeck AICP Principal Planner/CDBG Administrator 250 North 5th Street Grand Junction Colorado 81501

970-244-1491 kristena@gjcity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Development of the Five-Year Consolidated Plan and each subsequent Annual Action Plan is a community effort, managed by the City of Grand Junction. The City conducts consultations and communicates electronically with representatives of various organizations, and meets in focus groups to formulate the Plans. The community entities played a major role in identifying the needs of low and moderate income persons in the Grand Junction area. The primary participating agencies are summarized in Table 2.

Summary of Activities to Enhance Coordination between Housing Providers and Private and Governmental Health, Mental Health and Service Agencies (91.215(I))

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the persons above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five-Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, the City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

Coordination with the Continuum of Care and Efforts to Address the Needs of Homeless Individuals and Families

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2019 and resulted in an estimated population of 504 homeless adults. Children are more difficult to identify but estimates are 100 unaccompanied youth and 498 children by McKinney-Vento standards. This does not count likely more men, women and children who "couch surf" - move from home to home each night in search of shelter. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO), Karis, Inc. and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, Pathways Village, GVCO Permanent Supportive Housing and Karis, Inc. Case Management is covered by many agencies but primarily GVCO, GJHA and HomewardBound. The City coordinates with all of these agencies in various ways as described above.

Consultation with the Continuum(s) of Care to Determine Allocation and Use of ESG

The City of Grand Junction does not receive ESG Funds but does provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the Five-Year Consolidated Plan.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Grand Junction		
	Agency/Group/Organization Type	Other government - Local		
	What section of the Plan was addressed by Consultation?	Non-Housing Public Infrastructure		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments helped identify non-housing community development needs.		
2	Agency/Group/Organization	Grand Junction Housing Authority		
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing		
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans		

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2016-2020 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
3	Agency/Group/Organization	Housing Resources of Western Colorado
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Resources of Western Colorado participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2016-2020 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.

4	Agency/Group/Organization	Grand Valley Catholic Outreach		
	Agency/Group/Organization Type	Housing		
		Services - Housing		
		Services-homeless		
		Services-Employment		
		Service-Fair Housing		
	What section of the Plan was addressed by	Homeless Needs - Chronically homeless		
	Consultation?	Homeless Needs - Families with children		
		Homelessness Needs - Veterans		
		Homelessness Strategy		
		Anti-poverty Strategy		
	Briefly describe how the Agency/Group/Organization	Grand Valley Catholic Outreach participates in focus group and public meetings,		
	was consulted. What are the anticipated outcomes	provides data and reviews draft sections of the Plan. The agency was		
	of the consultation or areas for improved	interviewed by the City's consultant for the Grand Valley Housing Needs		
	coordination?	Assessment (HNA). The information provided was used to develop the HNA and		
		Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the		
		2016-2020 Consolidated Plan and subsequent Annual Action Plans.		
		Representatives from 24 agencies that provide services in the areas of housing,		
		health, homeless, advocacy, education, neighborhood engagement, community		
development, fair housing, human s		development, fair housing, human services, and substance abuse attend		
		meetings. Discussions help identify the priority needs for the Consolidated Plan.		

5	Agency/Group/Organization	MESA COUNTY		
١	-			
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities		
1				
1		Services-Health		
1		Services-Employment		
1		Health Agency		
1		Child Welfare Agency		
1		Other government - County		
1	What seeting of the Dien was addressed by	,		
1	What section of the Plan was addressed by	Housing Need Assessment		
1	Consultation?	Non-Homeless Special Needs		
		Economic Development		
	Briefly describe how the Agency/Group/Organization	Various departments of the Mesa County government participate in focus group		
1	was consulted. What are the anticipated outcomes	and public meetings, provide data and reviewed draft sections of the Plan.		
	of the consultation or areas for improved	Representatives from 24 agencies that provide services in the areas of housing,		
	coordination?	health, homeless, advocacy, education, neighborhood engagement, community		
		development, fair housing, human services, and substance abuse attend		
		meetings. Discussions help identify the priority needs for the Consolidated Plan.		
\vdash		, , , ,		
6	Agency/Group/Organization	Mind Springs Health West		
	Agency/Group/Organization Type	Services-Health		
		Health Agency		
	What section of the Plan was addressed by	Housing Need Assessment		
	Consultation?	Non-Homeless Special Needs		

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mind Springs Health participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
7	Agency/Group/Organization	STRIVE
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participates in focus group and public meetings, provided data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
8	Agency/Group/Organization	Hilltop Health Services Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.		
9	Agency/Group/Organization	HomewardBound of the Grand Valley		
	Agency/Group/Organization Type	Housing Services-homeless		
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy		
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.		
10	Agency/Group/Organization	The Arc Mesa County, Inc.		
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing Services - Victims		

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ARC Mesa County participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
11	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Business and Civic Leaders Minority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Latin Anglo Alliance was invited to participate in focus group and public meetings but did not attend. They have, in the past, participated in the CDBG application process and submitted grant applications.

Identify Any Agency Types Not Consulted

The entities that represent minorities were contacted during the planning process but there was limited participation. The primary agencies representing minority populations that did participate were the Riverside Task Force, the Riverside Educational Center and Rocky Mountain SER Head Start.

Other Planning Efforts Considered when Preparing the Plan

Name of Plan Lead Organization How do		How do the goals of your Strategic Plan overlap with the goals of each plan?	
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals	
Continuum of Care		and priorities of the Continuum of Care plan.	
Comprehensive Plan	Mesa County and City	Goals addressing land use, neighborhoods and housing in the Consolidated Plan	
Comprehensive Flair	of Grand Junction	complement similar goals in the adopted City-County Comprehensive Plan.	
Analysis of Impediments to	City of Grand Junction	Goals regarding the development of housing are consistent with findings of	
Fair Housing Choice		impediments and actions in the Analysis of Impediments to Fair Housing Choice.	
Grand Valley Housing		Goals regarding the development of affordable housing, homelessness and special	
Grand Valley Housing Needs Assessment	City of Grand Junction	needs housing align with those identified in the Grand Valley Housing Needs	
needs Assessment		Assessment completed in 2016.	

Table 3 – Other Planning Efforts

AP-12 Participation - 91.105, 91.200(c)

Summary of Citizen Participation Process

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five-Year Consolidated Plan. Refer to the summary of citizen participation for the 2019 Annual Action Plan in the table on the following pages.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community	The public meeting was advertised in the newspaper and on the City's website. Individual invitations to over 60 agencies were individually emailed or mailed. 12 people were in attendance at the meeting and several others were unable to attend but requested application materials.	cdadministration staff provided information about the 2019 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.	There were no comments that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of	Summary of	Summary of comments	URL (If
			response/attendance	comments received	not accepted	applicable)
					and reasons	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community Residents of Public and Assisted Housing	June 5, 2019 Public Hearing - There were 4 members of the public in attendance that addressed City Council, representing grant applicants.	Comments described the services provided by the agencies, the proposed use of CDBG grant funds if awarded, and expressed appreciation for Council's consideration of applications.	There were no comments that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non- targeted/broad community Residents of Public and Assisted Housing	July 17, 2019 Public Hearing - This section will be updated after the public hearing is completed	This section will be updated after the public hearings are completed.		

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c)(1,2)

The only Federal resources available to the City of Grand Junction are Community Development Block Grant funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

Program	Source	Uses of Funds	Expec	ted Amoun	t Available Ye	ar 1	Expected	Narrative
	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	461,255	0	0	461,255	425,000	Entitlement funds for entire 5- Year Plan period: \$2,125,000

Table 5 - Expected Resources - Priority Table

Leveraged Funds

The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and private funding sources by using CDBG dollars for the required local match.

The funds provided through the City's CDBG program over the past 23 years have leveraged a substantial amount of other public and private resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other resources.

Public Property Used to Address the Needs Identified in the Plan

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low and moderate income neighborhoods in Grand Junction. These projects include improvements to streets, utilities and parks and recreation facilities.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) and (e)

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	Suitable Living	2016	2020	Non-Housing	Census	Non-Housing	CDBG:	Public Facility or Infrastructure
	Environment - Non-			Community	Tracts	Community	\$330,732	Activities other than
	Housing			Development	City-Wide	Development		Low/Moderate Income Housing
						Infrastructure		Benefit: 26405 Persons Assisted
								Public Facility or Infrastructure
								Activities for Low/Moderate
								Income Housing Benefit: 20
								Households Assisted
2	Suitable Living	2016	2020	Homeless	City-Wide		CDBG:	Homeless Person Overnight
	Environment -						\$48,300	Shelter: 1350 Persons Assisted
	Homeless							
3	Decent Affordable	2016	2020	Affordable	Census		CDBG:	Rental units constructed: 34
	Housing			Housing	Tracts		\$119,374	Household Housing Unit
				Public Housing	City-Wide			Rental units rehabilitated: 91
				Non-Homeless				Household Housing Unit
				Special Needs				
4	Suitable Living Env -	2016	2020	Non-Homeless	City-Wide	Special Needs	CDBG:	Public service activities other than
	Sp Needs/Human			Special Needs		Populations and	\$31,361	Low/Moderate Income Housing
	Svcs/Youth			Non-Housing		Other Human		Benefit: 5090 Persons Assisted
				Community		Services		
				Development				

Table 6 - Goals Summary

1	Goal Name	Suitable Living Environment - Non-Housing	
	Goal Description	This goal will address Non-Housing Community Development infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste, public water and sewer and parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low and moderate income persons.	
2	Goal Name	Suitable Living Environment - Homeless	
	Goal Description	This goal addresses shelter, housing, services and other activities to support homeless individuals and families.	
3	Goal Name	Decent Affordable Housing	
	Goal Description	This goal is to increase and improve the inventory of affordable housing units and remove lead-based hazards in residential units.	
4	Goal Name	Suitable Living Env - Sp Needs/Human Svcs/Youth	
	Goal Description	This goal will provide activities to support Special Needs Populations and Other Human Services and Youth need categories.	

Table 7 – Goals Summary

AP-35 Projects - 91.220(d)

The purpose of the Program Year Annual Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 5, 2019 the Grand Junction City Council approved 2019 CDBG funding requests totaling \$561,255 for seventeen activities which will be made a part of the 2019 Action Plan. The total amount is based on the City's allocation for the 2019 Program Year and remaining funds from the 2018 Program Year.

#	Project Name
1	Program Administration
2	Counseling and Education Center Low Income Counseling Services
3	Marillac Clinic Medical Exam Room Upgrades
4	Homeless Shelter Service Improvements
5	Riverside Educational Center Transportation
6	STRIVE Audyssey Autism Clinic
7	Homeless Shelter Exterior Client Space Improvements
8	HRWC Garden Village Apartments Window Replacement
9	Karis Inc. Purchase Appliances for The Home
10	Partners Main Program Office Roof Replacement
11	Western Slope Center for Children Program Office Improvements
12	Downtown Residential Replace Lead Water Lines
13	Lighting Conversion in Neighborhood Parks
14	ADA Accessibility Improvements
15	B Road/Mesa View Elementary Safe Routes to School/Accessibility Improvements
16	B-1/2 Road and 27-1/2 Road Safe Neighborhood Route
17	Lorey Drive from Westlake Park to 1st Street Safe Routes to School

Table 8 - Project Information

Allocation Priorities and Obstacles to Addressing Underserved Needs

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City does not limit the use of CDBG funds to any specific location within the City. Nor does the City limit the use of CDBG funds to any groups based on race, minority or ethnic concentration. All funds will be used for persons with low to moderate income within the City limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outlined in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2016-2020 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income which are more prevalent in the central and east/southeast parts of the city. Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2019 project locations included in Section AP-05.

