

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
WEDNESDAY, NOVEMBER 20, 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. Invocation

Vineyard Community Church Senior Pastor Chalane Coit

The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future, and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand, or leave the room.

Proclamations

Proclaiming November 30, 2019 as Small Business Saturday in the City of Grand Junction

Proclaiming December 10, 2019 as Grand Valley Gives Day in the City of Grand Junction

Certificates of Appointment

To the Grand Junction Housing Authority

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.

1. Approval of Minutes

- a. Summary of the November 4, 2019 Workshop
- b. Minutes of the November 6, 2019 Regular Meeting

2. Set Public Hearings

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

- a. Legislative
 - i. Introduce an Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions and Set a Public Hearing For December 4, 2019
- b. Quasi-judicial
 - i. Introduce an Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road and Set a Public Hearing for December 4, 2019

3. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Persigo Wastewater Treatment Plant BioCNG Storage Project

- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Development of the Riverfront at Dos Rios
- c. A Resolution Amending Article 8 of the Bylaws of the Grand Junction Urban Trails Committee to Adjust the Committee Meeting Day and Time
- d. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement Project

4. Other Action Items

- a. Tiara Rado Property Transfer
- b. A Lease with Colorado West Land Trust for the 16 Acre Corner Property at the Northeast Corner of Monument Road and South Camp Road, Described as Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision

REGULAR AGENDA

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

5. Public Hearings

- a. Quasi-judicial
 - i. Two Ordinances 1) Amending the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low 0.5 to 2 Units per Acre; and 2) Rezoning from PD (Planned Development) to R-1 (Residential 1 Unit per Acre) for a 23.2-Acre Portion of a Property Located at 400 23 Road, More Particularly Described as a Site at the East End of Canyon Rim Drive
- b. Legislative

- i. An Ordinance Amending Various Sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25) and Transportation Engineering Design Standards (Title 29) to Clarify Administrative Procedures, Remove Inconsistencies and Modify Standards
- ii. Introducing the Appropriation Ordinance for the 2020 Budget, Presentation, and First Public Hearing. Set a Second Public Hearing for December 4, 2019.

6. Non-Scheduled Citizens & Visitors

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

7. Other Business

8. Adjournment



City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the government of Grand Junction, Colorado celebrates our local small businesses and their contributions to our local economy and community; according to the U.S. Small Business Administration, there are currently 30.2 million small businesses in the U.S., representing more than 99.7% of businesses with employees in the U.S. and are responsible for 65.9% of net new jobs created from 2000 to 2017; and
- Whereas,** there are over 1,558 times more small businesses than large businesses in the U.S. and they employ 47.5% of the workforce; and
- Whereas,** 90% of U.S. consumers say Small Business Saturday has a positive impact on their community; and
- Whereas,** 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and
- Whereas,** the average Small Business Saturday shopper spent \$137.50 in 2016; and
- Whereas,** every dollar spent at an independent retailer returns three times more money to the local economy than shopping at a chain store; and
- Whereas,** the City of Grand Junction, Colorado supports our local businesses that create jobs, boost our local economy and preserve our communities; and
- Whereas,** organizations such as the Downtown Grand Junction Partnership and the Grand Junction Chamber of Commerce as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 30, 2019 as

"Small Business Saturday"

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 20th day of November, 2019.

Mayor





City of Grand Junction, State of Colorado

Proclamation

- Whereas,** the Grand Valley Gives Collaboration was formed in 2012 on the western slope out of a recognized need to increase awareness and the benefit of giving back to the community where you live, in conjunction with the statewide movement titled "Colorado Gives Day;" and
- Whereas,** this local collaboration seeks to raise awareness for all nonprofits in the Grand Valley community, thereby increasing local philanthropy; and
- Whereas,** as part of the statewide movement of Colorado Gives Day, which is scheduled to take place on Tuesday, December 10, 2019, the 39 agencies participating in Grand Valley Gives will work together to raise over \$200,000 right here in the Grand Valley; and
- Whereas,** this collaboration believes in the importance of nonprofit agencies working together to enhance giving in our community to ensure that our local nonprofits can continue to provide the services that are so important to Grand Valley citizens; and
- Whereas,** this collaboration strives to draw attention back to the local nonprofit community and the wide array of causes in the Grand Valley; and
- Whereas,** with the benefit of the \$1.5 million incentive fund offered by Community First Foundation and FirstBank as part of Colorado Gives Day, every non-profit that is part of Grand Valley Gives will receive a portion of the incentive fund, increasing the value of every donation.

NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim December 10, 2019 as

"Grand Valley Gives Day"

in the City of Grand Junction and encourage all residents to donate to their favorite local non-profit organizations through the Colorado Gives Day website at www.coloradogives.org on this day, to increase their donation through the \$1.5 million incentive fund.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 20th day of November, 2019.

Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: November 20, 2019

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

To the Grand Junction Housing Authority

RECOMMENDATION:

Present the new volunteer with their Certificate of Appointment.

EXECUTIVE SUMMARY:

There is one new member and one first alternate to the Grand Junction Housing Authority.

BACKGROUND OR DETAILED INFORMATION:

William L. Johnson was appointed by City Council at the November 6, 2019 Regular Meeting.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 4, 2019

Meeting Convened: 5:32 p.m. in the City Hall Auditorium

Meeting Adjourned: 6:50 p.m.

City Councilmembers present: Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, Budget Coordinator Linda Longenecker, Senior Assistant to the City Manager Greg LeBlanc, Visit Grand Junction Director Elizabeth Fogarty, Public Works Director Trent Prall, Fire Chief Ken Watkins, Deputy Fire Chief Chris Angermuller, Utilities Director Randi Kim, Parks & Recreation Director Ken Sherbenou, Community Development Director Tamra Allen, Police Chief Doug Shoemaker, Deputy Police Chief Matt Smith, and City Clerk Wanda Winkelmann.

Mayor Taggart called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Budget Reconciliation

On September 30, the City Manager presented the 2020 Recommended Budget. Since that time the budget has been revised. The changes are related to capital and economic development funding and have been balanced within the 5-year capital plan. There were no changes to the General Fund surplus or fund balance. The total budget has increased by \$3.6 million for the addition of the Dos Rios Pedestrian Bridge Project that is 86% grant funded and the increase in the scholarship funding to Colorado Mesa University. The 2020 Recommended Budget is now \$162.3 million.

The next steps are public hearings on November 20 and December 4.

b. Catholic Outreach Presentation by Sister Karen Bland

Sister Karen stated this request is for a \$500,000 grant towards the purchase of the Downtown Suites, which has 45 small apartments. The apartments would be used for affordable housing and the building is currently on the market for \$4.8M.

Discussion ensued about the housing of individuals who are chronically homeless. Support was expressed to fund the grant request.

c. Fire Department Community Stakeholder Discussion and Survey

The Fire Department is working through the multi-year process to become accredited through the Center for Public Safety Excellence. The first major step in accomplishing accreditation status is the completion of a comprehensive community stakeholder session. Chief Watkins and Deputy Chief Angermuller presented a summary of the process and reviewed the required community stakeholder session.

City Council was given a copy of the survey that is included in the community stakeholder session. Individuals will have the opportunity to complete an online survey.

d. Discussion of 2019 Strategic Plan

The Strategic Plan is a tool used by elected officials and city staff to both guide policy creation and focus efforts during the next two years. The overall purpose of the Strategic Plan is to direct decision-making and budgeting by the City of Grand Junction and to provide guidance to staff. The plan also communicates the City's priorities as set by City Council.

This plan is organized around a framework of four strategic directives. A strategic directive is a high-level priority that is articulated in a way that effectively describes a community priority. Each strategic directive is accompanied by a number of key initiatives. These key initiatives are more specific actions, programs, and ideas designed to aid in achieving the goals set by the strategic directives. These directives include:

- Public Safety
- Planning & Infrastructure
- Diversification of our Economic Base
- Community Building & Engagement

Recently there have been some additional thoughts and suggestions regarding the Community Building & Engagement directive and questions whether, as drafted, it fully captures the intent of City Council. Upon approval of the substantive content in the Plan, a final product will be produced with refreshed images.

Support was expressed to add the term "connectedness" to the Community Building Directive and add a resolution to the November 6 City Council meeting to adopt the Strategic Plan.

Agenda Topic 2. Next Workshop Topics

City Manager Caton noted that the November 18 workshop will include a discussion of the Redevelopment Area.

Additionally, a request was received from GJ Maverick, LLC to consider disconnection from the City and exclusion from the Persigo 201 Service Area Boundary of their 17.5-acre property located at 2428 H Road. This item will be added to the November 18 workshop.

3. Other Business

Councilmember Norris requested that the November 6 City Council consent agenda item regarding the bid for Fire Station #6 be moved to the Discussion Agenda as she has questions regarding how the bid was awarded.

Mayor Taggart reminded City Council that the performance evaluations for the City Manager and City Attorney are due on Friday.

Adjournment

The Workshop adjourned at 6:50 p.m.

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

November 6, 2019

Call to Order, Pledge of Allegiance, Invocation

The City Council of the City of Grand Junction convened into regular session on the 6th day of November, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, 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 Janet Harrell.

Council President Taggart called the meeting to order. Ethan Alfaro led the Pledge of Allegiance which was followed by an invocation given by Collbran Congregational Church Pastor Anne Djokic.

Presentations

Summary of November Election Results: Ballot Questions Related to Funding Transportation Projects and a Charter Amendment Regarding Leases

City Clerk Wanda Winkelmann reviewed the City's November 5, 2019 election results on the City's Transportation Funding and Charter Amendment ballot questions. Both measures passed.

Proclamations

Proclaiming November 11, 2019 as A Salute to All Veterans

Councilmember McDaniel read the proclamation. Lieutenant Colonel Rick Peterson, United States Air Force (retired) and the President of the Veterans Committee of the Western Slope accepted the proclamation.

Council President Taggart announced Homeless Runaway Youth Awareness, Hospice and Palliative Care and Random Acts of Kindness are also recognized in November.

Appointments

To the Grand Junction Housing Authority

Councilmember Andrews moved to appoint William L. Johnson to the Grand Junction Housing Authority for a five-year term ending October 2024. Councilmember McDaniel

seconded the motion. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller spoke about poverty issues.

Randy Spydell spoke on ranked choice voting.

Carl Zimmerman apologized for a letter he wrote to the *Daily Sentinel* Editor.

City Manager Report

City Manager Caton noted the City's Strategic Plan encourages leadership and recognized City Police Chief Doug Shoemaker (International Association of Chiefs of Police) and City Clerk Wanda Winkelmann (Colorado Municipal Clerks Association) for accepting leadership roles in these professional organizations.

Council Reports

Councilmember Norris attended a community Comprehensive Plan meeting and said she appreciates and values citizen comments. She asked City Council to be aware of continuing facility needs as more public safety employees are hired.

Councilmember McDaniel encouraged citizens to attend The House's "Home for the Holidays" fundraiser and said the Grand Junction Airport Authority Board approved a contract to demolish the administration building.

Councilmember Stout said Grand Junction's Sister City is being celebrated and she appreciates Mr. Zimmerman's courageous apology. She also noted a public meeting will be held to get community input on the art to be installed in the Redlands roundabout and the Downtown Development Authority reviewed and approved its 2020 budget.

Council President Taggart appreciates the trust shown in the City and City Council by the community through the passage of the two November 5th ballot measures.

CONSENT AGENDA

Councilmember Andrews moved to adopt Consent Agenda items #1 - #4.

Councilmember Norris seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the October 14, 2019 Workshop

- b. Minutes of the October 16, 2019 Regular Meeting
- c. Minutes of the October 16, 2019 Special Session
- d. Summary of the October 28, 2019 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Comprehensive Plan to Residential Low 0.5 to 2 Units Per Acre and Rezoning to R-1 (Residential 1 Unit Per Acre) a 23.16-Acre Portion of a Property Located at 400 23 Road, More Particularly Described as a Site at the East End of Canyon Rim Drive and Set a Public Hearing for November 20, 2019
 - ii. Introduction of an Ordinance Amending Various Sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25), and Transportation Engineering Design Standards (Title 29) to Clarify Administrative Procedures, Remove Inconsistencies and Modify Standards and Set a Public Hearing for November 20, 2019
- b. Legislative
 - i. Introduction of an Ordinance Making Supplemental Appropriation for Grand Valley Catholic Outreach Property Acquisition and Set a Public Hearing for November 20, 2019

3. Contracts

- a. An Amendment to an Agreement Between the City of Grand Junction, the Grand Junction Rural Fire Protection District and the Redlands Subdistrict

4. Resolutions

- a. A Resolution Supporting the Application for a Bureau of Reclamation Grant for Pressure Control Tank Project

- b. Resolution Vacating a Portion of a 20-Foot Wide Public Sanitary Sewer Easement Located at 2424 Hwy 6 & 50
- c. Resolution Authorizing the City Manager to Submit a Grant Application for CDOT's Transportation Alternatives Program for the Riverfront at Dos Rios to Downtown Pedestrian Bridge
- d. Resolution Adopting the Strategic Plan

REGULAR AGENDA

Contract Approval for Construction Management/General Contractor for the City of Grand Junction Fire Station #6

The City is funding approximately \$3,200,000 for the design and construction of a new Fire Station #6 on 27 Road north of G Road. The chosen Construction Manager/General Contractor (CM/GC) will work with the project team, which is comprised of staff from the City (Fire Department, Engineering and Facilities) and Chamberlin Architects, to design and construct Fire Station #6.

Fire Chief Ken Watkins and General Services Director Jay Valentine presented the item and explained the advantages of using the CM/GC design process for complex projects like this.

There was discussion about the selection process procedure.

Councilmember Wortmann moved to authorize the Purchasing Division to enter into a contract with FCI Constructors, Inc. to provide Construction Management/General Contractor services for the Fire Station #6 construction project on negotiated terms approved by the City Manager and in a form approved by the City Attorney. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Amending Industrial Pretreatment Regulations (Title 13) of the Grand Junction Municipal Code Section 13.04.370 Regarding Limits for Metals in Industrial Wastewater Discharge

Revisions in metals discharged to the Persigo Wastewater Treatment Facility are necessary to meet State and Federal wastewater discharge permit requirements. Federal regulations require a City Council reading of the proposed changes to the Code, public notice by the US Environmental Protection Agency (USEPA) and final

approval in a hearing. The City adoption of the final ordinance is contingent on USEPA final approval, anticipated in the near future.

Utilities Director Randi Kim reviewed the item.

The public hearing opened at 7:02 p.m.

There were no public comments.

The public hearing closed at 7:03 p.m.

Discussion included who are the largest industrial users, the benefits of being able to accommodate more industrial users, the difference between the discharge systems and if the new process would allow more discharge into the river.

Councilmember Wortmann moved to adopt Ordinance No. 4880, an ordinance amending Ordinances 4640 and 4574 relating to Chapter 13, Article 4 of the Grand Junction Municipal Code pertaining to pretreatment regulations on final passage and ordered final publication in pamphlet form following and subsequent to final approval by the US Environmental Protection Agency. Councilmember Norris seconded the motion. Motion carried by roll call vote with Mayor Taggart voting NO.

Council took a break at 7:17 p.m.

The meeting resumed at 7:22 p.m.

An Ordinance to Adopt the 2019 Grand Junction, Colorado, Downtown Development Authority Plan of Development Entitled “Vibrant Together”

The Plan of Development (POD) for the Grand Junction, Colorado, Downtown Development Authority (DDA) was originally adopted in 1981 and needs to be updated to address evolving conditions Downtown. The POD is the product of public outreach, stakeholder discussions, design workshops, and the cooperation of agencies, consultants, and the City of Grand Junction. The POD identifies conditions in the Downtown area that pose negative effects on property values and the quality of residents’ experiences within Downtown. The POD also identifies means of improving the Downtown area, particularly the area within the boundary of the Downtown Partnership, which is comprised of the Grand Junction, Colorado, DDA and the Downtown Grand Junction Business Improvement District. The Plan identifies three core aims for improving Downtown: Connectivity; Place-making; and Infill Development.

The plan specifies strategies for achievement of these aims, and includes actions, policies, and programs comprising each strategy.

Associate Planner Lance Gloss reviewed the item.

Downtown Development Authority Executive Director Brandon Stam reviewed the study for the proposed plan.

The public hearing opened at 7:46 p.m.

Bruce Benge spoke in favor of the proposed POD.

The public hearing closed at 7:47 p.m.

Council commented favorably of the proposed POD.

Councilmember Stout moved to adopt Ordinance No. 4881, an ordinance adopting the Downtown Development Authority 2019 Plan of Development entitled "Vibrant Together" on final passage and ordered final publication in pamphlet form.

Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for Annexation of 1.999-Acres of Land and Ordinances Annexing and Zoning the Adams II Annexation to R-8 (Residential - 8 du/ac), Located at 216 27 ½ Road

The applicant, Paul Adams, requested property at 216 27 ½ Road (1.999 acres and just west of the Mesa County Fairgrounds at the intersection of B ¼ Road and 27 ½ Road, south of Highway 50) be annexed and have a Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac). There is no publicly dedicated right-of-way proposed with this request, however the applicant's property does extend to the centerline of B ¼ and 27 ½ Roads through the use of a road easement. Upon further development of the property, the applicable rights-of-way would be dedicated. As part of this annexation, the City would take ownership and maintenance responsibilities of this combined 6400 square feet of roadway. The subject property currently contains a single-family detached house and various accessory structures. The owner requested annexation in anticipation of future residential subdivision development in order to market and sell the property in conjunction with the 13.31 acre neighboring property to the west, which is also owned by the applicant and was previously annexed and zoned R-8 (Residential – 8 du/ac) (Adams Annexation) in 2018, which constitutes "annexable

development" and as such is required to annex in accordance with the Persigo Agreement.

Senior Planner Scott Peterson reviewed the details of the item.

The public hearing opened at 7:59 p.m.

There were no public comments.

The public hearing closed at 7:59 p.m.

Councilmember Andrews moved to adopt Resolution No. 73-19, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Adams II Annexation, located at 216 27 ½ Road, is eligible for annexation, Ordinance No. 4882, an ordinance annexing territory to the City of Grand Junction, Colorado, Adams II Annexation, approximately 1.999-acres, located at 216 27 ½ Road on final passage and ordered final publication in pamphlet form and Ordinance No. 4883, an ordinance zoning the Adams II Annexation to R-8 (Residential - 8 du/ac), located at 216 27 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Accepting the Petition for Annexation of 2.00 Acres of Land and Ordinances Annexing and Zoning Zona's Annexation to C-1 (Light Commercial), Located at 408 29 Road

Applicants Roy and Marilyn Anderson requested annexation and zoning of one parcel of land containing 1.82 acres located at 408 29 Road to C-1 (Light Commercial) for Zona's Annexation. The proposed annexation includes 7682 square feet of the 29 Road right-of-way for a total annexation area of 2.00 acres. The property currently has a single family house and an auto repair shop. The Applicant requested annexation into the City limits consistent with the requirements of the Persigo Agreement between Mesa County and the City of Grand Junction to be able to continue to operate an auto repair business with a business residence on the property, currently under city review, which would require a rezone. The Comprehensive Plan Future Land Use Map designates this property as Village Center and this request conforms with this designation.

Associate Planner Senta Costello reviewed the item.

The public hearing opened at 8:06 p.m.

There were no public comments.

The public hearing closed at 8:07 p.m.

Council commented how well the property is kept.

Councilmember Pe'a moved to adopt Resolution No. 74-19, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as Zona's Annexation, located at 408 29 Road, is eligible for annexation, Ordinance No. 4884, an ordinance annexing territory to the City of Grand Junction, Colorado, Zona's Annexation, approximately 2.00 acres, located at 408 29 Road on final passage and ordered final publication in pamphlet form and Ordinance No. 4885, an ordinance zoning Zona's Annexation to C-1 (Light Commercial), located at 408 29 Road on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Amending Title 3, Chapter 8 of the Grand Junction Municipal Code Pertaining to Lodging Tax for Online Travel Companies and Short Term Rentals and the Three Percent Lodging Tax Increase as Approved by the Voters in the November 6, 2018 Election

On May 28, 2019, the Supreme Court of Colorado held that Expedia and other online travel companies were exempt from remitting accommodation (lodging) taxes to the Town of Breckenridge. The Supreme Court found that online travel companies were not lessors or renters with a possessory interest in renting hotel rooms for the purpose of the hotel accommodation tax ordinance. The Court held that the ruling is not dispositive; meaning, it depends upon whether or not the language of the accommodation laws of each jurisdiction exempt online travel companies from remitting accommodation taxes to the jurisdiction.

City Attorney Shaver reviewed the item.

The public hearing opened at 8:14 p.m.

There were no public comments.

The public hearing closed at 8:14 p.m.

There was discussion about all the business types subject to the tax.

Councilmember Wortmann moved to adopt Ordinance No. 4886, an ordinance amending Title 3, Chapter 8 of the Grand Junction Municipal Code pertaining to lodging tax for online travel companies and short term rentals and the three percent lodging tax increase as approved by the voters in the November 6, 2018 election on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Amending Section 3.12.030 of Chapter 3 of the Grand Junction Municipal Code Concerning the Imposition, Collection and Enforcement of the Sales and Use Tax and Amending the Tax Rate

In accordance with Article X, §20 of the Colorado Constitution the City submitted to the City electors at its April 2, 2019 regular election, a ballot question to increase the City sales and use tax to 3.25% beginning January 1, 2020.

City voters approved a tax increase of 0.50%, and as an exception to the revenue and spending limits of the Article X, §20 of the Colorado Constitution, to fund police, fire and emergency medical services including without limitation, building, equipping and staffing new fire stations to improve response times/delivery of emergency medical, fire and rescue services, and hiring, employing, training and equipping police officers, firefighters and emergency medical service (EMS) personnel and employees such as 9-1-1 emergency dispatch, code enforcement and forensic laboratory personnel that support first responders and delivery of first responder services.

City Attorney Shaver reviewed the item.

The public hearing opened at 8:18 p.m.

There were no public comments.

The public hearing closed at 8:18 p.m.

Council appreciated formalizing the approved ballot measures.

Councilmember Wortmann moved to adopt Ordinance No. 4887, an ordinance amending Section 3.12.030 of Chapter 3 of the Grand Junction Municipal Code concerning the imposition, collection and enforcement of the sales and use tax and amending the tax rate on final passage and ordered final publication in pamphlet form.

Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Colorado Mesa University student Aaron Lawson thanked Council and staff for the City's transparency.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:23 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: November 20, 2019

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: DeLayne Merritt

Information

SUBJECT:

Introduce an Ordinance to Amend Part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances Relating to Sales and Use Tax Definitions and Set a Public Hearing For December 4, 2019

RECOMMENDATION:

Approval of the Ordinance to Amend Chapter 3 of the Grand Junction Municipal Code relating to sales and use tax definitions.

EXECUTIVE SUMMARY:

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking Colorado Municipal League to develop a package of standardized definitions for sales and use tax terms. Municipalities were encouraged to adopt the standardized definitions so as to create uniformity and simplicity for businesses that are multi-jurisdictional and must remit directly to different municipalities. It is the Council's intent to cooperate in furtherance of this statewide goal.

BACKGROUND OR DETAILED INFORMATION:

Colorado municipalities are heavily dependent on sales tax revenue. As a home rule municipality, Grand Junction can require local businesses to remit directly to the municipality, decide their own tax base, and audit businesses directly. Many businesses are multi-jurisdictional and the variation of laws per jurisdiction is burdensome.

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038,

asking Colorado Municipal League to develop a package of standardized definitions. A committee was established to develop the definitions. The updated definitions reflect the current tax practices so no new tax is levied and no increase in tax revenue is predicted. Definitional changes will not trigger a TABOR election.

It is the Council's intent to cooperate in furtherance of a statewide goal to have all locally collecting municipalities agree to use standard definitions in their sales and use tax codes. The adoption of standard definitions will benefit businesses and municipalities by creating uniformity and simplicity. Only the definitions that are applicable to the City of Grand Junction are included herein.

FISCAL IMPACT:

None.

SUGGESTED MOTION:

I move to introduce an ordinance to amend part of Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code of Ordinances relating to sales and use tax definitions and set a public hearing for December 4, 2019.

Attachments

1. Sales and Use Tax Definitions - Ordinance - FINAL - 103019

ORDINANCE NO. _____

AN ORDINANCE TO AMEND PART OF CHAPTER 3 SECTION 12 SUBSECTION 020 OF THE CITY OF GRAND JUNCTION MUNICIPAL CODE OF ORDINANCES RELATING TO SALES AND USE TAX DEFINITIONS.

RECITALS:

Colorado municipalities are heavily dependent on sales tax revenue. Home rule municipalities, including the City of Grand Junction, can require local businesses to remit directly to the municipality, decide their own tax base, and audit local businesses directly. Many businesses are multi-jurisdictional and the variation of tax laws per jurisdiction is burdensome.

The Colorado General Assembly adopted Senate Joint Resolution (SJR) 14-038, asking Colorado Municipal League to develop a package of standardized definitions. A committee was established to develop the definitions. The updated definitions reflect current tax practices so no new tax is levied and no increase in tax revenue is predicted. Definitional changes will not trigger a TABOR election.

It is the Council's intent to cooperate in furtherance of a statewide goal to have all locally collecting municipalities agree to use standard definitions in their sales and use tax codes. The adoption of standard definitions will benefit businesses and municipalities by creating uniformity and simplicity. Only the definitions that are applicable to the City of Grand Junction are included herein.

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

Chapter 3 Section 12 Subsection 020 of the City of Grand Junction Municipal Code shall be revised as follows (additions documented in bold print and deletions marked with strike-through notations):

3.12.020. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Access services means the services furnished by a local exchange company to its customers who provide telecommunications services which allow them to provide such telecommunications services.~~

Agricultural producer means a person regularly engaged in the business of using land for the production of commercial crops or commercial livestock. The term includes farmers, market gardeners, commercial fruit growers, livestock breeders, dairymen, poultrymen, and other persons similarly engaged, but does not include a person who breeds or markets animals, birds, or fish for domestic pets nor a person who cultivates, grows, or harvests plants or plant products exclusively for that person's own consumption or casual sale.

Aircraft means a device that is used or intended to be used for flight in the air.

Aircraft part means any tangible personal property that is intended to be permanently affixed or attached as a component part of an aircraft.

Aircraft simulator means a Flight Simulator Training Device (FSTD) as defined in Part I of Title 14 of the Code of Federal Regulations that is qualified in accordance with Part 60 of Title 14 of the Code of Federal Regulations for use in a Federal Aviation Administration Approved Flight Training Program.

Aircraft simulator part means any tangible personal property that is originally designed and intended to be permanently affixed or attached as a component part of an aircraft, and which will also function when it is permanently affixed or attached as a component part of an aircraft simulator.

Airline company means any operator who engages in the carriage by aircraft of persons or property a common carrier for compensation or hire, or the carriage of mail, or any aircraft operator who operates regularly between two (2) or more points and publishes a flight schedule. Airline company shall not include operators whose aircraft are all certified for a gross takeoff weight of twelve thousand five hundred (12,500) pounds or less and who do not engage in scheduled service or mail carriage services.

Auction means any sale where tangible personal property is sold by an auctioneer who is either the agent or the owner of such property or is in fact the owner thereof.

Automotive vehicle means any vehicle or device in, upon, or by which any person or property is or may be transported or drawn upon a public highway or right-of-way, or any device used or designed for aviation or flight in the air. Such term includes, but is not limited to, motor vehicles, trailers, semitrailers, or mobile homes. "Automotive

vehicle” shall not include devices moved by human power or used exclusively upon stationary rails or tracks.

Business means all activities engaged in or caused to be engaged in with the object of gain, benefit or advantage, direct or indirect.

Candy means a preparation of sugar, honey, or other natural or artificial sweeteners, in combination with chocolate, fruit, nuts, or other ingredients or flavorings in the form of bars, drops, or pieces. Candy does not include any preparation containing flour, products that require refrigeration or marijuana infused products.

Carrier access services means the services furnished by a local exchange company to its customers who provide telecommunications services which allow them to provide such telecommunications services.

Charitable organization means any entity ~~which: organized and operated exclusively for religious, charitable, scientific, testing for public safety, literary, or educational purposes, or to foster national or international amateur sports competition (but only if no part of its activities involve the provision of athletic facilities or equipment), or for the prevention of cruelty to children or animals, so long as:~~

~~(1) No part of the net earnings of which inures to the benefit of any private shareholder or individual;~~

~~(2) No substantial part of the activities of which is carrying on propaganda, or otherwise attempting to influence legislation; and~~

~~(3) Which does not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.~~

(1) has been certified as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code, and

(2) is an organization which exclusively, and in a manner consistent with existing laws and for the benefit of an indefinite number of persons or animals, freely and voluntarily ministers to the physical, mental, or spiritual needs of persons or animals, and thereby lessens the burden of government.

City means municipality of Grand Junction.

Coins means monetized bullion or other forms of money manufactured from gold, silver, platinum, palladium or other such metals now, in the future or heretofore designated as a medium of exchange under the laws of this State, the United States or any foreign nation.

Coin operated device means any device operated by coins or currency or any substitute therefor.

Collection costs shall include, but is not limited to, all costs of audit, assessment, bank fees, hearings, execution, lien filing, distraint, litigation, locksmith fees, auction fees and costs, prosecution and attorney fees.

Commercial packaging materials means containers, labels, and/or cases, that become part of the finished product to the purchaser, used by or sold to a person engaged in manufacturing, compounding, wholesaling, jobbing, retailing, packaging, distributing or bottling for sale, profit or use, and is not returnable to said person for reuse. Commercial packaging materials does not include commercial shipping materials.

Commercial shipping materials means materials that do not become part of the finished product to the purchaser which are used exclusively in the shipping process.

Commercial shipping materials include but are not limited to containers, labels, pallets, banding material and fasteners, shipping cases, shrink wrap, bubble wrap or other forms of binding, padding or protection.

Construction activity means to build, construct, reconstruct, alter, expand, modify or improve any building, dwelling or other structure, or improvement, on or to real property.

Construction equipment means any ~~purchased tangible personal property used, owned, operated or stored by a person engaging in construction activity, including, but not limited to, equipment, machinery, tools, automotive vehicles, mobile machinery and self-propelled construction equipment~~ **equipment, including mobile machinery and mobile equipment, which is used to erect, install, alter, demolish, repair, remodel, or otherwise make improvements to any real property, building, structure or infrastructure.**

Construction materials means tangible personal property which, when combined with other tangible personal property, loses its identity to become an integral and inseparable part of a completed structure or project including public and private improvements. Construction materials include, but are not limited to, such things as asphalt, bricks, builders' hardware, caulking material, cement, concrete, conduit, electric wiring and connections, fireplace inserts, electrical heating and cooling

equipment, flooring, glass, gravel, insulation, lath, lead, lime, lumber, macadam, millwork, mortar, oil, paint, piping, pipe valves and pipe fittings, plaster, plumbing fixtures, putty, reinforcing mesh, road base, roofing, sand, sanitary sewer pipe, sheet metal, site lighting, steel, stone, stucco, tile, trees, shrubs and other landscaping materials, wallboard, wall coping, wallpaper, weatherstripping, wire netting and screen, water mains and meters, and wood preserver. The above materials when used for forms or other items which do not remain as an integral or inseparable part of a completed structure or project are not construction materials.

Consumer means any ~~individual person, or any other person, engaged in business~~ in the City who **purchases**, uses, stores, distributes or otherwise consumes in the City tangible personal property or taxable services purchased from sources inside or outside the City.

Contract auditor means a duly authorized agent designated by the taxing authority and qualified to conduct tax audits on behalf of and pursuant to an agreement with the municipality.

Contractor means any person who shall build, construct, reconstruct, alter, expand, modify, or improve any building, dwelling, structure, infrastructure, or other improvement to real property for another party pursuant to an agreement. For purposes of this definition, contractor also includes subcontractor.

Cover charge means a charge paid to a club or similar entertainment establishment which may, or may not, entitle the patron paying such charge to receive tangible personal property, such as food and/or beverages.

Data processing equipment means any equipment or system of equipment used in the storage, manipulation, management, display, reception or transmission of information.

Digital product means an electronic product including, but not limited to: (1) "digital images" which means works that include, but are not limited to, the following that are generally recognized in the ordinary and usual sense as "photographs," "logos," "cartoons," or "drawings." (2) "digital audio-visual works" which means a series of related images which, when shown in succession, impart an impression of motion, together with accompanying sounds, if any, (3) "digital audio works" which means works that result from the fixation of a series of musical, spoken, or other sounds, including ringtones. For purposes of the definition of "digital audio works", "ringtones" means digitized sound files that are downloaded onto a device and that may be used to alert the customer with respect to a communication, and (4) "digital books" which means works that are generally recognized in the ordinary and usual sense as "books".

Distribution means the act of distributing any article of tangible personal property for use or consumption, which may include, but not be limited to, the distribution of advertising gifts, shoppers guides, catalogs, directories, or other property given as prizes, premiums, or for goodwill or in conjunction with the sales of other commodities or services.

Document means all written, printed, typed, recorded or graphic matter, photographic matter, sound reproductions, computer files, tapes, inputs or outputs, however produced or reproduced, or all other matters from which information may be obtained, and drafts and nonidentical copies thereof. "Nonidentical copies" refers to reproductions, however made, of the original document which have notations, markings, comments or other material not appearing on the original.

Drugs dispensed in accordance with a prescription means drugs dispensed in accordance with an order in writing, dated and signed by a licensed practitioner of the healing arts, or given orally by such a practitioner, and immediately reduced to writing by the pharmacist, assistant pharmacist, or pharmacy intern, specifying the name and address of the person for whom the medicine, drug or poison is offered and directions, if any, to be placed on the label.

Dual residency means those situations including, but not limited to, where a person maintains a residence, place of business or business presence, both within and outside the City. A person shall be deemed to have established a legitimate residence, place of business or business presence outside of the City for purposes of dual residency if the person has a physical structure owned, leased or rented by such person which is designated by street number or road location outside of the City, has within it a telephone or telephones in the name of such person and conducts business operations on a regular basis at such location in a manner that includes the type of business activities for which the business (person), as defined in this chapter, is organized.

Dwelling unit means a building or any portion of a building designed for occupancy as complete, independent living quarters for one (1) or more persons, having direct access from the outside of the building or through a common hall and having living, sleeping, kitchen and sanitary facilities for the exclusive use of the occupants.

Engaged in business in the City means performing or providing services or selling, leasing, renting, delivering or installing tangible personal property for storage, use or consumption within the City. "Engaged in business in the City" includes, but is not limited to, any one of the following activities by a person:

- (1) ~~Maintaining or using~~, Directly, indirectly or by a subsidiary, **maintains** a building, store, office, salesroom, warehouse, or other place of business within the City;
- (2) ~~Sending~~s one or more employees, agents or **commissioned** salespersons into the City to solicit business or to install, assemble, repair, service or assist in the use of its products, or for demonstration or other reasons;
- (3) ~~Maintaining~~s one or more employees, agents or **commissioned** salespersons at a location within the City;
- (4) ~~Owning~~s, ~~leasing~~s, ~~renting~~s or otherwise exercising ~~control~~s control over real or personal property within the City; or
- (5) ~~Making~~s more than one delivery into the City within any 12-month period.

Exempt commercial packaging materials means containers, labels or shipping cases sold to a person engaged in manufacturing, compounding, wholesaling, jobbing, retailing, packaging, distributing or bottling for sale, profit or use that meet all of the following conditions:

- (1) Are used by the manufacturer, compounder, wholesaler, jobber, retailer, packager, distributor or bottler to contain or label the finished product;
- (2) Are transferred by such person along with, and as a part of, the finished product to the purchaser; and
- (3) Are not returnable to such person for reuse.

***Factory built housing* means a manufactured home or modular home.**

Farm closeout sale means full and final disposition of all tangible personal property previously used by a farmer or rancher in farming or ranching operations which are being abandoned.

***Farm equipment* means any farm tractor, as defined in Section 42-1-102(33), C.R.S., any implement of husbandry, as defined in Section 42-1-102(44), C.R.S., and irrigation equipment having a per unit purchase price of at least one thousand dollars (\$1,000.00). Farm equipment also includes, regardless of purchase price, attachments and baling wire, binders twine and surface wrap used primarily and directly in any farm operation. Farm equipment also includes, regardless of purchase price, parts that are used in the repair or maintenance of the Farm equipment described in this Paragraph, all shipping pallets, crates, or aids paid for by a farm operation, and aircraft designed or adapted to undertake**

agricultural applications. Farm equipment also includes, regardless of purchase price, dairy equipment. Except for shipping pallets, crates or aids used in the transfer or shipping of agricultural products, Farm equipment does not include: (1) Vehicles subject to the registration requirements of Section 42-3-103, C.R.S., regardless of the purpose for which such vehicles are used; (2) Machinery, equipment, materials, and supplies used in a manner that is incidental to a farm operation; (3) Maintenance and janitorial equipment and supplies; and (4) Tangible personal property used in any activity other than farming, such as office equipment and supplies and equipment and supplies used in the sale or distribution of farm products, research, or transportation.

Farm operation means the production of any of the following products for profit, including, but not limited to, a business that hires out to produce or harvest such products:

- (1) Agricultural, viticultural, fruit, and vegetable products;
- (2) Livestock;
- (3) Milk;
- (4) Honey; and
- (5) Poultry and eggs.

Finance director means the Finance Director of the City or such other person designated by the municipality; Finance Director shall also include such person's designee.

Food for home consumption means food for domestic home consumption as defined in 7 U.S.C. Section 2012(g), (k) (2014), as amended, for purposes of the federal food stamp program as defined in 7 U.S.C. Section 2012(h), **supplemental nutrition assistance program, or any successor program, as defined as 7 U.S.C. sec. 2012 (t)**, as amended;; except that "food" does not include carbonated water marketed in containers; chewing gum; seeds and plants to grow food; prepared salads and salad bars; **packaged and unpackaged** cold sandwiches; delicatessen trays; and **hot or cold beverages served in unsealed containers or cups that are** ~~feed or drink~~ vended by or through machines or non-coin-operated coin-collecting food and snack devices on behalf of a vendor.

Gross sales means the total amount received in money, credit, property or other consideration valued in money for all sales, leases, or rentals of tangible personal property or services.

Internet access services means services that provide or enable computer access by multiple users to the Internet, but shall not include that portion of packaged or bundled services providing phone or television cable services when the package or bundle includes the sale of Internet Access Services.

Internet subscription service means software programs, systems, data and applications available online through rental, lease or subscription, that provide information and services including, but not limited to, data linking, data research, data analysis, data filtering or record compiling.

License means a City sales and use tax license.

Linen services means services involving provision and cleaning of linens, including, but not limited to, rags, uniforms, coveralls and diapers.

Lodging services means the furnishing of rooms or accommodations by any person to another person who for a consideration uses, possesses, or has the right to use or possess any room in a hotel, inn, bed and breakfast, residence, apartment, hotel, lodginghouse, motor hotel, guesthouse, guest ranch, trailer coach, mobile home, auto camp, or trailer court and park, or similar establishment, for a period of less than 30 days under any concession, permit, right of access, license to use, or other agreement, or otherwise.

Machinery means any apparatus consisting of interrelated parts used to produce an article of tangible personal property. The term includes both the basic unit and any adjunct or attachment necessary for the basic unit to accomplish its intended function.

Magazine includes print and electronic versions of publications that appear at stated intervals at least four times per year, and contains news or information of general interest to the public or to some particular organization or group of people. "Magazine" does not include books published or issued at stated intervals, advertising pamphlets, circulars, fliers, guides or handbooks, catalogs, programs, scorecards, maps, real estate brokers' listings, price or order books, printed sales messages, shopping guides, corporate reports issued to stockholders, media advertising or direct mail advertising services. Magazines that sell for more than the original selling price are considered collectible items and are subject to sales tax. For example, a first edition of a comic book, sold for more than the original price, would be subject to sales tax as a collectible.

Manufactured home means any preconstructed building unit or combination of preconstructed building units, without motive power, where such unit or units are manufactured in a factory or at a location other than the residential site of the completed home, which is designed and commonly used for occupancy by

persons for residential purposes, in either temporary or permanent locations, and which unit or units are not licensed as a vehicle.

Manufacturing means ~~the operation of producing a new product, article, substance or commodity different from and having a distinctive name, character or use from raw or prepared materials.~~ **the operation or performance of an integrated series of operations which places a product, article, substance, commodity, or other tangible personal property in a form, composition or character different from that in which it was acquired whether for sale or for use by a manufacturer. The change in form, composition or character must result in a different product having a distinctive name, character or use from the raw or prepared materials.**

Manufacturing equipment means machinery or machine tools used directly and exclusively in manufacturing by a person engaged in manufacturing, compounding for sale, profit or use any article, substance or commodity.

***Medical marijuana* means marijuana acquired, possessed, cultivated, manufactured, delivered, transported, supplied, sold, or dispensed to a person who qualifies as a patient with a debilitating medical condition(s) under Article XVIII, Section 14, of the Colorado Constitution, and which person holds a valid “registry identification card” issued by the State of Colorado pursuant to Colorado Constitution, Article XVIII, Section 14.**

Medical supplies means drugs dispensed in accordance with a prescription; insulin in all its forms dispensed pursuant to the direction of a licensed physician; glucose useable for treatment of insulin reactions; urine- and blood-testing kits and materials; insulin measuring and injecting devices, including hypodermic syringes and needles; prosthetic devices; wheelchairs and hospital beds; drugs or materials when furnished by a practitioner of the healing arts as part of professional services provided to an individual; and corrective eyeglasses, contact lenses, or hearing aids.

Mobile machinery and self-propelled construction equipment means those vehicles, self-propelled or otherwise, which are not designed primarily for the transportation of persons or cargo over the public highways; and those motor vehicles which may have originally been designed for the transportation of persons or cargo over the public highways, and those motor vehicles which may have originally been designed for the transportation of persons or cargo but which have been redesigned or modified by the mounting thereon of special equipment or machinery, and which may be only incidentally operated or moved over the public highways; and includes, but is not limited to, wheeled vehicles commonly used in the construction, maintenance, and repair of roadways, the drilling of wells, or the digging of ditches.

***Modular home* means any structure that consists of multiple sections fabricated, formed or assembled in manufacturing facilities for installation and assembly at**

the building site, and is constructed to the building codes adopted by the State Division of Housing, created in Section 24-32-706, C.R.S., and is designed to be installed on a permanent foundation.

Motor fuel means gasoline, casing head or natural gasoline, benzol, benzene and naphtha, gasohol and any other liquid prepared, advertised, offered for sale, sold for use or used or commercially usable in internal combustion engines for the generation of power for the propulsion of motor vehicles upon the public highways. The term does not include fuel used for the propulsion or drawing of aircraft or railroad cars or railroad locomotives.

Newspaper means a publication, printed on newsprint, intended for general circulation, and published regularly at short intervals, containing information and editorials on current events and news of general interest. The term "newspaper" does not include magazines, trade publications or journals, credit bulletins, advertising inserts, circulars, directories, maps, racing programs, reprints, newspaper clipping and mailing services or listings, publications that include an updating or revision service, or books or pocket editions of books.

Numismatic collectibles includes paper money, such as bank notes, coin-like metals and items used in place of currency and securities and/or stocks, bonds and certificates when the same are held, sold or transferred as collectibles.

Occasional sale means retail sales by charitable and/or community organizations for fundraising purposes, which funds are retained by the organization to be used in the course of that organization's charitable service to the community, provided the following occur:

- (1) The sale of tangible personal property takes place no more than 12 days, consecutive or not, during any one calendar year; and
- (2) ~~Gross~~**Net** sales do not exceed \$25,000 in one calendar year.

~~*Pay television* shall include, but not be limited to, cable, microwave or other television service for which a charge is imposed.~~

Online garage sales means sales of tangible personal property, except automotive vehicles, occurring online, where the property to be sold was originally purchased for use by the seller or members of the seller's household.

Parent means a parent of a student.

Person means any individual, firm, partnership, joint venture, corporation, limited liability company, estate or trust, receiver, trustee, assignee, lessee, or any person

acting in a fiduciary or representative capacity, whether appointed by court or otherwise, or any group or combination acting as a unit.

Photovoltaic system means a power system designed to supply usable solar power by means of photovoltaics, a method of converting solar energy into direct current electricity using semiconducting materials that create voltage or electric current in a material upon exposure to light. It consists of an arrangement of several components, including solar panels to absorb and convert sunlight into electricity, a solar inverter to change the electric current from DC to AC, as well as mounting, cabling, metering systems and other electrical accessories to set up a working system.

Precious metal bullion means any precious metal, including but not limited to, gold, silver, platinum, palladium, that has been put through a process of refining and is in such a state or condition that its value depends upon its precious metal content and not its form.

Prepress preparation material means all materials used by those in the printing industry including, but not limited to, airbrush color photos, color keys, dies, engravings, light-sensitive film, light-sensitive paper, masking materials, Mylar, plates, proofing materials, tape, transparencies, and veloxes, which are used by printers in the preparation of customer specific layouts or in plates used to fill customers' printing orders, which are eventually sold to a customer, either in their original purchase form or in an altered form, and for which a sales or use tax is demonstrably collected from the printer's customer, if applicable, either separately from the printed materials or as part of the inclusive price therefor. Materials sold to a printer which are used by the printer for the printer's own purposes, and are not sold, either directly or in an altered form, to a customer, are not included within this definition.

Preprinted newspaper supplements means inserts, attachments, or supplements circulated in newspapers that:

- (1) Are primarily devoted to advertising; and
- (2) The distribution, insertion, or attachment of which is **commonly** paid for by the advertiser.

Prescription drugs for animals ~~means drugs dispensed in accordance with any order in writing, dated and signed by a practitioner, or given orally by a practitioner, specifying the animal for which the medicine or drug is offered and directions, if any, to be placed on the label.~~ means a drug which, prior to being dispensed or delivered, is required by the federal Food, Drug, and Cosmetic Act, 21 U.S.C. Sect. 301, et. seq., as amended, to state at a minimum the symbol "Rx Only", and is dispensed in accordance with any order in writing, dated and signed by a licensed

veterinarian specifying the animal for which the medicine or drug is offered and directions, if any, to be placed on the label.

Prescription drugs for humans means a drug which, prior to being dispensed or delivered, is required by the federal Food, Drug, and Cosmetic Act, 21 U.S.C. Sect. 301, et. seq., as amended, to state at a minimum the symbol "Rx Only", and is dispensed in accordance with any written or electronic order dated and signed by a licensed practitioner of the healing arts, or given orally by a practitioner and immediately reduced to writing by the pharmacist, assistant pharmacist, or pharmacy intern, specifying the name and any required information of the patient for whom the medicine, drug or poison is offered and directions, if any, to be placed on the label.

~~*Price or purchase price* means the price to the consumer, exclusive of any direct tax imposed by the federal government or by this chapter, and, in the case of all retail sales involving the exchange of property, also exclusive of the fair market value of the property exchanged at the same time and place of the exchange, if such exchanged property is to be sold thereafter in the usual course of the retailer's business; or such exchanged property is a vehicle and is exchanged for another vehicle and both vehicles are subject to licensing, registration, or certification under the laws of this State, including, but not limited to, vehicles operating upon public highways, off-highway recreational vehicles, watercraft, and aircraft. Any money and/or other consideration paid over and above the value of the exchanged property is subject to tax.~~ ***aggregate value measured in currency paid or delivered or promised to be paid or delivered in consummation of a sale, without any discount from the price on account of the cost of materials used, labor or service cost, and exclusive of any direct tax imposed by the federal government or by this article, and, in the case of all retail sales involving the exchange of property, also exclusive of the fair market value of the property exchanged at the same time and place of the exchange, if:***

- (1) Such exchanged property is to be sold thereafter in the usual course of retailer's business, or
- (2) Such exchanged property is a vehicle and is exchanged for another vehicle and both vehicles are subject to licensing, registration, or certification under the laws of this state, including, but not limited to, vehicles operating upon public highways, off highway recreation vehicles, watercraft, and aircraft. Any money or other consideration paid over and above the value of the exchanged property is subject to tax.