AP-38 Project Summary (Table 9)

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1	Project Name	Program Administration
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
		Decent Affordable Housing
		Suitable Living Environment - Homeless
		Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure
		Special Needs Populations and Other Human Services
		Economic Development and Childcare
		Increase the Inventory of Affordable Housing Units Homeless
	Funding	CDBG: \$25,000
	Description	The City allocated \$25,000 2019 CDBG funds for general administration
		of the program and a portion of staff salary.
	Target Date	8/31/2020
	Estimate the number	Not applicable - Administration activities.
	and type of families	
	that will benefit from	
	the proposed activities	
	Location Description	Not applicable - Administration activities
	Planned Activities	The City allocated \$25,000 2019 CDBG funds for general administration
		of the program and a portion of staff salary.
2	Project Name	Counseling and Education Center Low Income Counseling Services
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$10,000
	Description	This program provides counseling services for low income citizens.
	Description	Funds are requested to help pay for 84 more hours of counseling
		sessions for an estimated 17 more clients seeking care. The number of
		persons served is directly related to the amount of funding received.
	Target Date	8/31/2020
	Estimate the number	17 low and moderate income families will benefit from this activity.
	and type of families	
	that will benefit from	
	the proposed activities	
	Location Description	The CEC main program office is located at 2708 Patterson Road.
		1

		CDBG funds will help pay for 84 more hours of counseling sessions for
	Planned Activities	an estimated 17 more clients seeking care.
3	Project Name	Marillac Clinic Medical Exam Room Upgrades
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$8,661
	Description	Marillac Clinic serves a large volume of patients (over 12,000) which creates wear and tear on equipment and exam rooms. CDBG funds will provide for the purchase of two powered exam tables to accommodate elderly and disabled patients.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,944 persons will benefit from this activity.
	Location Description	The Marillac Clinic is located at 2333 North 6th Street.
	Planned Activities	CDBG funds will provide for the purchase of two powered exam tables to accommodate elderly and disabled patients.
4	Project Name	Homeless Shelter Service Improvements
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$22,300
	Description	HomewardBound provides overnight emergency shelter for adults and families experiencing homelessness (approximately 1,300 persons). CDBG funds would be used to upgrade the services provided through the purchase of a commercial oven, commercial electric can opener, additional lockers, and bunk beds.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,350 persons will benefit from this activity.
	Location Description	The Community Homeless Shelter is located at 2853 North Avenue.
	Planned Activities	CDBG funds will be used to upgrade the services provided through the purchase of a commercial oven, commercial electric can opener, additional lockers, and bunk beds.

-		Discovide Education of Control Transportation
5	Project Name	Riverside Educational Center Transportation
	Target Area	Census Tracts
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$12,700
	Description	Transportation is a significant barrier for low-income families. REC currently has six buses for nine educational locations. CDBG funds would be used to purchase a new 14-passenger bus to be utilized at Dos Rios Elementary to transport students from that school on field trips and home after tutoring sessions. The Dos Rios area is in a CDBG-eligible neighborhood (greater than 50% low and moderate income households).
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 130 families will benefit from the transportation services provided through this activity.
	Location Description	The vehicle purchased with this CDBG grant will be used to transport students to and from Dos Rios Elementary School for after school tutoring. The school is located at 265 Linden Avenue.
	Planned Activities	CDBG funds will be used to purchase a new 14-passenger bus to be utilized at Dos Rios Elementary to transport students from that school on field trips and home after tutoring sessions. The Dos Rios area is in a CDBG-eligible neighborhood (greater than 50% low and moderate income households).
6	Project Name	STRiVE Audyssey Autism Clinic
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$7,500
	Description	STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who can benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and can be very costly for families. CDBG funds would be used to provide this service to 5 additional clients.
	Target Date	8/31/2020

	Estimate the number and type of families that will benefit from	5 persons/families will benefit from this activity.
	the proposed activities	
	Location Description	The clinic services are provided at the STRiVE main program office located at 790 Wellington Avenue.
	Planned Activities	CDBG funds will be used to provide this service to 5 additional eligible clients.
7	Project Name	Homeless Shelter Exterior Client Space Improvements
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$26,000
	Description	HomewardBound is changing check-in procedures for guests to streamline intake and improve safety at the homeless shelter. CDBG funds would be used to upgrade/modify the building and grounds in
		order to improve the facility for the new procedures and existing services. CDBG funds would be used to purchase a small shed to be used as a check-in booth, provide sun shades in the lobby of the
		building, construct built-in shelving in the kitchen and repair the parking lot.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,350 persons will benefit from this activity.
	Location Description	The Community Homeless Shelter is located at 2853 North Avenue.
	Planned Activities	CDBG funds will be used to upgrade/modify the building and grounds in order to improve the facility for the new procedures and existing services. CDBG funds would be used to purchase a small shed to be used as a check-in booth, provide sun shades in the lobby of the
		building, construct built-in shelving in the kitchen and repair the parking lot.
8	Project Name	HRWC Garden Village Apartments Window Replacement
	Target Area	Census Tracts
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$97,274

Description HRWC owns and operates the 91-unit low and moderate income Garden Village Apartments complex. The complex was constructed in 1971 and is in need of many upgrades. HRWC recently started a \$125,000 upgrade to the parking and walkways on the property so is continuing to address capital needs as funding becomes available. The windows in the buildings are failing and allowing moisture and cold air to enter units. CDBG funds would be used towards the replacement of windows with new, more energy-efficient windows throughout. 8/31/2020 Estimate the number and type of families that will benefit from the proposed activities Location Description The Garden Village Apartments complex is located at 2601 Belford Avenue. Planned Activities CDBG funds will be used towards the replacement of windows with new, more energy-efficient windows throughout. Karis Inc., Purchase Appliances for The Home Target Area Goals Supported Needs Addressed Funding Description CDBG: \$22,100 Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description The activity will support the construction of 34 new affordable apartment units. CDBG funds will be used towards the purchase of major appliances for the apartment units. CDBG funds will be used towards the purchase of major appliances integral to the units. Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Suitable Living Environment - Non-Housing		·
Location Description The Garden Village Apartments complex is located at 2601 Belford Avenue.	Target Date Estimate the number and type of families that will benefit from	Garden Village Apartments complex. The complex was constructed in 1971 and is in need of many upgrades. HRWC recently started a \$125,000 upgrade to the parking and walkways on the property so is continuing to address capital needs as funding becomes available. The windows in the buildings are failing and allowing moisture and cold air to enter units. CDBG funds would be used towards the replacement of windows with new, more energy-efficient windows throughout. 8/31/2020
Project Name Target Area Goals Supported Needs Addressed Funding Description CDBG: \$22,100 Corrigition anagers, one full time therapist, a building manager and a program coordinator will be used towards the purchase of major appliances for the apartment units. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities Planned Activities Project Name Target Area Goals Supported Karis will benefit from the ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. 12/31/2020 Estimate the number and type of families that will benefit from the proposed activities Location Description The site for development of the apartments is located at 3205 North 12th Street. Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Partners Main Program Office Roof Replacement City-Wide Goals Supported Needs Addressed City-Wide City-Wide City-Wide City-Wide City-Wide		
Target Area City-Wide Decent Affordable Housing Increase the Inventory of Affordable Housing Units Funding Description Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description The site for development of the apartments is located at 3205 North 12th Street. Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Target Area City-Wide Suitable Living Environment - Non-Housing	Planned Activities	new, more energy-efficient windows throughout.
Goals Supported Needs Addressed Funding Description CDBG: \$22,100 Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities The site for development of the apartments is located at 3205 North 12th Street. CDBG funds will be used towards the purchase of major appliances integral to the units. Partners Main Program Office Roof Replacement City-Wide Goals Supported To Affordable Housing Units Funding Units Lord 19 to 19	9 Project Name	,,
Needs Addressed Funding CDBG: \$22,100 Bescription Caris will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities The site for development of the apartments is located at 3205 North 12th Street. CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Target Area Goals Supported Increase the Inventory of Affordable Housing Units Karis will break ground on a 34-unit apartment building in 2019 to provide transitional Advances of major appliances of the apartments of the apartments is located at 3205 North 12th Street. CDBG funds will be used towards the purchase of major appliances integral to the units. Partners Main Program Office Roof Replacement City-Wide Suitable Living Environment - Non-Housing	Target Area	City-Wide
Funding Description Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description The site for development of the apartments is located at 3205 North 12th Street. Planned Activities The site for development of the apartments of major appliances integral to the units. Project Name Target Area Goals Supported CDBG Funds will be used towards the purchase of major appliances integral to the units. Suitable Living Environment - Non-Housing	Goals Supported	Decent Affordable Housing
Description Karis will break ground on a 34-unit apartment building in 2019 to provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description The site for development of the apartments is located at 3205 North 12th Street. Planned Activities Project Name Partners Main Program Office Roof Replacement City-Wide Suitable Living Environment - Non-Housing	Needs Addressed	Increase the Inventory of Affordable Housing Units
provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for the apartments. Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities The site for development of the apartments is located at 3205 North 12th Street. Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Partners Main Program Office Roof Replacement City-Wide Suitable Living Environment - Non-Housing	Funding	CDBG: \$22,100
Target Date Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities Project Name Target Area Goals Supported The activity will support the construction of 34 new affordable apartment units. The activity will support the construction of 34 new affordable apartment units. The site for development of the apartments is located at 3205 North 12th Street. CDBG funds will be used towards the purchase of major appliances integral to the units. Partners Main Program Office Roof Replacement City-Wide Suitable Living Environment - Non-Housing	Description	provide transitional housing for young adults. Two full time case managers, one full time therapist, a building manager and a program coordinator will office out of the building for a guaranteed 20 years. CDBG funds will be used towards the purchase of major appliances for
and type of families that will benefit from the proposed activities Location Description The site for development of the apartments is located at 3205 North 12th Street. Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Partners Main Program Office Roof Replacement City-Wide Goals Supported Suitable Living Environment - Non-Housing	Target Date	12/31/2020
Planned Activities CDBG funds will be used towards the purchase of major appliances integral to the units. Project Name Partners Main Program Office Roof Replacement City-Wide Goals Supported City-Wide Suitable Living Environment - Non-Housing	and type of families that will benefit from	apartment units.
integral to the units. Project Name Partners Main Program Office Roof Replacement City-Wide Goals Supported Suitable Living Environment - Non-Housing	Location Description	· · · · · · · · · · · · · · · · · · ·
Target Area City-Wide Goals Supported Suitable Living Environment - Non-Housing		integral to the units.
Goals Supported Suitable Living Environment - Non-Housing	Project Name	- ·
Non-Housing Community Development Infrastructure	Target Area	City-Wide
Non-Housing Community Development Infrastructure	raigetriiea	
Needs Addressed Non-Housing Community Development Infrastructure		Suitable Living Environment - Non-Housing

	Funding	CDBG: \$35,000
	Description	Partners' main program office located at 1169 Colorado Avenue was constructed in 2003. The building has the original roof which has developed substantial leaks, causing damage to the ceiling tiles and make areas dangerous for clients provided services in the building. CDBG funds would be used to replace the roofing materials.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 persons will benefit from this activity.
	Location Description	The Mesa Youth Services dba Partners main program office is located at 1169 Colorado Avenue.
	Planned Activities	CDBG funds will be used to replace the roofing materials.
11	Project Name	Western Slope Center for Children Program Office Improvements
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$31,500
	Description	WSCC is a nationally accredited child advocacy center with the mission to minimize the pain and trauma for children and their families who are victims of abuse, primarily sexual abuse. WSCC recently acquired a building in order to expand their services located at 2350 G Road. The agency has been remodeling and upgrading the building to better serve clients and meet accreditation requirements. CDBG funds would be used to move and soundproof the direct victim service rooms.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 180 persons/families will benefit from this activity.
	Location Description	The Western Slope Center for Children (WSCC) main program office is located at 2350 G Road.
	Planned Activities	CDBG funds will be used to move and soundproof the direct victim service rooms.
12	Project Name	Downtown Residential Replace Lead Water Lines
	Target Area	Census Tracts
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units

	Funding	CDBG: \$20,000
	Description	1985 amendments to the Safe Drinking Water Act banned the use of lead pipes and leaded solders for drinking water lines. Remaining lead pipe sections represent the greatest potential source of lead in drinking water. The City estimates about 200 lead service lines remain in the City's water district and has developed a proactive replacement program for them. Currently, the property owner is responsible for replacement of private water lines from the water main to their home. CDBG funds would be used to continue a program for up to 20 properties within a downtown CDBG-eligible neighborhood, providing an incentive of \$1,000 per home for the replacement of the customerowned portion of a lead service line.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 households will benefit from this activity.
	Location Description	Locations to be determined dependent on income qualifications. All residences will be located within a CDBG-eligible neighborhood in downtown Grand Junction.
	Planned Activities	CDBG funds will be used to continue a program for up to 20 properties within a downtown CDBG-eligible neighborhood, providing an incentive of \$1,000 per home for the replacement of the customerowned portion of a lead service line.
13	Project Name	Lighting Conversion in Neighborhood Parks
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$9,220
	Description	Lighting in parks shelters, restrooms and along walkways are currently metal halide. Coversion to LED would include lamps and fixtures in parks in CDBG-eligible neighborhoods - Columbine, Hawthorne, Rocket and Emerson Parks.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	8,313 persons will benefit from the safety improvements made to these neighborhood parks in CDBG-eligible census tracts.
	Location Description	The lighting improvements will be made in the Columbine, Hawthorne, Emerson and Rocket neighborhood parks, all of which are in CDBG- eligible census tracts.

	Planned Activities	Conversion to LED using CDBG funds will include replacement of lamps and fixtures in parks in CDBG-eligible neighborhoods - Columbine, Hawthorne, Rocket and Emerson Parks.
14	Project Name	ADA Accessibility Improvements
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$24,000
	Description	Improvements for additional ramps and accessible aisles along Rood Avenue between 5th and 6th Streets and Walnut Avenue east of 7th Street.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Mobility-challenged persons in the overall Grand Junction population will benefit from this activity - estimate 10% of population - approximately 6,500 persons.
	Location Description	The primary locations for accessibility improvements are 250 North 5th Street, 544 Rood Avenue and 2220 North 7th Street.
	Planned Activities	Improvements for additional ramps and accessible aisles along Rood Avenue between 5th and 6th Streets and Walnut Avenue east of 7th Street.
15	Project Name	B Road/Mesa View Elementary Safe Routes to School/Accessibility Improvements
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services
	Funding	CDBG: \$95,000
	Description	Construct pedestrian connection on south side of B Road from Winterhawk Drive pedestrian path west to Mesa View Elementary including curb, gutter and sidewalk and accessible ramps.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Accessibility improvements along a major walking route to/from Mesa View Elementary will benefit mobility-challenged persons in the community - approximately 6,500 persons.
	Location Description	The improvements will be constructed around Mesa View Elementary located at 2967 B Road.
	Planned Activities	Construct pedestrian connection on south side of B Road from Winterhawk Drive pedestrian path west to Mesa View Elementary including curb, gutter and sidewalk and accessible ramps.

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16	Project Name	B-1/2 Road and 27-1/2 Road Safe Neighborhood Route
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$40,000
	Description	Construct an access ramp and cross walk for safe connection between Highway 50 overpass and 27-1/2 Road.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	8,891 persons will benefit from the improvements constructed through this activity.
	Location Description	Improvements will be constructed in the vicinity of the intersection of B-1/2 Road and 27-1/2 Roads, serving the Dos Rios Elementary School neighborhood.
	Planned Activities	Construct an access ramp and cross walk for safe connection between Highway 50 overpass and 27-1/2 Road.
17	Project Name	Lorey Drive from Westlake Park to 1st Street Safe Routes to School
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$75,000
	Description	Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk along the north and east sides of Lorey Drive from 1st Street to Lilac Lane.
	Target Date	8/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3,647 persons will benefit from this activity in the Westlake Park / West Middle School neighborhood.
	Location Description	Safe routes to school / neighborhood pedestrian improvements will be made in the vicinity of West Middle School located at 123 West Orchard Avenue within a CDBG-eligible census tract.
	Planned Activities	Connect curb, gutter and sidewalk with 2 accessible ramps and 1 crosswalk along the north and east sides of Lorey Drive from 1st Street to Lilac Lane.

AP-50 Geographic Distribution – 91.220(f)

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2016-2020 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Target Area	Percentage of Funds
Census Tracts	27
City-Wide	73

Table 10 - Geographic Distribution

Rationale for Geographic Allocation Priorities

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households. These areas are more prevalent in the central and east/southeast parts of the city and areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map included in AP-05 that illustrates the locations of the 2019 Program Year projects.

AP-55 Affordable Housing – 91.220(g)

Housing stock numbers in Grand Junction rose between 2000 and 2010, from 42,391 to 54,507 units. Homeownership declined slightly from 71 percent to 69.6 percent. There was an increase in vacant housing units, from 1,957 to 3,440 units. The number of homes not available to the market are a housing concern. With 798 such units in 2010, they may present opportunities for rehabilitation and should be further assessed.

In terms of housing production, the number of permits issued for construction for all units in Mesa County peaked in 2006 before declining sharply. The majority of the new units were single family homes. The median home value increased from \$121,500 in 2000 to \$217,700 in 2010. Median rent also increased from \$496 to \$715.

A 2015 Rental Vacancy Survey found a rate of 6.8 percent for single family homes and 4.1 percent for apartments. The most frequently surveyed type were two bedroom units, with the most frequent being apartment units. The average rent for single family units was \$1,153 and the average for apartment units was \$743.

Households that experience housing problems such as overcrowding, substandard utilities and cost burdens are considered to have unmet housing needs. There were 18,649 such households, which represented 38.6 percent of Grand Junction households in 2010. The most common type of housing problem (35.6 % owners, 50.2 renters) was cost burden - households that spend more than 30 percent of their income on housing.

Housing for the homeless continues to be a need in Grand Junction. According to the 2019 count, there

were 504 adults, 100 unaccompanied youth and 498 children. Local shelters serve approximately 1,300 unduplicated persons with shelter and meals. Group home housing for persons with special needs, has a capacity of 1,423 beds, of which 1,119 were filled in 2015.

Based on this evaluation and the *Grand Valley Housing Needs Assessment*, the highest need is for rental assistance for lower income housing and those with special needs to ease cost burdens; provision of more affordable multifamily units; and provision of more transitional and emergency housing.

One Year Goals for the Number of Households to be Supported		
Homeless	1,350	
Non-Homeless	145	
Special-Needs	0	
Total	1,495	

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	34
Rehab of Existing Units	111
Acquisition of Existing Units	0
Total	145

Table 12 - One Year Goals for Affordable Housing by Support Type

The 2019 Annual Action Plan includes four activities that are represented in the Tables 11 and 12. HomewardBound will improve the community homeless shelter building and grounds and provide additional services in order to provide shelter to approximately 1,350 persons. In addition, two activities will rehabilitate existing low and moderate income housing units: 1) Housing Resources of Western Colorado will replace windows in 91 apartments in the Garden Village complex; and 2) the City will improve water services to 20 homes in a low-moderate income older neighborhood by replacing lead water lines. Finally, Karis, Inc. will utilize 2019 CDBG funds to support the construction of 34 permanent supportive apartment units for high-risk young adults.

AP-60 Public Housing — 91.220(h)

The City of Grand Junction has no public housing units but recently coordinated completion of the *Grand Valley Housing Needs Assessment* to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City staff and community entities will continue to collaborate on efforts based on the *Housing Needs Assessment*.

The Grand Junction Housing Authority no longer holds any public housing. Several other local organizations hold vouchers, primarily for special needs populations. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model. The City has a history of providing building and development fee deferrals or reductions and grants funds to the Housing Authority and other housing providers for the construction of new affordable units.

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2019 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. So far, during the 2016 Five-Year Consolidated Plan some steps were taken to address housing needs. For example, in 2016, CDBG funds were used towards the rehabilitation of 2 housing units for homeless vets and 98 units for seniors. In addition, CDBG funds were used towards the acquisition of a home for homeless teens and young adults. In 2017, CDBG funds were allocated for the Critical Home Repair Program operated by Housing Resources of Western Colorado which is still underway, with 28 housing units repaired for low and moderate income households having been completed thus far. Recently, the City provided financial support for a new senior housing development to be owned and operated by the Grand Junction Housing Authority known as the Highland Apartments. The development includes 136 units, the first phase of which was completed in May 2017 and the second phase was recently completed. All units are currently leased.

Actions to Address the Needs of Public Housing

The City will not be undertaking actions in the next year to address the needs of public housing specifically but there are two projects that address the upgrade of existing units (Housing Resources of Western Colorado Garden Village Apartments Window Replacement) and construction of new units (Karis, Inc. 34 apartments for permanent, supportive housing for homeless young adults).

Actions to Encourage Public Housing Residents to become More Involved in Management and Participate in Homeownership

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Homelessness presents a growing challenge to Grand Junction. The combination of low wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local homeless data was primarily informal, as there had not been a coordinated effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, Grand Junction has regularly completed a count since 2000. The most recent point in time survey available was conducted in January 2019 and resulted in an estimated population of 504 unsheltered adults, 100 unaccompanied youth and 498 children. Local groups believe that the actual number of homeless in Grand Junction is greater because the survey did not include "couch surfers" or those who found a hotel or place to stay. The results show that 12.7 percent of the homeless are under 18, while 26.8 percent are under 25. Three-quarters of the individuals who took the survey said they have some sort of disability, with chronic physical illness and substance abuse being the most common.

One-Year Goals and Actions for Reducing and Ending Homelessness

CDBG are the only federal funds allocated to the City that can be used to address homeless needs and to prevent homelessness. For the 2019 Program Year Action Plan, funds will be allocated to two projects to be completed by HomewardBound of the Grand of the Grand Valley to improve both the facility as well as the services at the Community Homeless Shelter. In addition, other 2019 activities will address homeless persons as a portion of the clients served by several organizations including Partners, Marillac Clinic and the Counseling and Education Center.