Price or purchase price includes:

- (1) The amount of money received or due in cash and credits.**
- (2) Property at fair market value taken in exchange but not for resale in the usual course of the retailer's business.**
- (3) Any consideration valued in money, such as trading stamps or coupons whereby the manufacturer or any other person reimburses the retailer for part of the purchase price and other media of exchange.**
- (4) The total price charged on credit sales, including finance charges which are not separately stated. An amount charged as interest on the unpaid balance of the purchase price is not part of the purchase price unless the amount added to the purchase price is included in the principal amount of a promissory note; except that the interest or carrying charge set out separately from the unpaid balance of the purchase price on the face of a note or other written evidence of debt is not part of the purchase price. An amount charged for insurance on the property sold and separately stated is not part of the purchase price.**
- (5) Installation, delivery and wheeling-in charges included in the purchase price and not separately stated;**
- (6) Transportation and other charges to effect delivery of tangible personal property to the purchaser;**
- (7) Indirect federal manufacturers' excise taxes, such as taxes on automobiles, tires and floor stock; and**
- (8) The gross purchase price of articles sold after manufacturing or after having been made to order, including the gross value of all materials used, labor and service performed and the profit thereon.**

Price or purchase price shall not include:

- 1) Any sales or use tax imposed by the State or by any political subdivision thereof;**
- (2) The fair market value of property exchanged if such property is to be sold thereafter in the retailer's usual course of business. This is not limited to exchanges in the State. Out-of-State trade-ins are not included in the purchase price;**
- (3) Discounts from the original price if such discount and the corresponding decrease in sales tax due is actually passed on to the**

purchaser. An anticipated discount to be allowed for payment on or before a given date is included in the purchase price.

Private communications services means telecommunications services furnished to a subscriber, which entitles the subscriber to exclusive or priority use of any communication channel or groups of channels, or to the exclusive or priority use of any interstate intercommunications system for the subscriber's stations.

***Prosthetic devices for animals* means any artificial limb, part, device or appliance for animal use which replaces a body part or aids or replaces a bodily function; is designed, manufactured, altered or adjusted to fit a particular patient; and is prescribed by a licensed veterinarian. Prosthetic devices include, but are not limited to, prescribed auditory, ophthalmic or ocular, cardiac, dental, or orthopedic devices or appliances, and oxygen concentrators with related accessories.**

Prosthetic devices for humans means any artificial limb, part, device or appliance for human use which aids or replaces a bodily function; is designed, manufactured, altered or adjusted to fit a particular individual; and is prescribed by a licensed practitioner of the healing arts. The term "prosthetic devices" includes, but is not limited to, prescribed auditory, ophthalmic or ocular, cardiac, dental, or orthopedic devices or appliances, oxygen concentrators, and oxygen with related accessories.

Purchase or sale means the acquisition, for any consideration by any person, of tangible personal property, ~~or other taxable products or~~ taxable services that are purchased, leased, rented, ~~or sold. used, stored, distributed or consumed, but~~ **excludes a bona fide gift of property or services. These terms include capital leases, installment and credit sales, and property and services acquired by:**

~~(1) The term "purchase" or "sale" includes capital leases, installment and credit sales, and property and services acquired by:~~

~~(i) A transfer, either conditionally or absolutely, of title or possession or both to tangible personal property;~~

~~(ii) A lease, lease-purchase agreement, rental or grant of a license, including royalty agreements, to use tangible personal property or taxable services;~~

~~(iii) Performance of taxable services; or~~

~~(iv) Barter or exchange for other property or services, including coupons.~~

~~(2) The terms "purchase" and "sale" do not include:~~

~~(i) A division of partnership assets among the partners according to their interests in the partnership;~~

~~(ii) The formation of a corporation by the owners of a business and the transfer of their business assets to the corporation in exchange for all the corporation's outstanding stock, except qualifying shares, in proportion to the assets contributed;~~

~~(iii) The transfer of assets of shareholders in the formation or dissolution of professional corporations;~~

~~(iv) The dissolution and the pro rata distribution of the corporation's assets to its stockholders;~~

~~(v) A transfer of a partnership interest;~~

~~(vi) The transfer in a reorganization qualifying under Section 368(a)(1) of the Internal Revenue Code of 1954, as amended;~~

~~(vii) The formation of a partnership by the transfer of assets to the partnership or transfers to a partnership in exchange for proportionate interests in the partnership;~~

~~(viii) The repossession of personal property by a chattel mortgage holder or foreclosure by a lienholder;~~

~~(ix) The transfer of assets from a parent corporation to a subsidiary corporation or corporations which is owned at least 80 percent by the parent corporation, which transfer is solely in exchange for stock or securities of the subsidiary corporation;~~

~~(x) The transfer of assets from a subsidiary corporation or corporations which are owned at least 80 percent by the parent corporation to a parent corporation or to another subsidiary which is owned at least 80 percent by the parent corporation, which transfer is solely in exchange for stock or securities of the parent corporation or the subsidiary which received the assets;~~

~~(xi) The transfer of assets between parent and closely held subsidiary corporations, or between subsidiary corporations closely held by the same parent corporation, or between corporations which are owned by the same shareholders with identical percentages of stock, computed on a share-by-share basis, when a tax imposed by this chapter was paid by the transfer~~

~~corporation at the time it acquired such assets; however, any increase in the fair market value of such assets resulting from the manufacturing, fabricating, or physical changing of the assets by the transferor corporation is taxable. For the purposes of this paragraph, a "closely held subsidiary corporation" is one in which the parent corporation owns stock possessing at least 80 percent of the total combined voting power of all classes of stock entitled to vote and owns at least 80 percent of the total number of shares of all other classes of stock.~~

- (1) Transfer, either conditionally or absolutely, of title or possession or both to tangible personal property, other taxable products, or taxable services;**
- (2) A lease, lease-purchase agreement, rental or grant of a license, including royalty agreements, to use tangible personal property, other taxable products, or taxable services. The utilization of coin operated devices, except coin-operated telephones, which do not vend articles of tangible personal property shall be considered short term rentals of tangible personal property;**
- (3) Performance of taxable services; or**
- (4) Barter or exchange for other tangible personal property, other taxable products, or services.**

The terms Purchase and Sale do not include:

- (1) A division of partnership assets among the partners according to their interests in the partnership;**
- (2) The transfer of assets of shareholders in the formation or dissolution of professional corporations, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**
- (3) The dissolution and the pro rata distribution of the corporation's assets to its stockholders, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**
- (4) A transfer of a partnership or limited liability company interest;**
- (5) The transfer of assets to a commencing or existing partnership or limited liability company, if no consideration including, but not limited to, the assumption of a liability is paid for the transfer of assets;**

(6) The repossession of personal property by a chattel mortgage holder or foreclosure by a lienholder;

(7) The transfer of assets from a parent company to a subsidiary company or companies which are owned at least eighty percent by the parent company, which transfer is solely in exchange for stock or securities of the subsidiary company;

(8) The transfer of assets from a subsidiary company or companies which are owned at least eighty percent by the parent company to a parent company or to another subsidiary which is owned at least eighty percent by the parent company, which transfer is solely in exchange for stock or securities of the parent corporation or the subsidiary which received the assets;

(9) The transfer of assets between parent and closely held subsidiary companies, or between subsidiary companies closely held by the same parent company, or between companies which are owned by the same shareholders in identical percentage of stock ownership amounts, computed on a share-by-share basis, when a tax imposed by this article was paid by the transferor company at the time it acquired such assets, except to the extent that there is an increase in the fair market value of such assets resulting from the manufacturing, fabricating, or physical changing of the assets by the transferor company. To such an extent any transfer referred to in this paragraph (9) shall constitute a sale. For the purposes of this paragraph (9), a closely held subsidiary corporation is one in which the parent company owns stock possessing or membership interest at least eighty percent of the total combined voting power of all classes of stock entitled to vote and owns at least eighty percent of the total number of shares of all other classes of stock.

Rail carrier means as defined in Section 10102 of Title 49 of the United States Code as of October 10, 2013, and as it may be amended hereafter.

Rail carrier part means any tangible personal property that is originally designed and intended to be permanently affixed or attached as a component part of a locomotive or rail car used by a rail carrier.

Recreation services means all services relating to athletic or entertainment participation events **and/or activities** including but not limited to pool, golf, billiards, skating, tennis, bowling, health/athletic club memberships, coin-operated amusement devices, video games and video club memberships.

Renewable energy means any energy resource that is naturally regenerated over a short time scale and derived directly from the sun (such as thermal, photochemical, and photoelectric), indirectly from the sun (such as wind, hydropower, and photosynthetic energy stored in biomass), or from other natural movements and mechanisms of the environment (such as geothermal and tidal energy). Renewable Energy does not include energy resources derived from fossil fuels, waste products from fossil sources, or waste products from inorganic sources.

Resident means a person who resides or maintains one or more places of business within the City, regardless of whether that person also resides or maintains a place of business outside of the City.

Retail sales mean all sales except wholesale sales.

Retailer means any person selling, leasing, or renting or granting a license to use tangible personal property or services at retail. "Retailer" shall include, but is not limited to, any:

- (1) Auctioneer;
- (2) Salesperson, representative, peddler or canvasser who makes sales as direct or indirect agent of, or obtains such property or services sold from, a dealer, distributor, supervisor or employer;
- (3) Charitable organization or governmental entity which makes sales of tangible personal property to the public, notwithstanding the fact that the merchandise sold may have been acquired by gift or donation or that consideration received is to be used for charitable or governmental purposes;
- (4) **Retailer-Contractor, when acting in the capacity of a seller of building supplies, construction materials, and other tangible personal property.**

Retailer-Contractor means a contractor who is also a retailer of building supplies, construction materials, or other tangible personal property, and purchases, manufactures, or fabricates such property for sale (which may include installation), repair work, time and materials jobs, and/or lump sum contracts.

Return means ~~the sales and use tax reporting form used to report sales and use tax~~ any form prescribed by the city/town administration for computing and reporting a total tax liability.

Sale that benefits a Colorado school means a sale of a commodity or service from which all proceeds of the sale, less only the actual cost of the commodity or service to a person or entity as described in this Code, are donated to a school or a school-approved student organization.

Sales tax means the tax to be collected and remitted by a retailer on sales taxed pursuant to this chapter.

~~*School for the purposes of GJMC 3.12.070(qq)*~~ includes both public and private schools for students in kindergarten through twelfth grade or any portion of those school grades. Preschools, trade schools, and post-secondary schools are not eligible for this exemption. ***means a public or nonpublic school for students in kindergarten through 12th grade or any portion thereof.***

Security system services means electronic security system services. Such term does not include nonelectronic security services such as consulting or human or guard dog patrol services.

Soft drink means a nonalcoholic beverage that contains natural or artificial sweeteners. Soft drink does not include beverages that contain milk or milk products, soy, rice, or similar milk substitutes, or greater than fifty percent of vegetable or fruit juice by volume.

Software program means a sequence of instructions that can be measured, interpreted and executed by an electronic device (e.g. a computer, tablets, smart phones) regardless of the means by which it is accessed or the medium of conveyance. Software program includes:

- (1) Custom software program, which is a software program prepared to the special order or specifications of a single customer;
- (2) Pre-written software program, which is a software program prepared for sale or license to multiple users, and not to the special order or specifications of a single customer. Pre-written software is commonly referred to as “canned,” “off-the-shelf (“COTS”),” “mass produced” or “standardized;”
- (3) Modified software, which means pre-written software that is altered or enhanced by someone other than the purchaser to create a program for a particular user; and
- (4) The generic term “software,” “software application,” as well as “updates,” “upgrades,” “patches,” “user exits,” and any items which add or extend functionality to existing software programs.

Software as a Service means software that is rented, leased or subscribed to from a provider and used at the consumer's location, including but not limited to applications, systems or programs.

Software License Fee means a fee charged for the right to use, access, or maintain software programs.

Software Maintenance Agreement means an agreement, typically with a software provider, that may include

- (1) provisions to maintain the right to use the software;
- (2) provisions for software upgrades including code updates, version updates, code fix modifications, enhancements, and added or new functional capabilities loaded into existing software, or
- (3) technical support.

Solar thermal systems means a system whose primary purpose is to use energy from the sun to produce heat or cold for: (1) Heating or cooling a residential or commercial building; (2) Heating or cooling water; or (3) Any industrial, commercial, or manufacturing process.

Sound system services means ~~sound system services~~ involving the provision of broadcast or prerecorded audio programming to a building or portion thereof. "Sound system service" does not include installation of sound systems where the entire system becomes the property of the building owner or the sound system service is for presentation of live performances.

Special fuel means kerosene oil, kerosene distillate, diesel fuel, all liquefied petroleum gases, and all combustible gases and liquids for use in the generation of power for propulsion of motor vehicles upon the public highways. The term does not include fuel used for the propulsion or drawing of aircraft, rail-cars or railroad locomotives.

Special sales event means any sales event which includes more than three (3) Vendors taking place at a single location for a limited period of time not to exceed seven (7) consecutive days.

Storage means any keeping or retention of, or exercise dominion or control over, or possession of, for any length of time, tangible personal property not while in transit but on a stand still basis for future use when leased, rented or purchased at retail from sources either within or without the City from any person or vendor.

Student means any person enrolled in a school.

Tangible personal property means ~~corporeal~~ personal property **that can be one or more of the following: seen, weighed, measured, felt, touched, stored, transported, exchanged, or that is in any other manner perceptible to the senses.**

Tax means the use tax due from a consumer or the sales tax due from a retailer or the sum of both due from a retailer who also consumes.

Tax deficiency or Deficiency means any amount of tax, **penalty, interest, or other fee** that is not reported and paid on or before the due date **that any return or payment of the tax is required under the terms of this chapter.**

Taxable sales means gross sales less any exemptions and deductions specified in this chapter.

Taxable services means services subject to tax pursuant to this chapter.

Taxpayer means any person obligated to collect and/or pay tax under the terms of this chapter.

Telecommunications service means the **service of which the object is the** transmission of any two-way interactive electromagnetic communications, including but not limited to voice, image, data and any other information, by the use of any means including, but not limited to, wire, cable, fiber optical cable, microwave, radio wave, **Voice over Internet Protocol (VoIP)**, or any combinations of such media **including** ~~“Telecommunications service” includes, but is not limited to, basic local exchange telephone service; toll telephone service; teletypewriter service including but not limited to residential and business service; directory assistance; cellular mobile telephone or telecommunications service; specialized mobile radio and two-way pagers and paging service; any form of mobile two-way communication. “Telecommunications service” does not include separately stated nontransmission services which constitute computer processing applications used to act on the information to be transmitted.~~

***Television and entertainment services* means audio or visual content, that can be transmitted electronically by any means, for which a charge is imposed.**

Therapeutic device means devices, appliances or related accessories that are sold to correct or treat a human physical disability or surgically created abnormality. ~~If such a device, appliance or related accessory has a retail value of more than \$100.00, it must be sold in accordance with a written recommendation from a practitioner of the healing arts to qualify as a therapeutic device for purposes of this chapter.~~

Toll free telecommunications service means a telecommunications service that allows a caller to dial a number without incurring an additional charge for the call.

Total tax liability and tax due means the total of all tax, penalties and/or interest owed by a taxpayer and shall include sales tax collected in excess of such tax computed on total sales.

Transient / Temporary sale means a sale by any person who engages in a temporary business of selling and delivering goods within the city for a period of no more than seven consecutive days.

Transient / Temporary vendor means any person who engages in the business of transient / temporary sales.

Use means the exercise, for any length of time by any person within the City of any right, power or dominion over tangible personal property or services when rented, leased or purchased at retail from sources either within or without the City from any person or vendor or used in the performance of a contract in the City whether such tangible personal property is owned or not owned by the taxpayer. Use also includes the withdrawal of items from inventory for consumption.

Use tax means the tax paid or required to be paid by a consumer for using, storing, distributing or otherwise consuming tangible personal property or taxable services inside the City.

WATS/800 service means any outbound or inbound interstate-wide area telecommunications service or other similar service which entitles the subscriber, upon payment of a periodic charge, based upon a flat amount and/or usage, to make or receive a large volume of telephonic communications to or from persons having telephone or radio telephone stations in specified areas which are outside the telephone system area in which the subscriber's station is located.

Wholesale sales means a sales by a wholesaler to licensed retailers, jobbers, dealers, or other wholesalers for resale and does not include a sale by wholesalers to users or consumers not for resale; latter types of sales shall be deemed to be retail sales and shall be subject to the provisions of this chapter. ~~Sales by wholesalers to consumers are not wholesale sales. Sales by wholesalers to nonlicensed retailers are not wholesale sales.~~

Wholesaler means any person **doing an organized wholesale or jobbing business and** selling to retailers, jobbers, dealers or other wholesalers for resale, and not for storage, use, consumption or distribution.

Yard sale means the retail sale of tangible personal property by an individual who resides on the real estate on which the retail sale occurs for which sales occur no more than four calendar days, whether consecutive or not, in any 12-month period, and which the gross sales do not exceed \$5,000 in any 12-month period, so long as such individual is not authorized to operate a home occupation, pursuant to GJMC [21.04.040\(g\)](#), from out of the residence at which the retail sale occurs. **This term includes, but is not limited to, garage sales, estate sales, and block sales.**

Introduced on first reading the ____ day of _____ 2019 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____ 2019 and ordered published in pamphlet form.

J. Merrick Taggart
Mayor

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: November 20, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Introduce an Ordinance to 1) Amend the Comprehensive Plan Future Land Use Map from Residential Medium (4-8 du/ac) to Residential High Mixed Use and 2) Rezone from a R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac) on a 3.58-Acre Property Located at 621 26 ½ Road and Set a Public Hearing for December 4, 2019

RECOMMENDATION:

Planning Commission recommended approval of the request with a 6-1 vote at its November 12, 2019 hearing.

EXECUTIVE SUMMARY:

The Applicant, REE Development LLC, is requesting two actions on a 3.58-acre property located at 621 26 ½ Road. The proposed requests are to 1) amend the Comprehensive Plan Future Land Use Map from Residential Medium 4-8 dwelling units per acre to Residential High Mixed Use and 2) rezone the property from R-5 (Residential-5 du/ac) to R-24 (Residential-24 du/ac). The request is in anticipation of a future multi-family development on the property.

BACKGROUND OR DETAILED INFORMATION:

The property has been historically used as a single family house, associated outbuildings and open pasture since the early 1900's. The house was originally built in 1910 with several remodels since that time, the surrounding area has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes.

The Applicant is requesting a Comprehensive Plan Amendment from Residential Medium which is also the designation of the property to the west to Residential High Mixed Use, which is the designation of the property to the north and a rezone to a R-24 (Residential 24 du/ac) which would allow for development similar in density to that of the adjacent property to the north.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting that was held on September 18, 2019 consistent with the requirements of Section 21.02.080 (e). Five citizens attended the meeting. Access and traffic were the primary concerns expressed by those in attendance. as summarized in the neighborhood meeting summary comments.

Public Notice was completed consistent to the provisions in Section 21.02.080 (g) Mailed notice of the Public Hearing, in the form of notification cards, was sent to surrounding property owners within 500 feet and all registered homeowners associations within 1,000 feet. The subject property was posted on September 26, 2019 and notice of the public hearing was published November 5, 2019 in the Grand Junction Daily Sentinel.

IV. 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 meets at least one of the following review criteria.

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

The residential area north of Patterson Road has traditionally been single family in nature, with the exception of Mesa View, The Glen @ Horizon Drive located off of Glen Court and Westwood Condominiums, existing developments constructed in the early to mid '80's with densities of 24.2 du/ac, 9.5 du/ac and 12.4 du/ac respectively. When the Future Land Use map and associated designations were created in 2009, the designations largely mirrored the existing development densities that at that time were between 2 and 4 du/acre. Since then, Cappella Care Center located at 628 26 ½ Road has also developed with a density of 8.2 du/ac and more recently Juniper Ridge Charter School has been built to the west which is an additional higher intensity use in the neighborhood. Neither of these developments was anticipated at the time the Future Land Use Map designations were established.

The permitted development of these projects as well as the general compatibility of this density of project in the area is an indicator that the plan allowing only densities ranging

from 4 to 8, should be revisited as this area has evolved and the foundational premise that this area should be designated only for density with 4 to 8 dwelling units per acre is no longer valid as the area has supported successful development with significantly great densities and intensities. These developments were infill projects which capitalized on use of existing infrastructure and amenities that existed in the area such as St. Mary's Hospital, schools, shopping, medical/dental offices, restaurants etc. that developed along the Patterson Road, N 7th Street and Horizon Drive corridors. Higher density/intensity development on infill properties maximizes the use of existing infrastructure which implements guiding principles, goals and policies of the Comprehensive Plan. Staff therefore finds this criterion to have been met.

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

The area, over time, has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density and intensity in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus 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 property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and 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 Comprehensive Plan amendment 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 Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. The Residential High Mixed Use Future Land Use designation comprises 0.4% of the overall properties within the City limits, with no vacant land/under-developed land with this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

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

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 Multi-family housing units in the past 3 years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed change is consistent with the following vision (intent), goals and policies of the Comprehensive Plan:

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

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

Policy B. Create opportunities to reduce the amount of trips generate for shopping and commuting and decrease vehicle miles travelled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Policy C. Increasing the capacity of housing developers to meet housing demand.

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
Should the Comprehensive Plan amendment be approved, the R-5 zone district will no longer be consistent with the future land use designation of Residential High Mixed Use and therefore would invalidate the R-5 zoning. Other zone districts that may be considered would include....

R-16 (Residential 16 du/ac) and

R-O (Residential Office).

B-1 (Neighborhood Business)

Should the Comprehensive Plan amendment not be approved, the R-5 zone district would remain a valid zone district for the property. Other valid zone districts would include:

R-4 (Residential 4 du/ac),
R-8 (Residential 8 du/ac),
R-12 (Residential 12 du/ac),
R-16 (Residential 16 du/ac) and
R-O (Residential Office).

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

The area over time has grown and developed with a variety of uses including a small shopping center, St. Mary's Hospital, medical and dental offices, schools, single family and multi-family housing and assisted living homes, many having a higher density and/or intensity than the designation and use of the subject property. Based on the increased demand for density in this established corridor as demonstrated through a number of recent projects, Staff has found that the character and condition of the area has changed and thus 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 property is surrounded by urban development and is located along a Minor Arterial (26 ½ Road) and is less than a quarter of a mile from a Principal Arterial (Patterson Road). Consequently, public and community facilities exist in the area that are adequate to serve the type and scope of land uses that could be developed on this property if designated for Residential High Mixed Use. The existing utility services include City of Grand Junction Water, Persigo 201 sewer service and 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 Comprehensive Plan amendment 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 Applicant is requesting a Residential High Mixed Use Future Land Use designation in concert with a R-24 zone district in order to develop a multi-family complex. This zone district allows for development of multi-family densities starting at 16 dwelling units per acre without a maximum, creating opportunities for a developer to maximize the residential development potential of a property. Higher density/intensity development on infill properties maximizes the use of existing infrastructure. The R-24 zone district comprises 1% of the overall zoned property within the City limits, with no

vacant land/under-developed land with this designation within a mile of the subject property. This area of the community has the amenities and infrastructure to support higher density/intensity development, but does not have lands designated for higher densities/intensities. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. Based on this low percentage, staff finds that there is an inadequate supply of lands with this designation and that this criterion has been met.

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

The community has seen a limited amount of housing types beyond single family homes since 2011. The City has only permitted 157 multi-family housing units in the past three years versus 1,395 single-family homes. The City's Comprehensive Plan as well as a 2016 housing study indicated the need for additional multi-family housing units in or near downtown. This amendment and rezone will provide the opportunity to develop a different housing type, giving residents a greater diversity of housing options. Staff, therefore, finds that this criterion has been met.

The proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan, as follows:

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

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

Policy B. Create opportunities to reduce the amount of trips generate for shopping and commuting and decrease vehicle miles travelled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Policy C. Increasing the capacity of housing developers to meet housing demand.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to introduce an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential-High Mixed Use and Rezoning to R-24 (Residential 24 units per acre) for 3.58 acres located at 621 26 ½ Road and set a public hearing for December 4, 2019.

Attachments

1. Exhibit List - Village Coop Rezone & Comp Plan Amend
2. Complete Application
3. Maps and photos
4. Ordinance

[illegible]

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation: Residential Medium

Existing Zoning: R-5

Proposed Land Use Designation: Residential High Mixed Use

Proposed Zoning: R-24

Property Information

Site Location: 621 26 1/2 RD, GRAND JUNCTION, CO 81506

Site Acreage: Approximately 3.58 Acres

Site Tax No(s): 2945-023-00-027

Site Zoning: R-5

Project Description: To rezone the property from R-5 to R-24 in conjunction with a a Comprehensive Plan Amendment via adjacency. The parcel is adjacent to PD zoned land with a future land use designation of Residential High Mixed Use. It is also adjacent to the future land use designation of Business Park Mixed Use.

Property Owner Information

Name: 621 26-5 LLC

Street Address: 650 Lariat Lane

City/State/Zip: Glenwood Springs, CO

Business Phone #: 303-549-7111

E-Mail: terryclaassen@yahoo.com

Fax #: _____

Contact Person: Terry Claassen

Contact Phone #: 303-549-7111

Applicant Information

Name: REE Development, LLC

Street Address: 1400 Corporate

City/State/Zip: Egan, MN 55121

Business Phone #: 303-909-4925

E-Mail: bscott@reeddevelopment.com

Fax #: _____

Contact Person: Brian Scott

Contact Phone #: 303-909-4925

Representative Information

Name: River City Consultants, Inc.

Street Address: 744 Horizon Ct.

City/State/Zip: Grand Junction, CO

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #: 970-241-8841

Contact Person: Tracy States

Contact Phone #: 970-241-4722

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: _____

Tracy States
By: 08/29/2019 10:11:44 AM

Date: 08/29/2019

Signature of Legal Property Owner: _____

[Handwritten Signature]

Date: 9/4/19

General Project Report Rezone

**Village Cooperative at Grand Junction
2945-023-00-027
621 26 ½ Road, Grand Junction, CO
September 19, 2019**

A. Project Description

1. This is a request for the approval of a rezone in conjunction with a Comprehensive Plan Amendment for the property located at 621 26 ½ Road, Grand Junction, Colorado. The parcel is located within the City limits of Grand Junction.
2. The parcel contains approximately 3.58 acres, more or less.
3. The proposed zone for the parcel is R-24 (Residential-24). The existing zoning is R-5 (Residential-5). The request to R-24 zoning, in conjunction with a Comprehensive Plan Amendment to Residential High Mixed Use, is being made due to the parcel's location adjacent to the south of a PD zoned property that is home to a senior living community known as Solstice at Mesa View and contains 101 units. The future land use of that parcel is Residential High Mixed Use. Once this parcel is rezoned, it is planned to construct a 60 to 70-unit multi-family, senior living residential facility on this site.

It should also be pointed out that the future land use adjacent to the south of the subject parcel is Business Park Mixed Use. Just to the south of the subject parcel is Rose Hill Hospitality House which provides accommodations to families of patients at St. Mary's. This facility accommodates approximately 50 guests with 20 bedrooms, all with private baths. Both the Residential High Mixed Use and Business Park Mixed Use implement the R-24 zone district.

B. Public Benefit

The public will benefit with the addition of housing for the senior community that is in close proximity to medical facilities including St. Mary's Hospital. The site's location is also close to retail shopping via Patterson Road, downtown which has an array of restaurants and shopping, golf courses, parks, and other forms of entertainment. The project will create jobs with the construction of the facility and make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The proposed zoning, in conjunction with a Comprehensive Plan Amendment, will be in compliance with the adopted codes, plans and requirements for the property.
2. **Land use in the surrounding area-** The land uses in the surrounding area include a senior living facility, multi-family residential, an assisted living and memory care facility, St. Mary's Regional Hospital and Medical Center and other medical facilities, Rose Hill Hospitality House, commercial uses along Patterson Road, single-family residential, churches, etc. The rezoning of the parcel to R-24 is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed from 26 ½ Road. The exact location will be investigated through site planning, once the rezone request is approved. The approval of the rezone will have no effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
The subject parcel is and/or will be served by the following:
City of Grand Junction Water
City of Grand Junction Sanitation District
Xcel Energy
Charter/Spectrum
Century Link
City of Grand Junction Fire
Grand Valley Irrigation Company
All utilities are existing in 26 ½ Road and can be extended into to the site.
5. **Special or unusual demands on utilities-** The rezone request will have no impact on utilities. The infrastructure is in place to meet the demand for future development.
6. **Effects on public facilities-** There will be no effect on public facilities (i.e. police and fire services) as a result of the approval of the rezone.

7. **Hours of operation-** N/A for the rezone request.
8. **Number of employees-** N/A.
9. **Signage plans-** N/A for the rezone request.
10. **Site Soils Geology-** Soils are expected to be generally consistent with what is found in the area.
11. **Impact of project on site geology and geological hazards-** N/A for the rezone request.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

21.02.140 Code amendment and rezoning.

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

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

The proposed rezone request to R-24 and Comprehensive Plan Amendment is consistent with surrounding densities. The senior living community adjacent to the north of the subject parcel, Solstice at Mesa View was built in 1986 and contains 110 units. The Comprehensive Plan future land use of Residential High Mixed Use was implemented for this parcel as a result of the use. Rose Hill Hospitality House is located just south of the subject parcel. This facility accommodates up to 50 guests and contains 20 bedrooms, each with a private bath. The future land use of the properties to the south is Business Park Mixed Use. It is a logical extension of high-density residential zoning.

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

The amendment is consistent with surrounding zone districts and uses. With this parcel sitting between higher intense future land uses per the existing Comprehensive Plan it appropriate to amend the zoning and Comprehensive Plan to match existing and future land uses that are adjacent to the parcel.

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

Public and community facilities are existing and adequate and will support the proposed use but are not affected as a result of the rezone request.

(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

This parcel of land is adequately serviced by utilities and roadways and will be best utilized with future development. There is an inadequate supply of suitably zoned land in this area to accommodate higher density residential development.

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

Pedestrian opportunities could be expanded in this area with the development of this parcel.

F. Development Schedule and Phasing
Not applicable to the rezone.



EXHIBIT A
VILLAGE COOPERATIVE REZONE/COMPREHENSIVE PLAN AMENDMENT
621 26 ½ ROAD, GRAND JUNCTION, CO

SUMMARY OF NEIGHBORHOOD MEETING
WEDNESDAY, SEPTEMBER 18, 2019
AMERICAN LUTHERAN CHURCH
LOCATED AT 631 26 ½ ROAD @ 5:30 PM

A neighborhood meeting for the above-referenced Rezone/Comprehensive Plan Amendment application was held Wednesday, September 18, 2019 at American Lutheran Church, located at 631 26 ½ Road at 5:30 PM. A letter notifying the neighboring property owners within the surrounding 500 feet of 621 26 ½ Road was sent on September 6, 2019, per the mailing list received from the City of Grand Junction.

The meeting included a presentation and a question and answer session. Tracy States, Project Coordinator with River City Consultants, presented information about the proposed Rezone and Comprehensive Plan Amendment. Ms. States then made introductions of Brian Scott with Real Estate Equities (REE), representing the developer, and Kyle Oberkoetter with Rocky Mountain Senior Housing, representing the property owner. In attendance for the City was Senta Costello, Associate Planner. There were five neighboring property owners that attended the meeting. An attendance list and PDFs of the exhibits used at the meeting are provided as part of this Exhibit.

Mr. Scott gave a power point presentation that explained who REE was as a developer and what the concept of the cooperative was. He explained that REE's focus is on the development and management of senior housing cooperatives in eight states. The power point showed examples of floor plans, finishes, activities, underground parking and workshop area. He answered questions about ownership in the cooperative and confirmed that the cooperative will be an independent living situation. Mr. Oberkoetter explained that Rocky Mountain Senior Housing had developed the Lodge at Grand Junction located off of Patterson and 8th Court which is an assisted living/memory care facility. He said that as the owner of this site, they had a development plan for the property but then decided to reach out to REE about the cooperative concept and partnership.

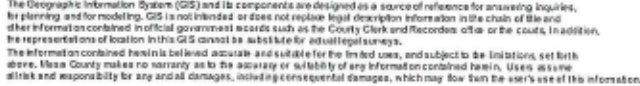
Concern was expressed regarding access and traffic that will be generated from the project. The attendees wanted to make sure traffic from the new Juniper Ridge school was taken into account. The only other concern mentioned was with regards to the Comprehensive Plan Amendment and what could be developed on the site if the proposed cooperative does not come to fruition (i.e., could apartments be built). Ms. Costello with the City explained that yes, that would be a possibility.

The meeting adjourned at approximately 6:30 PM.

Village Cooperative Rezone

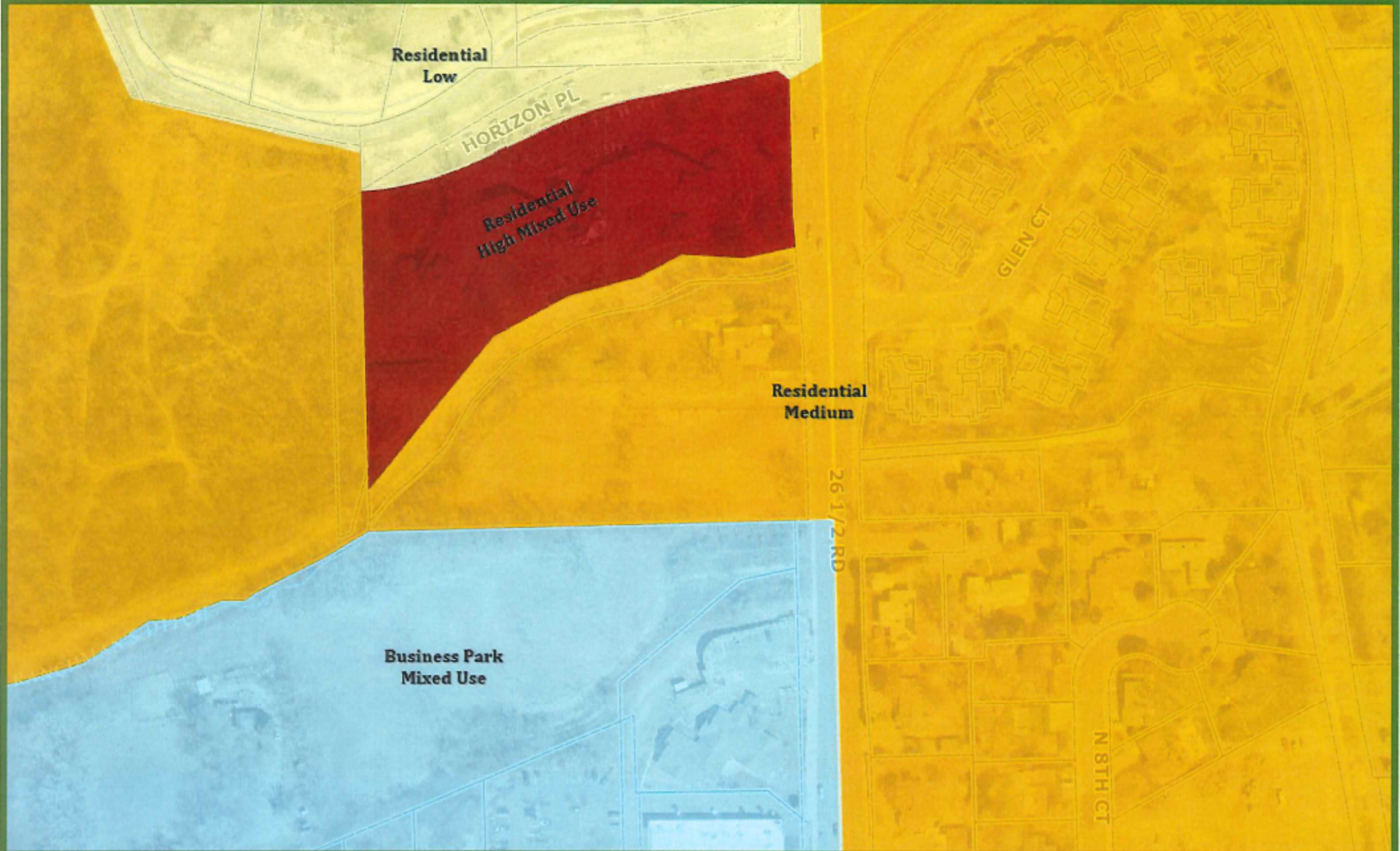
Wednesday, September 18, 2019 – ~~Chase Bank Building~~ Height Exemption
 Neighborhood Meeting @ 5:30 PM
 American Lutheran Church
 Located at 631 26 ½ Road, Grand Junction, CO

Name	Address	Phone #/Email (Optional)
1. CAROL BERGMAN	628- SAGE CT	
2. WALT BERGMAN	628 SAGE CT	
3. B. Adam Whitman	3225 Northridge Dr.	
4. Santa Costello	City	
5. JIM SCHEIDT	3403 Norwalk St	
6. Marilyn Shaver	356 Merisa Ln.	
7. Kyle Oberkoetter	Rocky Mtn. Senior Housing	
8. Brian Scott	Real Estate Equities	
9. Tracy States	RCC	
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		



Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

City of Grand Junction



0 0.05 0.1
mi

Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

City of Grand Junction



0 0.05 0.1
mi

Printed: 9/18/2019
1 inch equals 188 feet
Scale: 1:2,257

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

(j) **R-24: Residential – 24.**

(1) **Purpose.** To provide for high density residential use. This district allows multifamily development within specified densities. R-24 may serve as a transitional district between single-family and trade zones. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community. It is appropriate in the Village and Neighborhood Centers.

(2) **Performance Standards.**

(i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.

(ii) The front yard setback shall be a minimum of 20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Bulk										
Lot coverage (max.)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max. ft.)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	5.5	8	12	16
Density (max. units per acre)	1 unit / 5 acres	1	1	2	4	5.5	8	12	16	n/a
Cluster allowed	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No

Notes

*20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.

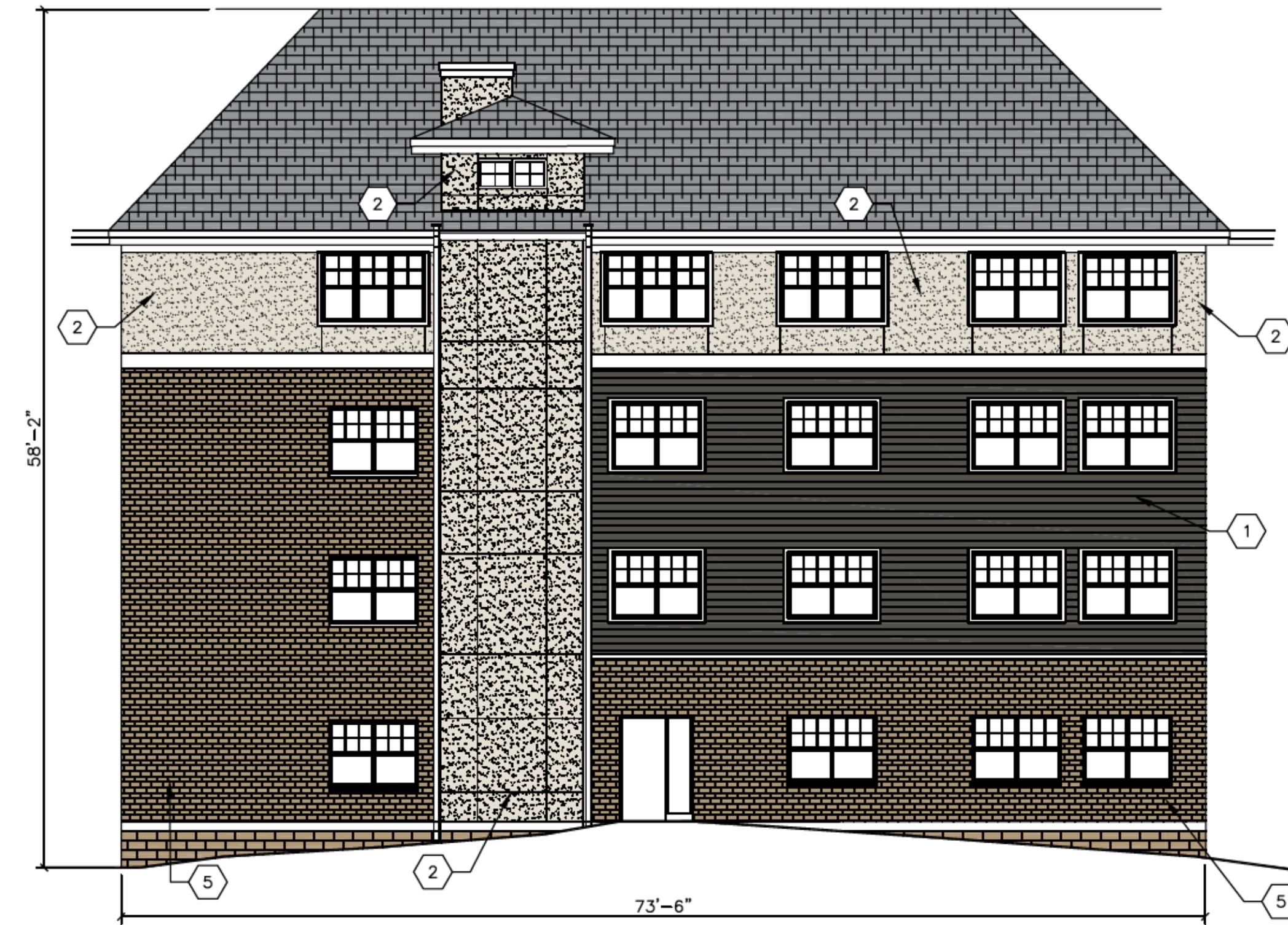
R-5: Min. lot area varies by building type; detached single-family – 4,000 sf, two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-8: Min. lot area varies by building type; detached single-family – 3,000 sf and two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-12: Min. lot width varies by building type; two-family – 45 ft., all other types – 30 ft.



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

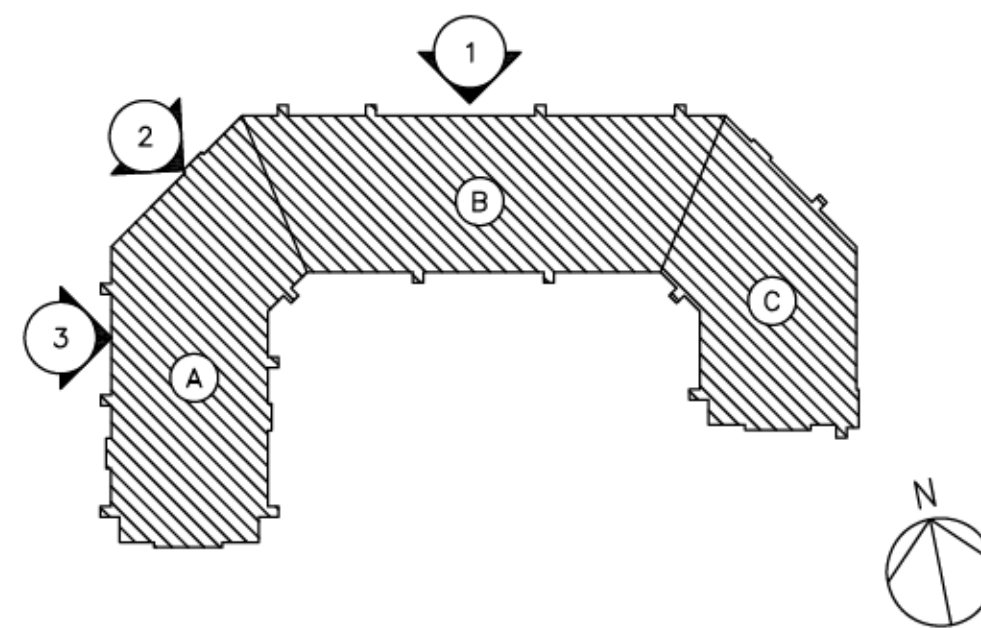


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE



ELEVATION KEY NOTES:

- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
- 4 ROCK FACE CMU - TAN
- BRICK VENEER - ACME BRICK
- 5 CASTLE RIDGE KING SIZE



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

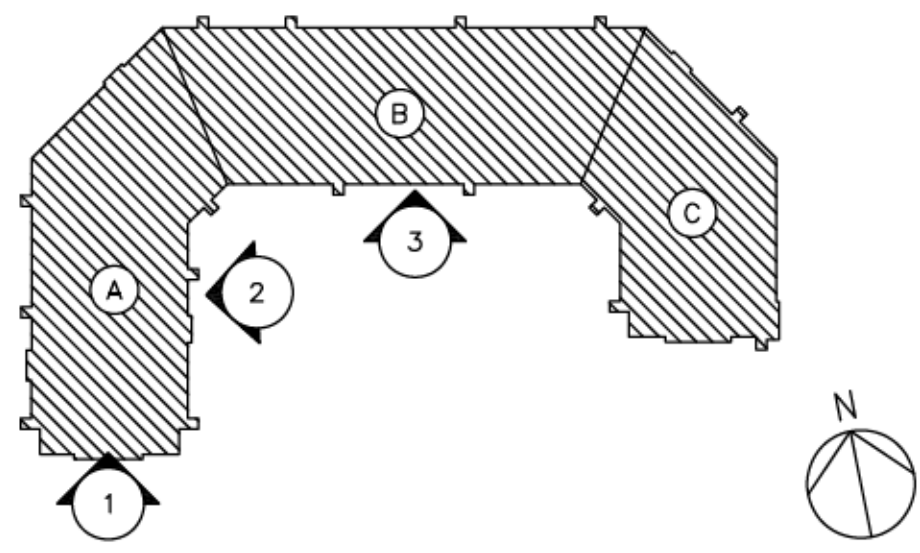


2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



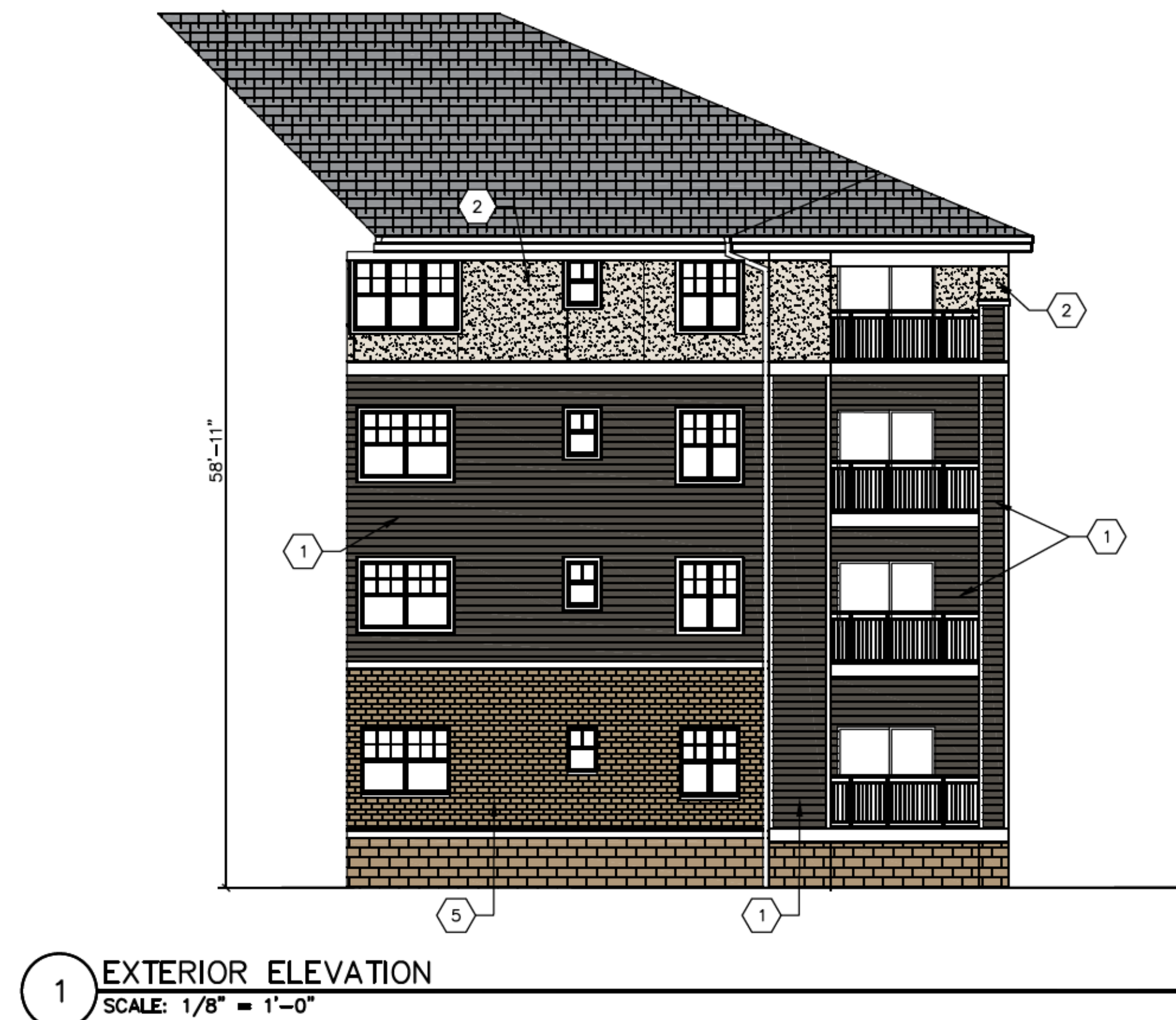
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEYPLAN NOT TO SCALE

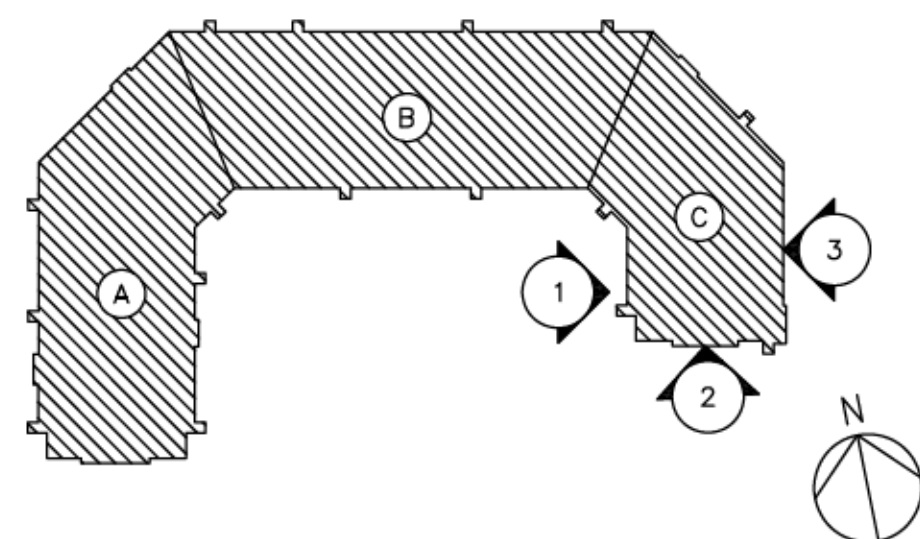


ELEVATION KEY NOTES:

- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
- 4 ROCK FACE CMU - TAN
- 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE



KEYPLAN NOT TO SCALE



- ELEVATION KEY NOTES:
- 1 LAP SIDING - SHERWIN WILLIAMS 7048 URBAN BRONZE
 - 2 CEMENT BOARD PANEL - SHERWIN WILLIAMS 7042 SHOJI WHITE
 - 3 STONE VENEER - ELDORADO STONE MOUNTAIN LEDGE DURANGO
 - 4 ROCK FACE CMU - TAN
 - 5 BRICK VENEER - ACME BRICK CASTLE RIDGE KING SIZE

- 1 LAP SIDING - SHERWIN WILLIAMS
7048 URBAN BRONZE
- 2 CEMENT BOARD PANEL - SHERWIN
WILLIAMS 7042 SHOJI WHITE
- 3 STONE VENEER - ELDERADO STONE
MOUNTAIN LEDGE DURANGO
- 4 ROCK FACE CMU - TAN
- 5 BRICK VENEER - ACME BRICK
CASTLE RIDGE KING SIZE



REVIEW SET
NOT FOR
CONSTRUCTION

A7.3



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 621 26-5 LLC ("Entity") is the owner of the following property:

(b) 621 26 1/2 Road, Grand Junction, CO 81506

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

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

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

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

☒ The Entity is the sole owner of the property.