Generally, the City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for Grand Junction. Over the past decade, Grand Valley Catholic Outreach has constructed 63 new apartments in 3 complexes that are used for permanent housing for the homeless. The City assisted with these projects through CDBG funds, development fee relief and general funds. As these projects are completed, they are reported through the MHIS system by the Coalition as part of the plan to end chronic homelessness. Obstacles include insufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

Addressing Emergency Shelter and Transitional Housing Needs of Homeless Persons

The Grand Valley Homeless Coalition will continue to use results of the Vulnerability Index study to formulate solutions form homeless issues. In its Continuum of Care Plan, the Coalition identified priority needs are transitional housing, case management, and housing placement. The Plan is to provide a continuous housing and service network for persons working to permanently leave the streets. The City will grant 2019 CDBG funds to Karis, Inc. towards its project to develop a 34-unit apartment complex for the purpose of providing permanent, supportive housing for at-risk, homeless young adults.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The community homeless shelter has adopted a new strategy that re-examines its role in the continuum

of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. 2012 CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services. The first phase is completed and fully occupied and the second phase is expected to be underway in the 2019 Program Year. In 2017, the City funded a CDBG project that was recently completed to rehabilitate and expand the Homeless Day Center that is operated by Grand Valley Catholic Outreach. In addition, the two projects funded in 2019 for HomewardBound of the Grand Valley and the grant to Karis, Inc. for appliances for 34 new apartment units will support the transition of homeless persons to permanent housing.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This includes persons discharged from correctional facilities, foster care, and mental and general health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a rehabilitation period, there is a policy allowing limited daytime shelter at the shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need summarized in Section NA 40 of the Five-Year Consolidated Plan includes the following:

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation planning and location of childcare facilities for low/moderate income families
- Childcare with more flexible and weekend hours of operation
- Youth-oriented activities and programs that are coordinated in schedule and location for transportation to and from the facilities.
- Expansion of medical and mental health facilities
- Improvement and expansion of senior activity centers
- Facilities for abused adults and children
- Improvement and expansion of centers for the disabled
- Improvement and expansion of other facilities where human and public facilities are provided

In the past 5 years, the City funded Partners, STRiVE, Karis, Inc., the Marillac Clinic, Western Slope Center for Children and HopeWest for projects related to child education, day care and other youth needs. Funds have also been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations. In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2019 Program

Year are:

- Counseling and Education Center
- Partners
- Marillac Clinic
- Karis, Inc.
- HomewardBound of the Grand Valley

AP-75 Barriers to Affordable Housing – 91.220(j)

As part of the *Grand Valley Housing Needs Assessment*, a public opinion survey was conducted. One of the questions asked respondents to check from a list the perceived barriers to housing production and affordable housing in the Grand Junction area. The highest rated responses were the cost of land or lots, the current state of the housing market, and the cost of labor. These factors are typically outside the control of local governments. The next highest rated responses included community resistance, cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Of these, the latter could be considered a negative effect of public policies on affordable housing and residential investment. The *Housing Needs Assessment* also suggested a series of actions pertaining to public policy that are listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

RECOMMENDATION: Encourage Low to Moderate Income Housing

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing is some areas that could accommodate higher density rental development to maximize housing in residential zone districts

RECOMMENDATION: Encourage Rental Housing Development

- Assess areas that can accommodate additional rental/multifamily development within the range of
 existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

Actions to Remove/Ameliorate Effects of Public Policies that May be Barriers to Affordable Housing

Based on the *Housing Needs Assessment*, the City will partner with others to develop an affordable housing strategic plan. Other actions to be undertaken in this area are outlined in the *Analysis of Impediments to Fair Housing* as listed below.

- Review zoning requirements that may limit multifamily developments
- Encourage mixed income development
- Encourage affordable housing development through incentives.

2019 projects that accomplish fair housing goals are listed below.

- Administration funds (appx \$3000) will be used to improve information available to citizens
 regarding fair housing, allow for staff to attend appropriate training sessions and, prepare for
 finalizing/implementing the City's Limited English Proficiency Plan to be adopted with the next
 5-Year Consolidated Plan (2021).
- Four 2019 projects will improve/increase services for special needs populations that will help stabilize lives and move them towards self-sufficiency
- Four 2019 projects will improve facilities for agencies that serve low and moderate income persons and help them attain fair and affordable housing.
- Five 2019 projects will improve physical infrastructure of low and moderate income neighborhoods and maintain the value of affordable housing areas.
- The City will continue to update and implement its Comprehensive Plan and updated Zoning and Development Code that help remove housing impediments/barriers.
- The local transit system will continue to expand its operating hours and routes to be more available to persons using the bus to travel to locations for education and employment.
- The City will continue to work with economic development partners to promote development of new businesses or expand existing ones and improve wage levels.

As described in the 5-Year Plan and in AP-35, there are many community needs and obstacles to addressing them. These include a growing need for services, limited funds, availability of accessible and affordable housing, gaps in affordability, and increased compliance and technical skills required for administering the CDBG program.

AP-85 Other Actions – 91.220(k)

Actions to Address Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to local government and organizations.
- 2) The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- 3) The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

Actions planned to address these obstacles involve many of the coordination and participation activities that are ongoing in the community, many of which are discussed throughout the Consolidated Plan.

- a) Support agencies and organizations as they seek funding for activities to be able to leverage as much financial support as possible for priority projects.
- b) Support and promote classes offered by local housing entities that address foreclosure prevention.
- c) Continue economic development efforts with partners; support and coordinate with local housing agencies that provide affordable housing options; and support ongoing activities and services that promote family stabilization.

Actions to Foster and Maintain Affordable Housing

During the 2019 Program Year, there are three activities to be funded with CDBG that will help foster and maintain affordable housing: Housing Resources of Western Colorado Garden Village Apartments Window Replacement; Lead Water Line Replacement Project to be carried out by the City of Grand Junction; and Karis, Inc. Purchase Appliances for 34 new permanent, supportive apartments.

Actions to Reduce Lead-Based Paint Hazards

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low- and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant subrecipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of child cases with elevated lead levels in their blood has dropped significantly over the past few decades. The State of Colorado no longer supports a lead-based paint testing program statewide. Thus, Mesa County Health Department does not proactively test persons unless there is reason to believe the person has been exposed to lead. Between 2010 and 2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

Annual Action Plan

Specific Lead Based Paint Actions

- Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes compliance with the Federal Rule as it applies to the expenditure of CDBG funds on the 2019 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to residents concerning potential hazards of lead-based paint.

Actions to Reduce the Number of Poverty-Level Families

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy outlines activities to:

- · Collect demographic data regarding poverty levels to identify the problem and monitor trends.
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations,
- · Encourage efforts to raise earned income levels and maintain a diversified economic base.
- Increase the employability of recipients of public benefits.
- Attract higher paying employers to Grand Junction.
- Increase access to employment through expansion of the public transportation system and availability of responsible affordable childcare;
- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs.
- Support efforts to reduce the possibility of catastrophic expense by providing healthcare to uninsured and public transportation to reduce costs to low-income persons.
- Focus affordable housing development near employment centers.

Specific Actions for Reducing Poverty Level

- a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:
 - Point in Time Homeless Survey
 - Mesa County Human Services data
 - School District 51 data including Free and Reduced Lunch statistics
 - Grand Junction Housing Authority depth of poverty data
- b) Continue Work on an Anti-Poverty Coalition
 - Economic Development Partners continue to work on issues and forming an Anti-Poverty
 Coalition. The Coalition would be responsible for implementing the Anti-Poverty
 Strategy. Currently, many agencies provide programs and services that improve poverty status
 including Grand Valley Catholic Outreach, Red Cross and the Grand Valley Interfaith Network.
- c) The Homeless Coalition will continue to address results of the Vagrancy and Vulnerability study to

better understand the needs of poverty-level families and the homeless situation.

Actions to Develop Institutional Structure

The City Community Development Department provides the staff and framework for the institutional structure for administration of the Community Development Block Grant program with assistance from the Finance Department. No gaps have been identified in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community, and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness and special needs populations.

Actions to Enhance Coordination between Housing and Social Service Agencies

The City of Grand Junction will work with public and private housing and human service agencies to enhance coordination in the implementation of the Five-Year Consolidated Plan and each subsequent Annual Action Plan. Some of the actions the City will take are listed below.

- Coordinate meetings with community agencies and organizations to discuss community needs, funding opportunities, and potential partnerships.
- Offer technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Offer technical assistance for potential developers and/or property owners that are considering new development or rehabilitation of existing housing.
- Survey housing units to determine rehabilitation needs to maintain affordable housing.
- Provide letters of support on behalf of affordable housing project proposals or other proposals from agencies that are requesting funding from external sources.
- Facilitate agency to collaboration to help the low-income homeowner population they serve.

As discussed in the Strategic Plan section of the Five-Year Consolidated Plan, the Community Development Department uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the City has developed a monitoring procedure for all CDBG funded projects. In the 2018 Program Year, staff will perform desk monitoring, technical assistance and on-site monitoring both pre- and post-award, which often includes consultation with HUD CPD staff to ensure program compliance. The amount of monitoring will vary dependent on the subrecipient's previous CDBG experience, performance and complexity of the project. Also, the City ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks funds drawn and provides another level of monitoring to ensure project eligibility and program compliance. Additionally, regularly updating IDIS helps verify that subrecipients are on track with timely expenditures and outcomes. This ongoing review helps the City of Grand Junction identify needs of the subrecipient and provide additional support as necessary.

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Community Development Block Grant Program (CDBG) 24 CFR 91.220(I)(1)

overall benefit of 70% of CDBG funds is used to benefit persons of low and

moderate income. Specify the years covered that include this Annual Action Plan.

Projects planned with all CDBG funds available during the year are identified in Table 9. The City of Grand Junction will not incur program income for any of its 2018 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low and moderate income or presumed benefit with the exception of Program Administration funds.

1. The total amount of program income that will have been received before the start of the next	_
program year and that has not yet been reprogrammed 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to	0
address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not	
been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0
Other CDBG Requirements	
1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum	

100.00%

RESOLUTION NO. ____-19 A RESOLUTION ADOPTING THE 2019 PROGRAM YEAR ACTION PLAN AS A PART OF THE GRAND JUNCTION FIVE-YEAR CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2019 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvements;

WHEREAS, the Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2016 and 2020.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2019 Program Year Annual Action Plan, as a part of the Five-Year Consolidated Plan is hereby adopted.

Adopted this day of	, 2019.
ATTEST:	
City Clerk	President of City Council



Grand Junction City Council

Regular Session

Item #7.a.ii.

Meeting Date: July 17, 2019

<u>Presented By:</u> John Shaver, City Attorney

<u>Department:</u> City Attorney

Submitted By: Jamie B. Beard

Information

SUBJECT:

An Ordinance Organizing and Establishing the Grand Junction Dos Rios General Improvement District

RECOMMENDATION:

Adopt Ordinance No. 4861, an ordinance organizing and creating a general improvement district (GID) for the Dos Rios development project.

EXECUTIVE SUMMARY:

Under Colorado law (C.R.S. 31-25-601 *et.seq.*) the City may create a General Improvement District ("GID") which is a separate political subdivision with the power to tax, for the purpose(s) of acquiring, constructing, installing, operating and/or maintaining public improvements and providing service to the Dos Rios property. Passage of the Ordinance is the first step in the process to create the GID.