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

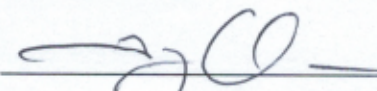
On behalf of Entity, I have reviewed the application for the (d) Rezone

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

(e) None

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

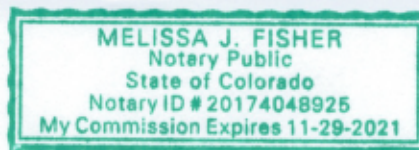
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Terry Claassen, Managing Member

State of COLORADO)

County of GARFIELD) ss.



Subscribed and sworn to before me on this 4 day of SEPTEMBER, 20 19

by TERRY CLAASSEN

Witness my hand and seal.

My Notary Commission expires on 11-29-2021


Notary Public Signature



State Documentary Fee
Date: May 01, 2019
\$60.00

Warranty Deed

(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON** Grantor(s), of the County of **Mesa** and State of **Colorado** for the consideration of **(\$600,000.00) ***Six Hundred Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **621 26-5 LLC** Grantee(s), whose street address is **650 LARIAT LANE, Glenwood Springs, CO 81601**, County of **Garfield**, and State of **Colorado**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

THAT PART OF THE NE¼ SE¼ SW¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;

EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **621 26.5 Road, Grand Junction, CO 81506**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2019 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; Any special assessment if the improvements were not installed as of the date of Buyer's signature on the Contract to Buy and Sell Real Estate, whether assessed prior to or after Closing; and other NONE*

ROBERTA M. NIESLANIK

MERCEDES CAMERON

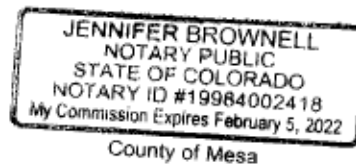
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **May 1st, 2019** by **ROBERTA M. NIESLANIK AND MERCEDES CAMERON**

Witness my hand and official seal

My Commission expires: 2/5/22

Notary Public



When recorded return to: **621 26-5 LLC**
650 LARIAT LANE, Glenwood Springs, CO 81601



WHEN RECORDED 621 26-5 LLC
 RETURN TO: 650 LARIAT LANE
 GLENWOOD SPRINGS, CO 81601



STATEMENT OF AUTHORITY

(\$38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
621 26-5 LLC
2. The type of entity is a:

<input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/>	<input type="checkbox"/> Registered Limited Liability Partnership <input type="checkbox"/> Registered Limited Liability Limited Partnership <input type="checkbox"/> Limited Partnership Association <input type="checkbox"/> Government or Governmental Subdivision or Agency <input type="checkbox"/> Trust
---	---
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **650 LARIAT LANE GLENWOOD SPRINGS, CO 80601**
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **TERRY CLAASSEN, MANAGING MEMBER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is² not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

(Signature and Notary Acknowledgement on Second Page)

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

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

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



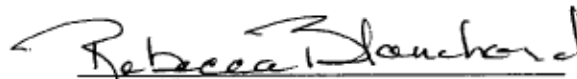
Executed this 1st day of May 2019


TERRY CLAASSEN, MANAGING MEMBER

State of CO)
)ss
County of GARFIELD)

The foregoing instrument was acknowledged before me on this 1st day of May 2019
by TERRY CLAASSEN AS MANAGING MEMBER OF 621 26-5 LLC

Witness my hand and official seal.
My Commission expires 1-18-21


Notary Public

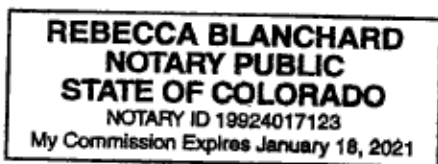
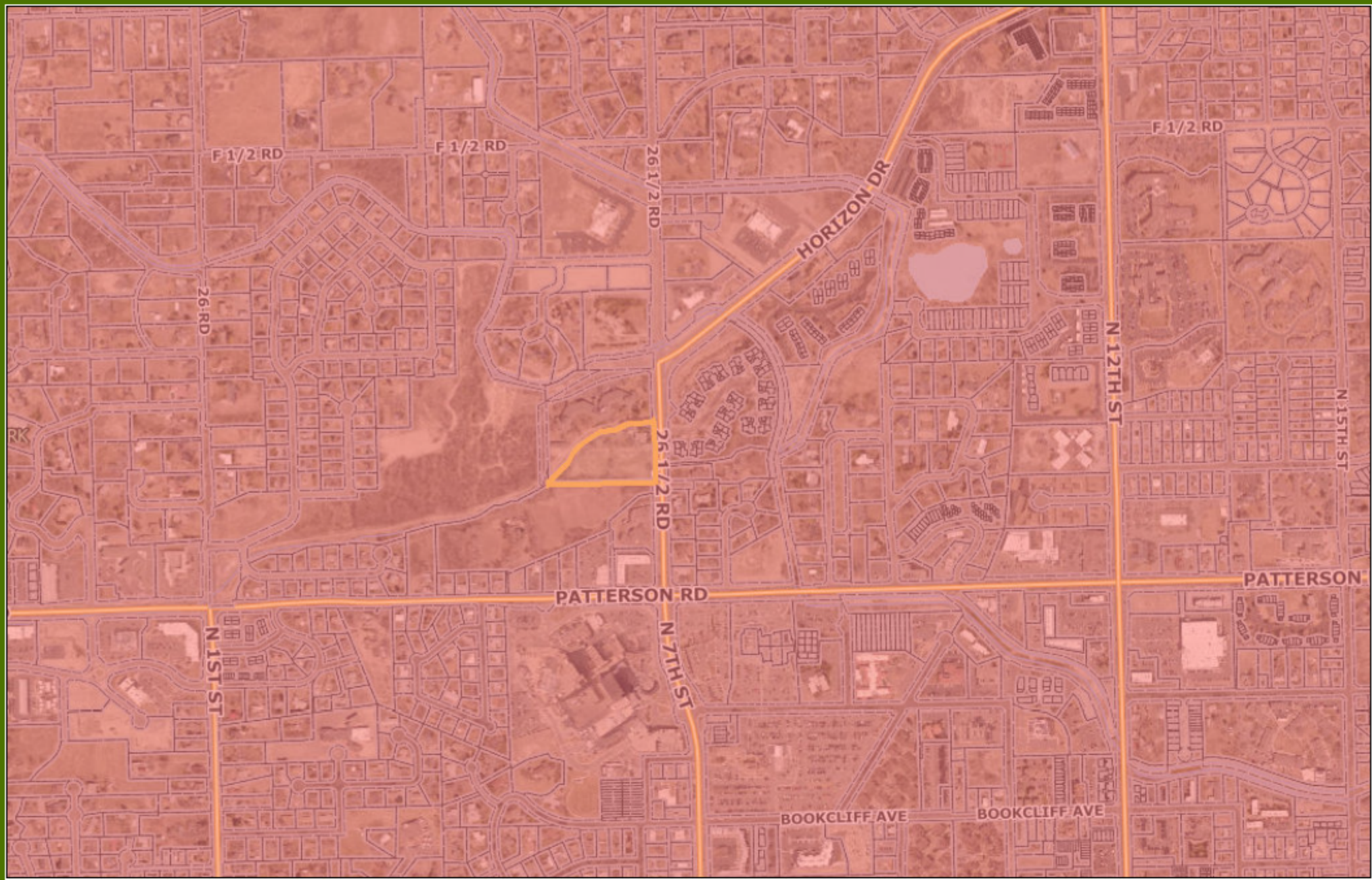


Exhibit A

Escrow No. 65036156

**THAT PART OF THE NE¼ SE¼ SW¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH;
EXCEPT A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15, 1984 IN BOOK 1506 AT PAGE 44,
COUNTY OF MESA, STATE OF COLORADO.**

Expanded City Limits Location Map



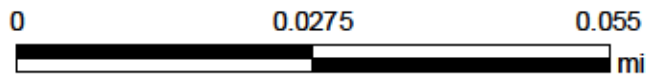
0 0.225 0.45
mi

Printed: 10/22/2019

1 inch = 752 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

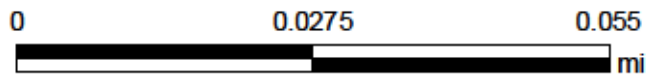
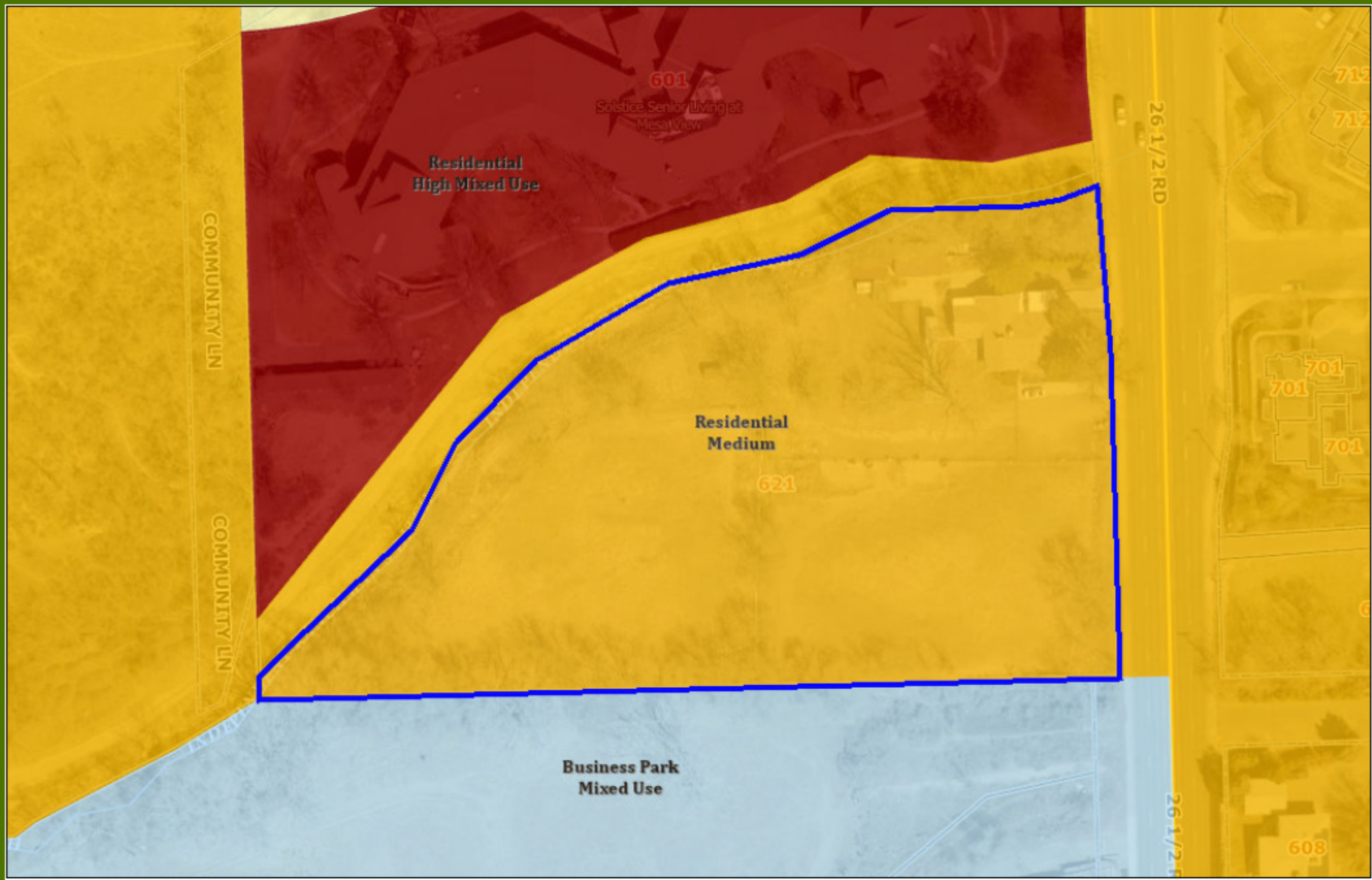
Close in City Limits Map



Printed: 10/22/2019

1 inch = 94 feet

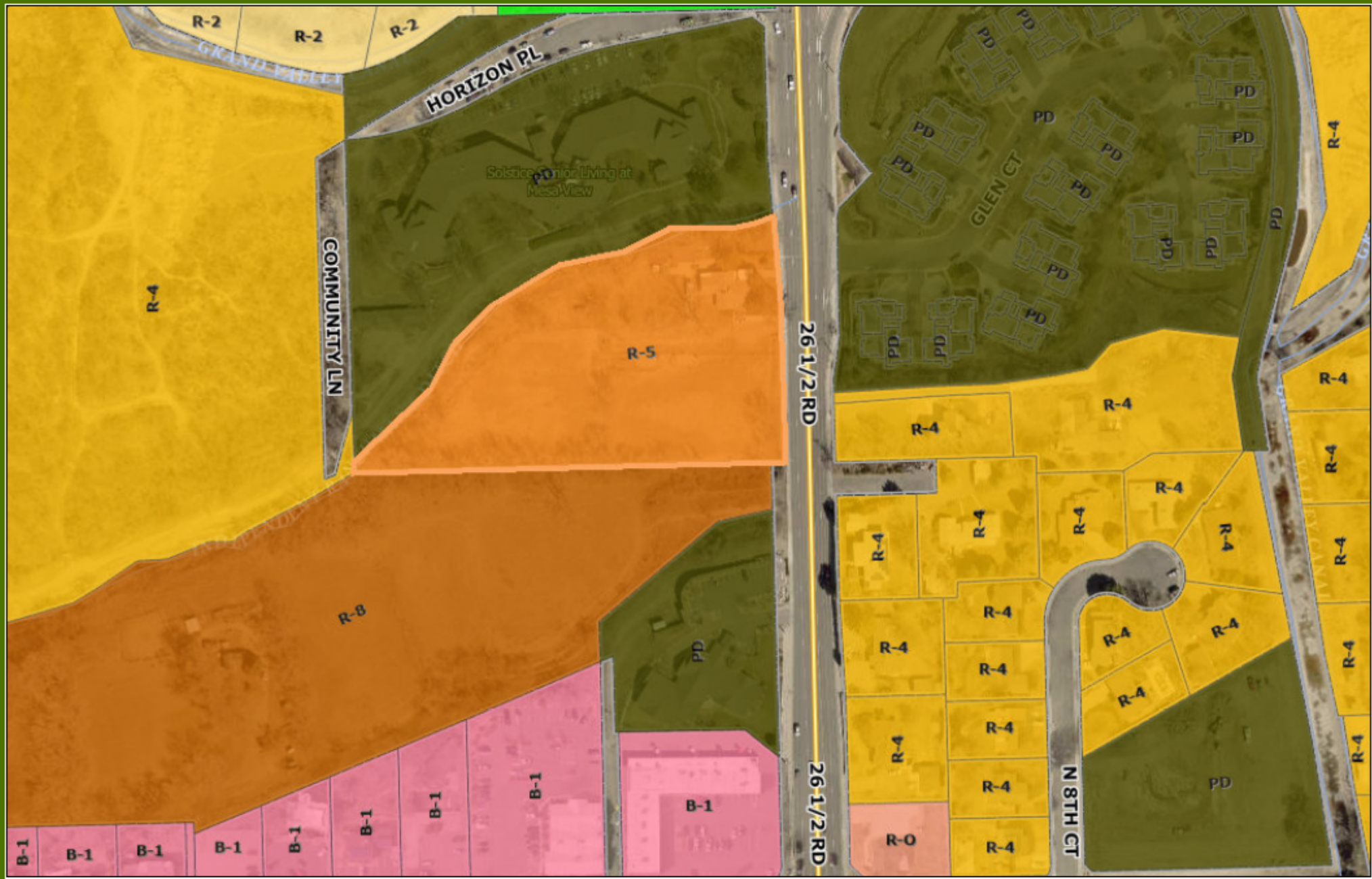
Comprehensive Plan Future Land Use Map



Printed: 10/22/2019

1 inch = 94 feet

Existing City Zoning Map



0 0.05 0.1
mi

Printed: 10/22/2019

1 inch = 188 feet

Property viewed from the east



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO RESIDENTIAL HIGH MIXED USE AND REZONING TO R-24
(RESIDENTIAL 24 UNITS PER ACRE) FOR 3.58 ACRES**

LOCATED AT 621 26 1/2 ROAD

Recitals:

The applicant, REE Development LLC – Brian Scott, for 3.58 acres of land at 621 26 1/2 Road, (referred to herein and more fully described below as the “Property”), proposes a Comprehensive Plan Amendment from Residential Medium to Residential High Mixed Use and rezone from R-5 (Residential 5 du/ac) to R-24 (Residential 24 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment and Rezone, and determined that it satisfies the amendment and rezoning criteria provided in GJMC 21.02.130 and 140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac).

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment and Rezone (RZN-2019-544) to Residential High Mixed Use and the rezone request to R-24 (Residential 24 du/ac), determined that the request satisfies the applicable criteria of the Code and are consistent with the purpose and intent of the Comprehensive Plan.

**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 ARE APPROVED:**

The following land shall have a Future Land Use designation of Residential High Mixed Use and zoned R-24 (Residential 24 du/ac):

THAT PART OF THE NE1/4. SE1/4. SW1/4 OF SECTION 2, TOWNSHIP 1 SOUTH,
RANGE 1 WEST OF THE UTE MERIDIAN, LYING SOUTH OF THE WASH; EXCEPT
A PARCEL FOR ROAD AND UTILITY RIGHT OF WAY PURPOSES AS CONVEYED
TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED AUGUST 15,
1984 IN BOOK 1506 AT PAGE 44, COUNTY OF MESA, STATE OF COLORADO.

Introduced for first reading on this 20th day of November, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: November 20, 2019

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Persigo Wastewater Treatment Plant BioCNG Storage Project

RECOMMENDATION:

Staff recommends adoption of a resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs for the Persigo Wastewater Treatment Plant BioCNG Storage Project.

EXECUTIVE SUMMARY:

This request is for the authorization to submit a request to the Colorado Department of Local Affairs for a \$540,000 grant, with a Persigo Sewer Fund match of \$540,000, for the design and construction of additional biogas storage and upgraded automation of the fleet fueling system that will maximize the amount of methane biogas that can be used for vehicle fuel.

BACKGROUND OR DETAILED INFORMATION:

In 2015, the Persigo Wastewater Treatment Plant (WWTP) commissioned a first-of-its-kind project that captures methane gas (biogas), a byproduct of the wastewater treatment process, and converts it to compressed natural gas (CNG) so that it can be used as a vehicle fuel. The CNG produced at the Persigo WWTP is a carbon-neutral advanced biofuel and is used locally to fuel 69 fleet vehicles owned by the City of Grand Junction and Mesa County. Along with the economic benefits of the lower cost CNG fuel, the project has also realized significant environmental benefits (2.4 million

pounds of carbon reduction by offsetting the use of 123,000 gallons of gasoline per year).

After operating the system for four years, about 21 percent of biogas generated is still being flared to the atmosphere because there is not enough available storage capacity in the current system. This amount of gas is equivalent to 25,500 gasoline gallon equivalents and over 500,000 lbs-CO₂ emissions per year. By expanding gas storage onsite at Persigo Wastewater Treatment Plant and enhancing the automation at the fueling stations, flaring of biogas can be eliminated and the beneficial use of CNG can be maximized.

This year, the Department of Local Affairs (DOLA) is launching a catalytic Renewable/Clean Energy Challenge grant program, to spark efforts in reaching Colorado's 2040 100% renewable energy goal. This is a separate funding source from the Energy/Mineral Impact Assistance Fund Grant.

FISCAL IMPACT:

The total project cost is estimated at \$1,080,000 and is included in the recommended 2020 capital budget. Project costs would be funded by DOLA grant funding of \$540,000 and Sewer Enterprise funding of \$540,000.

SUGGESTED MOTION:

I move to adopt Resolution 75-19, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Program for the Persigo Wastewater Treatment Plant BioCNG Storage Project.

Attachments

1. Resolution No. __-19



**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-19**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT
REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA)
ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR THE PERSIGO
WASTEWATER TREATMENT PLANT BIOGAS STORAGE PROJECT**

RECITALS.

In 2015, the Persigo Wastewater Treatment Plant (WWTP) commissioned a first-of-its-kind project that captures methane gas (biogas), a byproduct of the wastewater treatment process, and converts it to compressed natural gas (CNG) so that it can be used as a vehicle fuel. The CNG produced at the Persigo WWTP is a carbon-neutral advanced biofuel and is used locally to fuel 69 fleet vehicles owned by the City of Grand Junction and Mesa County. Along with the economic benefits of the lower cost CNG fuel, the project has also realized significant environmental benefits (2.4 million pounds of carbon reduction by offsetting the use of 123,000 gallons of gasoline per year).

After operating the system for four years, about 21 percent of biogas generated is still being flared to the atmosphere because there is not enough available storage capacity in the current system. This amount of gas is equivalent to 25,500 gasoline gallon equivalents and over 500,000 lbs-CO₂ emissions per year. By expanding gas storage onsite at Persigo Wastewater Treatment Plant and enhancing the automation at the fueling stations, flaring of biogas can be eliminated and the beneficial use of CNG can be maximized.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$540,000 grant request in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for the Persigo Wastewater Treatment Plant BioCNG Storage Project.

Dated this ____ day of _____ 2019.

Rick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: November 20, 2019

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Development of the Riverfront at Dos Rios

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs for the development of the Riverfront at Dos Rios.

EXECUTIVE SUMMARY:

This request is for authorization to submit a request to the Colorado Department of Local Affairs for a \$1 million grant, with a local match of \$9.9 million, for the development of the Riverfront at Dos Rios. The project includes the integration of the business park and neighborhood components with the community infrastructure and amenities.

BACKGROUND OR DETAILED INFORMATION:

The Riverfront at Dos Rios Planned Development zoning set the vision and provides guidance and establishes appropriate land uses for the 55 acre Dos Rios (formerly known as Jarvis Property) site. The design of the development includes the development of approximately 70% of the entire Dos Rios site for the location of several businesses in a campus setting combined with residential neighborhood and park amenities consistent with the Riverfront at Dos Rios Master Plan.

Guiding Principles

The Guiding Principles for the proposed Planned Development (PD) zone district are

to:

- Establish a business park, residential neighborhood, and a recreational park in a location near the Colorado River.
- Protect the Colorado River and its habitat.
- Plan for future development using principles of compact development, appropriate architectural standards and good site design.
- Establish appropriate uses of the open space, relying on the list of amenities established in the Riverfront at Dos Rios Master Plan.

This grant request is for the completion of the earthwork, fill, road infrastructure, street lighting, extension of various utilities and landscaping.

FISCAL IMPACT:

The total project is estimated at \$10.9 million. If the \$1.0 grant is awarded, a local match of \$9.9 million will be required and is included in the budget for the Riverfront at Dos Rios project.

SUGGESTED MOTION:

I move to adopt Resolution No. 76-19, a resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for development of the Riverfront at Dos Rios.

Attachments

1. DOLA Grant App CC Resolution



**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-19**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT
REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA)
ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR DEVELOPMENT
OF RIVERFRONT AT DOS RIOS**

RECITALS.

The Riverfront at Dos Rios development zoning set the vision and provides guidance and establishes appropriate land uses for the 55 acre Dos Rios site (formerly known as the Jarvis property).

Conceptual design of the site includes the development of approximately 70% of the entire site for the location of several businesses in a campus setting, a small neighborhood, commercial area combined with a public park amenities consistent with the Riverfront at Dos Rios Master Plan.

Guiding Principles

The Guiding Principles for the proposed Planned Development (PD) zone district are to:

- Establish a business park, neighborhood, and recreational park in a location near the Colorado River.
- Protect the Colorado River and its habitat.
- Plan for future development in the business park and neighborhood using principles of compact development, appropriate architectural standards and good site design.
- Establish appropriate uses of the open space, relying on the list of amenities established in the Riverfront at Dos Rios master plan.

The request to DOLA is for a \$1.0 million grant with a \$9.9 million match that would be used for a portion of the public improvements required for the completion of the Riverfront at Dos Rios development.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$1 million grant request in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for development of the Riverfront at Dos Rios.

Dated this ____ day of _____ 2019.

Rick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: November 20, 2019

Presented By: Lance Gloss, Associate Planner

Department: Community Development

Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

A Resolution Amending Article 8 of the Bylaws of the Grand Junction Urban Trails Committee to Adjust the Committee Meeting Day and Time

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Urban Trails Committee (UTC) was re-established in December of 2014 as an advisory board to the City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities. The bylaws established for UTC currently require that meetings be held the second Tuesday of each month at 5:30 p.m. and shall go no later than 7:00 p.m. unless agreed to by a majority of members present. Committee members and staff to the Committee have identified the same time on the second Wednesday of each month as a viable alternative meeting time which avoids the existing scheduling conflict with Grand Junction Planning Commission public hearings.

BACKGROUND OR DETAILED INFORMATION:

The Urban Trails Committee (UTC) was re-established in December of 2014 as an advisory board to the City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities. Since then, the Urban Trails Committee has been working on a number of initiatives to make the community a better place for pedestrians and bicyclists. The bylaws established for UTC currently require that meetings be held the second Tuesday of each month at 5:30

p.m. and shall go no later than 7:00 p.m. unless agreed to by a majority of members present. The Grand Junction Planning Commission routinely holds public hearings at this time, causing a schedule conflict for Community Development staff, UTC members, and citizens who must or would like to be present at both meetings. Committee members and staff to the Committee have identified the same time on the second Wednesday of each month as a viable alternative meeting time which poses no scheduling conflicts with other City of Grand Junction public meetings and does not prohibit a reasonable expectation of Committee Member availability.

FISCAL IMPACT:

There is no direct fiscal impact for this request.

SUGGESTED MOTION:

I move to adopt Resolution No. 77-19, a resolution amending Article 8 of the bylaws of the of the Grand Junction Urban Trails Committee to adjust the committee meeting time and day.

Attachments

1. Proposed Resolution - UTC Bylaws
2. Revised Urban Trail Committee Bylaws

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-19

**A RESOLUTION AMENDING ARTICLE 8 OF THE BYLAWS OF THE GRAND
JUNCTION URBAN TRAILS COMMITTEE TO ADJUST THE COMMITTEE MEETING
TIME AND DAY**

RECITALS.

The Urban Trails Committee (UTC) was re-establish in December of 2014 as an advisory board to the City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities. Since then, the Urban Trails Committee has been working on a number of initiatives to make the community a better place for pedestrians and bicyclists. The bylaws established for UTC currently require that meetings be held the second Tuesday of each month at 5:30 p.m. and shall go no later than 7:00 p.m. unless agreed to by a majority of members present. The Grand Junction Planning Commission routinely holds public hearings at this time, causing a schedule conflict for Community Development staff, UTC members, and citizens who must or would like to be present at both meetings. Committee members and staff to the Committee have identified the same time on the second Wednesday of each month as a viable alternative meeting time which poses no scheduling conflicts with other City of Grand Junction public meetings and does not prohibit a reasonable expectation of Committee Member availability.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby adopt the attached Amended Urban Trails Committee Bylaws

Adopted and approved this ____ day of _____, 2019.

J. Merrick Taggart
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



GRAND JUNCTION URBAN TRAILS COMMITTEE BYLAWS

Article 1. Purpose. Committee. Place of Business.

- (a) The purpose of the Urban Trails Committee is to plan and promote the City Council's goals for an interconnected network of sidewalks, paths and routes for active transportation and recreation throughout the Grand Junction urbanized area. The Urban Trails Committee will act in an advisory capacity to the Grand Junction City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities throughout the community, as well as other forms of transit.
- (b) The business and affairs of the Committee shall be managed by its members, comprised of seven (7) to nine (9) persons appointed by the Grand Junction City Council, consistently with the rules and these bylaws adopted by said City Council for such Committee.
- (c) The place of business of the Grand Junction Urban Trails Committee shall be in Grand Junction, Colorado with a mailing address of 250 N. 5th Street, 81501

Article 2. Ethical Conduct.

Committee members shall comply with City of Grand Junction Resolution No. 79-06 (and as amended by Resolution No. 46-13) which establishes ethical standards for members of the City's boards, commissions and similar groups.

Article 3. Appointment of Members.

- (a) The Urban Trails Committee shall consist of seven (7) to nine (9) members.
- (b) Composition and selection:
 - 1. The members of the Committee shall be appointed by the Grand Junction City Council for individual terms of three (3) years.
 - 2. Members shall be selected without regard to race, color, religion, sex, age, sexual orientation, national origin, marital status, or physical handicap.
 - 3. Qualifications shall include either (1) residence within the city limits of the City of Grand Junction; or (2) employed in a business that operates within the city limits of the City of Grand Junction.
 - 4. One member should be a representative of Mesa County Public Health and one member should be a representative of the Regional Transportation Office, if possible.
- (c) If requested by the Grand Junction City Council, the Committee shall make a recommendation to the appointing body as to the expertise needed. The appointing body may consider this recommendation when making appointments.

Article 4. Terms. Conditions.

- (a) The term of each individual committee member shall be three (3) years and the terms shall be staggered. No Committee member shall be appointed for more than two (2) consecutive full terms, unless City Council deems it necessary for representation from Mesa County Public Health and the Regional Transportation Planning Office.
- (b) Members shall hold office until their successors have been appointed and qualified, unless the member is no longer a city resident or employed within the city limits. A member may be appointed for one or more terms subject to any term limitations as cited in Article 3 and 4(a). An appointment to fill a partial term shall only be for the remainder of the full term.

Article 5. Vacancies

In the event of death, resignation, or removal of any member, his/her successor shall be appointed in the manner prescribed in Article 3 above, for the duration of the unexpired term.

Article 6. Removal

- (a) The Committee may petition to the City Council, by formal two-thirds vote of the membership, to remove any member who is failing to fulfill the duties and responsibilities of office, provided the individual is notified of such action and is given the opportunity to address the Committee prior to tendering of such petition for removal to the Council for consideration.
- (b) Failure to attend two-thirds (2/3) of the regularly scheduled Committee meetings within any twelve (12) month period shall result in a recommendation to the City Council for removal of the member.

Article 7. Officers

- (a) The officers of the Committee shall be Chair and Vice Chair, elected annually in October by the members.
- (b) The Chair shall preside at meetings of the Committee, serve as ex-officio member of all committees, serve as the official spokesperson for the Committee, work with the City Community Development staff to develop meeting agendas and serve as the Committee liaison to the City.
- (c) No member shall serve more than two consecutive years as Chair or Vice Chair.
- (d) In the absence of the Chair, the Vice Chair shall assume the duties of the Chair.
- (e) The Vice Chair shall be assigned other specific duties by the Chair as required to assure efficient operation of administrative functions of the Committee.

Article 8. Meetings. Notice. Open Meetings.

- (a) Regular meetings shall be held the second ~~Tuesday~~ Wednesday of each month at 5:30 p.m. and shall go no later than 7:00 p.m. unless agreed to by a majority of members present.

- (b) The Committee shall conduct all meetings in accordance with generally accepted parliamentary procedures.
- (c) Notice of any meeting of the Committee, including the purpose thereof, shall be given to each member by mail, facsimile, e-mail or in an equivalent manner at least 72 hours before the scheduled meeting. Attendance by a member at any meeting of the Committee shall be a waiver of notice by him/her of the time and place thereof. Any lawful business of the Committee may be transacted at any meeting for which proper notice has been given.
- (d) Any meeting, or member participation, may be held by telephone or video conference call.
- (e) Meetings and affairs of the Committee shall be subject to the Open Meetings Act and the Open Records Acts, as amended, as though the Committee is a local government under those acts.
- (f) Minutes of each meeting shall be recorded and retained in accordance with the City's record retention policy.
- (g) Notice of meetings shall be posted at City Hall at least 24 hours in advance of the meeting.

Article 9. Conflicts. Compensation. Expenses.

- (a) No compensation shall be paid to any member of the Committee for their services. The Committee shall not enter into any contract with any member nor pay or authorize any remuneration to any member. The rules and requirements of the City Charter and state law that apply to members of the City Council regarding conflicts of interest, disclosure, gifts and appearances of impropriety shall likewise apply to each member of the Committee.
- (b) In accordance with the rules and requirements of the City, a member may be reimbursed for his/her reasonable expenses incurred in the performance of his/her duties as a member, provided however that all such expenses are approved in advance by the City and shall be paid by the finance director of the City.

Article 10. Quorum.

A majority of the authorized number of members of the Committee shall constitute a quorum for the transaction of business. However, if at any meeting a quorum is no longer present whether due to conflict of interest or otherwise, a majority of those present may adjourn the meeting. The act of a majority of the members present at a meeting in which a quorum is present shall be the act of the Committee.

Article 11. Action of Members without a Meeting.

Any action that could have occurred at a meeting of the members can also be accomplished without a meeting if all of the members entitled to vote with respect to the subject matter thereof sign a written consent or provide an electronic proxy specifying the action.

Article 12. Ex-Officio Members. Support.

- (a) The City Manager, or designee(s), shall be ex-officio, non-voting members of the Committee.
- (b) The City Manager's designee(s) shall provide support services for the Committee as needed, to include keeping a full and accurate account and record of all meetings of the Committee, correspondence, files and records.

Article 13. Amendment of Bylaws.

The Committee may, by the affirmative vote of a majority of its members, recommend amendments to these Bylaws. Proposed amendments approved by the Committee must be considered and approved by the City Council.

Adopted by the City Council this _____ day of _____, 2014
by Resolution No. _____.

President of the City Council

Attest:

City Clerk

Note: The City's insurance provides coverage for its volunteers and will defend members of the Committee against losses, costs and expenses, including legal counsel fees, reasonably incurred by reason of his/her being or having been a member of the Committee, so long as the member does not act or has not acted maliciously, criminally, with deliberate intent to violate a law or regulation or with intent to injure. A committee member must immediately contact the City Attorney in the event a claim is made, and may contact the City Attorney if he or she has any questions or concerns about liability.

City Attorney: 244-1508, at City Hall, email johns@gjcity.org
City Clerk: 244-1511, at City Hall, email wandaw@gjcity.org



Grand Junction City Council

Regular Session

Item #3.d.

Meeting Date: November 20, 2019

Presented By: Doug Shoemaker, Chief of Police

Department: Police

Submitted By: Katherine Boozell, Finance Analyst

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement Project

RECOMMENDATION:

Adopt a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement project.

EXECUTIVE SUMMARY:

This request is for the authorization to submit a request to the Colorado Department of Local Affairs for a \$200,000 grant, with a local match of \$200,000, for the GJPD Firing Range Facility Improvement project.

The project includes the construction of a ten lane pistol range bullet trap, the construction of a five lane rifle range bullet trap, lead remediation and dirt work, and HESO safety barriers between the ranges.

BACKGROUND OR DETAILED INFORMATION:

The existing Grand Junction Police Department Firing Range is located at 244 26 3/8 Road in a small valley formed by the Gunnison River. The firing range sits on a small portion of area on a 74.89 acre parcel owned by the City of Grand Junction. It is the only outdoor shooting range with a target system in Mesa County and serves eighteen law enforcement agencies annually.

The GJPD Firing Range Facility Improvement Project would include the construction of an additional ten lane pistol range bullet trap, that is 50 yards long. The construction of the ten lane pistol range bullet trap will require concrete pads, lead remediation, and dirt work.

The GJPD Firing Range Facility Improvement Project would include the construction of an additional five lane rifle range bullet trap, that is 100 yards long. The construction of the five lane rifle range bullet trap will require concrete pads, lead remediation, and dirt work.

The GJPD Firing Range Facility Improvement Project would include the ordering and installation of HESCO safety barriers, to be built between the rifle ranges to increase the safety of the officers who are training at the GJPD Firing Range Facility.

Guiding Principles

The guiding principles for the proposed Firing Range Facility Improvement project are to:

- Build an adequate 100 yard rifle range with bullet trap and HESCO barriers, to replace the current rifle practicing area which requires officers to stand on the edge of 26 3/8 road and park cars around themselves to create a safety barrier from traffic, and shoot into a dirt hill.
- Build an adequate 50 yard pistol range with bullet trap and HESCO barriers, as an addition to the current pistol range. As the demand for the range has increased, it is crucial that an additional range with bullet trap is added and HESCO barriers are in place so all three ranges can be used simultaneously.
- Address environmental concerns that may arise from shooting lead rounds into dirt areas with no bullet traps. The areas that will need lead remediation and dirt work are 300 yard from the Gunnison River. Lead remediation and the addition of bullet traps will increase the safety of officers and our community.
- Increased public safety with an adequate shooting range for our officers to train on.
- Increased environmental safety with the remediation of lead and bullet traps put into place to catch lead rounds.

FISCAL IMPACT:

If awarded, a local match of \$200,000 will be required and is included in the recommended 2020 capital budget.

SUGGESTED MOTION:

I move to adopt Resolution No. 78-19, a resolution authorizing the City Manager to submit a grant request to the Department of Local Affairs for the Grand Junction Police Department Firing Range Facility Improvement Project.

Attachments

1. Res xx-19 DOLA Tier 1 Grant - GJPD Shooting Range Facility Improvement Project

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ??-19

**A Resolution Authorizing the City Manager to Submit a Grant Request to the
Department of Local Affairs for the Grand Junction Police Department Firing
Range Facility Improvement Project**

RECITALS.

At its November 20, 2019 meeting the City Council considered and for the reasons stated in the record authorizes an application for a grant to provide financial assistance to the Grand Junction Police Department (GJPD) for improvements to the GJPD Firing Range Facility.

The Colorado Department of Local EIAF Grant accepts Tier 1 applications for grant requests up to \$200,000. The GJPD intends to apply for Tier 1 funding with a match of \$200,000 for a project that will include the addition of a 10 lane pistol range with bullet traps, the addition of a 5 lane rifle range with bullet traps, and the addition of HESCO safety barriers.

These improvements to the GJPD Firing Range Facility will increase public safety as our officers are able to train at an adequate facility, as well as increasing environmental safety with the collection of the expended lead.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction supports and authorizes submittal of a grant request to the Department of Local Affairs for \$200,000 with a funding match of \$200,000, which is included in the budget for the GJPD Firing Range Facility Improvement Project, in accordance with and pursuant to the recitals stated above and authorizes the City Manager to enter into a grant agreement with DOLA if the grant is awarded.

PASSED and ADOPTED this 20th day of November, 2019

President of the City Council

ATTEST:

City Clerk



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: November 20, 2019

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jay Valentine

Information

SUBJECT:

Tiara Rado Property Transfer

RECOMMENDATION:

Staff recommends the General Fund purchase of the golf course property for \$1,670,000.

EXECUTIVE SUMMARY:

Tiara Rado Golf Course owns 80 acres of land located at 2064 South Broadway. Approximately half of the property is being used for the existing driving range and irrigation ponds. The eastern most part of this property is 37 acres of the unused property and to the west side of the driving range, is an additional 4.27 acres of unused property. These surplus parcels have recently been appraised at a value of \$1,670,000. Prior to the appraisal (attached to this report) Dale Beede, Senior Broker for Coldwell Bankers estimated the market value of these properties at \$1,330,000.

Currently, the Golf Course Fund owes the General Fund \$2,554,216 for irrigation system replacement and water storage upgrades that were completed in 2010. It is proposed that the Golf fund sale this excess property to the General fund for the appraised amount of \$1,670,000 and in-turn, use the proceeds to paydown the existing debt to the General Fund.

BACKGROUND OR DETAILED INFORMATION:

Tiara Rado Golf Course owns 80 acres of land located at 2064 South Broadway. Approximately half of the property is being used for the existing driving range and

irrigation ponds. The City intended to sell 37 acres of the unused property for purposes of future development and requested to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre). Ultimately, after hearing public comment, Council designated the property Estate and zoned R-1 (Residential, 1 du/ac). To the west side of the driving range, Tiara Rado also owns 4.27 acres of unused property that it also intended to sell however the request to change the Future Land Use Map designation from Park to Residential Medium Low and rezone the property from CSR (Community Services and Recreation) to R-4 (Residential, 4 du/ac) was denied on January 16th, 2019, in part due traffic safety concerns and challenges of the corridor.

Many residents who made public comment regarding these properties expressed their desire to keep the property as public open space due to the lack of public parks in the area. Because of this, we are proposing the City Council purchase the 37-acre parcel from Tiara Rado Golf Course for the appraised value of \$925,000 and the 4.7 acres for \$745,000, as determined by the appraisal of vacant land completed by Arnie Butler & Company. This \$1,670,000 payment will then be used to pay back a portion of the outstanding loan to the General Fund for irrigation system replacement and water storage upgrades.

FISCAL IMPACT:

Currently, the Golf Course Fund owes the General Fund \$2,554,216 through an internal loan for the irrigation system replacement and water storage upgrades that were completed in 2010 at the Tiara Rado Golf Course. With the sale of this property to the General Fund, the Golf Fund will pay down the outstanding principal on the internal loan. Correspondingly, the current annual payment to the General Fund from the Golf Fund will be reduced from \$234,171 to \$87,797 per year. This savings to the Golf Fund would be substantial in ensuring future viability of the golf courses.

SUGGESTED MOTION:

I move to authorize the Finance Department to transfer the two parcels owned by the Golf Fund at 2064 South Broadway and 2100 Desert Hills Road to the General Fund in exchange for a reduction Golf Funds outstanding debt in the amount of \$1,670,000.

Attachments

1. General Services_Tiara Rado Property
2. Appraisal 2064 S. Boadway
3. Appraisal 2100 Desert Hill Rd

Memorandum

TO: Mayor and Members of Council
FROM: Greg Caton, City Manager
Jay Valentine, General Services Director
DATE: June 25, 2019
SUBJECT: Tiara Rado Property

Tiara Rado Golf Course owns 80 acres of land located at 2064 South Broadway. Approximately half of the property is being used for the existing driving range and irrigation ponds. The City intended to sell 37 acres of the unused property for purposes of future development and requested to change the Future Land Use Map designation from "Park" to "Estate" and rezone the property from CSR (Community Services and Recreation) to R-2 (Residential, 2 du/acre). Ultimately, after hearing public comment, Council designated the property Estate and zoned R-1 (Residential, 1 du/ac). To the west side of the driving range, Tiara Rado also owns 4.27 acres of unused property that it also intended to sell however the request to change the Future Land Use Map designation from Park to Residential Medium Low and rezone the property from CSR (Community Services and Recreation) to R-4 (Residential, 4 du/ac) was denied on January 16th, 2019, in part due traffic safety concerns and challenges of the corridor.

Use of Property & General Fund – Many residents who made public comment regarding these properties expressed their desire to keep the property as public open space due to the lack of public parks in the area. Because of this, we are proposing the City Council purchase the 37-acre parcel from Tiara Rado Golf Course for the fair market value of \$950,000 and the 4.7 acres for \$380,000, as determined by Dale Beede, Senior Broker for Coldwell Bankers. This \$1,330,000 payment will then be used to pay back a portion of the outstanding loan to the General Fund for irrigation system replacement and water storage upgrades. Ultimately, we will have an appraiser determine the final value of these parcels.

Currently, the Golf Course Fund owes the General Fund \$2,554,216 for irrigation system replacement and water storage upgrades that were completed in 2010. With the sale of this property, and consequent payback to the General Fund, the current annual payment to the General fund will be reduced from \$234,171 to \$102,110 per year. This savings to the Golf Fund would be substantial in ensuring future viability of the golf courses.

This purchase will also give the City a piece of property that could be strategically swapped with land currently designated as "held for park purposes". For example, the developable parcels currently designated as land held for park purposes at Las Colonias could be potentially swapped with the Tiara Rado property (which is not designated as such) enabling parcels to be sold rather than leased for 25 years.

Attached is an aerial photo of the 37 acres at 2100 Desert Hills Road and the 4.7 acres at 2064 South Broadway. Both properties are designated by the green diagonal shading.

Proposed Tiara Rado East Subdivision



**RESTRICTED APPRAISAL REPORT
OF THE VACANT LAND
LOCATED AT
2064 SOUTH BROADWAY
GRAND JUNCTION, COLORADO**

APPRAISED FOR:
MR. JOHN SHAVER
CITY ATTORNEY
CITY OF GRAND JUNCTION
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

APPRAISED BY
ARNIE BUTLER & COMPANY
KORI S. SATTERFIELD, CG
MELINDA M. SCHMINKE
300 MAIN STREET, SUITE 301
GRAND JUNCTION, COLORADO 81501
TAX IDENTIFICATION NO: 84-1086139

DATE OF VALUE
SEPTEMBER 19, 2019

DATE OF REPORT
OCTOBER 24, 2019

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

*ARNIE BUTLER & COMPANY
REAL ESTATE APPRAISERS & CONSULTANTS
300 Main Street, Suite 301
Grand Junction, Colorado 81501*

*R. Arnold Butler, MAI
Certified General Appraiser
Licensed in Colorado
E-mail: arnie@arniebutler.com*

*Phone 970-241-2716
Fax 970-241-5653
TIN: 84-1086139*

*Melinda Schminke
Licensed Appraiser
Kori S. Satterfield
Certified General Appraiser*

October 24, 2019

Mr. John Shaver
City Attorney
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Shaver:

In response to your request to prepare a Restricted Appraisal Report of the City's property located at 2064 South Broadway in Grand Junction, Colorado, we have made an inspection of that property. The inspection was made for the purpose of providing an opinion of Market Value, as defined in this report, of the fee simple interest as of September 19, 2019, the date of the inspection.

All data used, logic employed and conclusions are subject to the enclosed Certification, Assumptions and Limiting Conditions. The client and intended user for this appraisal assignment is the City of Grand Junction and John Shaver, the City Attorney, as their acting representative. The appraisal is being completed for the specific use of the City of Grand Junction to determine a possible sale price. This report, as presented as a Restricted Use format, is limited to the specific use of our client. Because of the limited nature of this analysis, the appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information filed in the appraiser's work file. The appraisal is being completed in conformance with the appraisal-reporting requirements of the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P) and the Appraisal Institute (A.I.). This is a Restricted Use appraisal as outlined by the Uniform Standards of Professional Appraisal Practice (USPAP).

"Continued on the next page"

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

Mr. John Shaver
October 24, 2019
Page 2

According to county records, the City of Grand Junction owns the subject property. The City purchased the subject property, as part of a larger parcel, on October 21, 1993 from Noble and Thomas trustees FBO Jones Trust for \$495,072. The transaction is recorded at Reception Number 1659701 and filed in the Mesa County Clerk and Records Office. The larger parcel was recently subdivided and the subject of this analysis is legally described as "Lot 1, Tiara Rado East Subdivision." The plat is included at the end of this report.

The Mesa County Assessor's Office identifies the lot as Parcel Number 2947-224-39-001. It has a physical address of 2064 South Broadway. This places the site just south of Rado Drive along the east and north side (west bound lane) of South Broadway and adjacent west of the Tiara Rado Golf Course driving range and just east Tiara Rado Golf Course. The site was part of 81.604 acres that was once designated for the expansion of the golf course. South Broadway provides access and is a major access route through the Redlands community, and is asphalt paved two lane. South Broadway extends from Highway 340 on the west and connects to Redlands Parkway at approximately South Camp Road to the east.

The lot is an irregular shaped corner and contains a total of 186,088.32 square feet, or 4.272-acres. The western and southern boundaries extend approximately 820 feet along the curve of South Broadway. The northern boundary abuts private property and the eastern boundary abuts Lot 2 of Tiara Rado Subdivision, which is owned by the city. The lot is sloping downward from the west to the northeast and is rolling. The elevation at the southwest corner is 4,793 feet Above Sea Level and slopes gently to 4,753 feet ASL toward the north/northeast to a 50-foot water/power easement, which is outside of the property boundary.

Mr. John Shaver
October 24, 2019
Page 3

There is a 16-foot wide golf cart easement that encumbers the site. According to the plat, the golf cart easement extends from the western boundary from two points, then combines and extends to the north center of the site as one, then separates and extends south and southeast as two separate 16-foot wide paths before exiting at two locations along the eastern boundary. The easement appears to encumber a large portion of the subject site and reduces the functional utility. I spoke with Scott Peterson, a senior planner for the City of Grand Junction, and he indicated that the Golf Cart easement could be moved to a different location so that it does not bi-sect the property, but would continue to encumber a portion of the property. Thus, for the purposes for this analysis we are assuming that the easement can be moved to accommodate a more advantageous functional development of the site.

The ground cover includes voluntary overgrown native trees and grasses. The vegetation will warrant removal prior to development. Per the FEMA Flood Maps, the subject site is located outside of the 0.2% annual chance floodplain.

The neighborhood and market area for this assignment is the Redlands area, more specifically that area surrounding the Tiara Rado Golf Course. The golf course extends along the western boundary of the neighborhood. South Broadway extends through the center of the neighborhood and caps the southern boundary connecting to Redlands Parkway and Highway 340. Highway 340, a State Highway, caps the northern boundary of the area and extends east and west from Grand Junction to Fruita. The majority of this area has transcended from an agricultural area into medium and high-density residential subdivisions. There have been high-end residential subdivisions developed over the past several years within the neighborhood or just outside the neighborhood boundaries. The area is anticipated to continue to experience growth into the foreseeable future.

Mr. John Shaver
October 24, 2019
Page 4

The site is zoned CSR Community Services and Recreation by the City of Grand Junction Planning Department. The Purpose of the zoning is:

"To provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The district would include open space areas, to prevent environmental damage to sensitive areas, and to limit development in areas where police or fire protection, protection against flooding by stormwater, or other services or utilities are not readily available. The CSR district would include outdoor recreational facilities, educational facilities, open space corridors, recreational, nonvehicular transportation and environmental areas and would be interconnected with other parks, trails and other recreational facilities. The district may also be used for public property, environmentally sensitive lands, and extractive uses (gravel pits) regardless of the land use designation." (Source: the City of Grand Junction Municipal Code Chapter 21.03 Zoning Districts.)

The CSR zoning allows a number of uses, including restaurants, general offices, wineries, telecommunication facilities, museums, entertainment indoor facilities, health clubs, and schools.

This area of the Grand Junction has experienced residential development over the past several years and is continuing to see development. The subject is currently vacant undeveloped land. The surrounding legal uses include, recreational, residential, and future zoning for commercial. Based on the legally permissible CSR zoning, the physical characteristics of the site, which are conducive to residential, commercial and/or recreational development, and the continued growth of the neighborhood, which indicates financial feasibility, the Highest and Best Use for the subject vacant site is for commercial and/or business development.

Although the property is surrounded by residential development, the use of the property for residential purposes is not the Highest and Best Use. The zoning was at one point changed to residential and was changed back to the CSR zoning based upon negative reviews from the surrounding neighborhood.

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

Mr. John Shaver
October 24, 2019
Page 5

This analysis is based upon the value of the land as raw undeveloped land and specifically assumes that there are no adverse soil conditions. This appraisal is specifically subject to a soils analysis completed by a qualified soil professional. This analysis also assumes that the golf path can be located in an area that will not adversely affect the development of the site. The use of these extraordinary assumptions may affect the assignment results of this appraisal if they are found to be false.

This appraisal is being completed as a Restricted Appraisal Report, per USPAP. The details provided are specific for the use of our client, the City of Grand Junction. The land was inspected on September 19, 2019. The depth of the analysis is intended to provide a credible opinion of market value for the specific use of our client for their internal decision making process. All three approaches were considered in the valuation of the subject property; however, the Land Sales Comparison Approach was the only approach utilized. When appraising vacant land, the Land Sales Comparison Approach is considered to provide the most credible and reliable indicator from which to conclude a final value opinion.

The Cost and Income Approach are best used for structurally improved properties, thus their exclusion from this analysis does not make it less reliable and is deemed an acceptable appraisal action as practiced by the appraiser's peers for similar properties.

No other use, user or dissemination of this report is allowed without the written consent of Arnie Butler and Company. Arnie Butler and Company takes no responsibility if this appraisal is used or provided to someone other than the person identified as the intended user within this report. This report discloses and states an extraordinary assumption per USPAP requirements.

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

Mr. John Shaver
October 24, 2019
Page 6

Land Sales Comparison Approach

Typically, when appraising vacant land, only the Land Sales Comparison Approach is utilized. Therefore, because the subject is vacant, the Land Sales Comparison Approach is used in this analysis. The subject is appraised as raw undeveloped land.

The comparable raw land sales used to value the subject site are summarized below. A detailed sales sheet for each comparable is included at the end of the report:

SALE NO/ LOCATION	SALE PRICE	SALE DATE	SITE SIZE PER SQUARE FOOT	PER SF	ZONING
SUBJECT: 2064 SOUTH BROADWAY			186,088.32 SF		CSR
1) 613 25 ROAD	\$ 209,000	06/22/18	36,155.0 SF	\$5.78 SF	C-1
2) 619 25 ROAD	\$1,200,000	09/17/15	380,714.4 SF	\$3.15 SF	C-1
3) 399 29 ROAD	\$ 750,000	11/30/18	81,892.0 SF	\$9.16 SF	C-1
4) 510, 512, AND 514 28 3/4 ROAD	\$ 605,000	02/28/19	76,911.0 SF	\$7.87 SF	C-1

Analysis of the Sales

All of the sales are arms-length transactions. The sales were cash, conventional financing and private financing. Based on our confirmations no adjustments for terms of financing are warranted.

Although none of the comparables used in this analysis support appreciation rates, the market for development land has improved over the last year. Median sales prices for residential properties have increased over 22% since the same time last year. However, sales volumes are down and average days on the market are up. Thus, we have concluded that upward adjustments to the sales are warranted but only a modest upward adjustment of 5% is concluded. Those adjustments are included in the adjustment grid that follows.

Mr. John Shaver
October 24, 2019
Page 7

The sales are scattered throughout the Grand Valley. Sale No. 1 and Sale No. 2 are located in northwest Grand Junction. Sale No. 3 is located at the corner of 29 Road and Riverside Parkway and Sale No. 4 is located in east Grand Junction off of the North Avenue corridor. There are very limited vacant commercial site within the Redland Community, thus, for this analysis, we have concluded that no location or access adjustments are warranted.

The subject for this analysis contains 186,088.32 square feet. Based on the economics of scale that larger sites typically command lower per square foot prices than smaller sites the unit prices of the comparables are adjusted as follows. Sale No. 2 is considerably larger than the subject and an upward adjustment is warranted. The remaining comparables are smaller than the subject and downward adjustments are warranted.

All utilities are in close proximity for extension to the subject site. All of the comparables are similar and no adjustments are warranted.

The subject site is flat, rolling to sloping and is a corner site. All of the comparables have superior topography and downward adjustments are warranted.

Sale No. 1 is located at the corner of the subdivision, however, it only has access from an interior subdivision street. The remaining sales have more than one access point and are considered similar to the subject and no adjustments are warranted.

The subject is zoned CSR, which allows commercial development with a restaurant and general offices. However, it is not large enough to allow any type of residential development not even one single-family dwelling. Thus, because the Commercial one zoning allows multi-family development, the comparables are considered superior and downward adjustments are warranted.

Mr. John Shaver
 October 24, 2019
 Page 8

The adjustments, as applied to the comparable sales in comparison to the subject site, are illustrated in graphic form as follows:

ITEM	SALE 1	SALE 2	SALE 3	SALE 4
DATE OF SALE	06/22/18	09/17/15	11/3-18	02/28/19
TOTAL SALE PRICE	\$209,000	\$1,200,000	\$750,000	\$605,000
\$ PER SQ. FT.	\$5.78	\$3.15	\$9.16	\$7.87
SIZE PER SQ. FT.	36,155	380,714.4	81,892	76,911
MOTIVE	EQUAL	EQUAL	EQUAL	EQUAL
FINANCING	EQUAL	EQUAL	EQUAL	EQUAL
TIME/CONDITION	+\$0.36	+\$0.68	+\$0.37	+\$0.21
SUB-TOTAL	\$6.14	\$3.83	\$9.53	\$8.08
LOCATION/ACCESS	EQUAL	EQUAL	EQUAL	EQUAL
SIZE	DOWN	UP UP	DOWN	DOWN
TOPOGRAPHY	DOWN	DOWN	DOWN	DOWN
UTILITIES	EQUAL	EQUAL	EQUAL	EQUAL
ZONING	DOWN	DOWN	DOWN	DOWN
OVERALL ADJUSTMENT	DOWN DOWN DOWN	EQUAL	DOWN DOWN DOWN	DOWN DOWN DOWN
INDICATED PER	---	=	---	---
ACRE PRICE	\$6.14	\$3.83	\$9.53	\$8.08

Before adjustments, the comparables support a per square foot price from \$3.15 to \$9.16 per square foot. After adjustments, the comparables indicate a unit price applicable for the subject of equal to \$3.83 per square foot to considerably below \$6.14 per square foot.

Sale No. 2 supports the low end of the range at \$3.83 per square foot. This is an older sale that is considerably larger than the subject. The topography is superior. It does have corner access at 25 Road and F-1/4 Road and is adjoining north of Sale No. 1, the high end of the range.

Sale No. 1 supports the high end of the adjusted range at \$6.14 per square foot. This is a considerably smaller sized sale and was consummated in 2018. The topography is superior.

Giving consideration to all of the sales, it is our opinion that the subject commands a per square foot price toward the low end of the range, based on topography and restrictive zoning, as indicated by the adjustments.

ARNIE BUTLER & COMPANY
 GRAND JUNCTION, COLORADO

Mr. John Shaver
October 24, 2019
Page 9

A unit price toward the low end of the range from \$3.83 to \$6.14 per square foot is concluded at \$4.00 per square foot.

Applying \$4.00 per square foot to the total of 186,088.32 square feet equates to \$744,353.28, rounded to \$745,000.

Final Value Conclusion

As previously stated, the purpose of this appraisal is to provide an opinion of the market value of the subject site as raw development land for the city of Grand Junction. It is our opinion that the market value of the subject site as of September 19, 2019, was:

SEVEN HUNDRED FORTY-FIVE THOUSAND DOLLARS
(\$745,000.00)

Sincerely,
ARNIE BUTLER AND COMPANY



Kori S. Satterfield
Certified General Appraiser
License No. CG200000025



Melinda M. Schminke
Licensed Appraiser
License No. AL.040029975

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Location: 2064 South Broadway

Legal Description: "Lot 1, Tiara Rado East, City of Grand Junction, Mesa County, Colorado"

Schedule Number: 2947-224-39-001

Purpose of Appraisal: The purpose of this appraisal is to provide a credible opinion of market value of the vacant development land as identified in the appraisal report.

"Market Value" as defined for this assignment is:

"The highest price a willing buyer would pay and a willing seller would accept, both being fully informed, and the property being exposed for sale for a reasonable period of time. The market value may be different from the price a property can actually be sold for at a given time (market price). The market value of an article or piece of property is the price that it might be expected to bring if offered for sale in a fair market; not the price that might be obtained on a sale at public auction or a sale forced by the necessities of the owner, but such a price as would be fixed by negotiation and mutual agreement, after ample time to find a purchaser, as between a vendor who is willing (but not compelled) to sell and a purchaser who desires to buy but is not compelled to take the particular article or piece of property."

(West's Encyclopedia of American Law, edition 2. Copyright 2008 The Gale Group, Inc. All rights reserved.)

Exposure/Marketing: An exposure period analysis was completed based upon the commercial land sales sold from the MLS listing for the Grand Valley Market from October of 2017 through October of 2019. The sales indicate an average exposure period of 353 days and a total of 30 sold. Further research indicates past sales with shorter and longer periods of exposure have been recorded. There were 65 vacant commercial lot sales listed in the Grand Valley at the time of our research and they had an average of 592 days on the market. Thus, based upon all of the research, we have concluded that a reasonable exposure period is two years.

(Standards Rule 1-2(c))

Property Rights
Appraised:

"Fee Simple Estate" defined as:
"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

Use, User and

Client of Appraisal: This appraisal is intended to provide a credible market value opinion to be used by the City of Grand Junction to determine a possible sale price for the 4.27-acres zoned CSR, platted as Lot 1 of Tiara Rado East Subdivision.

This is a restricted report and the client and ONLY intended user of this appraisal assignment is the City of Grand Junction and John Shaver, the City Attorney, as acting representative for the city.

No other use, user or dissemination of this report is allowed without the written consent of Arnie Butler and Company. Arnie Butler and Company takes no responsibility if this appraisal is used by or provided to someone other than who is identified as the intended user within this report.

Ownership and
History:

The City of Grand Junction purchased the subject property, as part of a larger parcel, on October 23, 1993 from Noble and Thomas trustees FBO Jones Trust for \$495,072. The transaction is recorded at Reception Number 1659701 and filed in the Mesa County Clerk and Records Office. The larger parcel was recently subdivided and the subject of this analysis is legally described as "Lot 1 Tiara Rado East Subdivision."

To the best of our knowledge the property has not sold, been listed and there have been no purchase offers in the three years prior to the effective date of this appraisal assignment.

Real Estate Taxes: \$Exempt

Site Description:

Size: 186,088.32 square feet, per plat

Zoning: CSR Community Services and Recreation

Improvements: None

Highest and Best

Use: Commercial/business development

Value Conclusion:

Land Sales Comparison Approach: \$745,000.00

Market Value Conclusion: \$745,000.00

Effective Date of

the Appraisal: September 19, 2019

Date of the Report: October 24, 2019



SUBJECT PICTURES



VIEW TOWARD BOOKCLIFF'S



VIEW TOWARD SOUTHEAST



VIEW TOWARD TIARA RADO GOLF COURSE PARKING LOT



VIEW TOWARD SOUTHWEST

LAND SALE NO. 1



LOCATION: 613 25 ROAD (NW GRAND JUNCTION)
SCHEDULE NO: 2945-044-14-001
GRANTOR: REECE PROPERTIES, LLC
GRANTEE: JKCC PROPERTIES, LLC
RECEPTION NUMBER: 2845406
FINANCING: CASH
SALE DATE: 06/22/2018
SALE PRICE: \$209,000.00
PRICE PER SQ. FT.: \$5.78
SITE SIZE: 36,155 SQUARE FEET
ACCESS: 25 ROAD/INTERIOR SUBDIVISION STREET/CORNER
UTILITIES: AVAILABLE
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NONE
COMMENTS: THIS SITE HAS FRONTAGE ALONG 25 ROAD. ACCESS IS FROM AN INTERIOR SUBDIVISION STREET THAT EXITS FROM 25 ROAD. THE SITE IS AT THE CORNER OF 25 ROAD AND THE ENTRANCE TO THE SUBDIVISION.
CONFIRMED: JAN KIMBROUGH MILLER

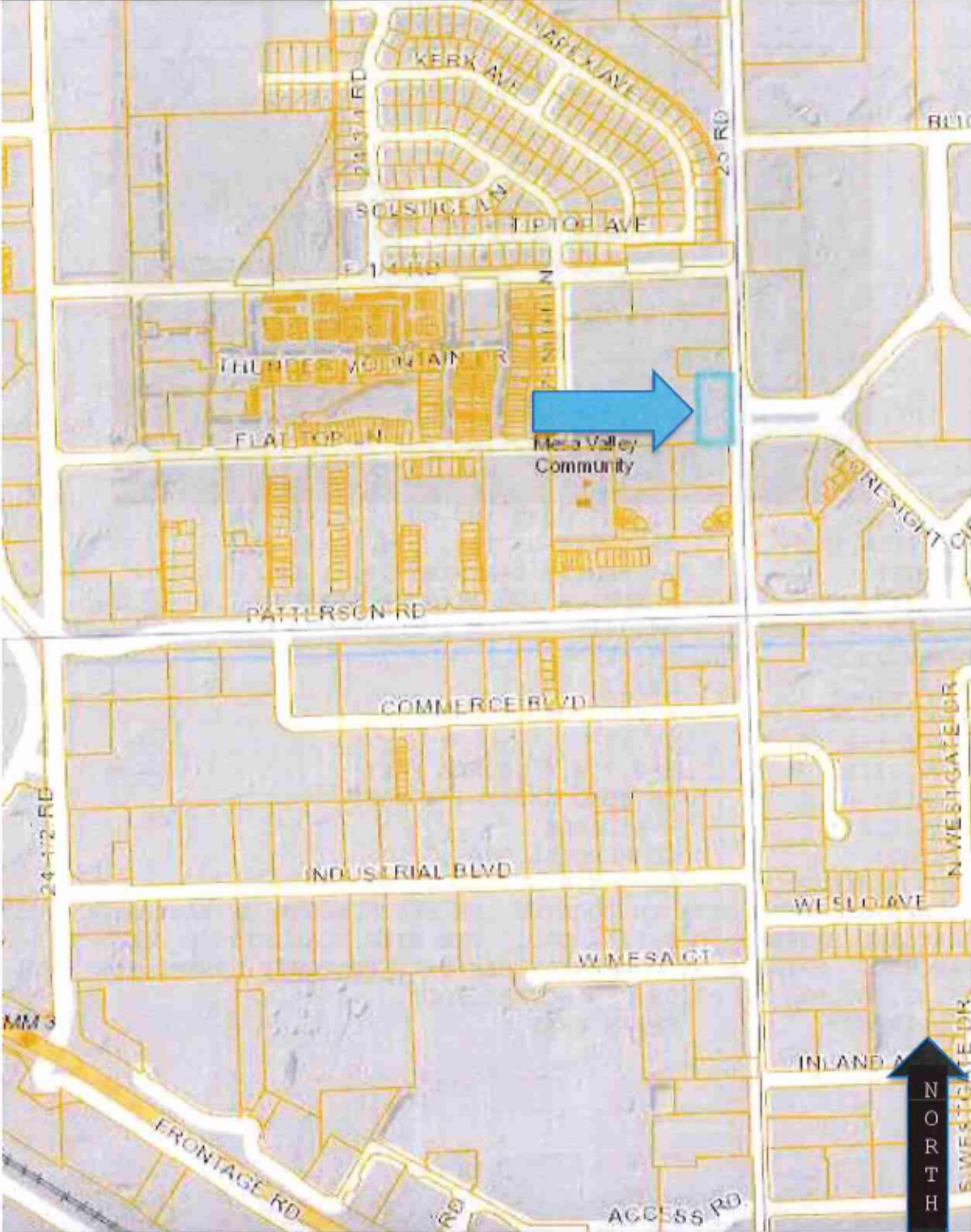


LAND SALE NO. 2



LOCATION: 619 25 ROAD (NW GRAND JUNCTION)
SCHEDULE NO: 2945-044-00-123, 078, 122, 124
GRANTOR: BC FAMILY PARTNERSHIP, LLLP
GRANTEE: FREDRICK AND DIANTHA NIPPLE
RECEPTION NUMBER: 2737615
FINANCING: SELLER
SALE DATE: 09/17/15
SALE PRICE: \$1,200,000
PRICE PER SQ. FT.: \$3.15
SITE SIZE: 380,714.4 SQUARE FEET
ACCESS: 25 ROAD AND F-1/4 ROAD
UTILITIES: AVAILABLE
ZONING: COMMERCIAL ONE
IMPROVEMENTS: NO CONTRIBUTORY VALUE
COMMENTS: THIS SITE IS LOCATED ONE BLOCK NORTH OF PATTERSON
ROAD AND EXTENDS TO F-1/4 ROAD. THE SITE CONSISTS OF FOUR
PARCELS. BRIAN BRAY CURRENTLY HAS THIS PROPERTY LISTED FOR SALE
AT \$2,700,000 OR \$7.09 PER SQUARE FOOT.
CONFIRMED: BRIAN BRAY

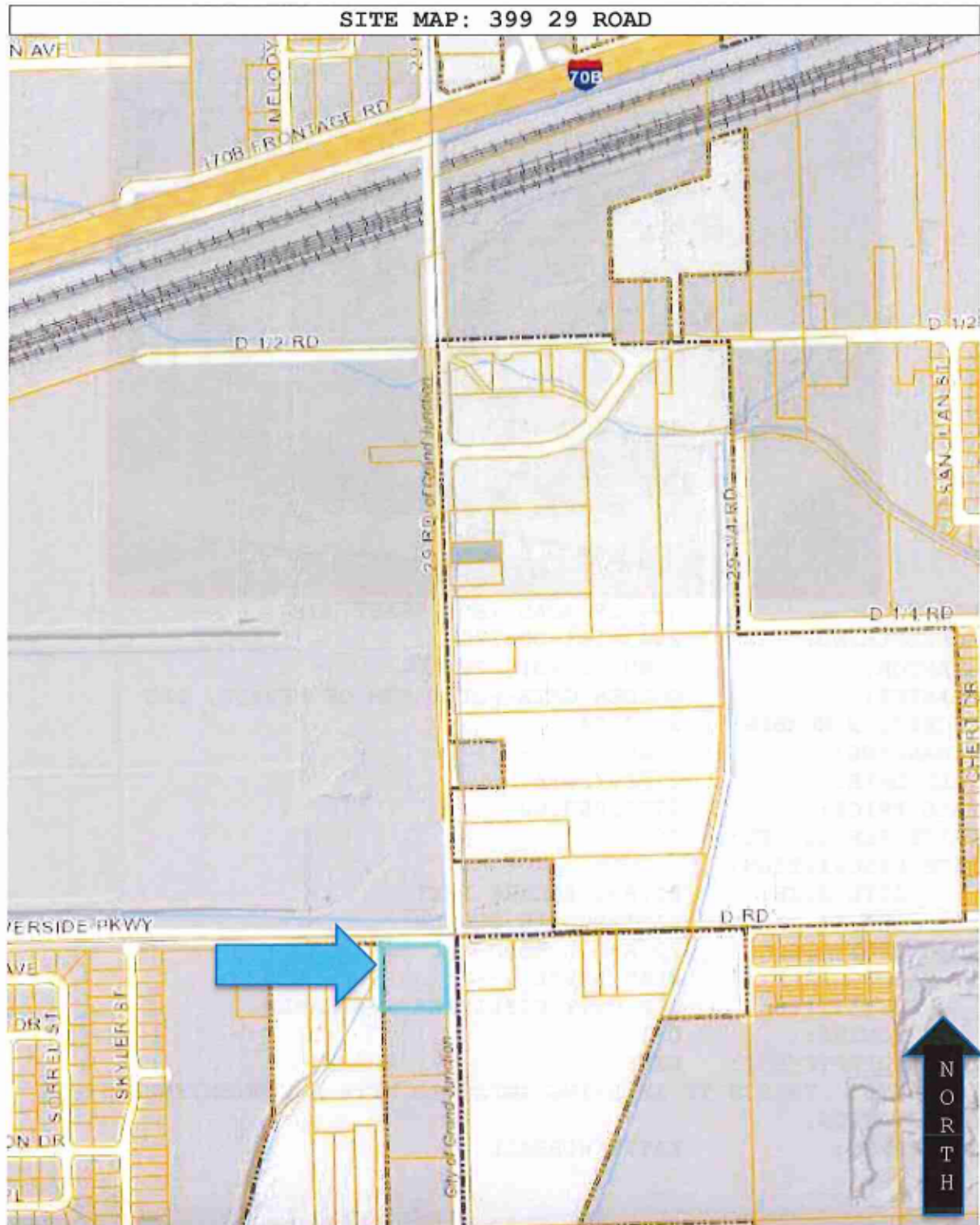
SITE MAP: 619 25 ROAD



LAND SALE NO. 3



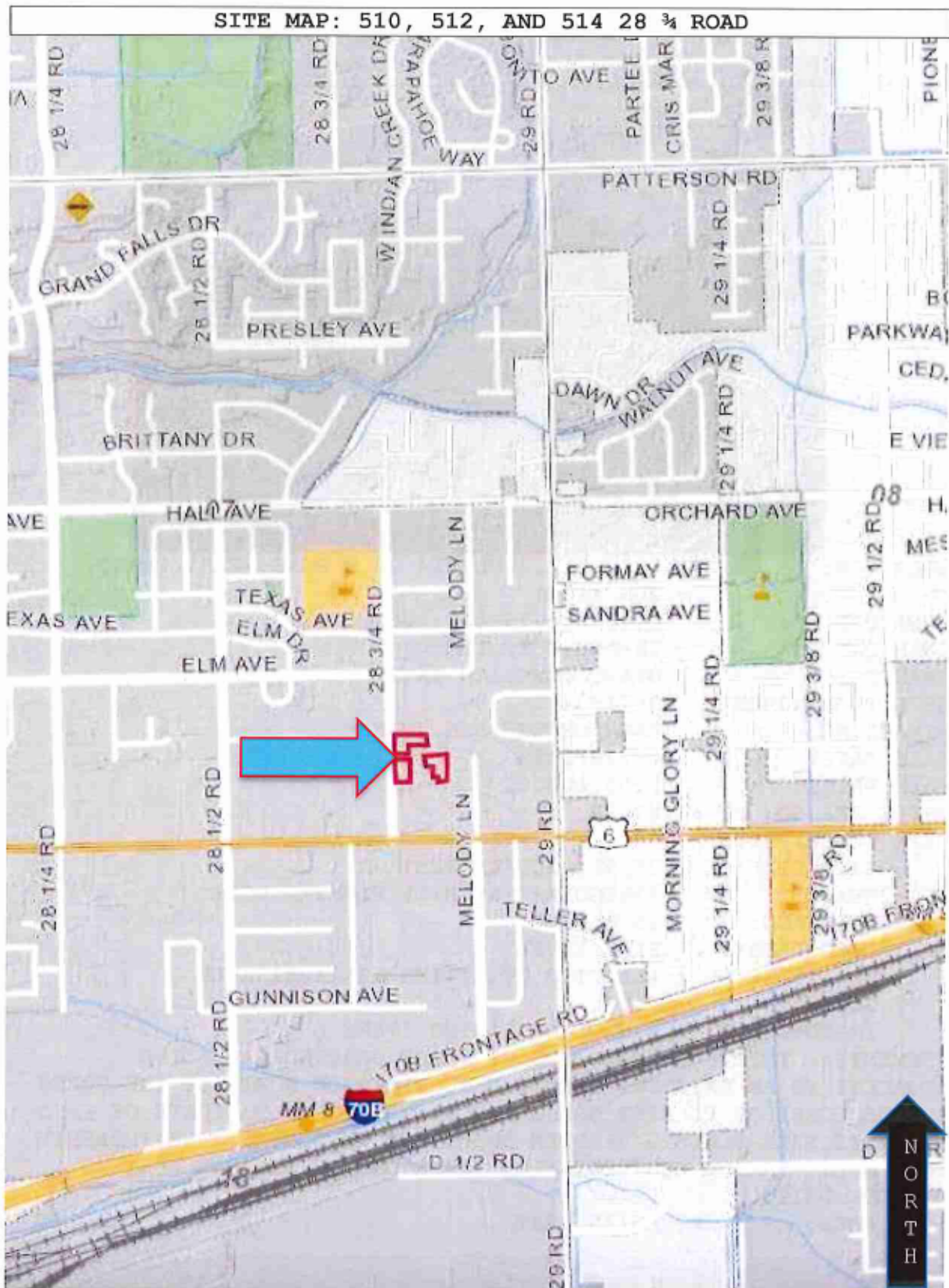
LOCATION: 399 29 ROAD (SOUTHEAST GJ)
SCHEDULE NO: 2943-191-00-170
GRANTOR: JOHN T. MOIR IV
GRANTEE: GOLDEN GATE PETROLEUM OF NEVADA, LLC
RECEPTION NUMBER: 2863304
FINANCING: CASH
SALE DATE: 11/30/2018
SALE PRICE: \$750,000.00
PRICE PER SQ. FT: \$9.16
SITE DESCRIPTION:
SITE SIZE: 81,892 SQUARE FEET
SHAPE: RECTANGULAR CORNER
FRONTAGE: 29 AND D ROADS
TOPOGRAPHY: FLAT LEVEL
UTILITIES: ALL CITY UTILITIES AVAILABLE
ZONING: C-1
IMPROVEMENT: NONE
COMMENTS: THIS SITE IS BEING IMPROVED WITH A CONVENIENCE STORE
GAS STATION.
CONFIRMED: KATIE WORRALL



LAND SALE NO. 4



LOCATION: 510, 512, AND 514 28 $\frac{3}{4}$ ROAD (EAST GRAND JUNCTION)
SCHEDULE NO: 2943-074-76-010, 002, 001
GRANTOR: IN-AND-OUT, LLC
GRANTEE: GRAND JUNCTION INVESTMENTS, LLC
RECEPTION NUMBER: 2871834
FINANCING: BANK OF THE SAN JUANS
SALE DATE: 02/28/2019
SALE PRICE: \$605,000.00
PRICE PER SQ. FT.: \$7.87
SITE DESCRIPTION:
SITE SIZE: 76,911 SQUARE FEET
SHAPE: IRREGULAR/INTERIOR PLATTED LOTS
FRONTAGE: 28 $\frac{3}{4}$ ROAD
TOPOGRAPHY: FLAT LEVEL
UTILITIES: ALL CITY UTILITIES ARE AVAILABLE
ZONING: C-1
IMPROVEMENT: SOME LANDSCAPING ITEMS
COMMENTS: THIS SALE CONSISTS OF THREE PLATTED PAD SITES ADJACENT TO AN EXISTING IMPROVED SUBDIVISION NORTH OF THE NORTH AVENUE CORRIDOR IN EAST GRAND JUNCTION. AS OF THE DATE OF THIS ANALYSIS SITE PLANS HAVE BEEN SUBMITTED TO DEVELOP THE PROPERTY INTO MULTI-FAMILY RESIDENTIAL - PHASE ONE TO INCLUDE 28-1-BEDROOM UNITS.
CONFIRMED: BRIAN BRAY



QUALIFICATIONS OF KORI S. SATTERFIELD		
PROFESSION:	Independent Real Estate Appraiser and Real Estate Consultant from 2010 to present.	
GRADUATE:	Mesa State College, Bachelor of Arts	
APPRAISAL LICENSES:	State of Colorado: Certified General Appraiser 200000025, Expires 12/31/20	
ASSOCIATE MEMBER OF:	Appraisal Institute and American Society of Farm Managers and Rural Appraisers	
COURSES & SEMINARS:	Conservation Easement and IRS Regulations – 2/06, Basic Appraisal Principles – 7/10/06, Scope of Work – 10/06, Business Ethics – 2/07, Conservation Excellence – 2/07, Valuation of Small Mixed Use Properties – 2/07, USPAP – 9/07, Conservation Easements and IRS Regulations – Update – 2/08, Residential Market Analysis and Highest and Best Use – 11/08, Conservation Easements – Update – 2/09, Appraiser Site Valuation and Cost Approach 3/09, Residential Sales Comparison Approach 4/09, Residential Report Writing and Case Studies – 4/09, ASFMRA: Conservation Easements – 10/09, USPAP – 7 hr Update – 2/10, Conservation Easement – Update – 2/10, HP12C Calculator – 9/10, Appraisal Curriculum Overview – Residential – 9/10, Conservation Easement Update – Division of Real Estate, State of Colorado – 3/11, General Appraiser Highest and Best Use – 10/11, General Appraiser: Sales Comparison Approach - 2/12, USPAP: 7-Hour Update – 4/12, Valuation of Conservation Easements and Other Partial Interests – 5/12, General Appraiser: Site Valuation and Cost Analysis – 8/12, Conservation Easement Update Course – 3/13, USPAP: 7-Hour Updated 1/14, Conservation Easement Update Course – 3/14, General Appraiser Cost Approach – 3/14, General Appraiser Income Approach I - 6/14, General Appraiser Income Approach II – 8/14, General Appraiser Report Writing - 9/14, McKissock Commercial Appraiser Review 2/14, McKissock Appraising for Expert Testimony – 3/15, CCLT - Conservation Easement Update Course 3/15, DRE - Conservation Easement Update Course 1/17, ASFMRA – Eminent Domain 3/17, ASFMRA – Yellowbook 6/17, USPAP 7 Hr Update -10/18	
APPRAISAL CLIENTS:	Alpine Bank	Great Outdoors Colorado – GOCO
	Aspen Valley Land Trust	Laramie Energy
	Rocky Mountain Elk Foundation	Garfield County Airport
	Ducks Unlimited	Grand Valley National Bank
	Mesa Land Conservancy	Trust for Public Land
	Montrose Bank	Delta Montrose Electric Association
	Colorado Cattleman’s Land Trust	Grand Valley Power
	Oxy USA	Black Canyon Land Trust
	Colorado Open Lands	Bank of the West
	Public Service Company/Xcel Energy	Gunnison Ranchland Conservation Legacy
	National Resource Conservation Service	Various individuals, attorneys, other professionals and lending institutions.
	Wells Fargo Bank	
	Colorado Headwaters Land Trust	
CITY/COUNTY GOVERNMENTS:	Cities of Grand Junction and Delta. Counties of Mesa and Delta	
OTHER GOVERNMENTS:	Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks and Wildlife, U.S. Forest Service, Colorado Parks & Wildlife	
WORK LOCATIONS:	All of Western Colorado, including properties in Eagle, Garfield, Grand, Mesa, Delta, Moffat and Montrose Counties, Colorado.	

Colorado Department of Regulatory Agencies Division of Real Estate Kori Shea Satterfield Certified General Appraiser	
<u>CG200000025</u>	<u>01/01/2019</u>
License Number	Issue Date
<u>Active</u>	<u>12/31/2020</u>
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
<u>Marcia Waters</u>	<u>Kori S. Satterfield</u>
Director: Marcia Waters	Licensee Signature

QUALIFICATIONS OF MELINDA M. SCHMINKE
LICENSED APPRAISER - PRACTICING AFFILIATE, APPRAISAL INSTITUTE

PROFESSION: Independent Real Estate Appraiser and Real Estate Consultant from 1999 to present. President of Arrow S, Inc. from 2008 to the present. Contracted to Arnie Butler & Company, Inc since 2000.

COLLEGE: Hutchinson Community Junior College
Aims Community College - Certificate of Real Estate Appraisal
Colorado Mesa University, Colorado Christian University

APPRAISAL LICENSES State of Colorado: Licensed Appraiser
AL.040029975, Expires 12/31/2019

PROFESSIONAL DESIGNATIONS: Practicing Affiliate, Appraisal Institute

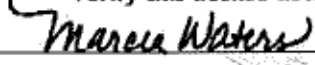
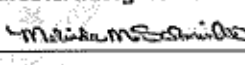
MEMBER OF: Appraisal Institute, Colorado Right-of-Way Association

COURSES AND SEMINARS: 2018-2019 7-hour National USPAP Update Course 02/19/18, 5-hours-Business Practices and Ethics 08/18/17, 8-hours-Computer Plotting of Legal Descriptions for the Layman 4/28/17, 7-hour 2016-17 National USPAP 01/2016, General Report Writing & Case Studies 08/06/14, Statistics, Modeling and Finance 07/30/14, General Appraiser Income Approach 06/18/14, 7-hour 2014-15 National USPAP Update Course 03/06/14, General Appraiser Site Valuation and Cost Approach 01/14/14, Appraisal Subject Matter Electives 12/03/13, General Appraiser Sales Comparison Approach 11/18/13, General Appraiser Market Analysis Highest and Best Use 12/19/12, 7-hour 2012-13 National USPAP 12/20/12, Business Practices and Ethics 12/15/10, Appraisal Curriculum Overview Residential 11/13/11, Appraisal Curriculum Overview General 12/29/11, Condemnation Appraising: Principles & Standard Applications 12/09-11/2010, 7-Hour National USPAP Update Course 08/16/2010, Appraising Distressed Commercial R.E. 11/12/2008, Online Business Practices and Ethics 08/15-09/14/2008, Online Real Estate Finance Statistics and Standard Valuation Modeling 08/15-09/14/2008, 7-Hour National USPAP Standard 06/15-07/15/2008, Sales Comparison Valuation of Small, Standard Mixed-Use Properties 02/22-23/2007, Online Valuation of Detrimental Conditions in Real Estate 12/15/2005 - 01/14/2006, Online Internet Search Strategies for R.E. Appraisers 12/15/2005 - 01/14/2006, Online Apartment Appraisal, Concepts & Standard Applications 11/01-12/01/2005, Online Analyzing Operating Expenses 05/15-06/14/2005, Business Practices and Ethics 02/25/2005 University of Phoenix, 7-Hour National USPAP Update Course 02/24/2005 University of Phoenix, Online Using Your HP12C Financial Calculator 01/15-02/14/2005

APPRAISAL CLIENTS:

Bank of Colorado	Colo State Highways -CDOT
Community Banks of Colorado	
Community Hospital of Grand Junction	Community 1 st Banks
Kinder Morgan Energy	
Bank of America	Public Service Company/Xcel Energy
UTE Water Conservation District	Bank of the West
Mesa State College	Grand Valley National Bank
Grand Junction Housing Authority	Holy Family Foundation
U. S. Banks	New York Life Insurance
Olathe State Banks	Occidental Petroleum
Phoenix Federal S & L	Powderhorn Coal Company
Rocky Mountain Health Maintenance (RMHMO)	St. Mary's Hospital
WestStar Banks	Vectra Banks

	Wells Fargo	Garfield County
	Walker Field Airport	Various individuals, attorneys, and lending institutions.
	Oxy Permian	Grand Valley Power
CITY GOVERNMENTS:	Grand Junction, Delta, Montrose, Rifle, Palisade, Fruita, and Aspen.	
COUNTY GOVERNMENTS:	Mesa, Delta, Montrose, Garfield, Rio Blanco	
FEDERAL GOVERNMENTS:	State of Colorado, Colorado State Parks, U.S. National Forest Service, Colorado Department of Transportation	
WORK LOCATIONS:	All of Western Colorado. Including properties in Rio Blanco, Eagle, Garfield, Mesa, Pitkin, Delta, Montrose, and Ouray.	

Colorado Department of Regulatory Agencies	
Division of Real Estate	
Melinda M Schminke	
Licensed Appraiser	
AL.040029975	01/01/2018
License Number	Issue Date
Active	12/31/2019
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
	
Director: Marcia Waters	Licensee Signature

**RESTRICTED APPRAISAL REPORT
OF THE VACANT LAND
LOCATED AT
2100 DESERT HILL ROAD
GRAND JUNCTION, COLORADO**

APPRAISED FOR:
MR. JOHN SHAVER
CITY ATTORNEY
CITY OF GRAND JUNCTION
250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501

APPRAISED BY
ARNIE BUTLER & COMPANY
KORI S. SATTERFIELD, CG
MELINDA M. SCHMINKE
300 MAIN STREET, SUITE 301
GRAND JUNCTION, COLORADO 81501
TAX IDENTIFICATION NO: 84-1086139

DATE OF VALUE
SEPTEMBER 19, 2019

DATE OF REPORT
OCTOBER 24, 2019

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

*ARNIE BUTLER & COMPANY
REAL ESTATE APPRAISERS & CONSULTANTS
300 Main Street, Suite 301
Grand Junction, Colorado 81501*

*R. Arnold Butler, MAI
Certified General Appraiser
Licensed in Colorado
E-mail: arnie@arniebutler.com*

*Phone 970-241-2716
Fax 970-241-5653
TIN: 84-1086139*

*Melinda Schminke
Licensed Appraiser
Kori S. Satterfield
Certified General Appraiser*

October 24, 2019

Mr. John Shaver
City Attorney
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Shaver:

In response to your request to prepare a Restricted Appraisal Report of the City's property located at 2100 Desert Hill Road in Grand Junction, Colorado, we have made an inspection of that property. The inspection was made for the purpose of providing an opinion of Market Value, as defined in this report, of the fee simple interest as of September 19, 2019, the date of the inspection.

All data used, logic employed and conclusions are subject to the enclosed Certification, Assumptions and Limiting Conditions. The client and intended user for this appraisal assignment is the City of Grand Junction and John Shaver, the City Attorney, as their acting representative. The appraisal is being completed for the specific use of the City of Grand Junction to determine a possible sale price. This report as presented in Restricted Use format is limited to the specific use of our client. Because of the limited nature of this analysis, the appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information filed in the appraiser's work file. The appraisal is being completed in conformance with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P) and the Appraisal Institute (A.I.), as interpreted by the appraisers. This is a Restricted Use appraisal as outlined by the Uniform Standards of Professional Appraisal Practice (USPAP).

"Continued on the next page"

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

According to county records, the City of Grand Junction owns the subject property. The City purchased the subject property, as part of a larger parcel, on October 21, 1993 from Noble and Thomas trustees FBO Jones Trust for \$495,072. The transaction is recorded at Reception Number 1659701 and filed in the Mesa County Clerk and Records Office. The larger parcel was recently subdivided and the subject of this analysis is legally described as "Lot 3, Tiara Rado East Subdivision." The plat is included at the end of this report.

The Mesa County Assessor's Office identifies the lot as Parcel Number 2947-224-39-003. It has a physical address of 2100 Desert Hill Road. This places the site just east of the South Broadway (20-1/2 Road) and Desert Hill Road intersection, along the north side of Desert Hill Road. It is adjacent east of the Tiara Rado Golf Course, east of the driving range. The site was part of 81.604 acres that was once designated for the expansion of the golf course. Access is provided by Desert Hill Road, which is an asphalt paved interior subdivision street. It dead ends two blocks east of South Broadway and intersects with Desert Hill Court.

The lot is flag shaped and contains a total of 37-acres. The southern boundary extends along Desert Hill Road and the western boundary abuts Lot 2 of Tiara Rado Subdivision, owned by the city. The remaining boundaries abut private properties. The lot is sloping from the southwest corner to the northeast. The elevation at the southwest corner is 4,706 feet Above Sea Level and slopes gently to 4,686 feet ASL toward the north center to the 50-foot water/power easement. It then continues to gently slope in a northeast direction to the northeast corner of the site to an elevation of 4,674 feet ASL.

Mr. John Shaver
October 24, 2019
Page 3

The 50-foot water/power easement granted to Redland Water and Power extends through a large portion of the east and center of the site. Adjoining north of the power easement is a 20-foot pedestrian easement. The easement encumbers a large portion of the subject site, thus, it reduces the functional utility for a portion of the site. Kathy, the senior planner with the city, indicated that the water/power easement should not create significant issues for the developer and enclosing the easement is a very likely possibility. She also indicated that the location of the pedestrian easement is negotiable, thus it should not reduce the functional utility of the site to the developer.

The ground cover includes voluntary overgrown Russian Olive trees, native trees and grasses. The vegetation will warrant removal prior to development. Per the FEMA Flood Maps, the subject site is located outside of the 0.2% annual chance floodplain.

The neighborhood and market area for this assignment is the Redlands area, more specifically that area surrounding the Tiara Rado Golf Course. The golf course extends along the western boundary of the neighborhood. South Broadway extends through the center of the neighborhood and caps the southern boundary connecting to Redlands Parkway and Highway 340. Highway 340 caps the northern boundary of the area and extends east and west from Grand Junction to Fruita. Highway 340 is an east/west State Highway. The majority of this area has transcended from what was once open agricultural area into medium and high-density residential subdivisions. There have been high-end residential subdivisions developed over the past several years within the neighborhood or just outside the neighborhood boundaries. The area is anticipated to continue to experience growth into the foreseeable future.

The site is zoned Residential One (R-1) by the City of Grand Junction Planning Department, a low-density residential zoning. Residential One zoning requires a minimum lot size of 30,000 square feet per unit. The Purpose of the zoning is: *"To provide areas for low density residential uses in less intensely developed areas. R-1 tracts should abut or be in close proximity to existing large lot single-family development, making R-1 an appropriate transition district between rural and higher density areas."* (Source: the City of Grand Junction Municipal Code Chapter 21.03 Zoning Districts.)

This area of the Grand Junction has experienced residential development over the past several years and is continuing to see development. The subject is currently vacant undeveloped land. It is our conclusion that based on the legally permissible residential zoning, the physical characteristic of the site, which are conducive to residential development, and the continued growth of the neighborhood, which indicates financial feasibility, the Highest and Best Use for the subject vacant site is for residential development.

This analysis is based upon the value of the land, as raw undeveloped land, and specifically assumes that there are no adverse soil conditions. This appraisal is specifically subject to a soils analysis completed by a qualified soil professional. This use of this *extraordinary assumption may have affected the assignment results of this appraisal.*

This appraisal is being completed as a Restricted Appraisal Report, per USPAP. The details provided are specific for the use of our client, the City of Grand Junction. The land was inspected on September 19, 2019. The depth of the analysis is intended to provide a credible opinion of market value for the specific use of our client for their internal decision making process. All three approaches were considered in the valuation of the subject property, however; the Land Sales Comparison Approach was the only approach utilized. When appraising vacant land, the Land Sales Comparison Approach is considered to provide the most credible and reliable indicator from which to conclude a final value opinion.

Mr. John Shaver
October 24, 2019
Page 5

The Cost and Income Approach are best used for structurally improved properties, thus their exclusion from this analysis does not make it less reliable and is deemed an acceptable appraisal action as practiced by the appraiser's peers for similar properties.

No other use, user or dissemination of this report is allowed without the written consent of Arnie Butler and Company. Arnie Butler and Company takes no responsibility if this appraisal is used or provided to someone other than the person identified as the intended user within this report. This report discloses and states an extraordinary assumption per USPAP requirements.

Land Sales Comparison Approach

Typically, when appraising vacant land, only the Land Sales Comparison Approach is utilized. Therefore, because the subject is vacant, the Land Sales Comparison Approach is used in this analysis. The subject is appraised as raw undeveloped land.

The comparable raw land sales used to value the subject site are summarized below. A detailed sales sheet for each comparable is included at the end of the report:

SALE NO/ LOCATION	SALE PRICE	SALE DATE	SITE SIZE PER ACRE	PER ACRE	ZONING	PER MAXIMUM POTENTIAL OR APPROVED UNITS
SUBJECT: 2100 DESERT HILL ROAD			37.00 ACRES		R-1	MAXIMUM OF 30
1) 954 19 ROAD, FRUITA	\$490,000	04/30/18	26.00 ACRES	\$18,846.15	URR MESA CNTY	\$37,692.31 13 UNITS APPROVED
2) D AND APPROXIMATELY 30-1/2 ROAD	\$700,000	06/20/19	19.01 ACRES	\$36,822.22	R-8/ CR	\$ 7,608.70 92 UNITS APPROVED
3) 2335 H ROAD	\$435,000	06/06/18	19.76 ACRES	\$22,014.17	R-4/ R-8	\$ 5,958.90 73 UNITS APPROVED
4) 2428 H ROAD	\$500,000	06/13/18	17.71 ACRES	\$28,232.64	AFT/ R-1	\$29,411.76 17 UNITS
5) SOUTH OF E-1/4 ROAD AND WEST OF 3321 E-1/4 ROAD	\$325,000	09/20/18	10.32 ACRES	\$31,492.25	RSF-4	\$ 9,558.82 34 UNITS APPROVED
6) 2312 MONUMENT ROAD	\$469,900	02/04/19	37.08 ACRES	\$12,673.00	RSF-4	\$31,326.67 15 UNITS
7) 808 18 ROAD	\$600,000	06/07/19	44.47 ACRES	\$13,492.24	AFT/ R/A-10	\$75,000 8 UNITS
8) 2098 E-1/2 ROAD	\$1,080,000	LISTING SINCE 05/10/19	26.69 ACRES	\$40,464.59	R-E	\$41,538.46 26 UNITS
9) APPROXIMATELY 551 W. GREENWOOD DRIVE	\$1,572,000	LISTING SINCE 03/13/19	32.08 ACRES	\$49,002.49	RSF-4	\$12,281.15 128 UNITS

Analysis of the Sales

All of the sales are arms-length transactions. The sales were cash and private financing. No adjustments for terms of financing are warranted. Although Listing 8 and Listing 9 are not consummated sales and they do not appear to have been on the market for an extended period of time, based on the appraiser's knowledge of the market area, these sales have been listed on and off for an extended period of time and downward adjustments are warranted.