BACKGROUND OR DETAILED INFORMATION:

Under Colorado law (C.R.S. 31-25-601 *et.seq.*) the City may create a General Improvement District ("GID") which is a separate political subdivision with the power to tax, for the purpose(s) of acquiring, constructing, installing, operating and/or maintaining public improvements and providing service to the Dos Rios property.

The GID will be a separate political subdivision with its own board of directors, powers, and duties. City Council will serve as the *ex officio* board of directors.

A GID is initiated by an "eligible elector(s)" within the proposed district. For the proposed Dos Rios GID Ms. Jennifer Taylor is the petitioner.

FISCAL IMPACT:

If a GID issues a bond a TABOR election is required. If the Grand Junction Dos Rios GID is formed, the TABOR questions will be considered in November 2019. Operating revenues of a GID do not constitute revenues of the government which created them. GIDs are separate political subdivisions, a GID is subject to TABOR revenue limits unless a de-Brucing election is passed.

The GID is proposed to have tax authority of up to 50 mils.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4861, an ordinance of the City of Grand Junction, Colorado establishing the Grand Junction Dos Rios General Improvement District and other details relating thereto on final passage and order final publication in pamphlet from.

<u>Attachments</u>

Ordinance GID

CITY OF GRAND JUNCTION, COLORADO

ORD	INANC	E NO.	

AN ORDINANCE OF THE CITY OF GRAND JUNCTION, COLORADO ESTABLISHING THE GRAND JUNCTION DOS RIOS GENERAL IMPROVEMENT DISTRICT AND OTHER DETAILS RELATING THERETO

WHEREAS, the City of Grand Junction (the "City") is a home-rule municipal corporation duly organized and existing under the laws of the State of Colorado and the City's Home Rule Charter; and

WHEREAS, the City has received a petition (the "Petition") to organize the Grand Junction Dos Rios General Improvement District (the "GID") within the City; and

WHEREAS, the Petition has been signed by Jennifer R. Taylor (the "Petitioner"), who is owner of one hundred percent (100%) of the taxable real property to be included in the GID, and contains a request, pursuant to Section 31-25-607(3.5), C.R.S., for a waiver of all requirements for an organizational bond, notice, publication and a hearing set forth in Sections 31-25-605, 606 and 607, C.R.S.; and

WHEREAS, the City Council of the City of Grand Junction ("Council") wishes to organize the GID and waive the notice, hearing, election and bond requirements because the Petition is signed by the owner of one hundred percent (100%) of the taxable real property to be included in the GID, pursuant to Section 31-25-607(4)(c), C.R.S.

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

- 1. **Findings and Determinations**. The Council hereby finds and determines the following with respect to the Petition and proposed GID:
- (a) The Petition is duly signed by the owners of one hundred percent (100%) of the taxable real property of the proposed GID, has been presented in conformity with Part 6, Article 25, Title 31, C.R.S., and contains a request for a waiver of all requirements for an organization bond, notice, publication and a hearing set forth in Sections 31-25-605, 606 and 607, C.R.S.
 - (b) The allegations of the Petition in all respects appear to be true.
- (c) The creation of the GID and proposed improvements therein will confer a general benefit on the area of the GID.
- (d) The organization of the GID will serve a public use and will promote the health, prosperity, security and general welfare of the inhabitants of and visitors to the City and the GID.

- 2. <u>Waiver of Notice, Hearing, Bond, and Election</u>. Pursuant to Section 31-25-607(3.5), C.R.S., the Council waives all requirements for notice, publication and a hearing, organizational bond, and the organization election set forth in Sections 31-25-606 and 607, C.R.S.; except that the Council will hold a public hearing on the question of adoption of this Ordinance pursuant to Section 51 of Article XI of the City's Home Rule Charter.
- 3. **Establishment of District**. In accordance with the provisions of Section 31-25-607(4)(c), C.R.S., the Council, having jurisdiction, power and authority under the law to adopt this Ordinance, hereby declares the GID organized and that it shall be known as the Grand Junction Dos Rios General Improvement District, by which, in all proceedings, it shall be known. The GID shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in Part 6, Article 25, Title 31, C.R.S. The ex officio Board of Directors of the GID shall be the Council. The GID may not, until authorized by the eligible voters thereof, incur any indebtedness or other financial obligations or liabilities.
- District Boundaries. The GID is located entirely within the boundaries of the City and the legal description of the GID boundaries is set forth in Exhibit A hereto, and incorporated herein by this reference.
- 5. **District Improvements and Services**. A general description of the anticipated improvements to be acquired, constructed and installed within the GID and the services to be provided are as follows:

Improvements to be acquired, constructed, installed, operated and/or maintained may include, but are not limited to all utilities, gas, electric, water, storm sewer, sanitary sewer, drainage, all communications facilities such as cable, fiber, and broadband, roadways and alleyways, trails and sidewalks, environmental remediation, fill, street lights, landscaping, irrigation, public parking areas, signage, parks, and open space, together with land, easements and extensions of and improvements to said facilities within and without the boundaries of the District

- 6. <u>Recording</u>. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall transmit for recording to the County Clerk and Recorder in Mesa County, Colorado, a copy of this Ordinance, including but not limited to, recording a certified copy of the Ordinance upon the public records of Mesa County, Colorado in accordance with the provisions of Section 31-25-608, C.R.S.
- 7. <u>Authorized Actions</u>. The City Manager, City Clerk, and City Attorney are authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Ordinance.
- 8. Ordinance Conclusive. This Ordinance shall finally and conclusively establish the regular organization of the District against all persons unless an action attacking the validity of the organization is commenced in a court of competent

jurisdiction within thirty (30) days after the adoption of this Ordinance. Thereafter, any such action shall be perpetually barred.

- Repealer Clause. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or part of any ordinance heretofore repealed.
- 10. <u>Severability</u>. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no manner affect any remaining provision of this Ordinance.

INTRODUCED ON FIRST READING AND ORDERED PUBLISHED this 1st day of July, 2019.

ADOPTED ON SECOND READING AND ORDERED PUBLISHED this ___ day of ___, 2019.

	President of City Council	
Attest:		
City Clerk		

EXHIBIT A

LEGAL DESCRIPTION WITH BOUNDARY MAP

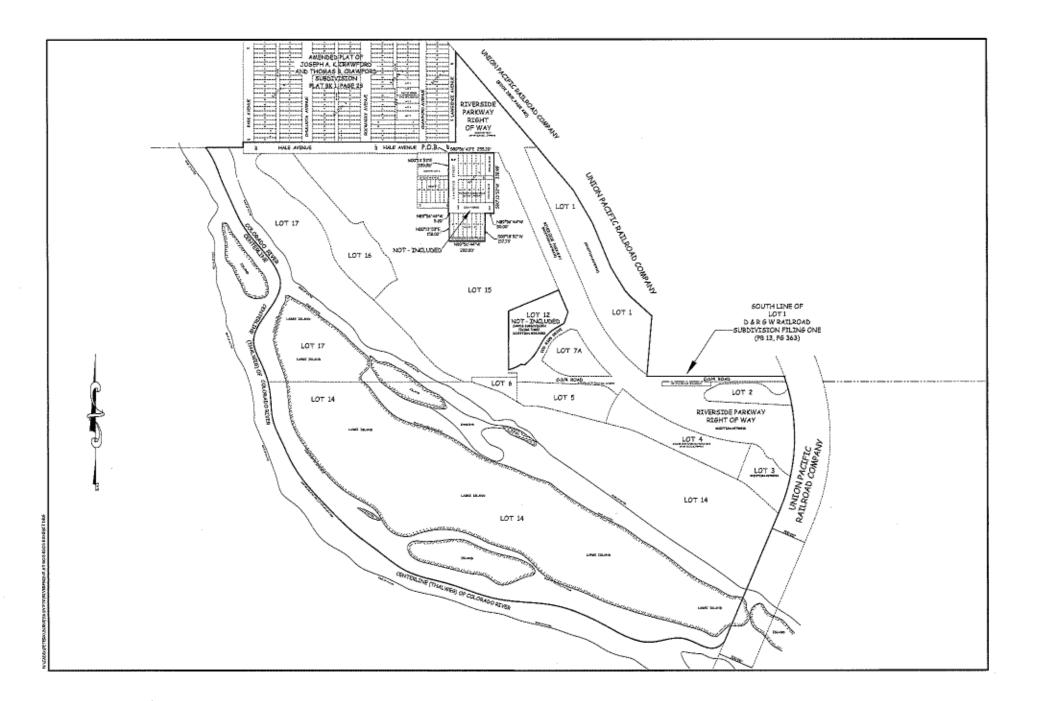
A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 15, the Northeast Quarter (NE 1/4) of Section 22 (Government Lot 1) and the West Half (W-1/2) of Section 23, all within Township; 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the lands lying East and North of the centerline (thalweg) of the Colorado River; West of the Westerly right of way for the Union Pacific Railroad Company; South of the South line of Lot 1, D & R G W Railroad Subdivision Filing One, as same is recorded in Plat Book 13, Page 363, Public Records of Mesa County, Colorado; West of the Northerly and Easterly lines of Lot 1, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, Public Records of Mesa County, Colorado; West of the Easterly right of way for that portion of the Riverside Parkway lying North of Lot 1 of said Jarvis Subdivision Filing One; East of the East right of way for Lawrence Avenue, as same is recorded by the plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision, as same is recorded in Plat Book 1, Page 23, Public Records of Mesa County, Colorado; South of the North right of way for Hale Avenue, said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision; East of the West right of way for Park Avenue, per said plat of Joseph A. K. Crawford and Thomas B. Crawford Subdivision and South of the North line of Lot 17, Dos Rios Subdivision Filing One, as same is recorded with Reception Number 2880032, Public Records of Mesa County, Colorado.

LESS HOWEVER, the following described two (2) parcels of land:

- Lot 12, Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, Public Records of Mesa County, Colorado
- 2. BEGINNING at the Northeast corner of Tract A, O'Boyles Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado and assuming the South right of way for Hale Avenue bears S 89°56'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°56'43" E, along said South right of way, a distance of 255.20 feet; thence S 00°13'53" W, a distance of 339.98 feet; thence N 89°56'44" W, a distance of 50.00 feet; thence S 00°13'53" W, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 200.00 feet; thence N 00°13'53" E, a distance of 158.02 feet; thence N 89°56'44" W, a distance of 5.20 feet; thence N 00°13'53" E, a distance of 339.98 feet, more or less, to the Point of Beginning.

CONTAINING 135.54 Acres, more or less, as described above.





Grand Junction City Council

Regular Session

Item #7.b.i.

Meeting Date: July 17, 2019

Presented By: Jace Hochwalt, Associate Planner

<u>Department:</u> Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

An Ordinance to Vacate Unnamed Right-of-Way Situated Between 383 29 Road and 379 29 Road

RECOMMENDATION:

The Planning Commission heard this item at their June 25, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Sunshine of Delta, Inc., is requesting a vacation of a section of unimproved right-of-way between 383 29 Road and 379 29 Road. This right-of-way has a total area of 14,500 square feet (0.33 acres). The Applicant currently has two other projects under review, which include a simple subdivision (SSU-2019-131) and rezone request (RZN-2019-263). As part of the simple subdivision application, the Applicant is proposing to dedicate a 52-foot-wide right-of-way 70 feet south of the existing right-of-way that will serve to allow for better access to the neighboring properties to the west (2896 and 2896 ½ Florida Street).

BACKGROUND OR DETAILED INFORMATION:

Sitting between properties located at 383 29 Road and 379 29 Road is an existing 50-foot wide right-of-way, annexed into the City limits in 2008. This right-of-way is currently unimproved, and the parcel adjacent to the north (383 29 Road) is zoned C-1 (Light Commercial), while the parcel adjacent to the south (379 29 Road) is zoned R-12 (Residential – 12 units/acre). Because of the location of the existing right-of-way, if it were to be extended to the west, it would split the middle of the property situated at

2896 ½ Florida Street, which would not be conducive to accommodating future development of that parcel. Instead, the Applicant is proposing to vacate the existing right-of-way and dedicate a new 52-foot wide right-of-way as part of a separate simple subdivision process, which will be situated approximately 70 feet south. This will provide for better access to the properties to the west if/when they are ready to develop. An illustration of this is depicted in Attachment 1, Exhibit 1.2. There are no objections from review agencies including utility providers with the proposed right-of-way vacation.

The right-of-way that is proposed to be vacated is referred to in a quit claim deed (book 1146, page 343, reception number 1158634) dated April 24, 1978 from Thomas & Margaret Allen to Mesa County. In the quit claim deed, the property is described as "An easement over and across the following described tract to be used for public road purposes". In 2008, this property was annexed into the City limits as part of the Sunshine-Moir Annexation. In that annexation Resolution, the area to be vacated was considered as "Unnamed portions of right-of-way along the southern border of 383 29 Road". As such, given the use of this area for "public road purposes" and provided for in C.R.S. 43-2-301, a public road shall be vacated via ordinance.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on February 28, 2019 at 6:30 pm at Lincoln Orchard Mesa Elementary, located at 2888 B ½ Road in Grand Junction. The Applicant provided an overview of the right-of-way vacation, simple subdivision, and rezone proposal for the property. There were a total of four people in attendance, including two citizens, the Applicant, and City planning staff. Attendees had initial concerns about what was proposed, and were informed that the purpose this project was to move the access south approximately 70 feet to accommodate better access to the parcels to the west. Following the explanation of the project, there were no additional issues expressed. Public notice for this application was provided in accordance with Sec. 21.02.080(g) of the Code, including posting notification signs on the subject property on all public rights-of-way.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

 The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate the existing right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan, or other adopted plans and policies of the City, as these plans do not directly address right-of-way vacations.

However, the vacation in general is consistent with Goal 1 / Policy C of the City's Comprehensive Plan that provides "The City will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers". In addition, the vacation is consistent with Goal 11 / Policy A: "The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth". Therefore, staff has found this criterion has been met.

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

As a condition of approval, the Applicant will be required to dedicate a 52-foot right-ofway as part of the proposed simple subdivision (City File Number SSU-2019-131), which will allow access to the property to the west at 2896 ½ Florida Street. With this condition, no parcel shall be landlocked as a result of this vacation, therefore, staff has found this criterion has been met.

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

No comments were received from utility review agencies or adjacent property owners indicating that the requested vacation will unreasonably restrict access or reduce or devalue any property provided that a new right-of-way is conveyed to provide access to 2896 ½ Florida Street, as indicated in the proposed simple subdivision (SSU-2019-131). As such, staff finds this criterion has been met.

(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;

Staff, referral agencies, and adjacent property owners have not identified any adverse impacts on the health, safety and/or welfare of the community or adverse impacts to the quality of public facilities and services provided. Staff, therefore find this criterion has been met.

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

This vacation request does not impact the provision of adequate public facilities and services, specifically considering the right-of-way is not currently improved and no public facilities/utilities are located within it. Mesa County, utility providers, and adjacent property owners did not identify any impacts to public facilities or services during the staff review process. Therefore, Staff finds that this criterion has been met.

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

Maintenance requirements for the City will not change as a result of the proposed vacation, as right-of-way will remain undeveloped. At some point in the future, development will be required to construct this portion of right of way and at that time the City would assume maintenance responsibilities for the public street. With the elimination of the existing right-of-way, the Applicant will better be able to develop the property as needed to avoid the impact to the anticipated building locations and lot development. This vacation will also serve as a general clean-up of the property by removing an excessive encumbrance from the property that will no longer be necessary or useful for its intended public purpose. This will likely benefit the Applicant's overall site development and will benefit the neighboring property to the west with improved public access. Therefore, Staff finds that this criterion has been met.

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Sunshine of Delta Right-of-Way Vacation, VAC-2019-107, directly between 383 29 Road and 379 29 Road, the following findings of fact have been made with the following condition of approval:

- The request conforms with Section 21.02.100 (c) of the Zoning & Development Code.
- The requested vacation does not conflict with the goals and policies of the Comprehensive Plan.

Condition 1. Prior to recording of an ordinance vacating the right-of-way, new right-of-way shall be dedicated to the City consistent with the application in City File Number SSU-2019-131.

Therefore, Planning Commission recommends conditional approval of the requested vacation.

FISCAL IMPACT:

There is no fiscal impact related to this request as the property owner will be required to dedicate new public right of way in replacement of this right of way vacation.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4862, an ordinance vacating a portion of unnamed 50-foot-wide right-of-way, located between 379 29 Road and 383 29 Road on final passage and order final publication in pamphlet form.

Attachments

- 1. Maps-Exhibits
- 2. Neighborhood Meeting Minutes
- 3. Vacation Orinance



Easement Vacation/ROW Dedication Proposal



Rezone Proposal Area



Rezone Proposal Area (Close-In)

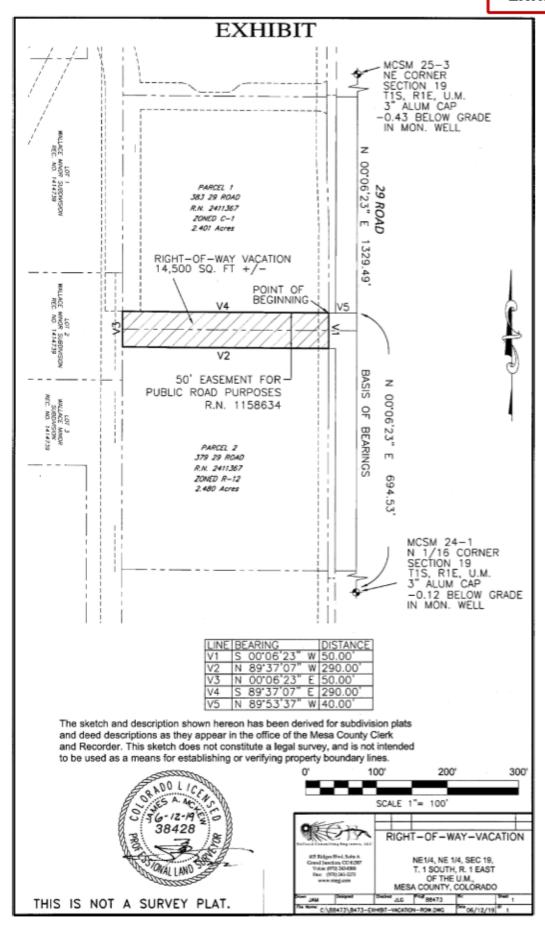




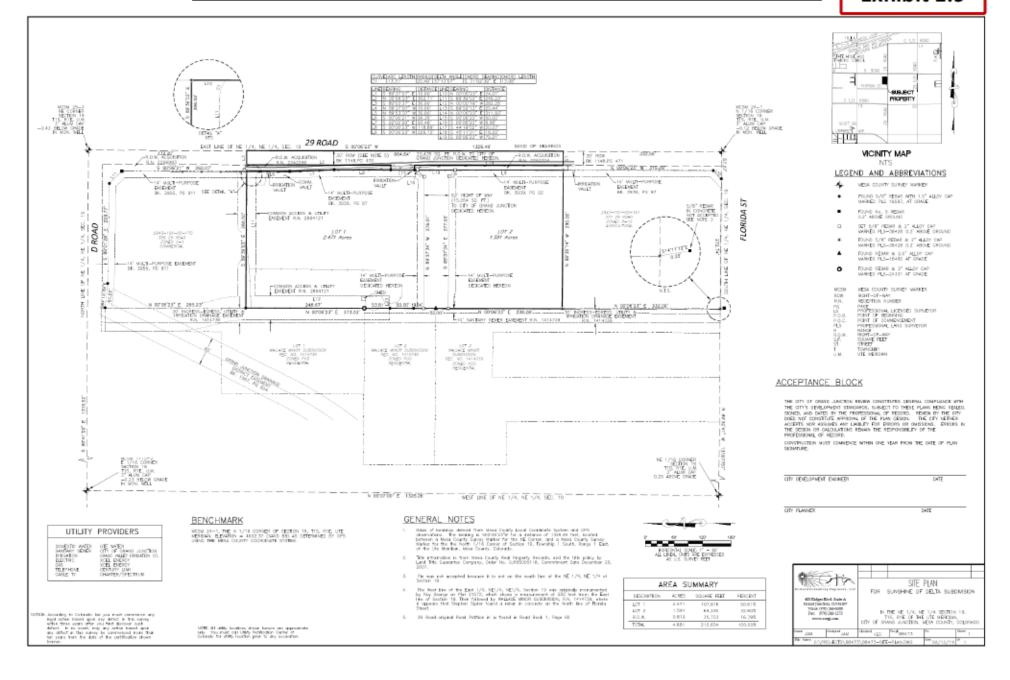


Future Land Use Map





Preliminary Site Plan (Proposed Simple Subdivision)



Minutes from the Neighborhood Meeting for Proposed Rightof-Way Vacation and Lot Line Adjustment

Date: February 28, 2019

Time: 6:30 PM

Location: Lincoln Orchard Mesa Elementary

Minutes: Per City of Grand Junction requirements a meeting was held in order to discuss with the public the Proposed Right-of-Way Vacation and Lot Line Adjustment at 379 & 383, 29 Road. John Moir was present representing Sunshine of Delta and Jace Hochwalt was present representing the City of Grand Junction Planning Department. The meeting commenced promptly at 6:30 PM. Two neighbors attended the meeting and asked several questions regarding the purpose of the proposal. It was explained to them that it was a simple lot line adjustment with a vacationing of one right of way and the platting of a new right of way to the south. The neighbors were satisfied and left without signing in.

At 7:00 it was agreed to draw the meeting to a close.

John Moir

(Sunshine of Delta, Inc)

CITY OF GRAND JUNCTION, COLORADO

ORD	INANC	E NO	

AN ORDINANCE VACATING A PORTION OF UNNAMED 50-FOOT-WIDE RIGHT-OF-WAY

LOCATED BETWEEN 379 29 ROAD AND 383 29 ROAD

RECITALS:

A vacation of a publicly dedicated 50-foot-wide wide right-of-way has been requested by the Applicant, Sunshine of Delta, Inc. The applicant's request is to vacate the existing right-of-way and rededicate a new 52-foot-wide right-of-way 70 feet south of the existing right-of-way, in anticipation for better access to accommodate for future development of properties to the west.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the 52-foot-wide right-of-way between 379 and 383 29 Road is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

The following described portions of public right-of-way is hereby vacated subject to the listed conditions:

- Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.
- Prior to recording of an ordinance vacating the right-of-way, new right-of-way shall be dedicated to the City consistent with the application in City File Number SSU-2019-131.