Although none of the comparables used in this analysis support appreciation rates, the market for development land has improved over the last year. Median sales prices for residential properties have increased over 22% since the same time last year.

Mr. John Shaver
October 24, 2019
Page 7

However, sales volumes are down and average days on the market are up. Thus, we have concluded that upward adjustments to the sales are warranted but only a modest upward adjustment of 5% is concluded.

Those adjustments are included in the adjustment grid that follows.

The sales are scattered throughout the Grand Valley. Sale No. 1 is located in Fruita, Sale No. 2 and Sale No. 5 are located in southeast Grand Junction and Clifton, Sale No. 3 and Sale No. 4 are located in northeast Grand Junction. Based upon sales data research over the past year, vacant lot sales within those neighborhood areas compared to the subject in the Redlands command lower average lot prices and upward adjustments are warranted. The remaining comparables Sale No. 6, Sale No. 7, Listing No. 8 and Listing No. 9 are located within the subject neighborhood. In addition to the subject location in the Redlands, it is also adjacent to the Golf Course, which warrants additional consideration. With the exception of Listing No. 8, all of the comparables have similar access. Listing No. 8 has inferior access via a single dirt/gravel road that would warrant improvement prior to development and an upward adjustment is warranted.

The subject for this analysis contains 37-acres. Based on the economics of scale that larger sites typically command lower per acre prices than smaller sites, the unit prices of the comparables are adjusted as follows: Sale No. 6 and Listing No. 9 are similar in size and no adjustments are warranted for size; Sale No. 7 is larger and an upward adjustment is warranted; the remaining comparables are smaller than the subject and downward adjustments are warranted.

All utilities are in close proximity for extension to the subject site. All of the comparables, with the exception of Sale No. 7, are serviced by similar utilities and no adjustments are warranted. Sale No. 7 is the only comparable without service to natural gas and an upward adjustment is warranted.

The subject site does not appear to have any irrigated land and the deed does not list any water rights. Sale No. 6 and Listing No. 9 are similar to the subject with no irrigated land and no water rights. The remaining comparables include irrigated land and water rights. This is a benefit for development and downward adjustments are warranted to the remaining comparables.

The subject site is flat to gently sloping, Sale No. 1 through Sale No. 5 are similar and no adjustments are warranted. Sale No. 6 only has 15.97 acres of developable acres with the remaining being steep sloping and drainage. Sale No. 7 is a rolling to sloping site with rock outcroppings and an upward adjustment for topography is warranted. Listing No. 8 is rolling and above grade with the roadway and Listing No. 9 is rolling, below grade to steep sloping hillside. Both listings require upward adjustments to their unit prices for topography.

The subject is zoned Residential One, or one unit per acre. Based upon information provided by the City, it is estimated that the subject site would support a maximum of 30 units, a low-density zoning. Per acre prices of the comparables are inconsistent based on zoning densities. However, based on the maximum developable units or approved units, the comparables indicate that those with lower density approved/maximums support higher per unit prices than those with higher density approved/maximums. Thus, those comparables with higher density zonings warrant upward adjustments.

The subject is encumbered by a water/power and pedestrian easement that is 70 feet in width and extends through the east and center sections of the site. This reduces the functional utility of this area of the site. However, the area north of the easement is usable and the easement area can be used as open space requirements with the pedestrian easement across it. Thus, no adjustment is warranted to the comparables.

Mr. John Shaver
 October 24, 2019
 Page 9

The adjustments, as applied to the comparable sales in comparison to the subject site are illustrated in graphic form as follows:

ITEM	SALE 1	SALE 2	SALE 3	SALE 4
DATE OF SALE	4/30/18	6/20/19	6/6/18	6/13/18
TOTAL SALE PRICE	\$490,000	\$700,000	\$435,000	\$500,000
\$ PER ACRE	\$18,846.15	\$36,822.22	\$22,014.17	\$28,232.64
SIZE PER ACRE	26 ACRES	19.01 ACRES	19.76 ACRES	17.71 ACRES
MOTIVE	EQUAL	EQUAL	EQUAL	EQUAL
FINANCING	EQUAL	EQUAL	EQUAL	EQUAL
TIME/CONDITION	\$34,532.75	\$8,726.03	\$28,319.69	\$32,047.95
SUB-TOTAL	\$524,532.75	\$708,726.03	\$463,319.69	\$532,047.95
LOCATION/ACCESS	UP UP	UP UP	UP UP	UP UP
SIZE	DOWN	DOWN	DOWN	DOWN
IRRIGATED/WATER	DOWN	DOWN	DOWN	DOWN
TOPOGRAPHY	EQUAL	EQUAL	EQUAL	EQUAL
UTILITIES	EQUAL	EQUAL	EQUAL	EQUAL
ZONING	EQUAL	UP	UP	EQUAL
OVERALL ADJUSTMENT	EQUAL	UP	UP	EQUAL
INDICATED PER	=	+	+	=
ACRE PRICE	\$20,174.34	\$37,281.75	\$23,447.35	\$30,042.23

ITEM	SALE 5	SALE 6	SALE 7	LIST 8	LIST 9
DATE OF SALE	9/20/18	2/4/19	6/7/19	LIST 5/20/19	LIST 3/13/19
TOTAL SALE PRICE	\$325,000	\$469,900	\$600,000	\$1,080,000	\$1,572,000
\$ PER ACRE	\$31,492.24	\$12,673.00	\$13,492.24	\$40,464.59	\$49,002.49
SIZE PER ACRE	10.32 ACRES	37.08 ACRES	44.47 ACRES	26.69 ACRES	32.08 ACRES
MOTIVE	EQUAL	EQUAL	EQUAL	DOWN	DOWN
FINANCING	EQUAL	EQUAL	EQUAL	EQUAL	EQUAL
TIME/CONDITION	\$16,205.48	\$14,612	\$8,400	EQUAL	EQUAL
SUB-TOTAL	\$341,205.48	\$484,511.96	\$608,400	\$1,080,000	\$1,572,000
LOCATION/ACCESS	UP UP	UP	UP	UP/UP	UP
SIZE	DOWN	EQUAL	UP	DOWN	EQUAL
IRRIGATED/WATER	DOWN	EQUAL	DOWN	DOWN	EQUAL
TOPOGRAPHY	EQUAL	UP	UP	UP	UP
UTILITIES	EQUAL	EQUAL	UP	EQUAL	EQUAL
ZONING	UP	UP	EQUAL	EQUAL	UP
OVERALL ADJUSTMENT	UP	UP UP UP	UP UP UP	EQUAL	UP UP
INDICATED PER	+	+++	+++	=	++
ACRE PRICE	\$33,062.55	\$13,066.67	\$13,681.13	\$40,464.59	\$49,002.49

ARNIE BUTLER & COMPANY
 GRAND JUNCTION, COLORADO

Mr. John Shaver
October 24, 2019
Page 10

Before adjustments, the comparables support per acre prices from \$12,673 to \$49,002.49.

After adjustments, the comparables indicate an inconsistent range from which to conclude a per acre price. Higher than Listing No. 9 at \$49,002.49 per acre, which has an inferior topography and a higher density but is not in close proximity to the golf course. Listing No. 9 is similar in size and located in the Redlands but is not a consummated sale. And, equal to Sale No. 1 at \$20,174.34 per acre, which is the middle of the range. Sale No. 1 has an inferior location in Fruita, is smaller in size and has water rights.

After adjustments, it is also indicated that the subject commands a unit price higher than Sale No. 5 at \$33,062.55 per acre and equal to Sale No. 4 at \$30,042.23 per acre. Sale No. 5 has an inferior location and a higher density, but is smaller and has water rights. Sale No. 4 has an inferior location and a similar density, but is smaller and has water rights.

Giving consideration to all of the sales, it is our opinion that the subject commands a per acre price within the overall range from \$20,174.34 per acre to \$33,062.55 per acre, as supported by the comparables at \$25,000 per acre. It is unreasonable to conclude a unit price higher than the range and similar to Listing No. 9 at \$49,002.49 per acre based on the fact that it is a listing and not a consummated sale.

Applying \$25,000 per acre to the total of 37-acres equates to \$925,000.

Mr. John Shaver
October 24, 2019
Page 11

Final Value Conclusion

As previously stated, the purpose of this appraisal is to provide an opinion of the market value of the subject site as raw development land for the city of Grand Junction. It is our opinion that the market value of the subject site as of September 19, 2019, was:

NINE HUNDRED TWENTY-FIVE THOUSAND DOLLARS
(\$925,000.00)

Sincerely,
ARNIE BUTLER AND COMPANY



Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025



Melinda M. Schminke
Licensed Appraiser
License No. AL.040029975

ARNIE BUTLER & COMPANY
GRAND JUNCTION, COLORADO

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Location: 2100 Desert Hill Road

Legal Description: "Lot 3, Tiara Rado East, City of Grand Junction, Mesa County, Colorado"

Schedule Number: 2947-224-39-003

Purpose of Appraisal: The purpose of this appraisal is to provide a credible opinion of market value of the vacant development land as identified in the appraisal report.

"Market Value" as defined for this assignment is:

"The highest price a willing buyer would pay and a willing seller would accept, both being fully informed, and the property being exposed for sale for a reasonable period of time. The market value may be different from the price a property can actually be sold for at a given time (market price). The market value of an article or piece of property is the price that it might be expected to bring if offered for sale in a fair market; not the price that might be obtained on a sale at public auction or a sale forced by the necessities of the owner, but such a price as would be fixed by negotiation and mutual agreement, after ample time to find a purchaser, as between a vendor who is willing (but not compelled) to sell and a purchaser who desires to buy but is not compelled to take the particular article or piece of property."

(West's Encyclopedia of American Law, edition 2. Copyright 2008 The Gale Group, Inc. All rights reserved.)

Exposure/Marketing: An exposure period analysis was completed based upon the vacant land sales over 10 acres sold from the MLS

listing for the Grand Valley Market from January of 2018 through October of 2019. The sales indicate an average exposure period of 183 days and a total of 27 sold. Further research indicates past sales with shorter and longer periods of exposure have been recorded. There were 31 vacant land sales over 10 acres listed in the Grand Valley at the time of our research and they had an average of 241 days on the market. Thus, based upon all of the research we have concluded that a reasonable exposure period is one year.

(Standards Rule 1-2(c))

Property Rights
Appraised:

"Fee Simple Estate" defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015).

Use, User and

Client of Appraisal: The intended use of this appraisal is to provide a credible market value opinion for the City of Grand Junction to determine a possible sale price of the 37-acres zoned R-1, platted as Lot 3 of Tiara Rado East Subdivision.

The client and intended user of this appraisal assignment is the City of Grand Junction and John Shaver, the City Attorney, as acting representative for the city.

No other use, user or dissemination of this report is allowed without the written consent of Arnie Butler and Company. Arnie Butler and Company takes no responsibility if this appraisal is used by or provided to someone other than who is identified as the intended user within this report.

Ownership and
History:

The City of Grand Junction purchased the subject property, as part of a larger parcel, on October 21, 1993 from Noble and Thomas trustees FBO Jones Trust for \$495,072. The transaction is recorded at Reception Number 1659701 and filed in the Mesa County Clerk and Records Office. The larger parcel was recently subdivided and the subject of this analysis is legally described as "Lot 3 Tiara Rado East Subdivision."

To the best of our knowledge the property has not sold, been listed and there have been no purchase offers in the three years prior to the effective date of this appraisal assignment.

Real Estate Taxes: \$Exempt

Site Description:

Size: 37-acres, flag shaped, vacant land

Zoning: Residential One (City of
Grand Junction)

Improvements: None

Highest and Best

Use: Residential Development

Value Conclusion:

Land Sales Comparison Approach: \$925,000.00

Market Value Conclusion: \$925,000.00

Effective Date of

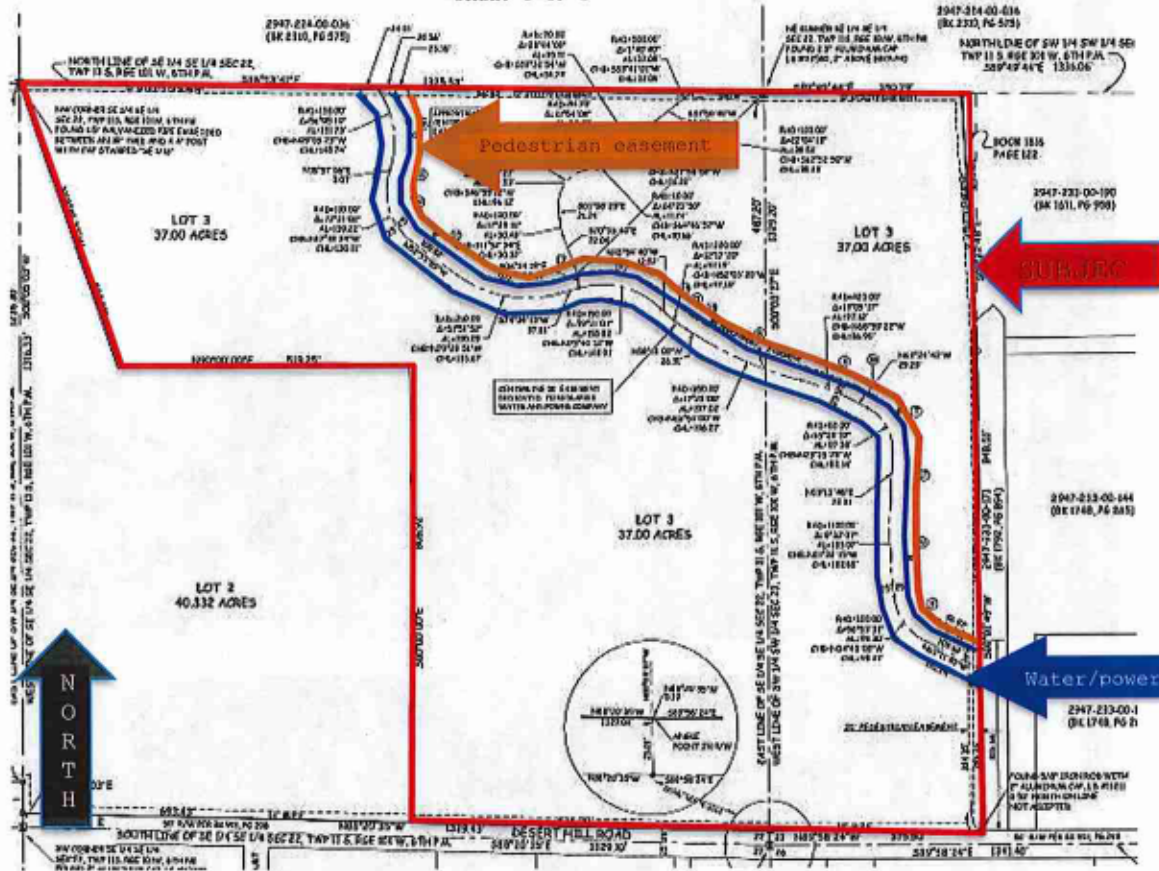
the Appraisal: September 19, 2019

Date of the Report: October 24, 2019

SUBDIVISION PLAT

TIARA RADO EAST SUBDIVISION

LYING WITHIN THE E-1/2 OF SE 1/4 OF SECTION 22 AND SW 1/4 OF SW 1/4 SECTION 23
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF MESA, STATE OF COLORADO
SHEET 3 OF 3



SUBJECT PICTURES



VIEW FROM ACCESS ROAD TOWARD SOUTHEAST CORNER

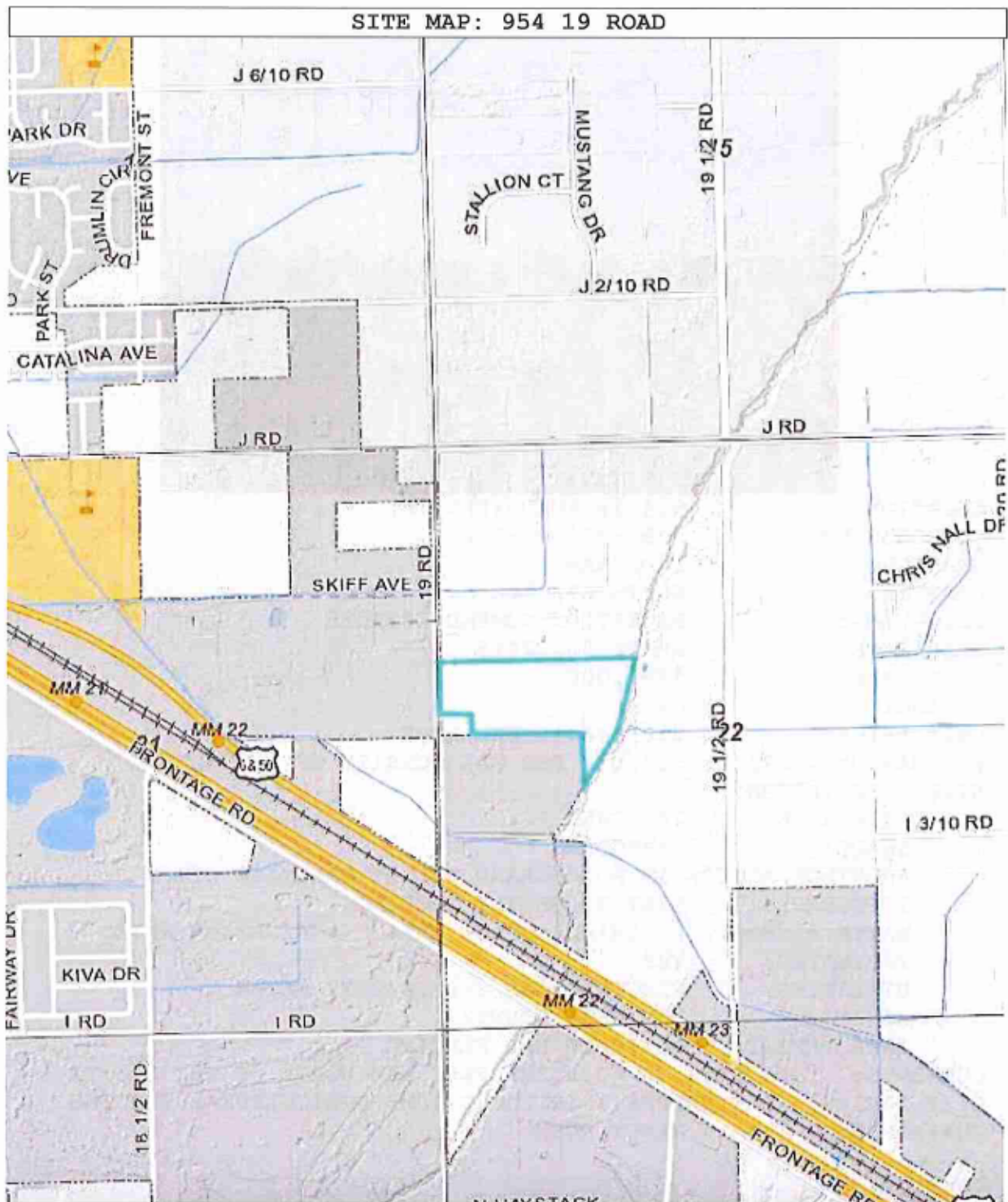


VIEW FROM DESERT HILL ROAD SOUTH CENTER OF SITE

LAND SALE NO. 1



LOCATION: 954 19 ROAD (FRUITA)
SCHEDULE NO: 2697-222-00-102
GRANTOR: BROUGHAM
GRANTEE: NORTH 25, LLC
RECORDING: RECEPTION NUMBER 2839055
SALE DATE: APRIL 30, 2018
SALE PRICE: \$490,000
FINANCING: CASH
UNIT PRICE: \$18,846.15 PER ACRE
PER MAX UNIT PRICE: \$37,692 PER MAX DENSITY OF 13 UNITS
SITE DESCRIPTION:
SITE SIZE: 26 ACRES
SHAPE: IRREGULAR
FRONTAGE/ACCESS: 19 ROAD/GRAND VALLEY DRAINAGE DITCH
TOPOGRAPHY: FLAT TO GENTLY SLOPING
WATER RIGHTS: 25 SHARES GRAND VALLEY IRRIGATION WATER
IRRIGATED: YES
UTILITIES: ELECTRIC/GAS/SEPTIC/CITY WATER
ZONING: URR/MESA COUNTY
IMPROVEMENT: AGRICULTURAL FENCING
COMMENTS: THIS SITE IS ADJACENT EAST AND NORTH OF THE FRUITA
CITY LIMITS. THE PROPERTY INCLUDES SOME AGRICULTURAL FENCING.
CONFIRMED: MANDY RUSH



LAND SALE NO. 2



LOCATION: D ROAD, WEST OF HIGHWAY 141 AT BLUE RIVER
DRIVE AT APPROXIMATELY 30-1/2 ROAD
(SOUTHEAST GRAND JUNCTION)

SCHEDULE NO: 2943-222-19-002

GRANTOR: RIVER TRAIL INVESTMENTS, LLC

GRANTEE: SENERGY BUILDERS, LLC

RECEPTION: 2884249

SALE DATE: 06/20/2019

SALE PRICE: \$700,000.00

FINANCING: CASH

PRICE PER ACRE: \$36,822.22

PER MAX UNIT PRICE: \$7,608.70 (92 LOTS APPROVED)

SITE DESCRIPTION:

SITE SIZE: 19.01 ACRES

SHAPE: MOSTLY RECTANGULAR/IRREGULAR SOUTHERN
BOUNDARY

FRONTAGE: D ROAD/NORTHERN BOUNDARY/RIVER TRAIL ALONG
THE SOUTHERN BOUNDARY

TOPOGRAPHY: FLAT

WATER RIGHTS: ASSUMED ADEQUATE TO IRRIGATE 19.01 ACRES

IRRIGATED: YES

UTILITIES: ALL CITY UTILITIES

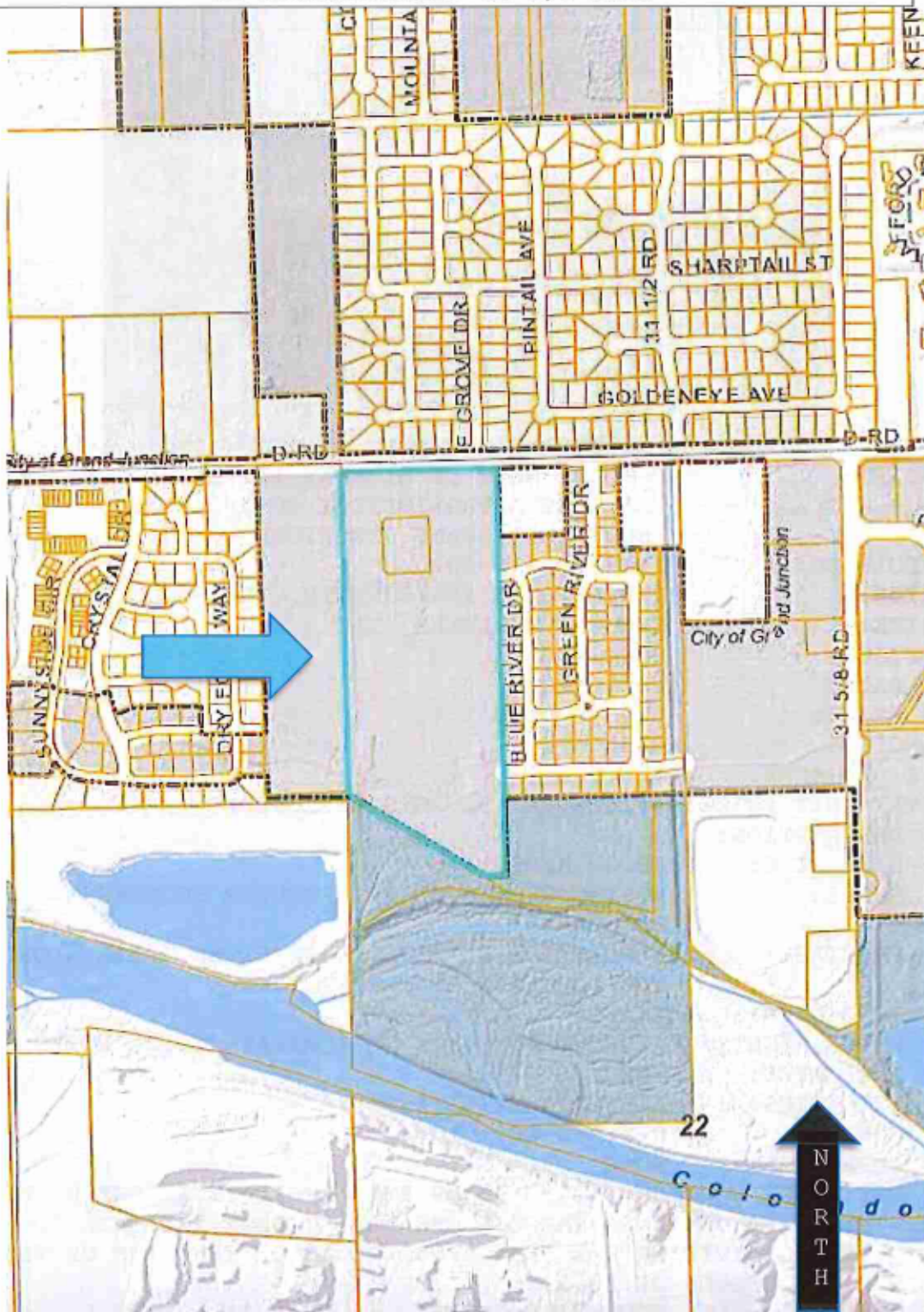
ZONING: R-8 AND CR

IMPROVEMENT: NONE

COMMENTS: THE SOUTHERN BOUNDARY OF THIS PROPERTY IS THE RIVER
FRONT TRAIL THAT EXTENDS THROUGH THE VALLEY FROM PALISADE TO
LOMA. THE SUBDIVISION HAS BEEN APPROVED AS OF THE DATE OF THIS
ANALYSIS IN OCTOBER OF 2019.

CONFIRMED: COUNTY RECORDERS

SITE MAP: D ROAD, WEST OF HIGHWAY 141 AT BLUE RIVER DRIVE
AT APPROXIMATELY 30-1/2 ROAD



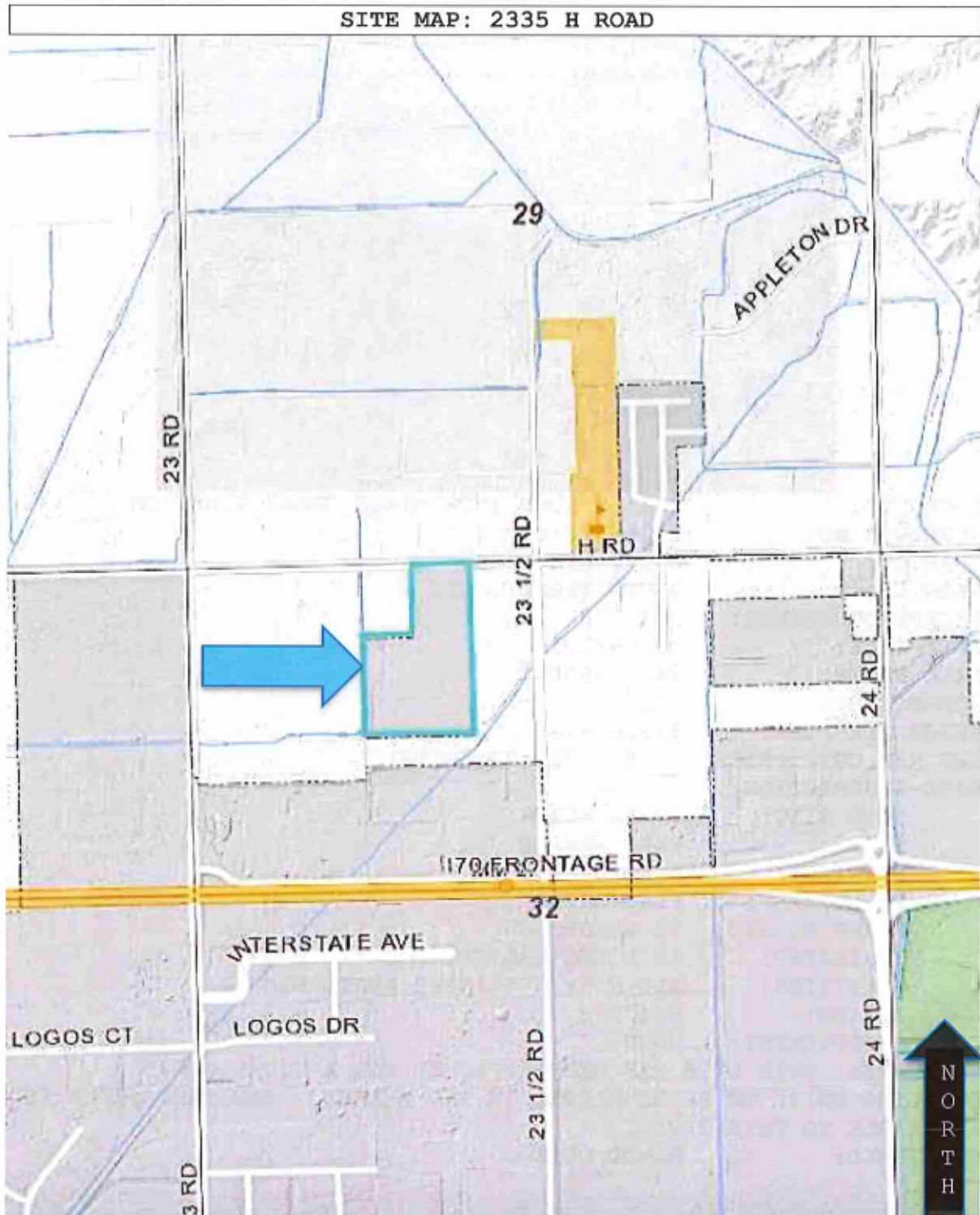
LAND SALE NO. 3



LOCATION: 2335 H ROAD (NORTHEAST GRAND JUNCTION)
SCHEDULE NO: 2701-322-00-103
GRANTOR: BECKY ANN DELK
GRANTEE: SOUTH TWENTY, LLC
RECEPTION NUMBER: 2843338
SALE DATE: 06/06/2018
SALE PRICE: \$435,000.00
FINANCING: CASH
PRICE PER ACRE: \$22,014.17
PER MAX UNIT PRICE: \$5,958.90 (73 UNITS)
SITE DESCRIPTION:
SITE SIZE: 19.76 ACRES
SHAPE: FLAG SHAPED
FRONTAGE: H ROAD
TOPOGRAPHY: FLAT LEVEL
WATER RIGHTS: 20 SHARES GVI
IRRIGATED: 19 ACRES IRRIGATED
UTILITIES: ALL CITY UTILITIES AVAILABLE
ZONING: R-4/R-8
IMPROVEMENT: NONE

COMMENTS: THIS SITE HAS BEEN APPROVED FOR A TOTAL OF 73
DWELLING UNITS TO BE DEVELOPED IN TWO PHASES. SANITARY SEWER IS
AVAILABLE TO THIS SITE.

CONFIRMED: MANDY RUSH



LAND SALE NO. 4



LOCATION: 2428 H ROAD (NORTHEAST GRAND JUNCTION)
SCHEDULE NO: 2701-283-04-001
GRANTOR: SAGE TRUST, TINA SAGE
GRANTEE: STEVEN R. HEJL
RECEPTION NUMBER: 2843902
SALE DATE: 06/13/2018
SALE PRICE: \$500,000.00
FINANCING: PRIVATE FINANCING
PRICE PER ACRE: \$28,232.64
PER MAX UNIT PRICE: \$29,411.76 (17 UNITS)
SITE DESCRIPTION:

SITE SIZE: 17.71 ACRES
SHAPE: RECTANGULAR
FRONTAGE: H ROAD
TOPOGRAPHY: FLAT LEVEL
WATER RIGHTS: 18 SHARES GVI
IRRIGATED: YES
UTILITIES: ELECTRIC, DOMESTIC WATER, NATURAL GAS
SEPTIC
ZONING: AFT/CHANGING TO R-1
IMPROVEMENT: NONE

COMMENTS: THIS PROPERTY IS LOCATED 2 MILES NORTH OF MESA MALL.
IT IS CURRENTLY IN THE PROCESS OF BEING ANNEXED INTO THE CITY OF
GRAND JUNCTION AS AN R-1 ZONING WHICH WOULD ALLOW 1 UNIT PER
ACRE. THE PROPERTY IS RELISTED FOR SALE A/O JUNE OF 2019 FOR
\$895,000.

CONFIRMED: ROSS BEEDE/EILEEN TURNER - NEXTHOME VALLEY
PROPERTIES



LAND SALE NO. 5



LOCATION: SOUTH OF E-1/4 ROAD AND EAST OF DELICIOUS
DRIVE AND WEST OF 3321 E-1/4 ROAD (CLIFTON)

SCHEDULE NO: 2943-123-00-131

GRANTOR: WILLIAM L. FRAME, JR

GRANTEE: E ¼ DEVELOPMENT, LLC

RECEPTION NUMBER: 2855255

SALE DATE: 09/20/2018

SALE PRICE: \$325,000.00

FINANCING: CASH

PRICE PER ACRE: \$31,492.25

PER MAX UNIT PRICE: \$9,558.82 (34 LOTS)

SITE DESCRIPTION:

SITE SIZE: 10.32 ACRES

SHAPE: FLAT SHAPE

FRONTAGE: E ¼ ROAD

TOPOGRAPHY: FLAT

WATER RIGHTS: 12 GVIC

IRRIGATED: YES

UTILITIES: GAS, ELECTRIC, DOMESTIC, SEPTIC

ZONING: RSF-4

IMPROVEMENT: AGRICULTURAL FENCE

COMMENTS: DESERT PEACH SUBDIVISION HAS BEEN APPROVED FOR A 34
LOT SUBDIVISION AND WAS CONFIRMED WITH MESA COUNTY PLANNING
2019-0042 AS OF MAY OF 2019. TURN SOUTH ON 33 ROAD OFF OF
PATTERSON ROAD, TO E-1/4 ROAD, TURN EAST ¼ MILE, SITE IS ON THE
SOUTH SIDE OF THE ROAD.

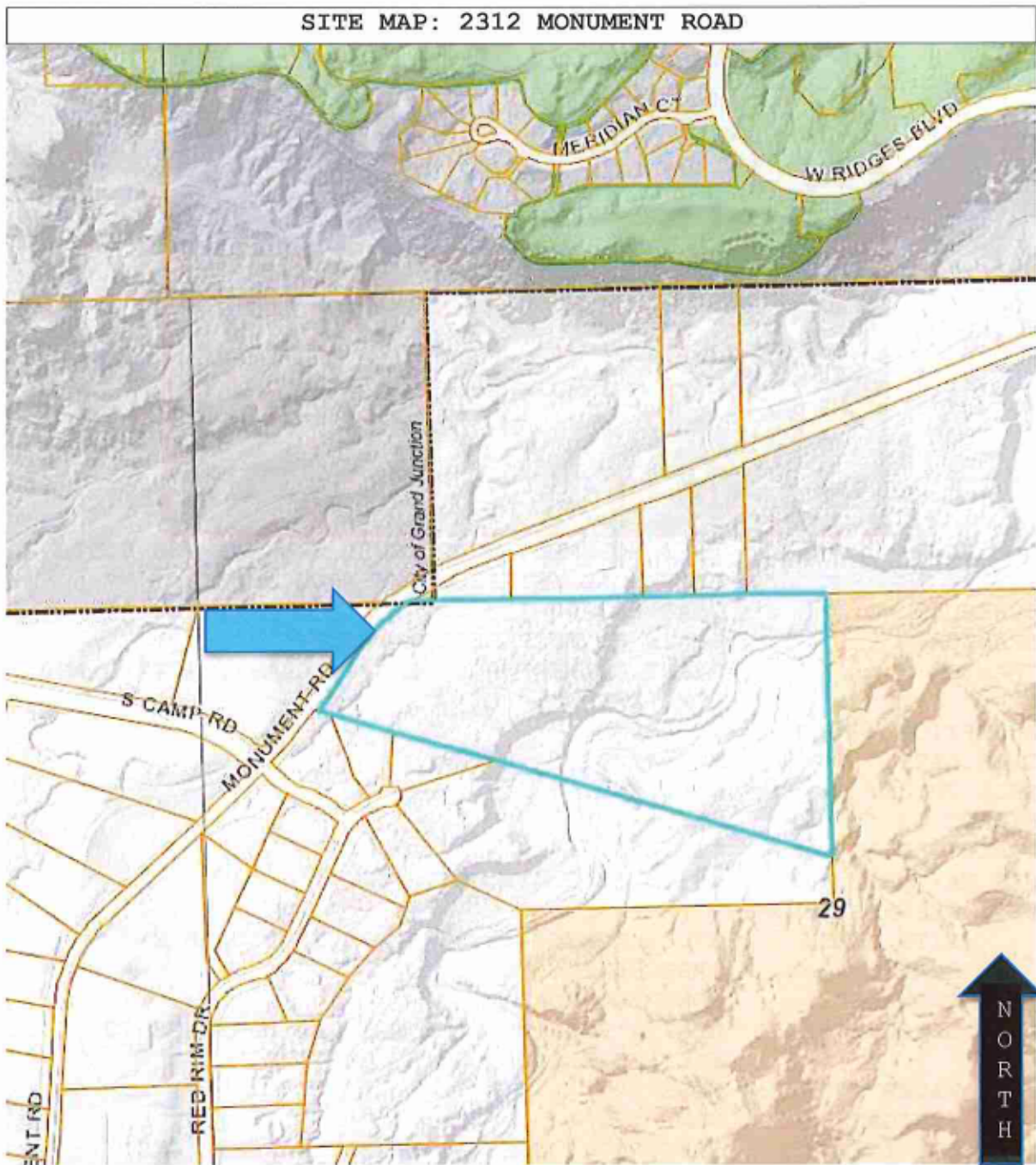
CONFIRMED: BETH REYNOLDS



LAND SALE NO. 6



LOCATION: 2312 MONUMENT ROAD, JUST EAST OF THE SOUTH
CAMP ROAD INTERSECTION (REDLANDS)
SCHEDULE NO: 2945-292-00-118
GRANTOR: ERWIN P. KNIRLBERGER TRUST
GRANTEE: TERRY RUTHERFORD, OLAN G. CLARK, RONALD AND
LORI ERB
RECEPTION NUMBER: 2868805
SALE DATE: 02/04/2019
SALE PRICE: \$469,900
FINANCING: CASH
PRICE PER ACRE: \$12,673
PER MAX UNIT PRICE: \$31,326.67 (15 UNITS)
SITE DESCRIPTION:
SITE SIZE: 37.08 ACRES (15.97 ACRES DEVELOPABLE)
SHAPE: IRREGULAR
FRONTAGE: MONUMENT ROAD
TOPOGRAPHY: GENTLY ROLLING WITH NATURAL DRAINAGE TO
STEEP HILLSIDE ON THE EAST
WATER RIGHTS: NONE
IRRIGATED: NONE
UTILITIES: ELECTRIC, DOMESTIC WATER, NATURAL GAS,
SEPTIC
ZONING: RSF-4 IMPROVEMENT: NONE
COMMENTS: VACANT DEVELOPMENT LAND ADJACENT TO THE CITY AND
ADJACENT EAST OF BLM. AFTER A RECENT SURVEY WAS COMPLETED THERE
ARE APPROXIMATELY 15.97-ACRES THAT ARE DEVELOPABLE, HOWEVER
BECAUSE THERE IS NO SANITARY SEWER A MINIMUM OF ONE ACRE WOULD
BE REQUIRED TO ACCOMMODATE INDIVIDUAL SEPTIC SYSTEMS.
CONFIRMED: OLAN CLARK



LAND SALE NO. 7



LOCATION: 808 18 ROAD (REDLANDS)
SCHEDULE NO: 2697-283-00-791
GRANTOR: RIVER BLUFFS, LLC
GRANTEE: LISA DANIELLE LESAR
RECEPTION NUMBER: 2883254
SALE DATE: 06/07/2019
SALE PRICE: \$600,000.00
FINANCING: CASH
PRICE PER ACRE: \$13,492.24
PER MAX UNIT PRICE: \$75,000 (8 UNITS)
SITE DESCRIPTION:
SITE SIZE: 44.47 ACRES
SHAPE: IRREGULAR
FRONTAGE: EIGHTEEN ROAD AND COLORADO RIVER
TOPOGRAPHY: ROLLING TO STEEP SLOPING TO THE NORTH
ROCK OUTCROPPINGS
WATER RIGHTS: 2 CFS TO COLORADO RIVER
IRRIGATED: NONE
UTILITIES: ELECTRIC, DOMESTIC WATER, PROPANE, SEPTIC
ZONING: AFT (FUTURE R/A 10 1 LOT/5 ACRE)
IMPROVEMENT: NONE
COMMENTS: THIS PROPERTY IS LOCATED NORTH OF WEDDING CANYON
SUBDIVISION. ALTHOUGH ACCESS IS FROM 18 ROAD, THE ASPHALT ENDS
AT THE SOUTHWEST CORNER OF THE SITE. THE NORTHERN BOUNDARY IS
ADJOINING THE COLORADO RIVER. THE PREVIOUS OWNER HAD PLANNED TO
DEVELOP THE PROPERTY IF IT HAD NOT SOLD; HOWEVER, THE NEW
GRANTEE PLANS TO DEVELOP THE SITE AS ONE RESIDENTIAL HOME SITE.
CONFIRMED: JEN PEDERSEN

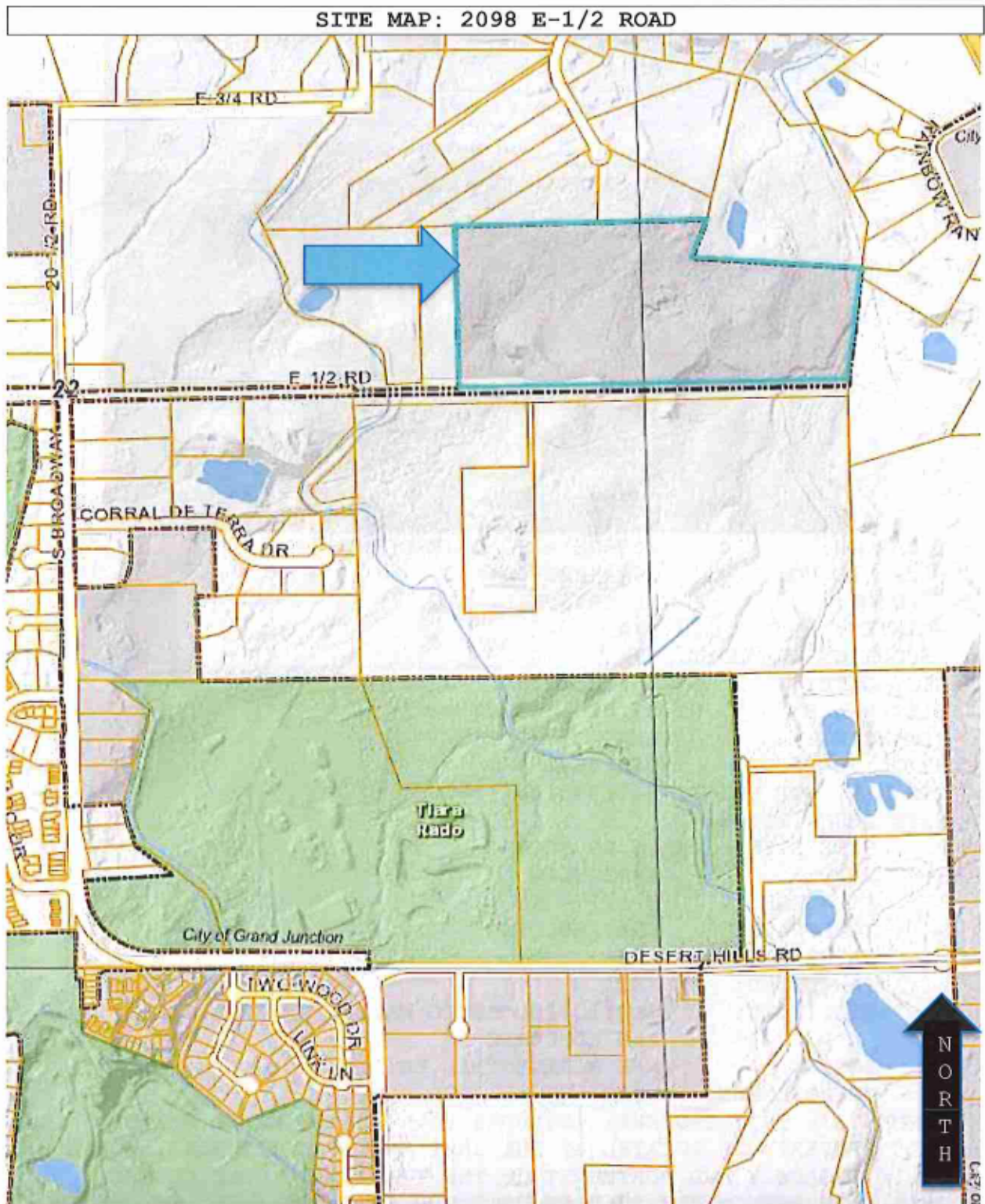


LAND LISTING NO. 8



LOCATION: 2098 E 1/2 ROAD (REDLANDS)
SCHEDULE NO: 2947-221-00-150
GRANTOR: LL CRISPELL, LLC
GRANTEE: N/A
RECEPTION NUMBER: N/A
LIST DATE: 05/10/2019
LIST PRICE: \$1,080,000.00
FINANCING: N/A
PRICE PER ACRE: \$40,464.59
PER MAX UNIT PRICE: \$41,538.46 (26 UNITS)
SITE DESCRIPTION:
SITE SIZE: 26.69 ACRES
SHAPE: IRREGULAR
FRONTAGE: E-1/2 ROAD
TOPOGRAPHY: FLAT/ROLLING
WATER RIGHTS: YES
IRRIGATED: YES
UTILITIES: SEPTIC, DOMESTIC WATER, NATURAL GAS,
AND ELECTRIC
ZONING: R-E RESIDENTIAL ESTATE
IMPROVEMENT: NONE

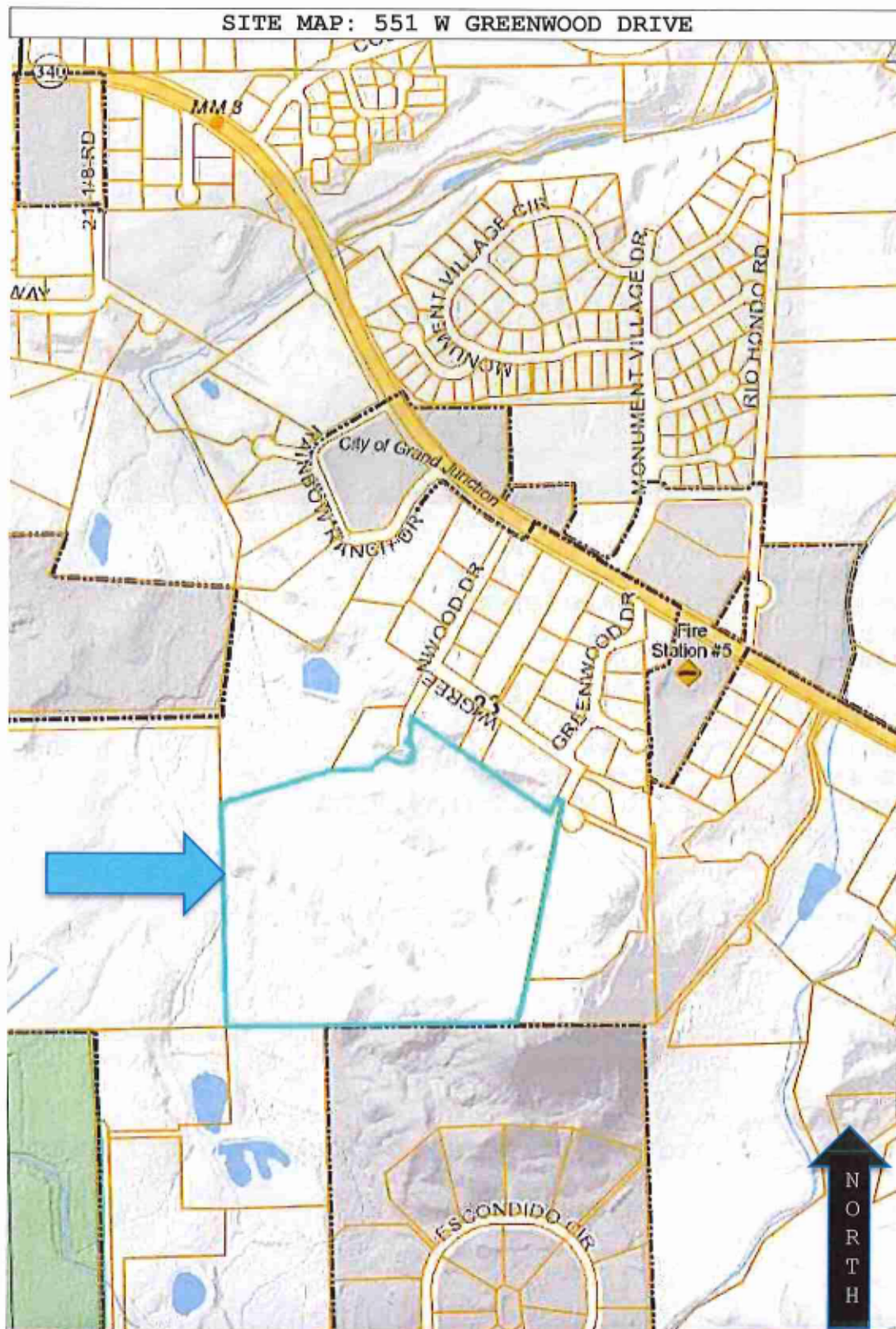
COMMENTS: THIS PROPERTY INCLUDES 10 REDLANDS WATER SHARES.
THIS PROPERTY IS LOCATED AT THE EAST END OF E-1/2 ROAD, NORTH OF
SOUTH BROADWAY AND NORTHEAST OF THE TIARA RADO GOLF COURSE.
THIS SITE PREVIOUSLY SOLD IN 2011 FOR \$326,000.
CONFIRMED: BEN HILL



LAND LISTING NO. 9



LOCATION: APPROXIMATELY 551 W. GREENWOOD DRIVE
(REDLANDS)
SCHEDULE NO: 2947-233-48-002
GRANTOR: EDWIN EHLERS
GRANTEE: N/A
RECEPTION NUMBER: N/A
LIST DATE: 03/13/2019
LIST PRICE: \$1,572,000.00
FINANCING: N/A
PRICE PER ACRE: \$49,002.49
PER MAX UNIT PRICE: \$12,281.15 (128 UNITS)
SITE DESCRIPTION:
SITE SIZE: 32.08 ACRES
SHAPE: IRREGULAR
FRONTAGE: EAST AND WEST GREENWOOD DRIVE
TOPOGRAPHY: ROLLING/FLAT/SLOPING
WATER RIGHTS: NONE
IRRIGATED: NONE
UTILITIES: ELECTRIC, DOMESTIC WATER, NATURAL GAS,
SANITARY SEWER IS IN CLOSE PROXIMITY
ZONING: RSF-4
IMPROVEMENT: NONE
COMMENTS: THE SITE HAS ACCESS FROM BOTH EAST AND WEST GREENWOOD
DRIVES.
CONFIRMED: COUNTY RECORDERS



CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved. An appraiser at Arnie Butler & Company completed a restricted analysis on the subject property in March of 2015, and an appraisal to UASFLA standards in November of 2017. I have not performed any other services regarding the subject property within the 3-year period immediately preceding acceptance of these assignments, as an appraiser or in any other capacity.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the *Uniform Standards of Professional Appraisal Practice* and *Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one has provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, Kori S. Satterfield has completed the continuing education program of the Appraisal Institute.