RIGHT-OF-WAY VACATION

A Right-of-Way Vacation within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 and Parcel 2 of Reception Number 2411367, Mesa County, State of Colorado;

COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto.

THENCE N 00°06'23" E a distance of 694.53 feet;

THENCE N 89°53'37" W a distance of 40.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;

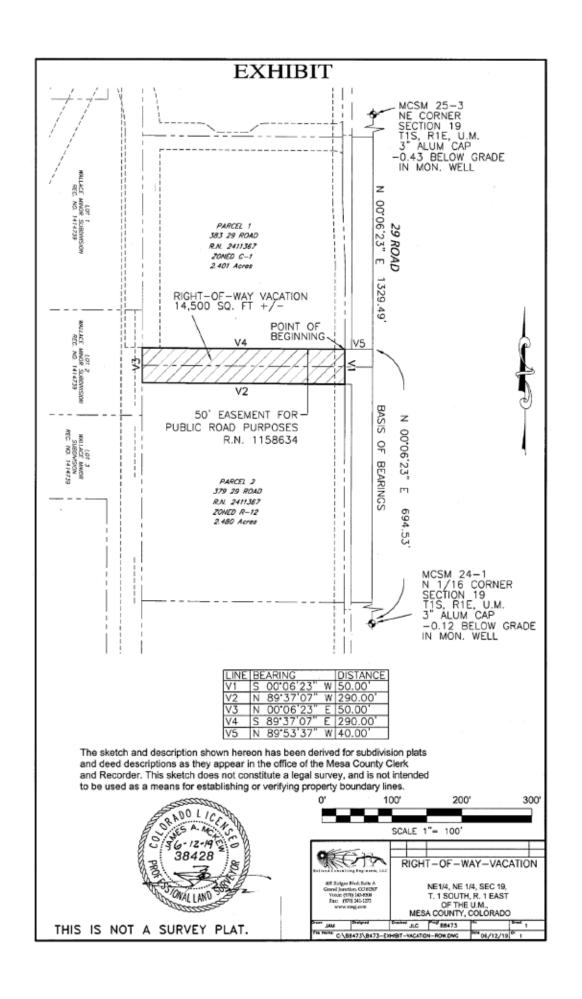
THENCE S 00°06'23" W along said westerly Right-of-Way a distance of 50.00 feet; THENCE N 89°37'07" W leaving the aforementioned Right-of-Way a distance of 290.00 feet to a point on the westerly line of the aforementioned Parcel 2;

THENCE N 00°06'23" E a distance of 50.00 feet along said westerly line of Parcel 2 and the westerly line of Parcel 1;

THENCE S 89°37'07" E leaving said westerly line of Parcel 1, a distance of 290.00 feet to a point on the westerly Right-of-Way of 29 Road, said point being the POINT OF BEGINNING;

CONTAINING 14,500 square feet, more or less.

See Attached Exhibit.		
Introduced on first reading this pamphlet form.	day of	, 2019 and ordered published in
Adopted on second reading this pamphlet form.	day of	, 2019 and ordered published in
ATTEST:		
City Clerk		layor





Grand Junction City Council

Regular Session

Item #7.b.ii.

Meeting Date: July 17, 2019

<u>Presented By:</u> Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

An Ordinance Rezoning 0.44 acres of Property Located at 383 29 Road and 379 29 Road to C-1 (Light Commercial)

RECOMMENDATION:

The Planning Commission heard this item at their June 25, 2019 meeting and recommended approval (6-0).

EXECUTIVE SUMMARY:

The Applicant, Sunshine of Delta, Inc., is requesting the rezone 19,294 square feet (0.44 acres) to C-1 (Light Commercial), which is comprised of two sections as indicated in Attachment #1, Exhibit 1.4. Section 1, is an area totaling 0.33 acres, and is property currently reserved for public road purposes, but the Applicant is concurrently requesting the right-of-way to be vacated. Given that this area is currently reserved for public road purposes, it does not have a zoning designation, but will require one following the proposed vacation. Section 2, which is the remaining area, is a small strip of property 0.11 acres in size currently zoned R-12 (Residential – 12 units/acre) situated between the existing right-of-way that is proposed to be vacated and a proposed right-of-way to be dedicated in a simple subdivision.

BACKGROUND OR DETAILED INFORMATION:

Between properties located at 383 29 Road and 379 29 Road is an existing 50-foot wide unimproved right-of-way. The Applicant has requested the vacation of 0.33 acres of unimproved right-of-way (shown in Attachment 1, Exhibit 1.4, Section 1), and should this vacation be approved (File VAC-2019-107), this area will need to be zoned. The

Applicant is requesting this be zoned to C-1 (Light Commercial). The property abutting the right -of-way to the north (383 29 Road) is currently zoned C-1 (Light Commercial), while the property to the south (379 29 Road) is zoned R-12 (Residential – 12 units/acre).

In addition, the Applicant is proposing a simple subdivision (SSU-2019-131), which will include the dedication of a new 52-foot-wide right-of-way. With the new right-of-way dedication, the Applicant would like to rezone a small remnant strip of 0.11 acres (indicated in Attachment 1, Exhibit 1.4 as Section 2) north of the proposed ROW dedication from its existing R-12 zone district to C-1 (Light Commercial). These combined rezone requests will result in zoning the entirety of the northern property (383 29 Road) to C-1 (Light Commercial) as indicated in Attachment 1, Exhibit 1.5.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on February 28, 2019 at 6:30 pm at Lincoln Orchard Mesa Elementary, located at 2888 B ½ Road in Grand Junction. The Applicant provided an overview of the right-of-way vacation, simple subdivision, and rezone proposal for the property. There were a total of four people in attendance, including two citizens, the Applicant, and City planning staff. Attendees had initial concerns about what was proposed, and were informed that the purpose this project was to move the access south approximately 70 feet to accommodate better access to the parcels to the west. Following the explanation of the project, there were no additional issues expressed.

Public notice for this application was provided in accordance with Sec. 21.02.080(g) of the Code, including posting notification signs on the subject property on all public rights-of-way.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, 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 criteria:

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

For this rezone proposal, there are two sections being rezoned, as illustrated in Attachment 1, Exhibit 1.4. Section 1 is 0.33-acres, comprised of unimproved right-of-way that is proposed to be vacated. This right-of-way was annexed into the city without a zone district. Because property cannot exist in the city without a valid zone district, staff has found that the event (subject to approval of VAC-2019-107) to vacate the right of way will in fact invalidate the original premise of which this property was not assigned a zone district. Therefore, staff finds this criterion has been met for the 0.33

acres (Section 1).

Section 2 (subject to approval of SSU-2019-131) of the proposed rezone is a 0.11-acre area that is situated between the right-of-way to be vacated, and the new right-of-way that is to be dedicated. This section of property is currently zoned R-12 (Residential 12 units/acre). However, this section is approximately 20 feet in width and cannot be used to reasonably accommodate uses in the R-12 zone district (given that minimum front setbacks in the R-12 zone district are 20 feet).

With the Simple Subdivision proposal (SSU-2019-131), the original premise will be invalidated of an R-12 zone district, as this narrow strip of property when combined with the right-of-way vacation will result in a strip of land approximately 45 feet by 290 feet, which would result in a challenging if not prohibitively difficult property to develop in a manner conforming to the bulk standards assigned to this zone district. As such, staff finds this criterion has been met.

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

With the widening of both 29 Road and D Road/Riverside Parkway, the area is capable of handling more intense uses than in the past. Development projects in the immediate area has also spurred a change in the character of the area. This includes the Maverick convenience store and gas station situated at 2902 D Road, as well as the proposed Golden Gate Petroleum convenience store and gas station, to be situated at 399 29 Road which is currently under review.

The proposed C-1 (Light Commercial) zoning designation is in conformance with the Comprehensive Plan Future Land Use Map, which designates the area as Village Center Mixed Use. This rezone would accommodate for more commercial services by enlarging the area of commercially zoned land on the subject site. This rezone request will maintain consistency with the changing character of the area. As such, staff finds that the character and the condition of the area has/is changing and has found this criterion to have 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 property and are sufficient to serve the various uses allowed in the proposed C-1 zone district. Ute Water and City sanitary sewer are presently located within the 29 Road right-of-way on the east side of the site. The property can also be served by Xcel Energy for electric and natural gas services. Access to commercial facilities, retail, offices and restaurants, etc., can be accessed near the intersection of 29 Road and North Avenue,

approximately one-mile north of the subject site. Grand Junction Fire Station #4 is approximately 1.5 miles from the subject site. Staff has found there to be adequate public and community facilities available to serve the proposed C-1 zone district and its potential uses. Therefore, Staff finds 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 C-1 (Light Commercial) zone district comprises about 5% of the total acreage zoned within the City, while the R-12 (Residential - 12 units/acre) zone district comprises less than 1% of the total acreage zoned within the City. The portions of property in this proposal have a negligible impact on the availability of C-1 zoned property and as such, Staff is unable to make the determination that an inadequate supply of C-1 zoned property is present in this area. Therefore, Staff 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.

Because of the new alignment of right-of-way, this rezone request will resolve issues of unusable land due to zone district bulk standards as well as resolving an issue of a portion of property not having a zone district designation. Providing a zone district designation to these properties to enable reasonable development of the subject areas and to accommodate for more commercial services in the immediate area has been found by staff to be a benefit to the community and area. Therefore, staff finds that this criterion has been met.

This Rezone request is consistent with the Future Land Use Map designation of Village Center Mixed Use, which allows a variety of zoning designations, including C-1 (Light Commercial). The Rezone is also consistent with the following vision, goals and/or policies of the Comprehensive Plan:

Goal 1 – Policy A:

City and County land use decision will be consistent with the Future Land Use Map.

PLANNING COMMISSION RECOMMENDATION AND FINDINGS OF FACT

After reviewing RZN-2019-263, a request to Rezone 0.44 acres to C-1 (Light Commercial), the following findings of fact have been made with the following conditions of approval:

 The requested zone is consistent with the goals and policies of the Comprehensive Plan; 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.

Condition 1. Prior to recording of an ordinance for the rezone, RZN-2019-263, the proposed simple subdivision for City File Number SSU-2019-131 shall be approved and recorded.

Condition 2. Prior to recording of an ordinance for the rezone, RZN-2019-263, the rightof-way vacation ordinance for City File Number VAC-2019-107 shall be recorded.

Therefore, Planning Commission recommends conditional approval of the request to Rezone the property referred to in file number RZN-2019-263 to a C-1 (Light Commercial) zone district.

FISCAL IMPACT:

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4863, an ordinance rezoning the Sunshine of Delta property to C-1 (light commercial), located at 383 and 379 29 Road on final passage and order final publication in pamphlet form.

Attachments

- Maps-Exhibits
- Neighborhood Meeting Minutes
- Zoning Ordinance



Easement Vacation/ROW Dedication Proposal



Rezone Proposal Area



Rezone Proposal Area (Close-In)

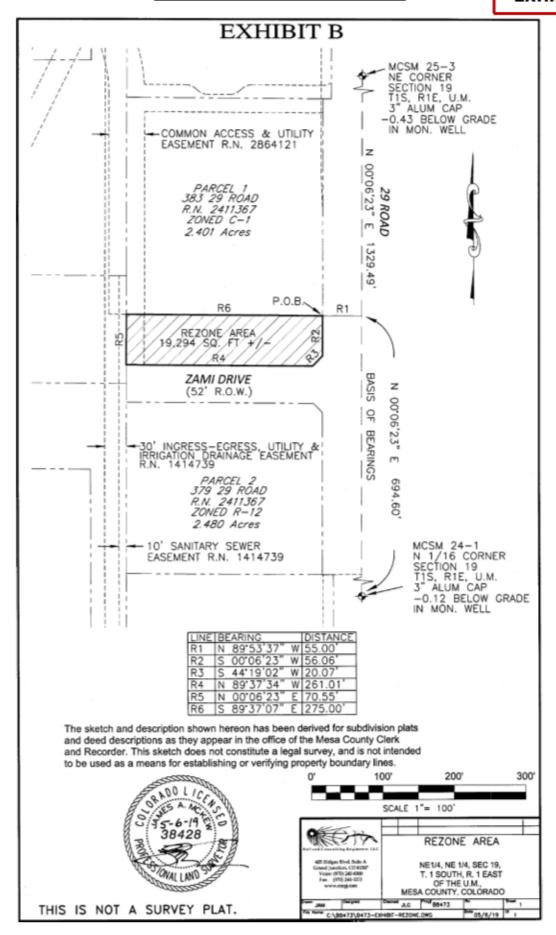




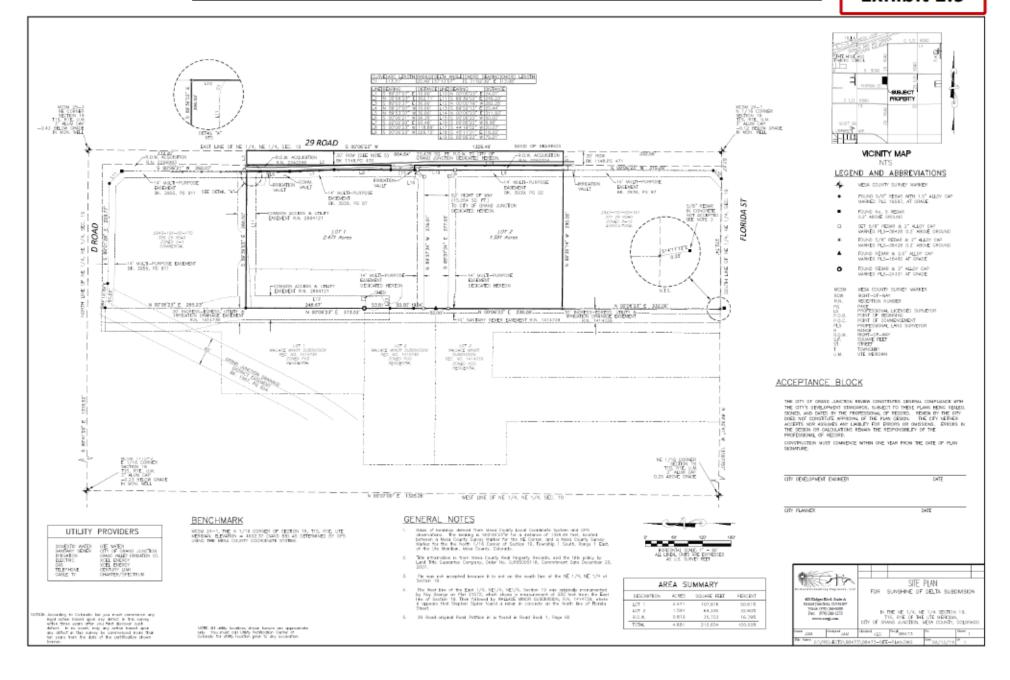


Future Land Use Map





Preliminary Site Plan (Proposed Simple Subdivision)



Minutes from the Neighborhood Meeting for Proposed Rightof-Way Vacation and Lot Line Adjustment

Date: February 28, 2019

Time: 6:30 PM

Location: Lincoln Orchard Mesa Elementary

Minutes: Per City of Grand Junction requirements a meeting was held in order to discuss with the public the Proposed Right-of-Way Vacation and Lot Line Adjustment at 379 & 383, 29 Road. John Moir was present representing Sunshine of Delta and Jace Hochwalt was present representing the City of Grand Junction Planning Department. The meeting commenced promptly at 6:30 PM. Two neighbors attended the meeting and asked several questions regarding the purpose of the proposal. It was explained to them that it was a simple lot line adjustment with a vacationing of one right of way and the platting of a new right of way to the south. The neighbors were satisfied and left without signing in.

At 7:00 it was agreed to draw the meeting to a close.

John Moir

(Sunshine of Delta, Inc)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.	
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AN ORDINANCE REZONING THE SUNSHINE OF DELTA PROPERTY TO C-1 (LIGHT COMMERCIAL)

LOCATED AT 383 AND 379 29 ROAD

Recitals:

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 Sunshine of Delta property to the C-1 (Light Commercial) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Village Center Mixed Use 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 and Development Code.

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

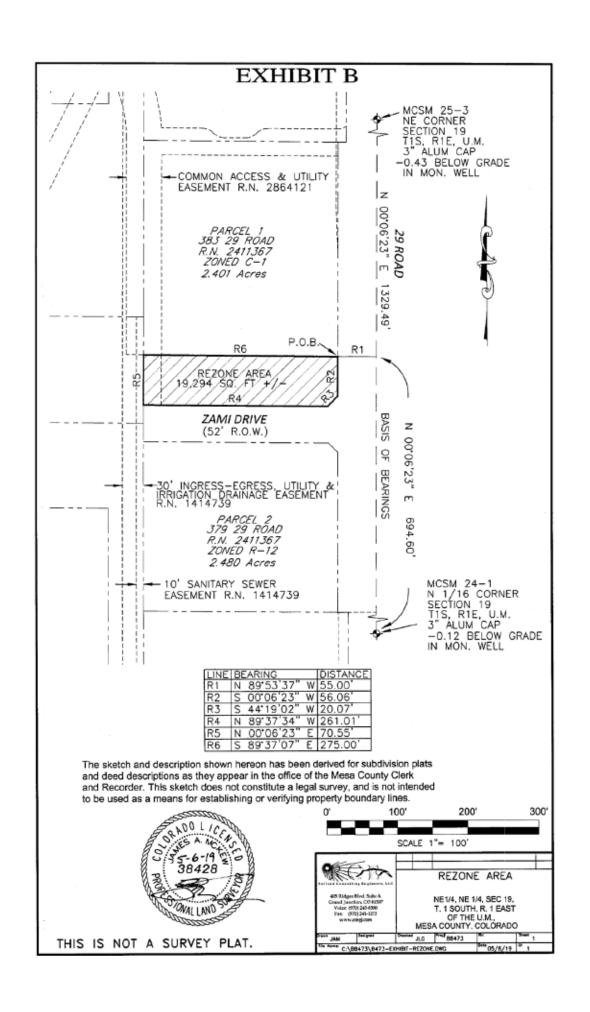
The following property shall be zoned C-1 (Light Commercial) subject to the listed conditions:

- 1. Prior to recording of an ordinance for the rezone, RZN-2019-263, the right-of-way vacation ordinance for City File Number VAC-2019-107 shall be recorded.
- Prior to recording of an ordinance for the rezone, RZN-2019-263, the proposed simple subdivision for City File Number SSU-2019-131 shall be approved and recorded.

A Rezone area within the Northeast 1/4, Northeast 1/4 of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, being a portion Parcel 1 of Reception Number 2411367, Mesa County, State of Colorado: COMMENCING from the North 1/16 Corner of Section 19, Township 1 South, Range 1 East, of the Ute Meridian, whence the Northeast Corner of Section 19 bears N 00°06'23" E, a distance of 1329.49 feet, with all bearings being relative thereto. THENCE N 00°06'23" E a distance of 694.60 feet THENCE N 89°53'37"W a distance of 55.00 feet to the **POINT OF BEGINNING**; THENCE S 00°06'23" W a distance of 56.06 feet; THENCE S 44°19'02" W a distance of 20.07 feet; THENCE N 89°37'34" W a distance of 261.01 feet to a point on the westerly line of said Parcel 1; THENCE N 00°06'23" E along said westerly line, a distance of 70.55 feet; THENCE S 89°37'07" E, leaving the aforementioned westerly line of Parcel 1, a distance of 275.00 feet to the **POINT OF BEGINNING**; CONTAINING 19,294 square feet, more or less. See Exhibit B. Introduced on first reading this _____ day of _____, 2019 and ordered published in pamphlet form. Adopted on second reading this _____ day of _____, 2019 and ordered published in pamphlet form. ATTEST:

Mayor

City Clerk



	Y COUNCIL MEETING ITIZEN PRESENTATION	Date
Citizen's Name	Cabriel Otero	
Subject	GMUG National Forest	Plan
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

	Y COUNCIL MI		Date Ouly 17 2019
Citizen's Name	Druce Ja	Remeller	
Subject	things?		
Phone Number (optional)	ia.	we v	uding your phone number is helpful if would like to contact you in response to questions, comments, or concerns.

	COUNCIL MEETING TIZEN PRESENTATION	Date 07/17/19
Citizen's Name	Richard Swidgle	
Subject	2026 EmployEE	DEVELOPMENT
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

City of Grand Junction City Council Meeting July 17, 2019

2020 Employee Development

2020 Employee Development Strategic Issue

- How can we prepare our current City employees to achieve key management level jobs?
 - · Job rotation?
 - · Seminars?
 - · Continued education funding?
 - · Mentoring by City Councilmembers?

Grand Junction City Council - July 17, 2019

2020 Employee Development

Key City Management Positions

- 1. Parks & Recreation
- 2. Police
- 3. Fire
- 4. Public Works
- Utilities
- 6. Community Development
- 7. General Services
- 8. Visit Grand Junction
- 9. Finance
- 10. Human Resources
- 11. City Clerk
- 12. Public Communication

Grand Junction City Council - July 17, 2019

2020 Employee Development

Hiring Changes Since 2016

- 1. Outside hire Parks & Recreation
- 2. Outside hire Police
- 3. Ken Watkins Fire
- 4. Internal promotion Public Works
- Outside hire Utilities
- 6. Outside hire Community Development
- 7. Jay Valentine General Services
- 8. Outside hire Visit Grand Junction
- 9. Jody Romero Finance
- 10. Outside hire Human Resources
- 11. Outside hire City Clerk
- 12. TBD Public Communication

Grand Junction City Council - July 17, 2019

2020 Employee Development

Hiring Changes Since 2016 Analysis

- · Of the twelve key city management positions, three remain
- Nine changes
 - · Seven outside hires
 - · One TBD hire
 - · One internal promotion

Grand Junction City Council - July 17, 2019

2020 Employee Development

For Your Consideration

- How do we promote or take advantage of the talent in our own community?
- How can we better prepare our internal employees for key management level jobs?
- Should we make <u>employee development</u> a strategic priority for the 2020 Budget process?

Thank you for serving

Grand Junction City Council - July 17, 2019