Sincerely,



Kori S. Satterfield
Certified General Appraiser
Colorado License No. CG200000025

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased, professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has no current or prospective interest in the subject property or parties involved, and has appraised the subject property within the 3 year period immediately preceding acceptance of the assignment, as an appraiser, as of July 2018.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute. This includes the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I, Melinda M. Schminke have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I Melinda M. Schminke have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
- As of the date of this report, I Melinda M. Schminke have completed the continuing education program for Practicing Affiliate of the Appraisal Institute.

Sincerely,



Melinda M. Schminke
Practicing Affiliate, Appraisal Institute
Licensed Appraiser
Colorado License AL.040029975

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. The distribution, if any, of the total valuation in this report between land and improvements applies only under that stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only the proper written qualification and only in its entirety.

13. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

14. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

15. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea- formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

QUALIFICATIONS OF KORI S. SATTERFIELD		
PROFESSION:	Independent Real Estate Appraiser and Real Estate Consultant from 2010 to present.	
GRADUATE:	Mesa State College, Bachelor of Arts	
APPRAISAL LICENSES:	State of Colorado: Certified General Appraiser 200000025, Expires 12/31/20	
ASSOCIATE MEMBER OF:	Appraisal Institute and American Society of Farm Managers and Rural Appraisers	
COURSES & SEMINARS:	Conservation Easement and IRS Regulations – 2/06, Basic Appraisal Principles – 7/10/06, Scope of Work – 10/06, Business Ethics – 2/07, Conservation Excellence – 2/07, Valuation of Small Mixed Use Properties – 2/07, USPAP – 9/07, Conservation Easements and IRS Regulations – Update – 2/08, Residential Market Analysis and Highest and Best Use – 11/08, Conservation Easements – Update – 2/09, Appraiser Site Valuation and Cost Approach 3/09, Residential Sales Comparison Approach 4/09, Residential Report Writing and Case Studies – 4/09, ASFMRA: Conservation Easements – 10/09, USPAP – 7 hr Update – 2/10, Conservation Easement – Update – 2/10, HP12C Calculator – 9/10, Appraisal Curriculum Overview – Residential – 9/10, Conservation Easement Update – Division of Real Estate, State of Colorado – 3/11, General Appraiser Highest and Best Use – 10/11, General Appraiser: Sales Comparison Approach - 2/12, USPAP: 7-Hour Update – 4/12, Valuation of Conservation Easements and Other Partial Interests – 5/12, General Appraiser: Site Valuation and Cost Analysis – 8/12, Conservation Easement Update Course – 3/13, USPAP: 7-Hour Updated 1/14, Conservation Easement Update Course – 3/14, General Appraiser Cost Approach – 3/14, General Appraiser Income Approach I - 6/14, General Appraiser Income Approach II – 8/14, General Appraiser Report Writing - 9/14, McKissock Commercial Appraiser Review 2/14, McKissock Appraising for Expert Testimony – 3/15, CCLT - Conservation Easement Update Course 3/15, DRE - Conservation Easement Update Course 1/17, ASFMRA – Eminent Domain 3/17, ASFMRA – Yellowbook 6/17, USPAP 7 Hr Update -10/18	
APPRAISAL CLIENTS:	Alpine Bank	Great Outdoors Colorado – GOCO
	Aspen Valley Land Trust	Laramie Energy
	Rocky Mountain Elk Foundation	Garfield County Airport
	Ducks Unlimited	Grand Valley National Bank
	Mesa Land Conservancy	Trust for Public Land
	Montrose Bank	Delta Montrose Electric Association
	Colorado Cattleman's Land Trust	Grand Valley Power
	Oxy USA	Black Canyon Land Trust
	Colorado Open Lands	Bank of the West
	Public Service Company/Xcel Energy	Gunnison Ranchland Conservation Legacy
	National Resource Conservation Service	Various individuals, attorneys, other professionals and lending institutions.
	Wells Fargo Bank	
	Colorado Headwaters Land Trust	
CITY/COUNTY GOVERNMENTS:	Cities of Grand Junction and Delta. Counties of Mesa and Delta	
OTHER GOVERNMENTS:	Bureau of Reclamation, BLM, State of Colorado, Colorado State Parks and Wildlife, U.S. Forest Service, Colorado Parks & Wildlife	
WORK LOCATIONS:	All of Western Colorado, including properties in Eagle, Garfield, Grand, Mesa, Delta, Moffat and Montrose Counties, Colorado.	

Colorado Department of Regulatory Agencies Division of Real Estate Kori Shea Satterfield Certified General Appraiser	
<u>CG200000025</u>	<u>01/01/2019</u>
License Number	Issue Date
<u>Active</u>	<u>12/31/2020</u>
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
<u>Marcia Waters</u>	<u>Kori S. Satterfield</u>
Director: Marcia Waters	Licensee Signature

**QUALIFICATIONS OF MELINDA M. SCHMINKE
LICENSED APPRAISER - PRACTICING AFFILIATE, APPRAISAL INSTITUTE**

PROFESSION: Independent Real Estate Appraiser and Real Estate Consultant from 1999 to present. President of Arrow S, Inc. from 2008 to the present. Contracted to Arnie Butler & Company, Inc since 2000.

COLLEGE: Hutchinson Community Junior College
Aims Community College - Certificate of Real Estate Appraisal
Colorado Mesa University, Colorado Christian University

APPRAISAL LICENSES State of Colorado: Licensed Appraiser
AL.040029975, Expires 12/31/2019

PROFESSIONAL DESIGNATIONS: Practicing Affiliate, Appraisal Institute

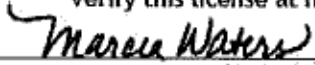
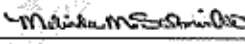
MEMBER OF: Appraisal Institute, Colorado Right-of-Way Association

COURSES AND SEMINARS: 2018-2019 7-hour National USPAP Update Course 02/19/18, 5-hours-Business Practices and Ethics 08/18/17, 8-hours-Computer Plotting of Legal Descriptions for the Layman 4/28/17, 7-hour 2016-17 National USPAP 01/2016, General Report Writing & Case Studies 08/06/14, Statistics, Modeling and Finance 07/30/14, General Appraiser Income Approach 06/18/14, 7-hour 2014-15 National USPAP Update Course 03/06/14, General Appraiser Site Valuation and Cost Approach 01/14/14, Appraisal Subject Matter Electives 12/03/13, General Appraiser Sales Comparison Approach 11/18/13, General Appraiser Market Analysis Highest and Best Use 12/19/12, 7-hour 2012-13 National USPAP 12/20/12, Business Practices and Ethics 12/15/10, Appraisal Curriculum Overview Residential 11/13/11, Appraisal Curriculum Overview General 12/29/11, Condemnation Appraising: Principles & Standard Applications 12/09-11/2010, 7-Hour National USPAP Update Course 08/16/2010, Appraising Distressed Commercial R.E. 11/12/2008, Online Business Practices and Ethics 08/15-09/14/2008, Online Real Estate Finance Statistics and Standard Valuation Modeling 08/15-09/14/2008, 7-Hour National USPAP Standard 06/15-07/15/2008, Sales Comparison Valuation of Small, Standard Mixed-Use Properties 02/22-23/2007, Online Valuation of Detrimental Conditions in Real Estate 12/15/2005 - 01/14/2006, Online Internet Search Strategies for R.E. Appraisers 12/15/2005 - 01/14/2006, Online Apartment Appraisal, Concepts & Standard Applications 11/01-12/01/2005, Online Analyzing Operating Expenses 05/15-06/14/2005, Business Practices and Ethics 02/25/2005 University of Phoenix, 7-Hour National USPAP Update Course 02/24/2005 University of Phoenix, Online Using Your HP12C Financial Calculator 01/15-02/14/2005

APPRAISAL CLIENTS:

Bank of Colorado	Colo State Highways -CDOT
Community Banks of Colorado	
Community Hospital of Grand Junction	Community 1 st Banks
Kinder Morgan Energy	
Bank of America	Public Service Company/Xcel Energy
UTE Water Conservation District	Bank of the West
Mesa State College	Grand Valley National Bank
Grand Junction Housing Authority	Holy Family Foundation
U. S. Banks	New York Life Insurance
Olathe State Banks	Occidental Petroleum
Phoenix Federal S & L	Powderhorn Coal Company
Rocky Mountain Health Maintenance (RMHMO)	St. Mary's Hospital
WestStar Banks	Vectra Banks

	Wells Fargo	Garfield County
	Walker Field Airport	Various individuals, attorneys, and lending institutions.
	Oxy Permian	Grand Valley Power
CITY GOVERNMENTS:	Grand Junction, Delta, Montrose, Rifle, Palisade, Fruita, and Aspen.	
COUNTY GOVERNMENTS:	Mesa, Delta, Montrose, Garfield, Rio Blanco	
FEDERAL GOVERNMENTS:	State of Colorado, Colorado State Parks, U.S. National Forest Service, Colorado Department of Transportation	
WORK LOCATIONS:	All of Western Colorado. Including properties in Rio Blanco, Eagle, Garfield, Mesa, Pitkin, Delta, Montrose, and Ouray.	

Colorado Department of Regulatory Agencies	
Division of Real Estate	
Melinda M Schminke	
Licensed Appraiser	
AL 040029975	01/01/2018
License Number	Issue Date
Active	12/31/2019
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
	
Director: Marcia Waters	Licensee Signature



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: November 20, 2019

Presented By: Ken Sherbenou, Parks and Recreation Director, Rob Bleiberg

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

A Lease with Colorado West Land Trust for the 16 Acre Corner Property at the Northeast Corner of Monument Road and South Camp Road, Described as Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision

RECOMMENDATION:

Staff recommends approval of the lease with the Colorado West Land Trust.

EXECUTIVE SUMMARY:

The Colorado West Land Trust (CWLT) recently acquired a 16-acre property at the northeast corner of Monument and South Camp Roads. The property is vacant and is currently used as an informal open space area by walkers and Tour of the Moon cyclists who park on this property.

CWLT plans to hold the property while it works with the City, other public partners and stakeholders to determine the long-term, public-benefit use for the land. During this planning time, estimated at a year or two, CWLT would like to enter into an agreement with the City whereby the City of Grand Junction manages the land. Once long-term use has been determined, CWLT envisions conveying the conserved land to the City for public open space.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction and the Colorado West Land Trust (CWLT), formerly the Mesa County Land Trust, has a long history of partnership to conserve and enhance the Monument Road Corridor. Over the last seven years, this partnership has resulted

in the acquisition and the conservation of nearly 200 acres of land through three acquisitions, assembled a trail alignment, and are near completion of a new 10 foot concrete path that will link one of the community's most popular trailheads, the Lunch Loop Trailhead, to the Riverfront Trail, Downtown, Dos Rios and Las Colonias. This Connect Trail project earned a \$1,500,000 from Great Outdoors Colorado (GOCO), funds from the Colorado Lottery. This was by far the largest GOCO grant ever received by Grand Junction. This will be open to the public by the end of the year. This trail connection was phase I.

Phase II involves extending this hard surface, concrete trail southward in the same alignment, to connect to the existing sidewalk at South Camp Road. The corner property, the subject of the lease up for Council consideration, is centrally important to the vision for phase II as shown on the attached map. Additionally, the CWLT teamed up with the City for a GOCO Local Parks and Outdoor Recreation (LPOR) grant request that was submitted October 24, 2019. This was to pursue acquisition of another key property to enable phase II of the Connect Trail. This was 20 acres along Monument Road, which is a part of a 37 acre parcel, 2312 Monument Road, that is currently being developed. Once acquired, the CWLT anticipates leasing this land to the City and eventually deeding it. Please see the enclosed maps for detail on these aforementioned properties.

FISCAL IMPACT:

There is no fiscal impact aside from General Fund expenditure for parks maintenance staff involved in maintaining this property.

SUGGESTED MOTION:

I move to authorize the City of Grand Junction to execute the lease with the Colorado West Land Trust for the corner property at the Northeast Corner of Monument Road and South Camp Road, Described as Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision, as presented.

Attachments

1. Lease CWLT Final 11 5 19, corner property
2. Redlands Loop Map, CWLT 11 6 19
3. Corridor Map (002).pptx, CWLT Monument Road 11 6 19

MANAGEMENT LEASE

This Management Lease ("Lease") is entered into effective the 20th day of November~~11th day of September~~, 2019, by and between MESA COUNTY LAND CONSERVANCY, INC., a Colorado nonprofit corporation, doing business as COLORADO WEST LAND TRUST, 1006 Main Street, Grand Junction, Colorado, 81501 ("CWLT"), as lessor, and the CITY OF GRAND JUNCTION, a Colorado Home Rule Municipality, the address of which is 250 North 5th Street, Grand Junction, CO 81521 ("City"), as lessee.

RECITALS:

A. CWLT has ~~a contract to acquire~~ acquired the following described property ("Property")~~: on September 11, 2019:~~

Block E, Monument Valley Subdivision, and Block F, Monument Valley Subdivision except a parcel of land conveyed to the County of Mesa, Colorado by instrument recorded March 10, 2006 at Reception No. 23060636, Mesa County, Colorado

B. ~~Contingent upon CWLT and the City acquiring the Property, the parties wish to enter into this Lease for management of the Property to be effective immediately upon signature hereof. acquisition of the Property by CWLT.~~

C. The Property is vacant and has informal hiking and biking trails (including on two dirt roads) and a small parking area used by the public ("Current Uses").

NOW, THEREFORE, in consideration of the mutual promises, covenants, terms, and conditions herein, the City and CWLT parties hereby agree as follows:

AGREEMENT:

1. Lease for Current Uses of Property. CWLT hereby grants to the City a lease for use and management of the Property for its Current Uses and/or uses determined by the City to be reasonably similar to the Current Uses, at no charge to the public, subject to the terms and conditions of this Lease. The Current Uses by the public are is a for public recreation and at those uses are within the purposes and authority of the City to operate and maintain. Beginning in the year 2020, the City will be starting a services and facilities plan, which will include identifying and planning for some recreational uses on undeveloped properties that the City manages. The parties agree that the Property be included in that planning effort.
2. Term. This Lease will-shall terminate no sooner than upon December 31, 2020, with options for annual renewal on mutually acceptable terms to be determined by the City

Management Lease
Corner Property
CWLT- City of Grand Junction

and CWLT. This lease may be terminated ~~earlier~~ by CWLT only as provided for in Section 14 ~~below~~.

3. Consideration. The City's supervision and maintenance of the Property serves to protect it, and is the consideration hereunder for this Lease. The City and CWLT acknowledge the sufficiency of the consideration for the making and enforcement of the Lease. There is no monetary rent.
4. Use and Management of Property. The City shall ~~use and~~ manage the Property ~~so that exclusively for the Current Uses and those determined by the City to be reasonably similar, continue for the Lease term(s).~~ The City shall not permit the Property to be used, possessed, or occupied for any ~~unlawful purpose or in any unlawful manner that is unlawful under the City's ordinances or regulations,~~ or for any use(s) or purpose(s) not ~~expressly~~ authorized by this Lease.
5. Assignment or Sublet. The City shall not assign this Lease or sublet the Property or any portion thereof without first obtaining CWLT's prior written consent, ~~which~~ CWLT may withhold in its sole discretion.
6. Liability Insurance. The City shall name CWLT ~~its officers, directors and employees,~~ as an additional insureds on its public liability and property damage insurance policies. ~~The City shall provide CWLT a certificate of insurance evidencing all such insurance within ten (10) business days of the date of executing this Lease. The City may assert protections of the Colorado Governmental Immunity Act (C.R.S. 24-10-101 et. seq.) in defense to any claim.~~
7. Condition As Is. CWLT makes no warranties or representations whatsoever with respect to the condition of the Property, and the City acknowledges that it has fully inspected same and ~~shall~~ assume its use, possession, and occupancy thereof "as is" and in its present condition.
8. Improvements and Alterations. The City shall construct no new improvements or make any alterations on or under the Property without prior written consent ~~permission~~ of CWLT.
9. Maintenance of Property. The City shall maintain the Property in ~~a clean~~ generally consistent with the maintenance of other unimproved City parks and open spaces. ~~The City will endeavor to keep the Property~~ free of trash, debris and noxious weeds. The City agrees that it shall not use, store, release or dispose of any hazardous substance(s) ~~on the Property.~~
10. Casualty. In the event of loss, casualty, or destruction to the Property resulting from natural causes or other matters beyond the control of CWLT or the City, however caused, neither party ~~CWLT~~ shall have any ~~no~~ obligation to the other ~~City~~ for any loss or damage suffered ~~by the City~~ as a result of such casualty, except to the extent that

Comment [A1]: Coverage in GIA limits or something else?

such loss or destruction was caused by ~~the~~ gross negligence or willful misconduct ~~of CWLT.~~

11. Code Compliance. The City shall be responsible for complying, at its sole cost and expense, with all ~~applicable health, safety, fire, and other City ordinances and regulations code requirements and orders applicable to and~~ with respect to the City's activities on the Property.
12. Taxes. The parties intend that the Property qualify for exemption from real property taxes pursuant to C.R.S. § 39-3-124 based upon this Lease to the City for more than one year for the City's use for the public recreation purpose of the City. The City will take such steps as are required of the lessee under C.R.S. § 39-3-124 to notify Mesa County of this Lease, and provide information in support of such application for exemption from real property taxes.
13. Entry and Inspection. CWLT and its agents or representatives shall have the right to enter upon the Property at all times for ~~any purpose including but not limited to the~~ inspection of the Property for the City's performance of its obligations hereunder.
14. Termination. This Lease shall terminate upon the earlier of: (a) 15 days written notice by CWLT specifying the City's failure to perform and comply with the promises, covenants, terms, and conditions herein and the City's continuing failure to so perform or comply, or (b) at the end of the Term, described in Section 2, above. Upon termination as provided under this Section 14, all rights and obligations of the parties hereunder shall cease and this Lease shall become null and void, however, notwithstanding termination of this Lease, the City shall continue to be responsible for any liability that may arise by virtue of the City's activities on the Property during the lease period.
15. Surrender of the Property. Within 5 days following termination of the Lease as provided in Section 14, above, the City shall vacate the Property and shall surrender the Property in at least as good condition as it was in on the commencement date of this Lease (subject to all approved activities).—
16. Notices. Any notice required hereunder shall be in writing and sent via email, personally served or sent by registered mail, return receipt requested and postage prepaid, as follows:

To CWLT:

Colorado West Land Trust
1006 Main Street
Grand Junction, CO 81501

Attention: Mr. Rob Bleiberg, Executive Director, rob@cowestlandtrust.org, and
Ms. Libby Collins, Manager of Community Engagement,
libby@cowestlandtrust.org

~~Attention: Mr. Rob Bleiberg, Executive Director, rob@cowestlandtrust.org, and~~

Management Lease
Corner Property
CWLT- City of Grand Junction

~~Ms. Libby Collins, Manager of Community Engagement,
libby@cowestlandtrust.org~~

To the City:

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81521

~~Attention: Mr. Ken Sherbenou, Parks and Recreation Director, kensh@gjcity.org,
Mr. John Shaver, City Attorney, johns@gjcity.org~~

~~Attention: Ken Sherbenou and John Shaver, email:
kens@gjcity.org, johns@gjcity.org~~

17. Attorney's Fees and Costs. In the event legal action is initiated by either party to this Lease to enforce such party's rights hereunder, each party shall pay its own attorney fees and costs.
18. Successors and Assigns. This Lease shall bind and inure to the benefit of the parties' successors and assigns.
19. Remedies. CWLT's rights and remedies hereunder shall be cumulative; CWLT's waiver of any particular breach or default hereof by the City shall not operate or be construed as a waiver of any other past or future breach or default, whether or not the same or similar in nature, and neither CWLT's failure to enforce the City's obligation to perform or comply with any promise, covenant, term, or condition herein shall operate or be construed as a waiver or any estoppel or a limitation on CWLT's right to enforce the City's obligation to perform and comply with all promises, covenants, terms and conditions herein or to exercise any right or remedy available herein on account any breach or default by the City whenever it may have occurred.
20. Recreational Use Statute. Nothing in this Lease shall be deemed to alter protections afforded to CWLT under C.R.S §33-41-103, or any subsequent legislation for allowing public use of the Property without charge. The parties agree that the City is the manager of the Property, including the manager of recreational activities on the Property, and as provided in C.R.S §33-41-103(2)(d), CWLT shall not be held liable for the City's management of the Property for recreational or any other purposes. CWLT acknowledges that it has been advised of its right to bargain for indemnification ~~from or~~ liability for injury resulting from use of the land by invited guests for recreational purposes, as provided in C.R.S §33-41-103

IN WITNESS WHEREOF, the parties hereto have caused this lease to be duly executed in duplicate the date and year first above written.

CWLT:

Management Lease
Corner Property
CWLT- City of Grand Junction

MESA COUNTY LAND CONSERVANCY, INC., doing business as COLORADO
WEST LAND TRUST, a Colorado non-profit corporation

By: _____

Date: _____

Its: _____

Management Lease
Corner Property
CWLT- City of Grand Junction

CITY OF GRAND JUNCTION, a Colorado Home Rule Municipality

By: _____

Date: _____

Its: _____





Grand Junction Planning Commission

Regular Session

Item #5.a.i.

Meeting Date: November 20, 2019

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Two Ordinances 1) Amending the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low 0.5 to 2 Units per Acre; and 2) Rezoning from PD (Planned Development) to R-1 (Residential 1 Unit per Acre) for a 23.2-Acre Portion of a Property Located at 400 23 Road, More Particularly Described as a Site at the East End of Canyon Rim Drive

RECOMMENDATION:

The Planning Commission heard these requests at its October 22, 2019 meeting and recommended approval of both actions (5-1).

EXECUTIVE SUMMARY:

The Applicant, La Plata Communities, is requesting multiple actions on a 23.16-acre portion of a larger parcel with the address of 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive. The property is presently vacant. The proposed actions are to: 1) amend the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low .5 to 2 dwelling units per acre; and 2) Rezone a portion of the property from PD (Planned Development without a Plan) to R-1 (Residential 1 dwelling unit per acre).

The proposed changes are intended to allow for completion of residential development at the east end Canyon Rim Drive. The remainder of the property, along with other adjacent parcels are reserved are not a part of this request.

BACKGROUND OR DETAILED INFORMATION:

Grand Junction Land Company, LLC currently owns the large, 370.8-acre property ("parent parcel") that is presently addressed as 400 23 Road. Many decades ago (in the mid-to late-1970s), the property was originally intended to be included in The Ridges development. When the City annexed the Ridges in 1992 (Ridges Majority #3), the plan for this portion of the development was not recognized so it lapsed at that time. Since then, this property has carried forward a Planned Development (PD) zone district but without a Plan. La Plata Communities is the developer pursuing the request, with consent from the property owner, for a Comprehensive Plan Amendment and Rezone of approximately 23.2 acres on the southwest corner of the parent parcel, at the east end of Canyon Rim Drive. Grand Junction Land Company, LLC also owns the adjacent 347.6-acre parcel but is not a part of this request.

The parcel is located east of South Camp Road where Canyon Rim Drive and underground utility mains were stubbed into it at the time the Canyon Rim subdivision was constructed in anticipation of development expanding to the east. The 23.2-acre parcel abuts existing subdivisions on the east and south, and is topographically associated with this existing development as it is enclosed by mesa slopes to the east and north. These mesa slopes are not developable due to their steepness (approximately 20% to 30% slopes) however, approximately 13 acres of the 23.2 maintain a sloping but gentle grade (majority of remaining area approximately 0-10% grades) and are generally considered developable land. Because this acreage is surrounded by steep slopes, this property is a natural extension of the Canyon Rim Subdivision area and could be considered infill in this area.

To the west is Canyon Rim Subdivision Phase 4, zoned R-2 (Residential 2 units per acre) in the City; to the south is Monument Valley Subdivision Filing 6, zoned PD in the County with lots approximately 1 acre in size; to the east is a 5-acre private parcel zoned RSF-R in the County, and BLM property; and to the north is vacant land zoned PD in the City and is the remainder of the 370.8-acre parent parcel. The property is currently within the City limits.

The parent parcel currently has three different land use designations on the Comprehensive Plan Future Land Use Map – Conservation/Mineral Extraction, Residential Medium Low and Residential Medium. Given this mix of land use designations, the Comprehensive Plan clearly recognizes the natural constraints but also envisions the unique opportunities in this area to conserve open space as well as develop residential opportunities of varied types and densities. In addition, because Canyon Rim Drive and main utility lines stub to the southwest corner of the parent parcel, it appears it was intended that development would continue to the east based on the utility stubs as well as the road that terminates (not in a cul-de-sac) at the property line. La Plata Communities has been working with the Grand Junction Land

Company LLC towards completing, as the first step, the potential development of the southwest corner of the large parcel while simultaneously working on an overall plan for the remainder of the property.

There is a provision in the Zoning and Development Code (section 21.02.130(d)(v) that allows for a rezone application to proceed without a plan amendment when the proposed zoning (in this case R-1) is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district (in this case the property is next to a Residential Low land use designation). However, in order to recognize a requested change to the Future Land Use Map, Staff has advised the Applicant to seek both an amendment to the Comprehensive Plan as well as a subsequent rezoning of the property.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was conducted consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code on April 22, 2019. The public was notified for the meeting was in a much larger area than just within 500 feet of the 23.2-acre parcel. Notification included all addresses within 500 feet of all properties under the same ownership that are anticipated to be part of the future Planned Development as well as all of the properties potentially to be developed in the first phase – the east end of Renaissance Boulevard and the east end of Canyon Rim Drive. Approximately 88 citizens attended the meeting. Comments primarily concerned natural conditions in the area such as slopes, drainage and soils and traffic and trail access concerns.

An attendance roster as well as a summary of comments received from the meeting are attached. Also attached are numerous letters and email correspondence received immediately following the Neighborhood Meeting as well as received more recently. Mailed notice of the Public Hearing, in the form of notification cards was again sent to property owners within 500 feet, HOAs within 1,000 feet of the 23.2-acre parcel, and those in attendance at the Neighborhood Meeting. The subject property was posted with an application sign on September 5, 2019 and notice of the public hearing was published October 15, 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 meets at least one of the following review criteria.

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

The 2010 Comprehensive Plan includes a Future Land Use Map which identifies the large property with three different land use categories – Conservation/Mineral Extraction, Residential Medium Low and Residential Medium. The particular portion of the southwest corner of the large parcel is included in the Conservation/Mineral Extraction area. The purpose of the Conservation/Mineral Extraction Future Land Use category is for public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. It does allow for mining and sand or gravel extraction operations.

It is important to note that the Future Land Use Map only portrays a broad-brush application of potential land use of an area that is not generally defined by parcel lines or necessarily underlying geography and topography. Certainly, there are other areas of the parent parcel and other lands along this ridge that parallels South Camp Road that are conducive to ultimately being conserved as open space that are not shown as Conservation/Mineral Extraction (refer to map in attachments). Similarly, there are areas of this 23.2-acre site that are conducive to residential development that are not shown with a Residential land use category.

Therefore, a subsequent event that invalidates the original premise of the Comprehensive Plan is a more detailed analysis of the specific site that indicates there is capacity for development on this property. The more detailed analysis of a piece of property better informs potential future land use of it. It appears from the more detailed analysis of the portion of the property proposed to be changed from Conservation/Mineral Extraction to Residential Low is that it is not unlike adjacent areas that have been developed and that the property could support a Residential land use rather than being entirely within a Conservation/Mineral Extraction land use category.

Therefore, Staff finds this criterion has been met.

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

The subject site is adjacent to established residential neighborhoods to the south and west. The majority of the homes in these neighborhoods were constructed prior to adoption of the Comprehensive Plan in 2010. Therefore, the character and conditions of the area have not changed since the Plan was adopted and staff finds this criterion has not been met.

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

The subject property is adjacent to lower density urban development to the south and

west. Public facilities in the form of utilities and an improved road were stubbed to this property at the time the subdivision to the west (Canyon Rim) was constructed. The road to the property, Canyon Rim Drive, was developed as a Residential Collector intended to serve the balance of the parent parcel as shown on the City's Circulation Plan, so it has and was designed with capacity for over 1,000 trips per day, thus able to carry vehicle trips for additional residential units. The existing utility services stubbed to or in close proximity with the ability for extension to the subject site include Ute Water, Persigo 201 sewer service, 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 Comprehensive Plan amendment 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

A recently-completed inventory of Vacant Residential Zone Properties (map included in attachments) shows that there are very limited areas in the Redlands Planning Area upon which future development may occur, particularly other than the subject parcel and the larger area to be developed in the future. The Comprehensive Plan suggests that growth occur in each Planning Area to afford housing choices throughout the community. Consequently, it is prudent to consider residential land use on parcels such as this which have the capacity to absorb some of the future residential development. Consideration of a residential designation that is consistent with the adjacent residential land use designation will afford the opportunity to help address future needs and specifically future needs within the Redlands Planning Area. As such, Staff finds this criterion has been met.

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

Public benefit will be derived from the requested Comprehensive Plan Amendment due to the request enabling efficient development of property adjacent to existing City services (street, water and sewer service infrastructure) stubbed to the property at the east end of Canyon Rim Drive. In addition, future development of the property will provide an extension of Canyon Rim Drive per the current Grand Junction Circulation Plan which seeks road interconnectivity to the east and north. Beyond better utilization of infrastructure, staff also believes the area will derive benefits from providing opportunities for additional residential development in a highly desirable area of the community. Therefore, Staff finds this criterion has been met.

Consistency with Comprehensive Plan

The proposed amendment implements the following guiding principles, goals and

policies:

Guiding Principle 2: Sustainable Growth Patterns – The Comprehensive Plan calls for fiscal sustainability where the community grows efficiently and cost-effectively. It encourages infill and redevelopment and discourages growth patterns that cause disproportionate increases to cost of services. The subject property is an infill site with existing urban infrastructure which meets this principle.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community. The proposed amendment and subsequent rezone will allow for expansion of an existing neighborhood in the Redlands, where, as previously discussed, there are limited opportunities to provide for such growth in this Planning Area of the City.

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 criteria listed below. If the Comprehensive Plan is amended to Residential Low, the options for zone districts to implement the Plan are RR (Residential Rural - 5-acre lots), R-E (Residential Estate - 1 acre lots), R-1 (Residential 1 unit per acre), R-2 (Residential 2 units per acre), R-4 (Residential 4 units per acre) and R-5 (Residential 5 units per acre). The applicant is requesting an R-1 zone district to be consistent with both the existing R-2 zone district to the west and the 1-acre lots along the south.

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

As stated in the analysis of this criterion for the Comprehensive Plan Amendment, Staff believes a subsequent event that invalidates the original premise of the Comprehensive Plan is the more detailed analysis of the site itself and its capacity for potential development. The more detailed analysis of a piece of property better informs potential use of that property. It appears from more detailed analysis of the portion of the property proposed to be changed from Planned Development without a plan to R-1 (Residential 1 unit per acre) is not unlike development that has occurred in similar adjacent subdivisions as well as other developments along the east side of South Camp Road below and on the lower slopes of the bluffs. This property appears to have similar capacity for development. Therefore, 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

As stated in the analysis of this criterion for the Comprehensive Plan Amendment, the subject site is adjacent to established residential neighborhoods to the south and west.

The majority of the homes in these neighborhoods were constructed prior to adoption of the Comprehensive Plan in 2010. Therefore, the character and conditions of the area have not changed since the Plan was adopted and staff finds this criterion has not been met.

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

As stated in the analysis of this criterion for the Comprehensive Plan Amendment, the subject property is adjacent to lower density urban development to the south and west. Public facilities in the form of utilities and an improved road were stubbed to this property at the time the Canyon Rim subdivision to the west was constructed. The road to the property Canyon Rim Drive was developed as was developed as a Residential Collector intended to serve the balance of the parent parcel as shown on the City's Circulation Plan, so it has and was designed with capacity for over 1,000 trips per day, thus able to carry vehicle trips for additional residential units. In addition, all other utilities are available or can be extended to this property and public safety services can adequately serve the potential development. Based on the provision and concurrency of public utilities and community facilities to serve the site of the proposed 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

Referring again to the recent inventory of Vacant Residential Zone Properties that illustrates there are very limited areas in the Redlands Planning Area upon which future development may occur, particularly other than the subject parcel and the larger area to be developed in the future Planned Development. The Comprehensive Plan suggests that growth occur in each Planning Area to afford housing choices within the community. Consequently, it is prudent to consider a zoning category that is consistent with the density of R-1 (Residential 1 unit per acre) proposed for this property. Consideration of a residential zone district will afford the opportunity to help address future needs and specifically the future needs within the Redlands Planning Area. Staff has therefore found there to be an inadequate supply of suitably designated available in this area of the community and finds this criterion has been met.

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

The community or area, as defined by the presiding body, will derive benefits from the proposed amendment. Public benefit will be derived from the requested rezone by replacing the current PD (Planned Development) zoning without a plan with conventional zoning that defines allowable uses and standards that are compatible with

adjacent residential development. Therefore, staff finds this criterion has been met.

Consistency with Comprehensive Plan

The proposed rezone is consistent with the same principles, goals and policies of the Comprehensive Plan that are listed in the Plan Amendment analysis section.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing file CPA-2019-468, a Comprehensive Plan Amendment from Conservation to Residential Low .5 to 2 units per acre; and RZN-2019-450, a Rezone from PD to R-1 (Residential 1 unit per acre), for a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, the following findings of fact have been made:

- 1) The requests are consistent with the intent, goals and policies of the Comprehensive Plan;
- 2) The request has met one or more of the criteria as required in Section 21.02.130 of the Zoning and Development Code for a Comprehensive Plan Amendment; and
- 3) The request has met one or more of the criteria as required in Section 21.02.130 of the Zoning and Development Code for a Rezone.

Therefore, Staff recommends approval of both requests.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4888, an ordinance amending the Comprehensive Plan Future Land Use Map Designation to Residential Low for a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and order final publication in pamphlet form, and

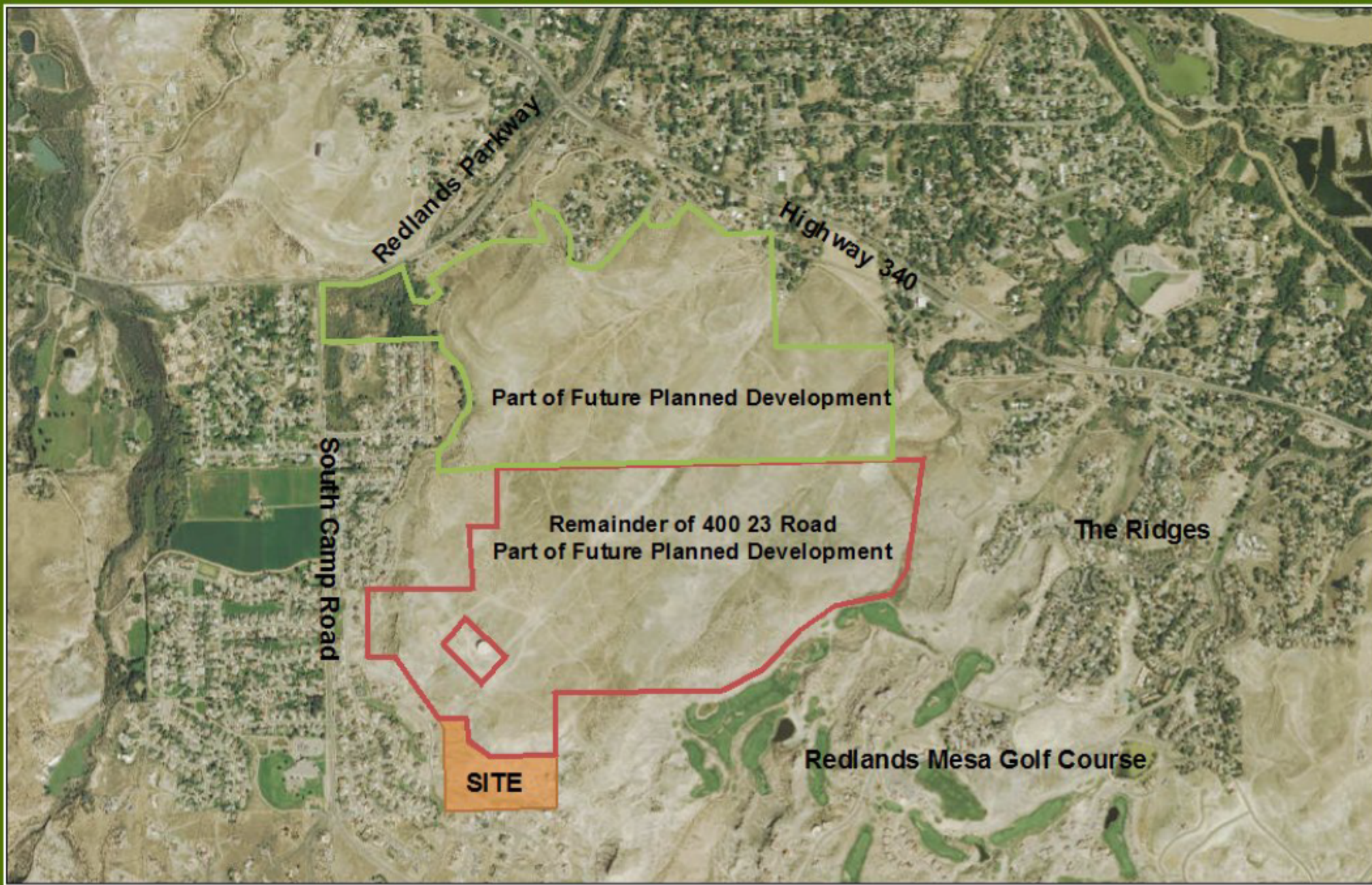
I move to (adopt/deny) Ordinance No. 4889, an ordinance rezoning to R-1 (Residential 1 unit per acre) a 23.16-acre portion of a property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive on final passage and order final publication in pamphlet form.

Attachments

1. Canyon Rim 360 Maps
2. Canyon Rim 360 Site Photos
3. Inventory of Vacant Residential Zoned Properties
4. Application and Neighborhood Meeting Information
5. Canyon Rim 360 CPA RZN Correspondence from Concerned Citizens

6. Additional Letters from Concerned Citizens
7. Canyon Rim 360 CPA Ordinance
8. Canyon Rim 360 RZN Ordinance
9. Canyon Rim Staff Report Addendum
10. Michael L. Baker Ltr to Council
11. Planning Commission Minutes - 2019 - October 22

Canyon Rim 360 Vicinity Map



Printed: 10/2/2019

1 inch = 1,505 feet

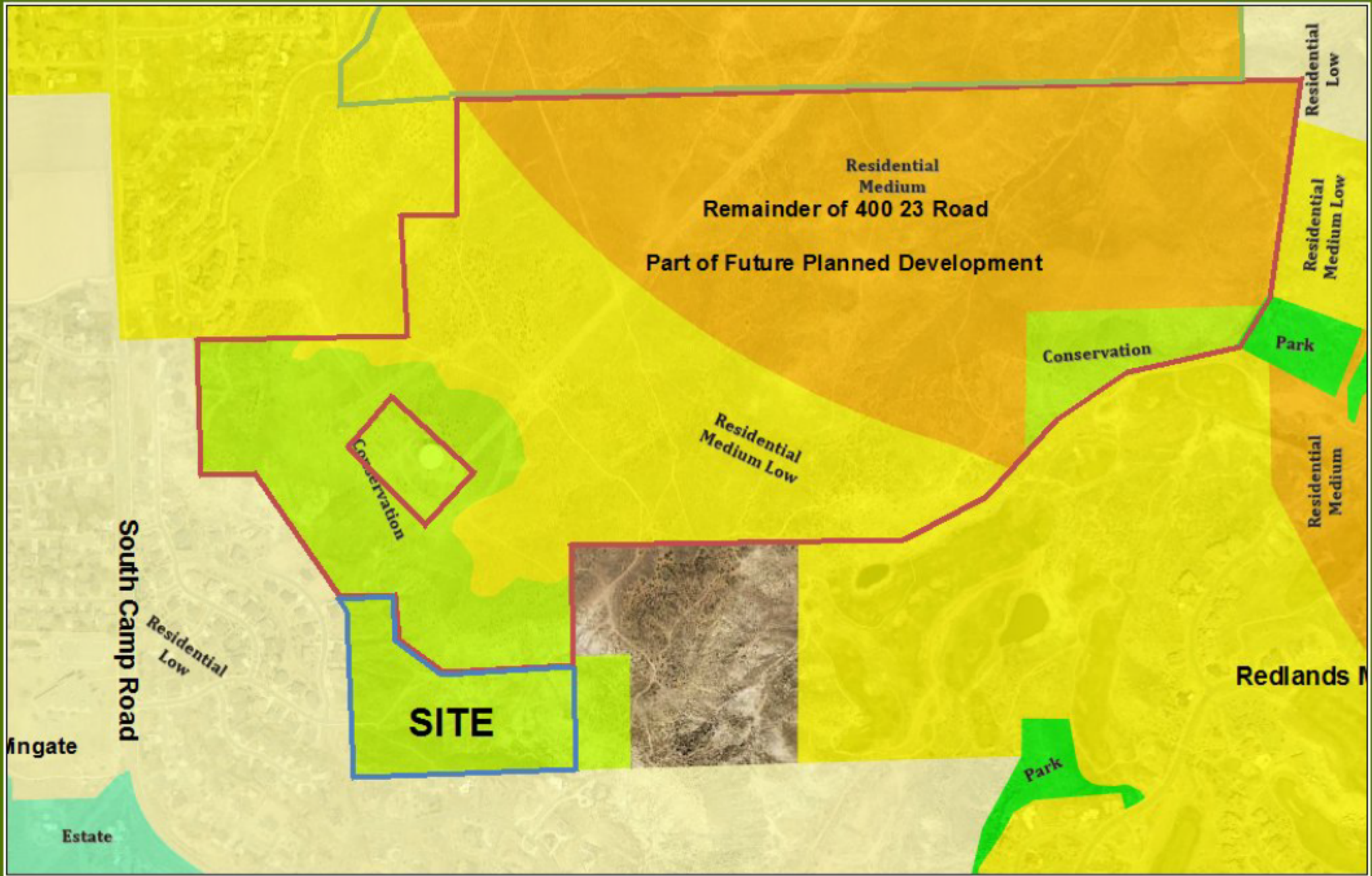
Canyon Rim 360 Location Map



Printed: 10/2/2019

1 inch = 752 feet

Canyon Rim 360 Future Land Use Map

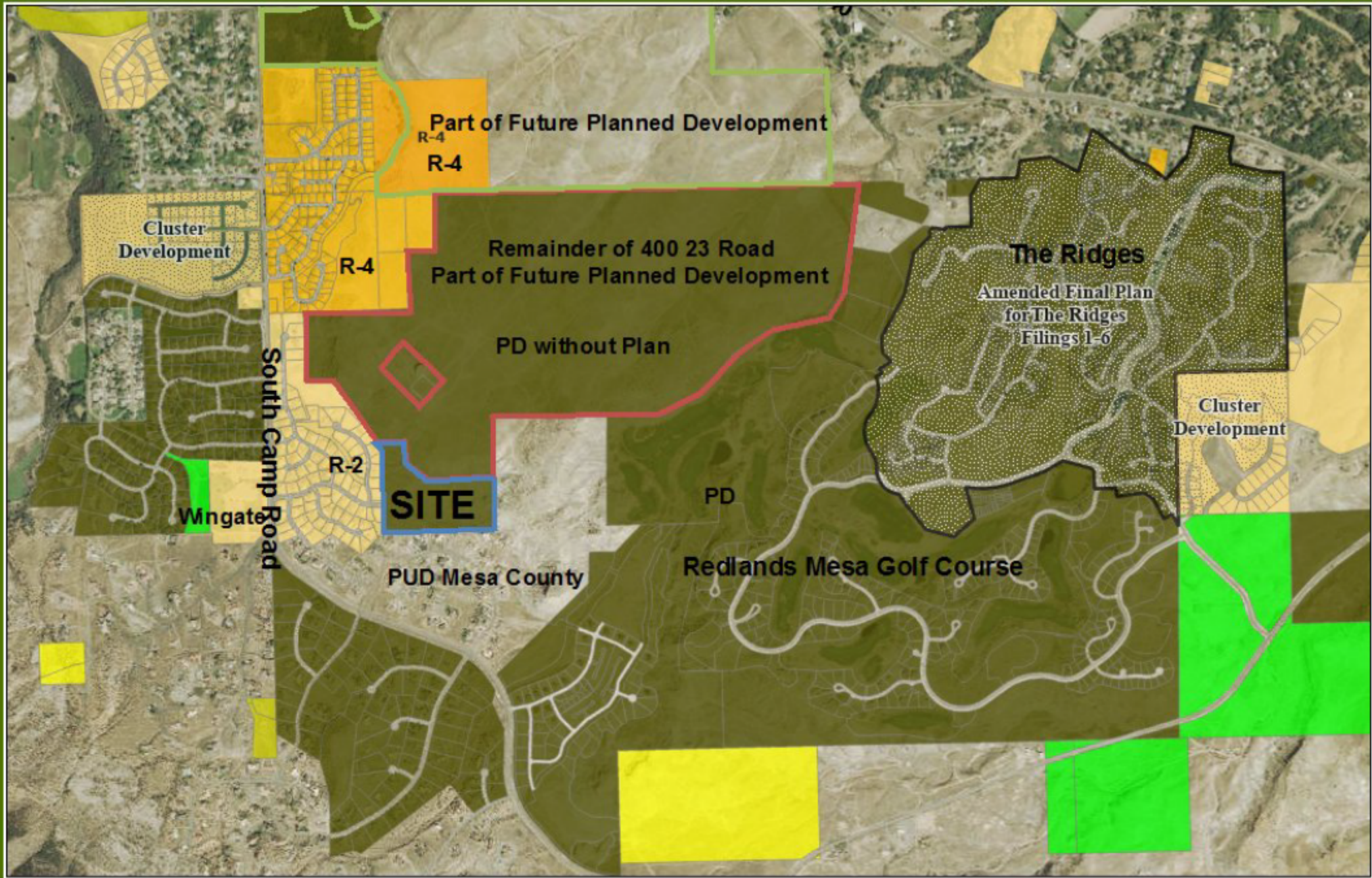


0 0.225 0.45
mi

Printed: 10/2/2019

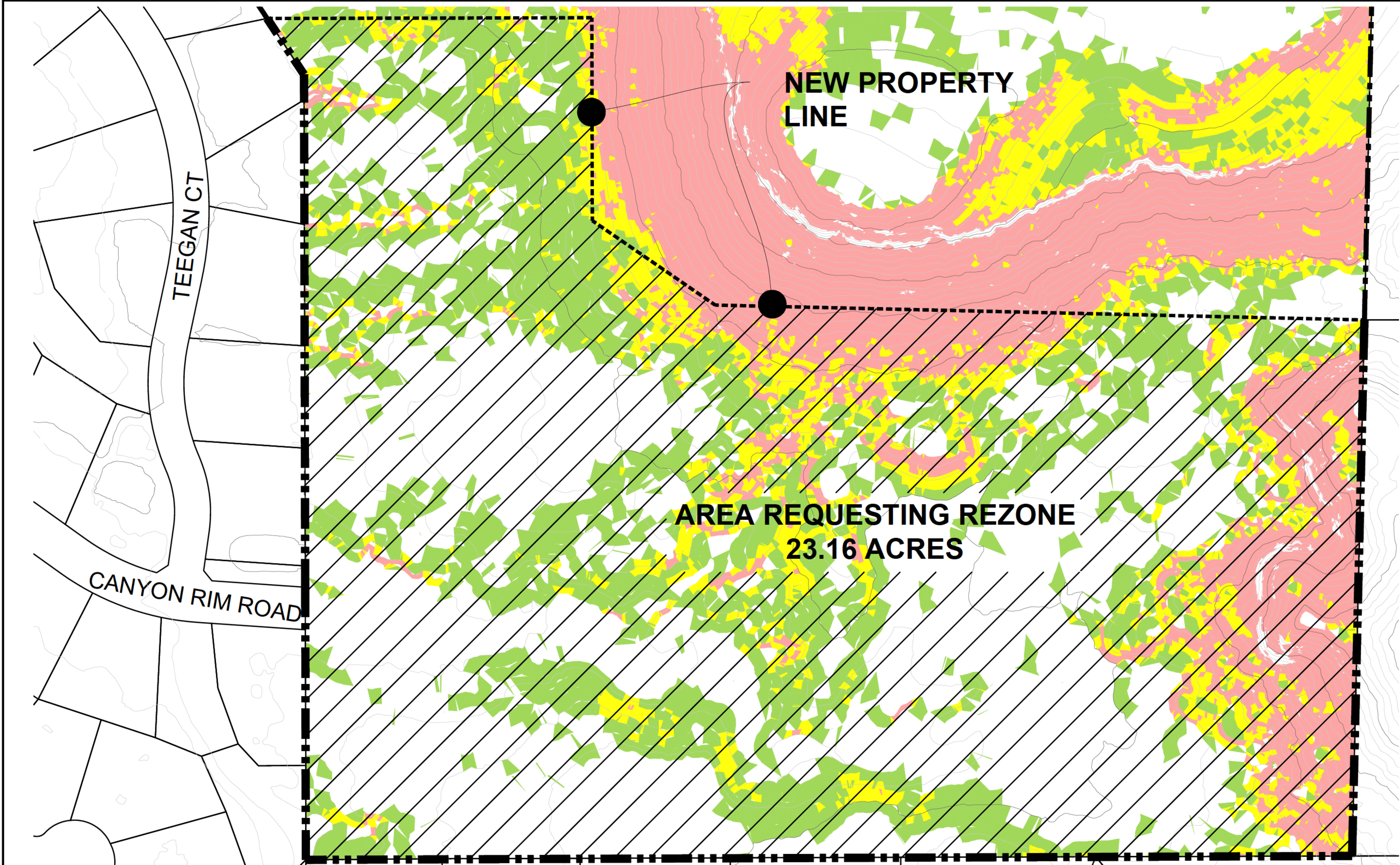
1 inch = 752 feet

Canyon Rim 360 Zoning Map



Printed: 10/2/2019

1 inch = 1,505 feet



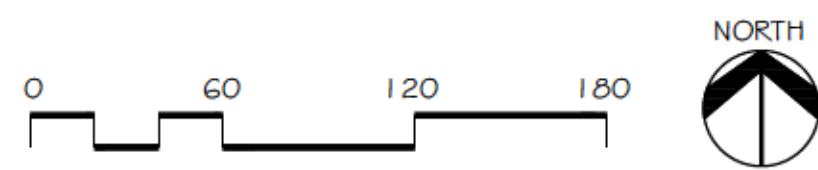
**NEW PROPERTY
LINE**

**AREA REQUESTING REZONE
23.16 ACRES**

TEEGAN CT

CANYON RIM ROAD

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	■
2	10.00%	20.00%	■
3	20.00%	30.00%	■
4	30.00%	100.00%	■



DRAWN BY	MR
CHECKED	TC
JOB NO.	1912
DATE	08-7-2019
REVISIONS	

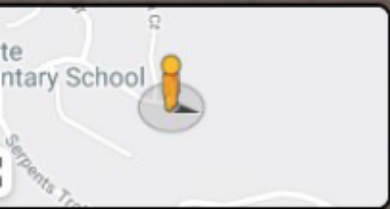
CANYON RIM
SW CORNER OF 400 23 ROAD

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970 241-0745 P
970 241-0755 F
www.ciaivonne.com

CANYON RIM

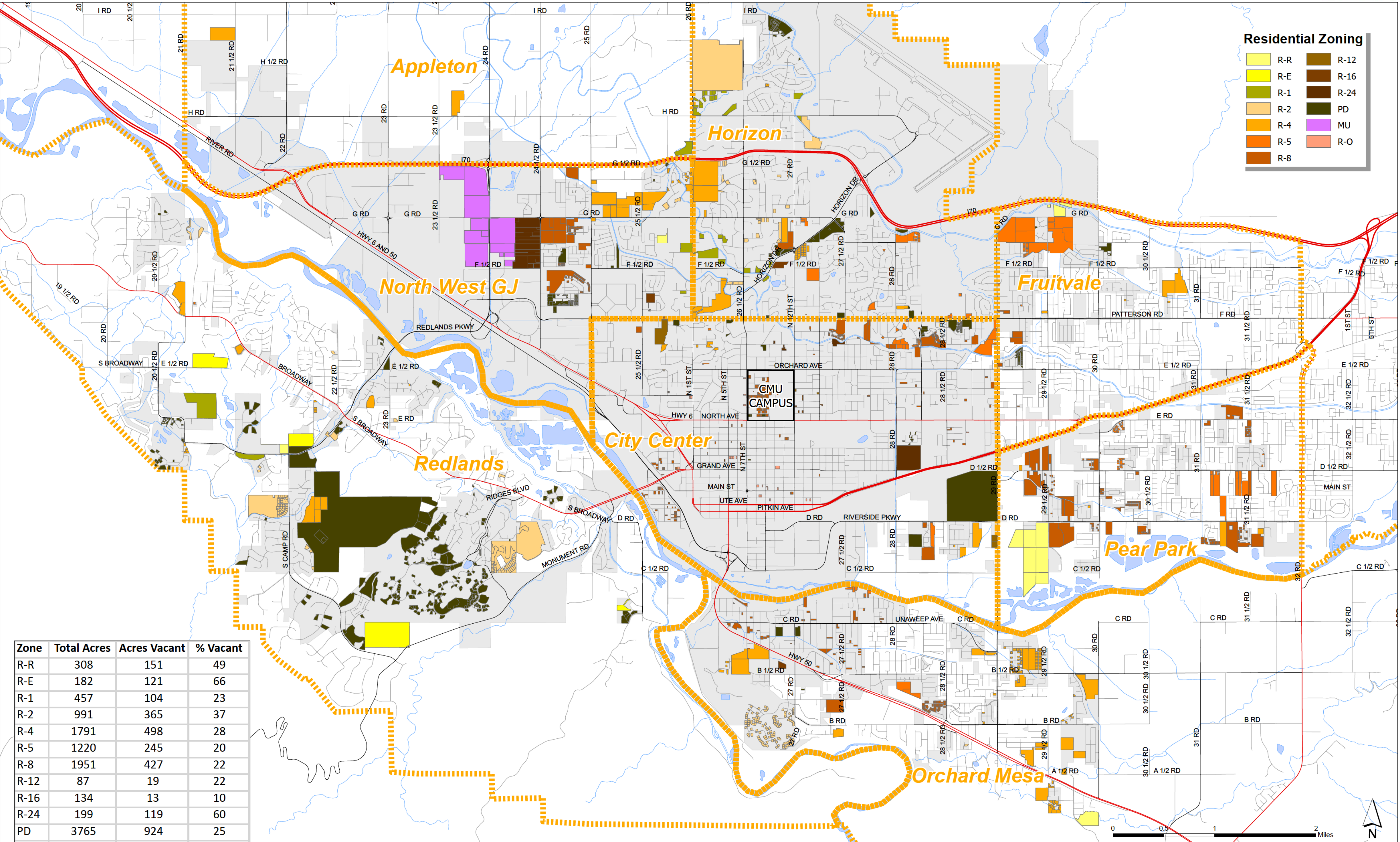
SITE SKETCH

SHEET NO.
1





Inventory of Vacant Residential Zoned Properties – City Limits (Map 1)



Zone	Total Acres	Acres Vacant	% Vacant
R-R	308	151	49
R-E	182	121	66
R-1	457	104	23
R-2	991	365	37
R-4	1791	498	28
R-5	1220	245	20
R-8	1951	427	22
R-12	87	19	22
R-16	134	13	10
R-24	199	119	60
PD	3765	924	25
MU	299	221	74
R-O	120	5	5

Planning Areas City Limits

Development Application

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

Petition For: **REZONE / COMP PLAN AMENDMENT**

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

Existing Land Use Designation **Livestock**

Existing Zoning **PD**

Proposed Land Use Designation **Single Family Residence**

Proposed Zoning **R-1**

Property Information

Site Location: **SW Corner 400 23 Road**

Site Acreage: **370.8 (Rezoning only 23.16)**

Site Tax No(s): **2945-184-00-098**

Site Zoning: **PD (ALSO HAS 40 AC WITH MULTI-ZONING)**

Project Description: **REZONE ONLY 23.16 AC EAST OF CANYON RIM DR. + CHANGE COMP PLAN**

Property Owner Information

Name: **GRAND JUNCTION LAND COMPANY LLC**

Street Address: **710 E DURANT AVE STE W-6**

City/State/Zip: **ASPEN, CO 81611-2070**

Business Phone #: **970-925-9046**

E-Mail: **rmac@dunrene.com**

Fax #: **n/a**

Contact Person: **Robert Macgregor**

Contact Phone #: **970-925-9046**

Applicant Information

Name: **La Plata Communities**

Street Address: **1755 TELSTAR DRIVE SUITE 211**

City/State/Zip: **COLORADO SPRINGS CO, 80920**

Business Phone #: **719-963-3236**

E-Mail: **DGravette@laplatallc.com**

Fax #: **n/a**

Contact Person: **Don Gravette**

Contact Phone #: **719-963-3236**

Representative Information

Name: **Ciavonne, Roberts Assoc**

Street Address: **222 Nth 7th St**

City/State/Zip: **GJ, CO 81501**

Business Phone #: **241-0745**

E-Mail: **ted@ciavonne.com**

Fax #: **n/a**

Contact Person: **Ted Ciavonne**

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

[Signature]

Date **4-1-19**

Signature of Legal Property Owner

[Signature]

Date **Apr 1 2019**

**PRESIDENT, DUNRENE MANAGEMENT, INC.
MANAGER OF GRAND JUNCTION LAND COMPANY, LLC**

Canyon Rim 360 Rezone
Comp Plan Amendment and Rezone
August 7, 2019 (Revised 10-2-2019)
Project Description

Project Overview

Grand Junction Land Company LLC presently owns the 370.8 acre parcel located at 400 23 Road. It is currently annexed into the city and zoned PD, but the plan has lapsed. La Plata Communities is the developer and pursuing a rezone and comp plan amendment of approximately 23.2 acres on the southwest corner of the 370 acre parcel, east of the end of Canyon Rim Drive. The remaining 347.6 acres are not a part of this submittal. La Plata Communities plans to rezone the 23.2 acres to R-1 in coordination with amending the Comp Plan from Conservation to Residential Low.

This is an infill project at the east end of Canyon Rim Drive. To the west is Canyon Rim Subdivision Phase 4, zoned R-2 in the City; to the south is Monument Valley Subdivision Filing 6, zoned PD in the County; to the east is a 5 acre private parcel zoned RSF-R in the County, and BLM property; and to the north is vacant land zoned PD in the City and is the remainder of the 370.8 acre parcel noted above.

The Future Land Use promotes Conservation (1DU/5AC) and Residential Medium Low (2-4 DU/AC) on this property; and the Blended Land Use (adjacent to and within the subject area) is Residential Low (2-4 DU/Acre). In addition, on the west and south the property abuts a FLU designation of Residential Low (.5-2 DU/AC).

Based on adjacency we can seek a Comp Plan Amendment to either Residential Medium Low (2-4 DU/AC) or Residential Low (.5-2 DU/AC); we are requesting the Residential Low designation in association with R-1 Zoning.

A. Project Description

Location and Site Features

- The parcel is located east of South Camp Road where Canyon Rim Drive stubs into it. The 23.2 acre parcel abuts existing subdivisions on the east and south, and is topographically associated with this existing development as it is enclosed by mesa slopes to the east and north. These mesa slopes are not developable, but will provide a natural backdrop to forthcoming development.
- There is an 8" sewer main and a Ute Water Main in Canyon Rim Drive.
- Surrounding land use /zoning:
 - to the west is Single Family Residential zone R-2 in the City;
 - to the south is Single Family Residential zoned PD in the County;
 - to the east is a vacant parcel zoned RSF-R, as well as BLM Land;
 - to the north is vacant land zoned PD in the City.
- Canyon Rim Drive will remain the only access to this property until future connectivity occurs (see Grand Junction Circulation Map).
- Within the 23.2 acres being rezoned the site generally slopes southwest with a grade variation of about 25 feet in the developable area at the base of the mesa slopes.

Existing Zoning

- The parcel is zoned PD in the city, but a plan does not exist.
- This submittal amends the comp plan and rezones the existing PD zoning in the city to an R-1 in the city. This only applies to the 23.2 acres of the larger 370 acre parcel. The remainder of the larger parcel will remain PD for now.

B. Public Benefit:

- Infill development on vacant developable land within the city;
- The efficient development of property adjacent to existing City services (infrastructure is stubbed to the property at the east end of Canyon Rim Drive);
- Extension of Canyon Rim Drive per the current Grand Junction Circulation Plan, which seeks road interconnectivity to the north;
- Replacement of the current PD zoning without a plan, with conventional zoning that defines uses and standards;
- The request for R-1 zoning with regards to compatibility to adjacent developed subdivisions.

C. Neighborhood Meeting

A neighborhood meeting was held on April 24, 2019 at 5:30 p.m. and approximately 88 neighbors attended the meeting. Neighborhood Meeting Notes are attached separately with this submittal.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Blended Land Use Policy; the Land Development Code. See Item F. below for Comp Plan Amendment compliance.

2. Surrounding Land Use

Surrounding land use /zoning: to the west is Single Family Residential zone R-2 in the City; to the south is Single Family Residential zoned PD in the County; to the east is a vacant parcel zoned RSF-R, as well as BLM Land; to the north is vacant land zoned PD in the City.

3. Site Access and Traffic

Canyon Rim Drive will remain the only access to this property until future connectivity occurs (see Grand Junction Circulation Map). R-1 zoning on a 23.2 acre site will limit traffic to that normally produced by a maximum of 23 homes.

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 and it is located in Canyon Rim Drive.

Storm Sewer: Per the City of Grand Junction's guidelines, the storm system will be engineered to collect the storm water in the street gutters and drainage basins and be

graded to drain towards the south west corner of the site, where exiting drainage easements and offsite drainage facilities exist.

Domestic water is provided by Ute Water via the existing line in Canyon Rim Drive.

6. Effects On Public Facilities

Zoning of R-1 on 23 acres will allow the addition of residential lots that will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils N/A for Rezone

8. Site Geology and Geologic Hazards N/A for Rezone

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation No

E. Development Schedule and Phasing

- Submit rezone - Summer 2019
- Submit Major Subdivision - Fall 2019
- Begin Construction – Spring of 2020.
- The project will be constructed in a single phase.

F. Additional General Report Discussion Items

21.02.130 Comprehensive Plan Amendment (CPA).

We are seeking a Comprehensive Plan Amendment (CPA) from Conservation to Residential Low, and a Rezone to R-1. As noted above, the property has both Conservation and Residential Medium Low FLU designations on it, but is abutted by Residential Low on the west and south sides. To make it more compatible with adjacent properties, and to better match its desired R-1 zoning designation with an appropriate Comprehensive Plan density range, Residential Low is being requested.

(c) Criteria for Plan Amendments.

(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 adoption of the Persigo 201 boundary, the creation of the Comprehensive Plan, the creation of Hillside regulations, are all events

- that would impact this property in some fashion, however being an old county PD with a lapsed plan there is no means to assess this;
- The irregular boundary of the interface between Residential Medium Low and Conservation appears to have been somewhat associated with mesa tops and steep slopes. Current, more accurate topography, along with Hillside Regulations will preserve much of the area that was designated for Conservation.
- (ii) *The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or*
 - The character of the area has changed with the annexation and development of adjacent residential subdivisions, as well as the Hillside regulations that support clustering of smaller lots on the more developable slopes.
- (iii) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
 - Public facilities, in the form of utilities and an improved road, were stubbed to the property for its development.
- (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*
 - Residential growth pressure is high throughout the community, as witnessed by the lack of housing inventory. The remaining 343 acres, and more will be developed as vacant land is scarce in the city, and large parcels of vacant land is even scarcer. This project will be a doorway to the future development of the vacant land to the north.
- (v) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
 - The Grand Junction Circulation Plan can be realized;
 - On and off-site drainage improvements will benefit the surrounding subdivisions.
 - Current trail use on private land can be formalized with forthcoming development.

21.02.140 Code amendment and rezoning.

We are seeking a Rezone to R-1.

- (a) *Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*
 - (1) *Subsequent events have invalidated the original premises and findings; and/or*
 - The adoption of the Persigo 201 boundary, the creation of the Comprehensive Plan, the creation of Hillside regulations, are all events that would impact this property in some fashion, however being an old county PD with a lapsed plan there is no means to assess this;
 - The entirety of a +/- 370 acre parcel was zoned PD in the County, but has a lapsed plan. This 23.2 acre parcel is topographically separated

from the larger parcel, and is better associated with the residential development that now resides on its west and south boundaries which is City R-2 and County PD (having lots that approximate R-1 in size).

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

- The character of the area has changed with the annexation and development of adjacent residential subdivisions, as well as the Hillside regulations that support clustering of smaller lots on the more developable slopes.

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

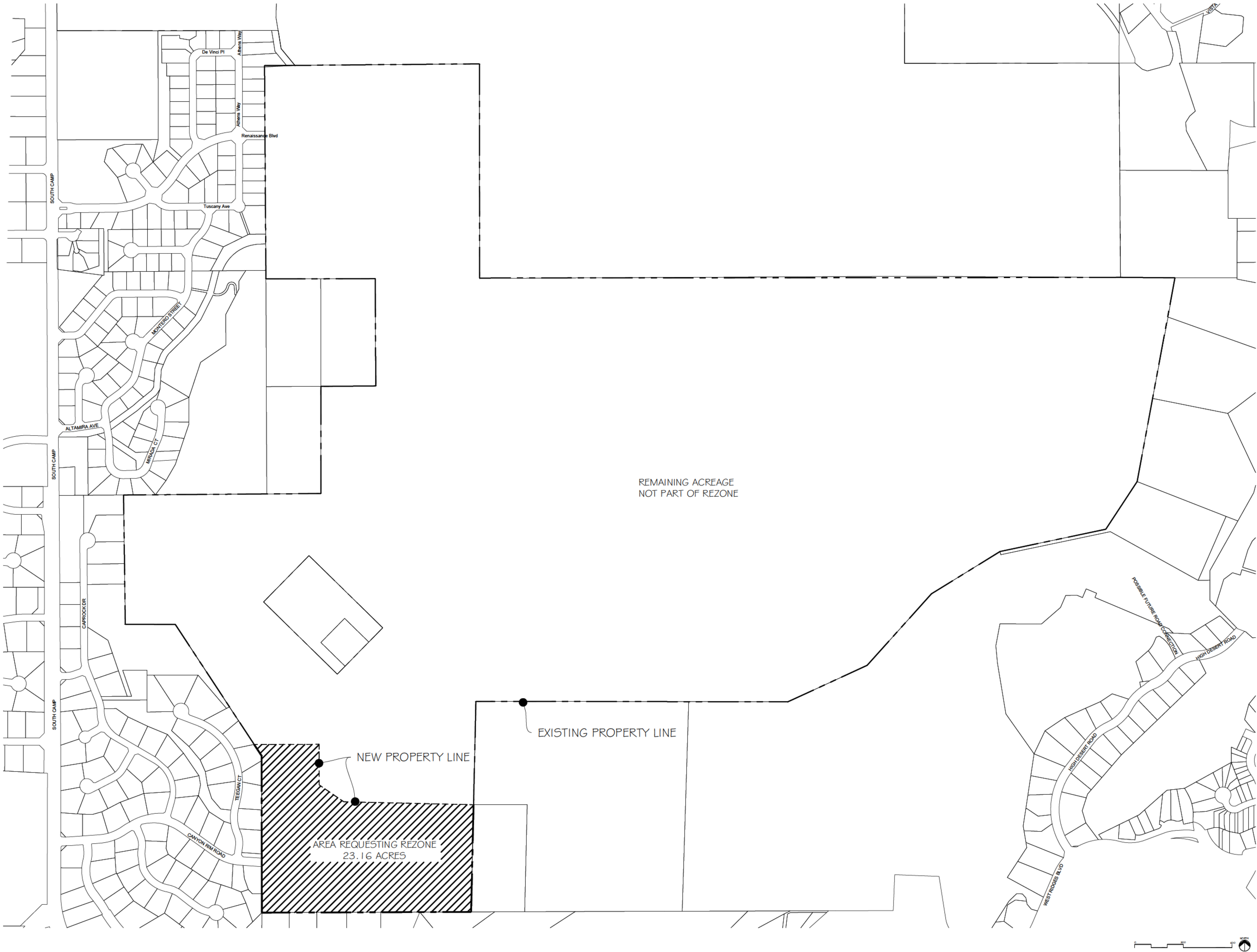
- Public facilities, in the form of utilities and an improved road, were stubbed to the property for its development.

(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*

- Residential growth pressure is high throughout the community, as witnessed by the lack of housing inventory. The remaining 343 acres, and more will be developed as vacant land is scarce in the city, and large parcels of vacant land is even scarcer. This project will be a doorway to the future development of the vacant land to the north.

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

- The Grand Junction Circulation Plan can be realized;
- On and off-site drainage improvements will benefit the surrounding subdivisions;
- Current trail use on private land can be formalized with forthcoming development.



DRAWN BY MR
CHECKED TC
JOB NO. 1912
DATE 08-7-2019
REVISIONS

CANYON RIM
SW CORNER OF 400 23 ROAD



CLAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970 241 0745 P
970 241 0755 F
www.clavonne.com

CANYON RIM

SITE SKETCH

SHEET NO.

1

Neighborhood Meeting Notice Letter

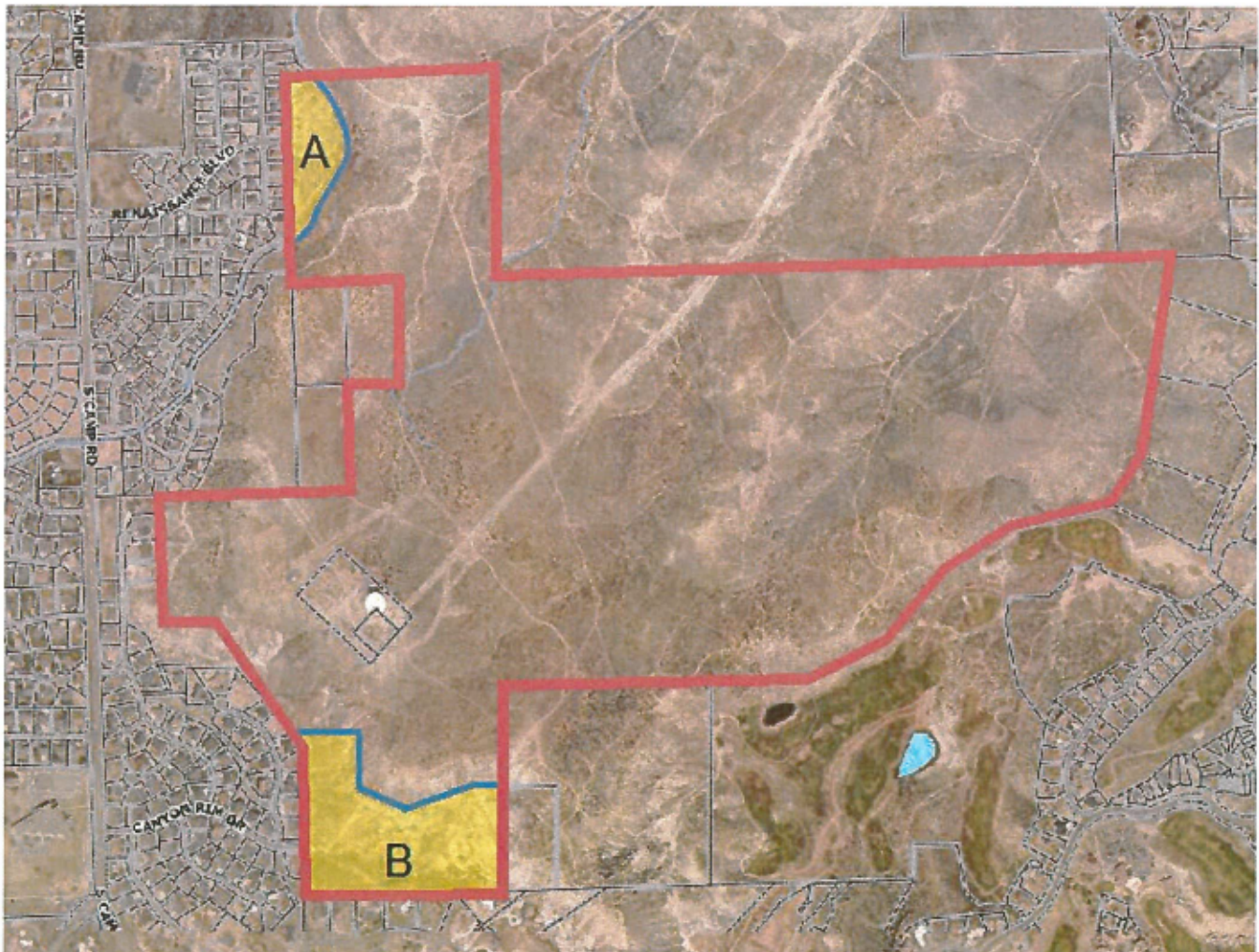
Mailing Date: April 5, 2019

RE: A Neighborhood Meeting for a Major Subdivision at the east end of Renaissance Blvd., and a Comprehensive Plan Amendment / Rezone / and Major Subdivision at the east end of Canyon Rim Drive (both projects on one property currently addressed as 400 23 Road).

Dear Property Owner:

This letter is to notify you that on **Monday (April 22nd), starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed **Major Subdivision at the northwest corner and a Comprehensive Plan Amendment / Rezone / Major Subdivision at the southwest corner of 400 23 Road**, Grand Junction, Colorado. This meeting will be held in the **Sanctuary at Redlands United Methodist Church, 527 Village Way, Grand Junction Colorado 81507.**

The applicant will be submitting two applications with the City of Grand Junction on one piece of property (see the property in red below).



One of the applications is a Prelim/Final Major Subdivision on the northwest corner connecting to the Renaissance Blvd. neighborhood (**A**). This piece has a multi-zone of PD and R-4. The proposal is to respect the R-4 Zone and subdivide 6.55 acres into 15 single family lots connecting to the Renaissance neighborhood. The second application is a Comprehensive Plan Amendment/ Rezone/ Preliminary / Final Major Subdivision on the southwest corner connecting to the Canyon Rim Drive neighborhood (**B**). The proposal is to Rezone from a Planned Development Zone (with a lapsed plan) to an R-2 zone, as well as subdivide +/- 22 acres into 22 single family lots connecting to the Canyon Rim neighborhood. The remaining area outlined in red is not being considered with these submittals.

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 **La Plata Communities LLC**, its representative **Ciavonne Roberts & Associates, Inc.**, and the **City of Grand Junction** staff.

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 kristena@gjcity.org

We look forward to seeing you at this meeting.

Sincerely,



Ted Ciavonne, PLA
Ciavonne, Roberts and Associates, Inc

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Monday April 22, 2019 @ 5:30pm

FOR: Major Sub @ Renaissance Blvd & Comp Plan
Amendment/Rezone/Major Sub @ Canyon Rim Drive

NAME	ADDRESS	PHONE # OR EMAIL
Kathy Murdoch	2233 CANYON RIM DR	murdochlab@netzero.com
BRITTA CZAPLA	2337 S. FAUCON POINT CT.	
JACK & JUDY ROGAN	651 434 ATHENS WAY	bcseppi@gmail.com johnfrogan@yahoo.com
Betty Baltzer	120 MRSu Grande Dr	bbaltzer@centurylink.net
Chuck Robison	855 Dakota Circle	c.robison7@sbcglobal.net
Mornia Solawetz	447 Tuscany Ct	msolawetz@gmail.com
Cherie Wibbelsman	370 Caprock Dr.	cheriewibbelsman@gmail.com
Jason Laible	436 Athens Way	jelaible@hotmail.com
Susan Sayes	2121 Buffalo Dr	susayes@bresnan.net
Kristen Ashbeck	City	kristenac@jcity.org

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Monday April 22, 2019 @ 5:30pm

FOR: Major Sub @ Renaissance Blvd & Comp Plan
Amendment/Rezone/Major Sub @ Canyon Rim Drive

NAME

ADDRESS

PHONE # OR

EMAIL

Dan & Joan Lacy	335 Canyon Rim CT.	danandjoanlacy@gmail.com
MIKE BAKER	354 TEEGAN	MBAKER0404@GMAIL.COM
Pete & Sandy Petersen	2219 Canyon Rim Dr.	HP@Comcast.net
BILL MUEHSTEDT	338 CANYON RIM CT.	
MARY ANN GREINER	" " "	
Helen & Glen Arnold	340 Canyon Rim Ct	
Cindy Williams	358 TEEGAN CT	cliffncindy@gmail.com
Don & Julie KENAN	360 TEEGAN CT	donkenall1954@gmail.com
Scott & Kathy Gustin	342 Canyon Rim Ct	scottgustin@ychoo.cc
Martha & Istvan Potyondy	452 Athens Way	
Bill Findlay	412 Bookcliff Dr	65
Ben Hughes	347 Canyon Rim Ct	benjamin.h.hughes@gmail.com
RICHARD LIPPOTH	RENO, NV	rlippoth@msn.com
VERONIC TOFE	2216 MESCALERO AVE	J.TOFEL@YAHOO.COM
MARY TOFE	2216 MESCALERO AVE	MARYTOFE@YAHOO.COM
PAUL COWAN	371 CARRLOCK DR	81507
Diek/Judy WIBBELMAN	446 ATHENS WAY	6781507
Marcus & Kellie Straub	444 Athens Way	
David & Lorna McIlhenny	438 Athens Way	

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Monday April 22, 2019 @ 5:30pm

FOR: Major Sub @ Renaissance Blvd & Comp Plan
Amendment/Rezone/Major Sub @ Canyon Rim Drive

NAME	ADDRESS	PHONE # OR EMAIL
Joe/Joan Hoelscher	2200 Canyon Rim Dr	256-1777
Daniel Brennen	2210 Canyon Rim Dr	256-1777
S Fitzgerald	441 Athens	studebakerstev@brennan.net
Michael Rich	380 Tiger Ct	mdrook@brennan.net
Suzi Addison	San	suzi-addison@yahoo.com
Mike Foster	639 Pinedale Ct Grand Jct, CO 81506	mfoster@CBCWPST.com
Mike Spangler	450 Athens Way 81507	Spanglerm@gmail.com
GREG DYON	525 MEADOWLAND LIX	248-1668
Janice Johnson	352 Canyon Rim Ct	pacificslope@outlook.com
Ron Shulman	"	"
Jay Gonyea	381 Carrock Dr	Jay.gonyea@gmail.com
David & Debra Caldwell	345 Dakota Cir	davidc@brennan.net
Susan & Cal Wylie	2205 Avenal Ct.	gjsusan.wylie@gmail.com
Chink Reece	354 Hill View Dr A 81507	Christi@christireece.com
Richard Schweizer	3917 S. CAMP	RJ9@BRENAN.NET
Tisha Gullam	2223 Tusany	tagullam@icloud.com
RICK DORRIS	CITY OF GJ	256-4034
Mark WHELAN	CITY OF GJ	markw@cityofgj.org
Judi & Dennis DeVore	353 Dakota Circle GJ	ddv48@mac.com

SIGN-IN SHEET

NEIGHBORHOOD MEETING

Monday April 22, 2019 @ 5:30pm

FOR: Major Sub @ Renaissance Blvd & Comp Plan
Amendment/Rezone/Major Sub @ Canyon Rim Drive

NAME	ADDRESS	PHONE # OR EMAIL
------	---------	------------------

Dr. Curtis Cmean	2206 Canyon Rim Dr.	comeatdown@ad.com
Jim Kyle	2210 Canyon Rim Dr.	KYLE KILISEWIS@com
THOMAS HOFFMAN	358 Caprock Dr	THOMAS.HOFFMAN@ALUMNI.USA.EDU
Suzi Addison	386 Teegan Ct	suzi_addison@yahoo.com
JAN SIGNER	2288 Rock Valley Rd	jsigner001@gmail.com
Jarrod Psencik	341 Dakota Cir	jpsencik92@gmail.com
Kristen Lummis	347 Dakota Cir	j.lummiscme.com
JUDY + JOE SALAMON	350 Serpents Trail Dr	GJ Props@Bresnan.net
MECA SSA COORD DOUGLAS SCOTT	2219 Renaissance Blvd	MACOMMON@AOL.COM
Patricia G Whistler	2209 Desert Varnish	patricia.whistler@gmail.com
Lorin + Merritt Kinsey	356 Teegan Ct	hmkjkinsey@gmail.com
Richard + Samantha Swingle	443 Mediterranean Way	raswingle@aol.com
Linda McLean	385 Caprock Dr.	midwifeecris@hotmail.com
Reggie Farlano	2217 Renaissance Blvd	rfarlano@gmail.com
Shawn Barber	341 Canyon Rim Ct.	970-201-6920
John Barber	341 Canyon Rim Ct.	970-201-6920
Ray + Kelly Phonen	2265 Desert Varnish Ct	970-640-5327
Sue Barry Chamberlain	346 Serpents Trail Dr.	970-243-1041
Shari Steie	2435 Rock Ridge Rd	chamberlain4@bresnan.net
Dont Sue Smith	2216 Canyon Rim Dr.	shari.stee@yahoo.com
	turn tower	Kelsey-S-2000@yahoo.com

Steph shrago Steph@daveandstephanie.com
575 Sunny Meadow Ln 81507

LA PLATA NEIGHBORHOOD MEETING
On Canyon Rim & Renaissance
April 24, 2019 @ 5:30pm
NOTES

A Neighborhood Meeting was held on April 24, 2019 regarding a proposed a Major Subdivision at the east end of Renaissance Blvd., and a Comprehensive Plan Amendment/Rezone/ and Major Subdivision at the east end of Canyon Rim Drive (both projects on one property currently addressed as 400 23 Road).

In Attendance:

Representatives: Don Gravette, Doug Quimby, Cody Humphrey (La Plata Communités)
Ted Ciavonne, Mallory Reams (Ciavonne, Roberts & Associates Inc.)
Mark Austin (Austin Civil Group)
Kathy Portner (City of Grand Junction)
Jarrod Whelan, Rick Dorris (City of Grand Junction)

About 88 Neighbors and spouses attended the meeting and had the following comments and concerns:

- How many lots will there be? – 15 lots @ Renaissance and 22 lots @ Canyon Rim
- What is the timeline for Canyon Rim? – It takes 4 months for the Rezone after submittal. Within that time we will design Canyon Rim (3 months) and then submit for Major Sub which that is only a 60 day process.
- Are you going to blast that hill? – We haven't completed soil research yet, but we don't anticipate any blasting needed to be done.
- Utilities? – City requires all overhead utilities to be underground now
- Construction Traffic? –BMP regulations are put in place by the City of Grand Junction to help minimize the effects of construction traffic.
- There is a 3rd Neighborhood (Monument Valley) that gets effected on the south end of "B". They were curious why we didn't color their neighborhood on the zoning map. They also requested a buffer between the two neighborhoods. – We explained that the reason their neighborhood wasn't colored was because they were in the county and this is only representative of city zoning. We also said we will take a look into buffering if we can.
- A neighbor that lived in the Renaissance neighborhood was concerned with the future construction traffic. She explained the roads are in pretty bad shape already and may not hold up. – Rick Dorris with the City of Grand Junction explained that most likely the construction traffic won't tear the roads up, but if they do the city and the developers could work together and come up with a plan to fix the damage.
- There are three drainage areas that go through the proposed subdivision, are you aware of that? – We are having real contours being shot right now. We can confirm the slopes then. We do know they exist just from the city GIS maps and we tried to line them up with property lines

as best we could. The water will go to a detention basin now and then be released at the historic rates. Also utilities have been stubbed here planning for future development and the storm drain put in was planned for a 2 year and 100 year storm event.

- A neighbor at Canyon Rim explained they just redid the drainage area a couple of years ago and it still got plugged up. Whatever got put in is inadequate. – Noted.

- Why build in a conservation area/open space area? – This is private property and the owner has the right to build here if desired.

- South Camp Rd shoulders are inadequate for recreation. – The city is widening S Camp Rd and putting in bike lanes.

- A neighbor at Canyon Rim also thinks the drainage is failing and inadequate. The few storms that happen 1-2 times a year are significant and worried what future development would do to that. – There are water quality and drainage studies that are put in place by the city.

- One neighbor was worried about the trail accesses during construction since a lot of people use them. – We will look into a way for keeping trail accesses open. There is also a way to access them on 23 Road.

- A neighbor in Renaissance agrees that the storm water is a major problem. She also commented it will be sad to see homes in her backyard now instead of open space. – We will make it a point to address drainage and so will the city.

- Does Renaissance absorb this subdivision in their HOA? – They will be their own entity.

- One neighbor expressed his concern about the Circulation Plan. He thinks Canyon Rim will no longer be a minor collector if it went all the way up to 23 Road. – We explained the Circulation Plan is made by the city and we as a community have to adapt to whatever changes are made.

- The neighbors deeply expressed the problems with the drainage on both Renaissance and Canyon Rim. – We explained we will make it a point to address it and so will the city

- Why did you pick Canyon Rim when there are all kinds of vacant lots to build on? -We explained this is private property and the owner of the property searched far and long for quality developers. This parcel will be developed in a matter of time.

- The neighbors expressed their concern about the bad soils. The soils are full of bentonite and the neighbors are concerned the foundations won't be sound. A handful of neighbors shared stories of their own foundations cracking and what they had to do to fix it. – We have to rely on experts to tell us what to do.

- The proposed subdivision on the Renaissance area gets covered with water 1-2 times per year. – Noted. We have experts looking into the grading and drainage problems before design gets finalized.

- The neighbor in Renaissance explained he has micropiles under his house and they still failed. It was a \$50,000 problem. A handful of neighbors spoke up after that explaining their failed foundations.

- A trail user that is not a direct neighbor, but lives nearby shared her thoughts: "there is an access on 23 Road and S Broadway to solve the problem of access during construction."

- One neighbor asked about the trail system (knowing its private property, but still curious if the trails will remain). – We explained the trails at the base of Canyon Rim will go away because of the subdivision, but the subdivision will continue to allow multiple accesses to the remaining trails up above. Those trails will remain as they are.

- One neighbor got up to express his opinion that S Camp Road is messy, bumpy, and in bad shape. He believes the neighbors that are here now are enough and that they don't need more.
- One of the neighbors with a bad foundation lives to the south of what would be the proposed Canyon Rim subdivision. She is not only concerned about the bad foundations, but also new homes towering over hers and her neighbors as Canyon Rim sits up higher than them.
- Neighbors are not convinced the developers will address the bentonite issue.
- Will there be any irrigation? – No irrigation shares that we know of, but they will have Ute water.
- Is it up to the developers or the builders on restrictions on 1-2 story homes as well as regulating them to be "dry land lots"? – There will be covenants made by the developers that will address all of these issues.
- A Renaissance neighbor explained that their neighborhood has several children as well as developmental disabled neighbors that won't be aware of additional traffic. She was wondering what could be done to slow traffic down. – The city or developers can put in the covenants to install a "slow sign" at the entrance of Renaissance and whatever else feels necessary.
- Neighbors are concerned with the Developers being from out of town and not local. They have not had good luck with developers in the past, but no disrespect.
- All surrounding neighborhoods would like to see some buffering between them and the two proposed subdivisions.
- One neighbor didn't understand how there can only be one road in and one road out to these new subdivisions. With the bentonite issue, the additional traffic could shake the existing foundations.
- What is the style of homes going to be? – Similar or better than surrounding subdivisions.
- How long to develop? – Would like to see as soon as possible, but in realistically its market driven.
- What's the easement going to be between the new and existing subdivision? – There is currently no easement between subdivisions. Will be lot next to lot, but there are required setbacks that do need to be followed as well as we will look into buffering.
- Neighbors behind Canyon Rim & Renaissance said they would rather see the new lots staggered behind them instead of directly behind them to protect the views.
- The neighbors asked if they would get to see the covenants. – Yes. Once we submit to the city, the covenants will be public record.
- Neighbors asked if the houses be custom or cookie cutter. – Probably custom.
- Will there be an HOA? Will the HOA do anything about light pollution? – Yes there will be an HOA, it is required with new subdivisions. The city already has a night sky ordinance put in place, but for the nature of this project, we will request to have no street lights.
- Do the trees on the plan mean you are keeping the existing cottonwoods? – Yes we are going to try to save as much as possible.
- One neighbor heard the city was passing an ordinance for subdivisions to now have street lights? – No that we know of. City staff chimed in and said nothing new is being passed at this time.

- They asked what the timeline was for the parent parcel in red. – Unclear at this time, but it - will require another neighborhood meeting after some planning has been done.
- The neighbors expressed this would be a good opportunity for the Renaissance HOA and the Canyon Rim HOA to give the developers guidance when they start to develop their covenants. – We agree. We already got access to old covenants of both subdivisions, but we realize they probably have changed by now. Good suggestion.
- The president of Canyon Rim HOA stood up and said the following:
 - The water tank gets dumped every year and FYI it sends a lot of water down to the areas of the proposed subdivision.
 - The new subdivisions should have to help pay if the drainage goes into existing subdivisions not at the historic rate and does damage.
- One neighbor explained he has seen so many people use the stub street on Renaissance as parking for the trails. What will we do to mitigate the parking? – It will still be a problem, but we will look at it.
- The neighbors were curious how they will get notified for area B (Canyon Rim) – You will get a mailing card with both Planning Commission and City Council meeting dates.
- Canyon Rim is a nice quiet neighborhood. It is one thing to add 22 homes and another thing to connect to 23 Road. Do you care? You are going to split this neighborhood. – Yes we do care. We did not plan for this road to connect to 23 Road. The city requires interconnectivity so we have to plan for it.
- It's an insult for La Plata to come in and design this subdivision when they don't live here.
- Why does the city not make you show a plan for the big parcel instead of allowing to do little pockets?
- Plans for schools? They are already at capacity. – Schools are part of Review agencies and this project will have to pay into the school system as part of their fees.
- One neighbor in Renaissance expressed how nice their entry sign is and wondered if this new neighborhood will have their own sign? – Yes.
- You said you took core samples. Are the results back? – Not back yet.
- How many core samples on Canyon Rim? – Don't know how many, but geotech engineers will inform us. They will also get more samples if they are not satisfied with the results.
- So can "A" move forward? – Yes. B still needs to go through a Rezone/Comp Plan Amendment so it will take longer.
- So "A" will just proceed and this meeting won't change the decision? – If the city deems it acceptable after review comments then yes.
- People new to this valley might not know what bentonite is. Will the developers be upfront about informing new homeowners that there is bentonite? – Yes they will.

From: Ted
To: ["William Findlay"](#)
Cc: [Doug Quimby](#)
Bcc: ["Cody Humphrey"](#); ["Don Gravette"](#)
Subject: RE: canyon rim and renaissance project meeting 4/22/19
Date: Tuesday, April 23, 2019 11:51:00 AM
Attachments: [Renaissance GRAPHIC.PDF](#)
[Canyon Rim GRAPHIC.PDF](#)

Bill,

Attached are the graphics we showed last night; they are specific to these two subdivisions, and show little about the larger 'parent' piece. I am comfortable in saying that the developer, La Plata Communities, is sensitive to the trail usage on the 'parent' property, which is displayed by the multiple accesses provided in both subdivisions.

By way of this email I am copying the developer to keep them abreast of the potential interest by the groups you represent.

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: William Findlay [mailto:williamafindlay@gmail.com]
Sent: Tuesday, April 23, 2019 10:55 AM
To: info@ciavonne.com
Subject: canyon rim and renaissance project meeting 4/22/19

I had to leave early due to length of meeting but had wanted to take photos of the maps but didn't get chance. Is there anyway Ted or someone could send me email attachments? I am involved with both the GJ Park and Rec Advisory Board and the Colorado West Land Trust and both have an interest in how this and the project above by the water tower area can be developed with some preservation of trails and access. Having these maps could help me pass on what I have learned to both the above groups. Thanks

From: [Linda Spinner](#)
To: kristena@gjcity.org
Cc: [Ted](#)
Subject: Renaissance and Canyon Rim development
Date: Monday, April 22, 2019 11:29:29 AM

Hopefully you can address traffic impact at the corner of South Camp and South Broadway. This has not been addressed with prior development (Granite Falls). The traffic at this intersection is increasing rapidly. With the blind curve heading west toward that intersection, it will be a short time before there is a rear end crash as cars round that curve and approach backed up vehicles waiting to turn. Vehicles coming from west need to slow down so turning is possible. Time for a round a bout at that intersection?

Linda Spinner
970-596-4522
spinnerlinda@gmail.com
Renaissance subdivision

April 18, 2019

Ted Ciavonne – Ciavonne, Roberts and Associates, Inc
Kristena – City of Grand Junction Planning Department

Re: Subdivision Development
400 23 Road
Grand Junction, CO

Dear Ted and Kristena,

My name is Don Kendall. I reside at 360 Teegan Ct. I was surprised and a little shocked to receive your letter in the mail. We bought this lot and had our dream home built here in 2008. We were aware that the property behind us was privately owned but also knew it was inconceivable for the land behind us could be developed. It's uneven landscape, dramatic elevation grade and several natural water drainages, would make it very difficult to level and build homes. Also, the presence of expansive soils, which we in Canyon Rim and in neighboring subdivisions all know too much about. Numerous foundations have had to be repaired in this area. I can make sense about the land to the south of us at the end of Canyon Rim Drive and then to the east and south being developed, even though I still don't like it. In addition, by allowing this land to be open to public use for 25 plus years even though it's privately owned has set a precedence. Hundreds of mountain bikers and hikers use the trail behind us. After hard rains the 3 waters drainages above us turn into creeks. I'm not against the development of open property. We wouldn't be living in our home now if Canyon Rim wasn't local developers John Thomas and Dave Bagg. But this new development doesn't fit here. The Renaissance, Trails West and Canyon Rim all were developed along South Camp Road and were developed up to the current foothills and fit the natural landscape and topography. Houses and streets behind Teegan Court don't. My fear is that I will see a street, houses and retaining walls that tower above us removing views, peace and quiet, and decreasing property values for the existing homes along Teegan Court. If this project moves forward, I am prepared to gather a great number of signatures on a petition from neighbors in Canyon Rim Subdivision, Monument Valley and those who recreate in this area. I will again list the reasons I'm against this development:

- *Dramatic and aggressive uphill elevation
- *Natural water drainages will have to be altered.
- * Expansive soils conditions not conducive to home foundations
- * Doesn't fit the natural topography
- *Established biking and hiking trails are present

In closing, I feel that we are going to have to heavily rely on The City of Grand Junction Planning Department, starting with you Kristena, to have a professional and mindful discernment about the construction of this subdivision. The owner of this property doesn't live here, know about us or really care about us. Their goal in the end is financial gain and then will just move on to the next project. But the City of Grand Junction should and hopefully will care.

Sincerely,

Don and Julie Kendall

From: [LeAnn Klinetobe](#)
To: [Ted; kristena@qjcity.org](mailto:kristena@qjcity.org)
Subject: Subdivision - Renaissance Blvd
Date: Monday, April 22, 2019 9:00:05 PM

This email is to let you know the concerns we have regarding the proposed subdivision in the Renaissance Blvd. area. We live on Athens Way and very much oppose the new subdivision being proposed. Our reasons are:

1. Foundation stability because of bentonite soil, an unstable slope, natural erosion, and ground water levels.
2. Drainage challenges from natural seepage, irrigation runoff, rapid erosion, and ground water levels.
3. Construction disruption and results from traffic volumes during and after construction, increased erosion and dust, unmitigated drainage problems, impeded views, and damage to existing homes due to drainage and erosion from uphill construction.

The home owners on the west side of Athens Way have spent a tremendous amount of time and money on their yards that are against the hill. Construction above them, along with the new drainage, will no doubt have an effect on their beautiful backyards. None of us who built on Athens Way had any idea that homes would be built in such close proximity. It will ruin the quiet neighborhood where we live and there are many other places where this developer could build. We really hope you will reconsider this development location!!

LeAnn Klinetobe

From: [angela.kurtz](#)
To: [Ted](#)
Cc: kristena@gjcity.com
Subject: Subdivision proposal east end of Canyon Rim Dr, property addressed as 400 23 Rd
Date: Monday, April 22, 2019 10:48:10 PM

Dear City of Grand Junction Planning and LaPlata Communities, LLC,

We were unable to attend the Canyon Rim Drive neighborhood meeting on 4.22.19.

We live several houses from the proposed site for the new development "detention" which we assume will be an irrigation pond. We are very concerned about the potential of this development and proposed drainage to create foundation instability for our house. A house across the street from us and bordering the proposed development has recently had foundation issues requiring expensive repair. We would obviously not want drainage issues compromising our tenuous soil. We would prefer this development proceed at another location due to these concerns and construction disruption. If development is to proceed, to reduce liability and potential damage to our house, alternative drainage and restricted (or no) irrigation plans would be essential.

Thank you for addressing these concerns.

Sincerely,

Matt Donaldson
Angela Kurtz
2214 Canyon Rim Dr

[Sent from Yahoo Mail for iPhone](#)

October 14, 2019

Principal Planner Kristen Ashbeck
Grand Junction Planning Commission
Grand Junction City Council
250 North 5th Street
Grand Junction, CO 81501

Dear Kristen,

With this letter we are commenting on the Canyon Rim 360 subdivision request for rezone. We reside at 345 Dakota Circle, in the Monument Valley Estates Filing 6 subdivision. We built our house there a little over twenty years ago on a one acre lot. In fact, ours was the first house built in the Monument Valley Estates Filing 6 subdivision. Hopefully it can be seen how this new subdivision on our rear property line is of great concern to us.

In general, we think this project is a really bad idea. Regardless of whether the property owner has the right to develop this property, its development is not in keeping with the type of properties that are in our subdivision and will only lower our property values if allowed.

It seems that the City Planning Department is keen on making accommodations to the land owner and developer and ramming the project through, but the City Planning Department actually works for the citizens of the City and not the land owner or developer. Yes we actually live in the County, but that does not take away our rights to challenge this project as it would adversely affect our property.

The developer claims to have "Grand Junction values". We notice that he hasn't lived in this city for many years, preferring instead Colorado Springs, where he can make money building large subdivisions. We don't believe that he cares at all about our city and just says that to make people feel good about him. We are not fooled.

Much of the land the development will be situated on is highly unstable, as it contains copious amounts of shale and bentonite. The land directly behind our house is a large bentonite basin, with lots of drainage channels running through it. It has been said that the developer's engineers will surely figure out a way to build on this type of material and that it has been done before successfully. We don't believe this. Look at the infamous "falling house" that can be seen from the Redlands Parkway bridge. I'm sure everything about it was signed off on by registered engineers and it still ended up being a disaster. The houses in Canyon Rim, as well as some in our subdivision have suffered greatly from these unstable soils and it would be completely unethical to foist off new lots on any unsuspecting persons that will have even worse soil issues.

In addition to the unstable soils of this proposed subdivision, there is the hazard of rock fall from the cliffs above, especially since the ground below will be disturbed.

The Comprehensive Plan 2009 designates the development property as Conversation, 1DU/Acre. We see no benefits to be derived by the community to change this designation. We see nothing that has changed substantially to invalidate the original designation. We do see many benefits to keep this designation as it is. Many people hike and bike in that area and it is a major wildlife corridor for deer and other animals.

Contrary to what is stated by the Planning Department documents, there is no shortage of home sites in the projected size and price range of this new subdivision. A new subdivision, Granite Falls, is a good example. It is short distance down the road and is built on relatively flat terrain without many of the hazards that would befall Canyon Rim 360.

Much is made of satisfying the Grand Junction or Mesa County Circulation Plans. These documents are treated as absolutes that must be adhered to. We reject that notion. It seems that once something gets on paper, it must be done. One has to ask who is the master and who is the slave here. David served on the Mesa County Planning Commission for several years about fifteen years ago, and the extension of Canyon Rim Drive to the Easter Hill area was talked about then. He voted against it then and is still against it now, as an impractical and expensive project and as disruptive to the relative peace of the South Camp corridor.

Thank you for accepting our comments about this project. We look forward to the Planning Commission and City Council doing the right thing and keeping this area as Conservation and thereby maintaining the peace and character of the existing neighborhoods.

David and Debi Caldwell

David B. Caldwell
Debi Caldwell

345 Dakota Circle
Grand junction, CO 81507
970-256-9621

October 13, 2019

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

Dear Kristen,

I am writing regarding the proposed rezoning of the 23-acre parcel of land at the end of Canyon Rim Drive being called "Canyon Rim 360". As I understand it, for new zoning to be approved, an amendment to the 2009 Comprehensive Plan adopted by the City of Grand Junction must be approved. The following is my rebuttal to LaPlata's comments on the Comprehensive Plan Amendment:

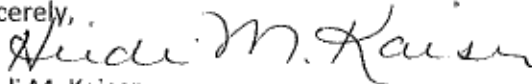
The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

- Subsequent events have invalidated the original premises and findings: (a) there haven't been any events that have invalidated the original findings. The rhetoric provided by LaPlata simply states there have been regulatory changes, but they can't confirm or disprove any impact. A lack of findings aren't findings! (b) Additionally, the idea that the area they aren't proposing to develop is being "preserved" because of their generosity, is inaccurate. It's being preserved because it is too unstable and steep to be built on. Trust me, if they could build on it, they would.
- The character and/or conditions of the area have changed such that the amendment is consistent with the plan: Nothing has changed in this area since the adoption of the 2009 Comprehensive Plan. Filing 4 of Canyon Rim was complete long before 2009 as were the homes on Dakota Circle. If the "Conservation" zoning was appropriate in 2009, it is appropriate now.
- Public and Community facilities are adequate to serve the type and scope of land use proposed: Who knows? Have the comments of Matt Sewalson been addressed – because they were numerous and significant on the preapplication review. Have Rick Dorris's comments regarding the impact on transportation been addressed – not just to his satisfaction but to the satisfaction of the existing homeowners?
- An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use: The only inadequate supply of land or homes in Grand Junction is in the \$300,000 range according to GJARA and the county assessor's office. Homes in Canyon Rim are \$500,000 plus, and on Dakota Circle upwards of \$600,000. It would be inconsistent with the surrounding neighborhood to allow \$300,000 homes in this area. Otherwise, there are homes in the \$500,000 range with 100 plus days on the market in this area. Granite Falls sales are flat and are mostly spec homes, rather than presold to homebuyers. Additionally, Red Rocks Valley still has lots already zoned that can be built on – demonstrating there is an existing, adequate supply of suitably designated lands.
- The community or area as defined by the presiding body will derive benefits from the proposed amendment: LaPlata's comments basically state that Canyon Rim will benefit from increased traffic and congestion. Additionally, the on and off-site drainage improvements are non-existent as evident by their drainage report. They are proposing to build homes on non-absorbent, clay soil

ABOVE the elevation of existing homes. They are stating that because there is no irrigation water, that lands will be xeriscaped and there will be no runoff. How will they control this? Even in neighborhoods without irrigation water, homeowners with deep pockets put in large expanses of Kentucky blue grass and water with domestic water. Right now, the Canyon Rim neighborhood suffers from huge volumes of water during monsoon season and anytime there is rain of any significance. EVERYTHING from this proposed development will run down into Canyon Rim's already taxed drainage area. This hasn't been adequately addressed!

In conclusion, there isn't evidence that the Comprehensive Plan can be or should be amended at this time. I respect the rights of the landowner, but his rights do not invalidate my rights as a homeowner and taxpayer in Grand Junction to have existing zoning regulations "protect and maintain the integrity and character of established neighborhoods". There are a significant number of loose ends and unanswered questions about this development and I am respectfully asking that rezoning not be approved at this time.

Sincerely,

A handwritten signature in cursive script that reads "Heidi M. Kaiser".

Heidi M. Kaiser

2215 Canyon Rim Drive

Grand Junction CO 81507

October 12, 2019

Grand Junction City Planning
Grand Junction City Council

Re: 2009 Comprehensive Plan / Rezoning Request
23-acre plot at Canyon Rim Drive

My family and I moved to the Canyon View Subdivision in 1995. We were the 5th house built in the first filing. Needless to say, we have seen all the housing development in this area in the last 24 years firsthand. Since then we have seen 6 filings of homes in Canyon View, then Canyon Vista, then Trails West, then The Renaissance, then Canyon Rim and now see the new house construction in Granite Falls subdivision. Add it this, the new homes built in the northern filing of Monument Valley. We moved across South Camp Road to the Canyon Rim subdivision in 2008. If there was ever a time have a "Conservation" open space in this immediate area, it's now. This 23-acre open area has been enjoyed by us and thousands of others for its natural beauty, biking and hiking trails and wildlife for decades. It is critical that we preserve the "Conservation" zoning that was designated to these 23 acres in the 2009 Comprehensive Plan. This zoning plan cannot have more than 1 dwelling per acre.

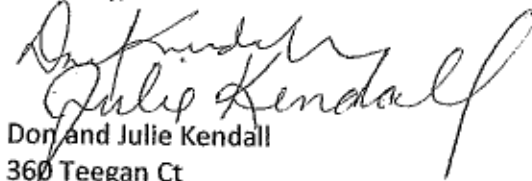
In order to amend the Comprehensive Plan, La Plata Development must show:

1. "Subsequent events have invalidated the original premises or findings of the plan", i.e. Has the area changed enough that the land should no longer be protected? No, they haven't. With all the existing subdivisions and new home construction in the area, we need this protected area more than ever.
2. "The character and/or conditions of the area have changed such that the amendment (proposed rezoning) is consistent with the Comprehensive Plan", i.e. Has the geography, development, use and character of the land has changed significantly since 2009? No, the character and the conditions have not changed.
3. "Public and Community facilities are adequate to serve the type and scope of land use proposed", i.e. In our area, are there adequate schools, fire departments, infrastructure to support more homes? Utility Infrastructure, yes, but Wingate Elementary is at capacity and our Grand Junction Fire Station #5 has had hundreds of new homes added on the Redlands to service.
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." No, there is an adequate supply of homes near by at the new Granite Falls subdivision in the \$5-650K range.

5. "The Community or area as defined by the presiding body will derive benefits from the proposed amendment (development)." Absolutely not. The Canyon Rim neighborhood will not benefit from increased traffic, congestion and development.

In closing, for the reasons above, the 23-acre area is clearly not suitable for home development and rezoning. Add to this list - unstable bentonite soil conditions, water drainage issues from the existing hillside and an aggressive elevation slope which will require retention walls. All these issues will be burdened on to the new homeowners and negatively impact the existing home sites especially on Teegan Ct. We strongly request that you deny the proposed rezoning of 23-acre plot at the end of Canyon Rim Drive and that it will remain a Conservation and Open space as originally designated in 2009.

Sincerely,



Don and Julie Kendall

360 Teegan Ct

Email: donkendall1954@gmail.com

354 Teegan Court
Grand Junction, CO 81507
October 11, 2019

Principal Planner Kristen Ashbeck
Planning Director Tamara Allen
City of Grand Junction Planning Commission
250 North 5th Street
Grand Junction, CO 81501

Subject: Comments regarding the Canyon Rim 360 Project - Comp PLAN Amendment and Rezone

To whom it may concern:

MAJOR POINT NO. 1 -- The applicant's Project proposal DOES NOT satisfy the Criteria for Plan Amendments in the City Code 21.02.130 and rezoning in 21.02.140. Our (mine and many of my Canyon Rim neighbors) response and rebuttals to the applicant's claims are contained in Attachment A, and it is vital for you to read this.

MAJOR POINT NO. 2 -- What I and many of my Canyon Rim neighbors support.

While we all believe in the landowner's rights to develop his larger 600+ acre property, we believe the amending of the 2010 Comprehensive PLAN (shortened to PLAN in the following) to remove the CONSERVATION designation on this 23-acre portion of the 360-acre parcel to be totally unjustified and unwise. Additionally, the locating of 23 homes on these lands is both dangerous and reckless given the hazards that exist. Continuing the CONSERVATION designation and application of the associated criteria of 1 dwelling unit per 5 acres is much more appropriate and is our recommendation. This density allows homes to be sited on the better soils and avoid the more sensitive areas of the property, thus reducing potential impacts to both lot owners of this new development and their neighbors.

Thinking and Reasoning supporting our position.

- A. **The CONSERVATION designation is common sense and should be maintained.** The PLAN identifies CONSERVATION for public or private lands which are reserved for "open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes". In the PLAN, this property received that CONSERVATION designation (1 DU/5 acres). There are real and serious reasons behind the designation which have not changed since the development of the PLAN:
- a. There are *Geologic Hazards* which make it unsuitable for development. The City code (34.20.150) states "every effort should be made to avoid, minimize, and mitigate development in mapped hazard areas". It is easily visible that the following issues and reasons were the basis for this area to be mapped and identified as hazardous:
 - i. Rock outfall issues
 - ii. Steeper slope erosion potential
 - iii. Poor building soils
 - iv. Numerous small drainage channels and depressions
 - b. With development and existing downstream floodway issues and restrictions, new irrigation & runoff impacts would have adverse impacts on adjacent existing properties.
 - c. The PLAN may have also envisioned this CONSERVATION zone as a buffer for the big development in the old, original Planned Development area (AKA the 600+ acres).

Without it, we have no or very little break between Canyon Rim subdivision and the landowner's new development on top of the hill.

- d. Some Canyon Rim subdivision property owners looked at this CONSERVATION designation when considering the purchase of their home. Their landscaping was designed based on it. Allowing major changes would seem to be pulling the rug out from existing owners who saw that designation as a plus.
- e. To nearby property owners this designation seems consistent with the steeper slopes and rolling nature of the property and poor building soils in that area. The CONSERVATION designation should remain in place, especially since the landowner and developers have alternatives in excess of 600 adjacent acres with many other sites more readily suitable for development.
- f. The Project does not meet the stated criteria for amending the Comprehensive Plan.

B. The topography, drainage patterns and soils in this area are not conducive to smaller lots.

- a. Forcing houses onto smaller lots reduces opportunities to place houses in more environmentally suitable locations.
- b. The slope of the land east of Teegan Court (where this developer wishes to build) is significant. Disturbance of soils on this portion of the parcel is likely to have adverse effects on the existing Teegan Court homes.
- c. There are presently existing drainage problems originating from the landowner's property and apparently allowed by him. Recently, drainage and sediment movement from these properties was found to be causing the clogging of the existing Teegan Court storm sewer. The city of Grand Junction expanded a significant effort to clean the drain, and one adjacent landowner spent \$5,000 on drainage improvements directly due to this storm sewer problem.
- d. Smaller lot (less than 1 acre) development is likely to cause a net loss of infiltration capacity of this property during storm events and create issues for neighboring properties and the existing storm drainage system. Preliminary layout shows several lots bisected by sometimes more than one drainage channel.
- e. Much of this can be avoided or reduced with larger lots.

C. R-1 "Clustered" housing is inconsistent with existing surrounding housing and lot arrangements. If rezoning is to be done, it should match well with existing adjacent properties.

- a. The developer says he wants to match the Canyon Rim subdivision. But actually, it would be more appropriate to match the Dakota Circle (south) side of the property as it is the longest side of the parcel (with most of the building lots) proposed for rezoning. The Teegan Court side being almost 20% shorter. The properties on Dakota Circle are in excess of 1 acre with well-spaced structures. The developer has proposed tightly spaced lots backing up to and adjacent to these larger lots. This is inconsistent. With 30-foot setbacks, it's even more inconsistent.
- b. On Teegan Court, we have staggered lots/structures with consideration of existing drainage paths, and these drainage depressions also exist on the proposed new subdivision land. Houses on the west and east sides of Teegan Court are on staggered lots which allow for improved views and the valuable open space feeling of our neighborhood. And, this lot layout does have value, making our area more desirable. Small lots and clustering of homes, and some elevated structures on the proposed development property with the existing drainage depressions would thus be inconsistent with the adjacent development and potentially lower our property values.

In Conclusion: With an abundance of land to accommodate growth, why should we destroy the wise set-aside of this CONSERVATION zone and possibly its future ability to provide a buffer for the landowner's planned 600+ acre development? Do you really want to shoot for a **win-lose** situation, or should we be tending towards a **win-win**? If development of this property is to occur, it should not be a loss for the existing Canyon Rim and Dakota Circle neighbors and for the community in general. Please respect our neighborhood and do this project in such a way that we can all call it a win-win situation.

Sincerely,

A handwritten signature in blue ink, reading "Michael Baker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael L. Baker

ATTACHMENT A

EXCERPT FROM APPLICANT'S 8-7-19 AMENDMENT/REZONE APPLICATION

Applicant's responses in black square bullets with OUR (Canyon Rim residents) comments/rebuttals in Red

21.02.130 Comprehensive Plan Amendment (CPA).

(c) *Criteria for Plan Amendments.* (shown below in italics)

(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:*

OUR comment: *We do not believe the proposed Canyon Rim 360 Project is consistent with the vision (intent), goals and policies of the Comprehensive Plan. That Plan calls for, but the proposed Project does not:*

- ❖ *Fit the vision of "Becoming the Most Livable Community West of the Rockies". To us, "Livable" means keeping CONSERVATION as it is designated and allowing open space in what can easily be called a sensitive area.*
- ❖ *Provide for - "a broad and balanced range of land uses"*
- ❖ *"Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system."*
- ❖ *Preserve environmentally sensitive and geologic hazardous areas*

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

- *The adoption of the Persigo 201 boundary, the creation of the Comprehensive Plan, the creation of Hillside regulations, are all events that would impact this property in some fashion, however being an old county PD with a lapsed plan there is no means to assess this;*
- *The irregular boundary of the interface between Residential Medium Low and Conservation appears to have been somewhat associated with mesa tops and steep slopes. Current, more accurate topography, along with Hillside Regulations will preserve much of the area that was designated for Conservation.*

OUR comment: *Subsequent events have absolutely NOT invalidated the original premises and findings.*

- ❖ *Their first bullet offers no evidence. Actually, subsequent events have dramatically proven the reasoning for the original Conservation designation to be true. Many, many homes in our subdivision have encountered very expensive foundation issues. Additionally, large boulders have rolled down the hillsides in the proposed Project area. We have essentially validated the 1 dwelling unit per 5 acres zoning criteria in the Comprehensive Plan makes ultimate sense.*
- ❖ *The second bullet appears to be incorrect. The Comprehensive Plan Future Land Use map (page 179, also better seen in the City GIS) readily shows the delineation of the Conservation zone as the Canyon Rim Filling 4 lot line on the west, the Dakota Circle properties lot lines on the south, well past the ridge line and the Ute Water property on the east, and Parcel 2945-184-00-098 on the north. All or most of this is mapped as a Geologic Hazard area, a primary reason for the CONSERVATION designation.*

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

- The character of the area has changed with the annexation and development of adjacent residential subdivisions, as well as the Hillside regulations that support clustering of smaller lots on the more developable slopes.

OUR comments: The character of the area has not changed since the adoption of the 2009 Comprehensive Plan.

- ❖ *How does annexation change the character?*
- ❖ *Canyon Rim Filling 4 was replatted in 2003. Seven houses had been developed along Teegan Court by 2009. The character of the neighbor had been established and is not at all consistent with clustering on smaller lots. We don't know what "adjacent residential subdivisions they are referring to. The nearest newer developments are Red Rock Valley and Granite Falls. Those developments have not changed the character of our Canyon Rim neighborhood.*
- ❖ *Amendment of the Plan for some unknown changed conditions would be inconsistent.*
- ❖ *Again, it has been shown by experience, the best plan for this area is very low density.*

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

- Public facilities, in the form of utilities and an improved road, were stubbed to the property for its development.

OUR comments: Other facilities, as in the storm sewer system and floodway, and a local street leading to this area may be inadequate.

- ❖ *Problems are currently occurring with plugging of the storm sewer with sediment from Mr. MacGregor's property (of which Project area is being split off). The floodway is already deficient downstream as noted in the Drainage Report by Williams Engineering. Insufficient capacity and ponding along this floodway are already threatening some developed lots even without this new development.*
- ❖ *Canyon Rim Drive is inadequate to support the new (Circulation Plan) connector road to the larger subdivision the applicant wishes to build on his other 600+ acres.*

(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*

- Residential growth pressure is high throughout the community, as witnessed by the lack of housing inventory. The remaining 343 acres, and more will be developed as vacant land is scarce in the city, and large parcels of vacant land is even scarcer. This project will be a doorway to the future development of the vacant land to the north.

OUR comments: In fact, there is not an inadequate supply for the price range the applicant is planning to build.

- ❖ *There presently exist large subdivisions at Granite Falls (104 homesites) and a newly county approved subdivision at the corner of South Camp and Monument Road. These provide a significant and possibly an oversupply in this particular price range. There are some 1200 'Vacant Platted Parcels' (totaling 846 acres) in the Grand Junction jurisdiction in the Mesa County Vacant Land Inventory. Also, there are presently 118 MLS listings in the Redlands area (93 are over \$400k).*

- ❖ Additionally, as the applicant states he has another 343 acres in this parcel, and we know he has another adjacent 238 acre parcel. Their development work on these lands is presently underway with City staff.
- ❖ Thus, with such an abundance of land to accommodate growth, why should we destroy the wise set-aside of this CONSERVATION zone and possibly its future ability to provide a buffer for the planned 600+ acre development?

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

- The Grand Junction Circulation Plan can be realized;
- On and off-site drainage improvements will benefit the surrounding subdivisions.

OUR comment: *The Canyon Rim and South Camp community will not realize significant benefits from this development; in fact, there are likely to be more negative impacts.*

- ❖ *The Circulation Plan proposal for this area would not benefit the residents of Canyon Rim Drive and our subdivision. As is, this is a low use residential street, with on street parking, low speeds, children walking and playing, etc. This proposal would actually damage home values and could easily lead to many residents wanting to sell and vacate their properties. It may already be happening. Is this what you call a benefit?*
- ❖ *As far as we can tell, no on- or off-site drainage improvements are in the plan for the 360 Project. In fact, they claim no additional runoff and no need for detention, which is a bit unbelievable. Our HOA believes the development of this project may have damaging effects on our existing drainage system and possibly serious impacts on the foundations of some of our homes (particularly on Teegan Court).*
- ❖ *In fact, we can identify many negative impacts which include building in a geologic hazard zone and insisting on clustering of lots, which will be a detriment to our community.*

October 5, 2019

Principal Planner Kristen Ashbeck
Planning Director Tamara Allen
City of Grand Junction Planning Commission
250 North 5th Street
Grand Junction, CO 81501

Dear Kristen:

The following are our comments on the Canyon Rim 360 application to amend the Grand Junction Comprehensive Plan 2009 and Rezone request of the 22 Acre parcel at existing end of Canyon Rim Drive. We are adjoining landowners at 347 Dakota Circle and the parcel in question is adjacent to our property.

According to the Grand Junction Comprehensive Plan 2009 this parcel of land is designated Conservation Mineral Extraction (CON) (1DU/5 ACRE). The following are the criteria for Comprehensive Plan Amendment and Rezoning Requests, and the application by the owners of this parcel do not meet these Criteria. We expect the Grand Junction Planning Commission to maintain the Comprehensive Plan designation of this parcel at the current Conservation with 1 Dwelling Unit per 5 Acres.

Following is the section of the City of GJ Development Code regarding Amendment of the Comprehensive Plan and my comments regarding each:

21.02.130 Comprehensive Plan amendment (CPA).

(c) Criteria for Plan Amendments.

- (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
 - (ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or
 - (iii) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
 - (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
 - (v) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
- (i) There have not been any events that have invalidated the original premises and findings which determined this parcel to have conservation significance.
- (ii) The existing neighborhoods adjacent to this parcel were established prior to the 2009 Comprehensive Planning Process so there are no changes to the character and/or conditions of the area which require a change of the current Conservation designation.
- (iii) Due to the existing difficult and challenging drainage and soil conditions in this parcel the adjoining land owners have already had significant impacts on their properties. For this reason the current public and community resources are not adequate, and significant study and mitigation would have to be incurred to develop this area in densities greater than the planned 1 Dwelling Unit per 5 Acres. In addition, due to existing homes located on substantially similar soils as the new development, future excavation and piling required to build sustainable building foundations in the requested higher density will have a large likelihood of causing damage to existing properties and improvements made by adjoining landowners.

(iv) There is no shortage of lots currently available in the size and density this application is requesting in the area, including 104 lots approved at Granite Falls in sight of this parcel. There is an inadequate supply of 1 Dwelling Unit per 5 Acres in the community, which is the current designated density.

(v) There are no foreseeable benefits from a change in density for the community or area if the Conservation designation changes.

Following is the section of the City of GJ Development Code regarding Rezone request and my comments regarding each:

21.02.140 Code amendment and rezoning.

(a) **Approval Criteria.** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (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
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

(1) There have not been any events that have invalidated the original premises and findings which determined this parcel to have conservation significance.

(2) The existing neighborhoods adjacent to this parcel were established prior to the 2009 Comprehensive Planning Process so there are no changes to the character and/or conditions of the area which require a change of the current Conservation designation.

(3) Due to the existing difficult and challenging drainage and soil conditions in this parcel the adjoining land owners have already had significant impacts on their properties. For this reason the current public and community resources are not adequate, and significant study and mitigation would have to be incurred to develop this area in densities greater than the planned 1 Dwelling Unit per 5 Acres. In addition, due to existing homes located on substantially similar soils as the new development, future excavation and piling required to build sustainable building foundations in the requested higher density will have a large likelihood of causing damage to existing properties and improvements made by adjoining landowners.

(4) There is no shortage of lots currently available in the size and density this application is requesting, including 104 approved at Granite Falls in sight of this parcel. There is an inadequate supply of 1 Dwelling Unit per 5 Acres, which is the current designated density.

(5) There are no foreseeable benefits from a change in density for the community or area if the Conservation designation changes.

In addition the application states "The Future Land Use promotes Conservation (1DU/5AC) and Residential Medium Low (2-4 DU/AC) on this property" – this statement is factually incorrect as the Grand Junction Comprehensive Plan 2009 Future Land Use Map has no sign of a blended or overlapping densities as described by the applicant above. See Figure 1 below.

Lastly on Page 12 of the Grand Junction Comprehensive Plan 2009 Executive Summary - Key Concepts - Implementing the Vision and Guiding Principles is the following:

5. Transitioning Density

The Comprehensive Plan coordinates future land uses so that compatible uses adjoin. When significantly different densities or uses are proposed near each other, they are shown to transition from high to low intensity by incorporating appropriate buffering.

The change requested by Canyon Rim 360 for either R-2 or R-1 with Clustering does not meet the stated position of the Grand Junction Comprehensive Plan 2009 because there is no buffering between the existing density of Monument Valley Filing 6 and the proposed densities above. If the current designated Conservation Mineral Extraction (CON) (1DU/5 ACRE) density is maintained the transitions density goal will be met.

Thank you very much for your review of our comments and as we stated we expect the recommendation to the Planning Commission to be to maintain the Conservation Designation with 1 Dwelling Unit per 5 Acres on this parcel of land.

Sincerely,

James & Kristen Lummis

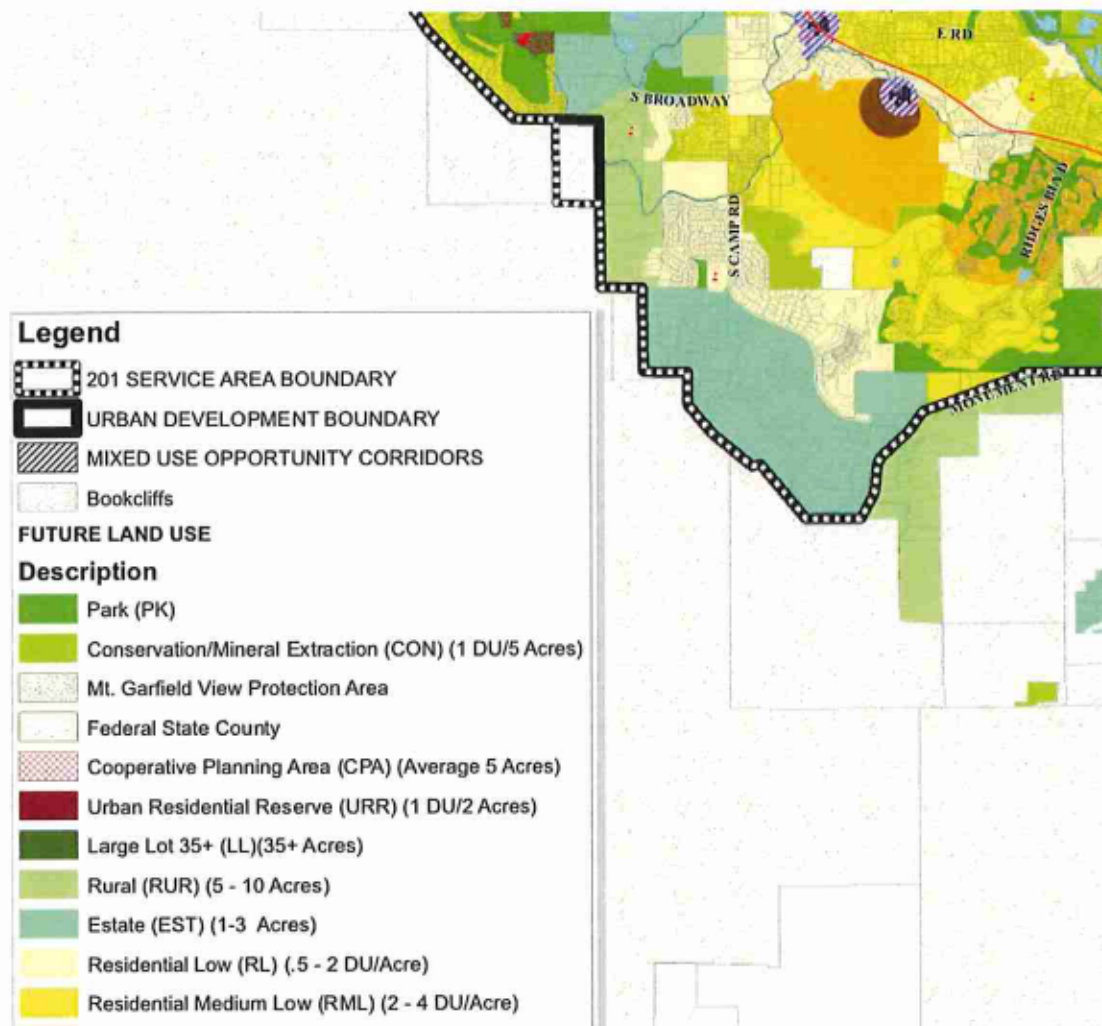
347 Dakota Circle

Grand Junction, CO 81507

Attachments: Figures 1 and Figure 2

CC: Grand Junction City Council

COMPREHENSIVE PLAN – FUTURE LAND USE MAP (Page 179 M CCP 2009) –
Figure 1



Conservation/Mineral Extraction

Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. Mining and sand/gravel operations may be permitted as a temporary use.

Applicable Zones CSR

GRAND JUNCTION MUNICIPAL CODE

VOLUME III: COMPREHENSIVE PLAN – Figure 2

A Codification of the Plan Documents that Guide Growth and Development in the City of Grand Junction, Colorado

34.20.040 Future land use and zoning.

The Redlands area is a joint planning area of Mesa County, the City of Grand Junction, and the City of Fruita. Much of the planning area is located within the joint urban planning area as depicted in the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan. (The western portion of the planning area includes the GJ/Fruita/Mesa County Cooperative Planning Area (buffer or community separator) and the City of Fruita's Community Planning area (three-mile radius from City limits). The area within the joint urban planning area has a more detailed land use classification system than the more rural areas of Mesa County because of the more intense urban pressures it experiences. The planning area has 16 future land use classifications. The City's and County's development codes implement these classifications. The City's and County's zoning districts are used to establish the conditions for the use and development of land in each of the future land use categories. Lands that lie within the Redlands Planning Area and within the joint urban planning area of the City and County use the same Future Land Use Map for reference. However, the City's interpretation of the map has a regulatory effect, while the County's interpretation of the map has an advisory effect.

(f) **Areas Shown as Conservation Areas on Map.** Parcels of land that are designated as Conservation are generally properties that have limited development potential due to one or more of the following issues: floodplain, steep slopes, wetlands or major drainage issues. Properties that have such constraints with little buildable area are shown as conservation on the Future Land Use Map. Several properties previously shown as Conservation were identified as being in error and should be designated the same land use classification as other adjacent properties. These properties include:

- (1) One parcel located at 2067 E 1/2 Road from Conservation to Estate (Lots = two to five acres).
- (2) Two parcels located at 120 Mesa Grande Drive and 2336 S. Broadway respectively from Conservation to Residential Low (lots = one-half to two acres).
- (3) One parcel located at 2525 D Road from Conservation to Residential Medium-Low (two to four dwelling units per acre)

Kristen Ashbeck

From: Ray <raypl2558@gmail.com>
Sent: Sunday, September 15, 2019 10:18 AM
To: Kristen Ashbeck
Subject: Re: Canyon Rim 360

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Kristen thank you. My concern is that as you indicated in the paper the process can't be piece meal and I interpret the planning requirement GJMC 21.02.080(e) to attempt to avoid that by indicating planning of the "entire property". Unless there is a different interpretation of entire, the concept for all of parcel designated as 400 23 Road (at least the Canyon Rim section is part of the large parcel) would be required to be discussed or indeed the developers can piece meal the planning as they deem appropriate.

I really do appreciate you responding rapidly and directly, but I really think the whole process eliminates the opportunity for critical public input of the planning process if development of entire property isn't discussed. We collectively lose the opportunity to evaluate emergency response considerations, public safety, transportation, and overall impacts if the developer isn't required to provide at least a concept of the entire property. Thanks again for your service and time.

Ray

Sent from my iPhone

On Sep 15, 2019, at 9:30 AM, Kristen Ashbeck <kristena@gjcity.org> wrote:

Hi Ray,

Yes, I have your comments and thank you for submitting those. The written comments have been forwarded to the applicant's design team and they will be part of the record provided to the Planning Commission and City Council at the time the proposal is scheduled for hearings. The meeting you attended was not intended to include the "entire property" – it was for the specific purpose of the two smaller projects that are currently in the planning review process. As the developer moves forward on the "entire property", neighbors will be notified and new public meetings will be required. As far as I know, the design team is not far enough along in that process for the "entire property" to be able to have concepts, hold the public meetings and make a submittal to the City for consideration.

Please let me know if you have further questions,

Kristen Ashbeck AICP
Principal Planner

City of Grand Junction
250 North 5th Street
Grand Junction CO 81501

970-244-1491
kristena@gjcity.org

From: Ray [<mailto:raypl2558@gmail.com>]
Sent: Saturday, September 14, 2019 8:08 PM
To: Michael Baker <mbaker0404@gmail.com>
Cc: Kristen Ashbeck <kristena@gjcity.org>; Kristen Lummis <jkummis1@me.com>; Canyon Rim HOA <yourcanyonrimhoa@gmail.com>; canyomrimhoa@aol.com
Subject: Re: Canyon Rim 360

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Kristen this is Ray Plieness. You have my comments. Does the planning department address comments as a matter of practice before they send them to the Commissioners or not? If so are those responses public ally available? I am particularly interested in how your team address the "entire property". Thank you. Ray Plieness

Sent from my iPhone

On Sep 11, 2019, at 2:49 PM, Michael Baker <mbaker0404@gmail.com> wrote:

Kristen A. -- I think you need to let us know whether our comments are lost or not. I assume the planning commissioners normally wish to review some or all of the neighbors' comments. When we wrote them and contributed our "unpaid" time, we expected the decision makers would consider our comments. Do we need to re-submit them?

I would suggest you need to make a list of all the comments you have in your possession (names, addresses and dates) and send it to us so can be sure our views are at least in the commissioners' packet (whether someone actually considers them or not).

This really doesn't look good for your process.

mike baker

On Mon, Sep 9, 2019 at 11:04 AM Kristen Ashbeck <kristena@gjcity.org> wrote:

I think the ones they included were those that went directly to the consultant. All of the others were forwarded to the developer's representative or we still have them. However, my computer crashed and was rebuilt this summer and I may have lost some of them. I can ask the developer's representative if they still have the old ones.

From: Michael Baker [mailto:mbaker0404@gmail.com]

Sent: Monday, September 9, 2019 10:24 AM

To: Kristen Ashbeck <kristena@gjcity.org>

Cc: Kristen Lummis <jkulummis1@me.com>

Subject: Re: Canyon Rim 360

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

My neighbor, Kristen Lummis, and I both noted that the attachment you sent me entitled "Letters from Neighbors" did not include the letters that we sent during the neighborhood meeting phase. Have they been lost or are they captured somewhere else?

Please reply to all.

mike baker

On Thu, Sep 5, 2019 at 9:36 AM Kristen Ashbeck <kristena@gjcity.org> wrote:

Hi Mike,

See attached information and let me know if you have further questions.

My mailing address is below – please put any correspondence to my attention.

Kristen Ashbeck AICP

Principal Planner

City of Grand Junction

250 North 5th Street

Grand Junction CO 81501

970-244-1491

kristena@gjcity.org

April 18, 2019

Ted Ciavonne – Ciavonne, Roberts and Associates, Inc
Kristena – City of Grand Junction Planning Department

Re: Subdivision Development
400 23 Road
Grand Junction, CO

Dear Ted and Kristena,

My name is Don Kendall. I reside at 360 Teegan Ct. I was surprised and a little shocked to receive your letter in the mail. We bought this lot and had our dream home built here in 2008. We were aware that the property behind us was privately owned but also knew it was inconceivable for the land behind us could be developed. It's uneven landscape, dramatic elevation grade and several natural water drainages, would make it very difficult to level and build homes. Also, the presence of expansive soils, which we in Canyon Rim and in neighboring subdivisions all know too much about. Numerous foundations have had to be repaired in this area. I can make sense about the land to the south of us at the end of Canyon Rim Drive and then to the east and south being developed, even though I still don't like it. In addition, by allowing this land to be open to public use for 25 plus years even though it's privately owned has set a precedence. Hundreds of mountain bikers and hikers use the trail behind us. After hard rains the 3 waters drainages above us turn into creeks. I'm not against the development of open property. We wouldn't be living in our home now if Canyon Rim wasn't local developers John Thomas and Dave Bagg. But this new development doesn't fit here. The Renaissance, Trails West and Canyon Rim all were developed along South Camp Road and were developed up to the current foothills and fit the natural landscape and topography. Houses and streets behind Teegan Court don't. My fear is that I will see a street, houses and retaining walls that tower above us removing views, peace and quiet, and decreasing property values for the existing homes along Teegan Court. If this project moves forward, I am prepared to gather a great number of signatures on a petition from neighbors in Canyon Rim Subdivision, Monument Valley and those who recreate in this area. I will again list the reasons I'm against this development:

- *Dramatic and aggressive uphill elevation
- *Natural water drainages will have to be altered.
- * Expansive soils conditions not conducive to home foundations
- * Doesn't fit the natural topography
- *Established biking and hiking trails are present

In closing, I feel that we are going to have to heavily rely on The City of Grand Junction Planning Department, starting with you Kristena, to have a professional and mindful discernment about the construction of this subdivision. The owner of this property doesn't live here, know about us or really care about us. Their goal in the end is financial gain and then will just move on to the next project. But the City of Grand Junction should and hopefully will care.

Sincerely,

Don and Julie Kendall

Kristen Ashbeck

From: Linda Spinner <spinnerlinda@gmail.com>
Sent: Monday, April 22, 2019 10:37 AM
To: Kristen Ashbeck
Cc: ted@ciavonne.com
Subject: Renaissance and Canyon Rim development

Hopefully you can address traffic impact at the corner of South Camp and South Broadway. This has not been addressed with prior development (Granite Falls). The traffic at this intersection is increasing rapidly. With the blind curve heading west toward that intersection, it will be a short time before there is a rear end crash as cars round that curve and approach backed up vehicles waiting to turn. Vehicles coming from west need to slow down so turning is possible. Time for a round a bout at that intersection?

Linda Spinner
970-596-4522
spinnerlinda@gmail.com
Renaissance subdivision

MARCUS P. STRAUB
KELLIE R. CALDWELL STRAUB

444 Athens Way • Grand Junction, CO • 81507

M: 970.208.3150, marcusstraub@bresnan.net | K: 970.261.8455, kelliestraub@charter.net

To:

Kristen Ashbeck Senior Planner, City of Grand Junction | KristenA@gjcity.org
Tamra Allen Community Development Director, City of Grand Junction | TamraA@gjcity.org
Ted Ciavonne PLA, Ciavonne, Roberts & Associates, Inc | Ted@ciavonne.com

City Council of Grand Junction

Councilmember Phyllis Norris, District A | PhyllisN@gjcity.org
Councilmember Phillip Pe'a, District B | PhillipP@gjcity.org
Councilmember Anna Stout, District C | AnnaS@gjcity.org
Councilmember Duke Wortmann, District D | DukeW@gjcity.org
Councilmember Duncan McArthur, District E | DuncanM@gjcity.org
Councilmember Rick Taggart, District at Large | RickT@gjcity.org
Councilmember Chuck McDaniel, District at Large | ChuckMc@gjcity.org
General Mail | BelindaW@gjcity.org

Greetings,

This letter is intended to provide direct feedback on proposed Developments A and B located at 400 23 Road and the Neighborhood Meeting that took place on Monday, April 22, 2019. As adjacent neighbors to the Major Subdivision located at the end of Renaissance Boulevard, long-term contributing citizens to our community, and a native resident of the Grand Valley, we have many important and pressing concerns about these imminent developments and future plans for the parcel as a whole.

First and foremost, it is important to point out that we do not dispute the rights of any private property owner to develop their land in accordance with all city, county, and state laws. We are also deeply grateful to the current land owner for allowing members of our community to, over the years, use and enjoy the countless walking, hiking, and biking trails that currently exist on this property.

At the same time, we do dispute the notion that any land owner and their chosen developer(s) have rights that supersede those of adjacent and existing property owners.

In an effort to ensure fair short and long-term consideration to all individuals affected by any pending and future developments proposed for 400 23 Road, we respectfully submit the following input and concerns based in part on the responsibilities of the City of Grand Junction Planning Director and Planning Department, and as outlined in the City of Grand Junction development codes referenced below:

21.02.070 Administrative development permits.

(q) Subdivision.

- (9) Safeguard the interests of the public, the homeowner, and the subdivider;
- (13) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface water;
- (14) Prevent flood damage to persons and properties;
- (15) Restrict building in areas poorly suited for building or construction;
- (16) Prevent loss and injury from landslides, mudflows, and other geologic hazards;

- (17) Ensure adequate public facilities and services are available or will be available concurrent with the projected impacts of the subdivision; and
- (18) Ensure the proposal will not impose hardship or substantial inconvenience to nearby landowners or residents.

(r) Preliminary Subdivision Plan.

- (2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:
 - (i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
 - (iv) Other standards and requirements of this code and other City policies and regulations;
 - (v) Adequate public facilities and services will be available concurrent with the subdivision;
 - (vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
 - (vii) Compatibility with existing and proposed development on adjacent properties;
 - (xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

21.03.010 Purpose.

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- (e) Protect and maintain the integrity and character of established neighborhoods;

Item #1: Soil Quality, Soil Stability, and Drainage

This area of the valley has already experienced significant and ongoing issues related to soil quality, soil stability, and drainage. Many of the existing homeowners in surrounding neighborhoods (including, but not limited to, The Renaissance and Canyon Rim Subdivisions) have been required to invest tens and hundreds of thousands of private dollars post-construction to mitigate critical errors and/or oversights made by previous engineers, developers, and builders.

Bentonite soil, unstable slopes, natural erosion, and ground water levels are directly responsible for significant and ongoing foundation and structural issues. These same conditions exist for the lands that will house both proposed subdivisions (Development A at the end of Renaissance Boulevard and Development B at the end of Canyon Rim Drive). In addition, drainage factors from natural sources, canal seepage, irrigation runoff, and erosion from surrounding hills continue to pose serious foundation and structural issues for existing homeowners. These factors will only increase once the proposed development projects begin and 37 new homes are constructed on 29 acres of already-unstable grounds.

Colorado Law, in an effort to avoid adverse impact to downstream or downhill properties, currently requires land owners to adequately control runoff from their properties. Due to the existing landscape of privately-held land directly adjacent to proposed Developments A and B, and the structure of the entire 400 23 Road parcel, a number of valid concerns exist for current property owners. The addition of new homes and roads will only increase the potential for natural and irrigation runoff. The breadth of these impacts must be thoroughly researched, understood, and addressed prior to approval and construction.

Per the stated development codes above, it is the responsibility of the Planning Director, the City of Grand Junction Planning Department, and involved personnel to ensure that land owners, developers, and all associated parties

undertake development projects that are structurally sound, of high quality, enhance the existing and surrounding communities, address associated growth (i.e. maintenance of roads and infrastructure, police, fire, schools, etc), and minimize negative or financial impacts to existing land and homeowners.

Simply stated, ANY development that has the potential of causing structural damage, geological harm, or financial strain to existing homes, homeowners, or surrounding neighborhoods should be paused or stopped until reasonable studies and adequate solutions can be created.

Given these immediate and pressing concerns, we respectfully request that the City of Grand Junction and Planning Department act in good faith, place the development of these projects on hold, and:

1. Commit to a comprehensive soil and drainage analysis of the proposed development areas to determine:
 - How the proposed developments will directly impact the properties of existing homeowners, and
 - Who will bear responsibility for future mitigation issues that arise for existing homeowners whose properties will undoubtedly be affected during the construction process and/or after development of both major subdivisions is complete.
2. Provide detailed information to the public about all future housing developments planned for the entire 400 23 Road parcel and be transparent with any potential soil, stability, drainage, and/or runoff issues that may exist for lower elevation subdivisions during the development process. Understanding future impact is both reasonable and fair to avoid potential harm and financial impact to existing homeowners.
3. Provide detailed information to the public about plans for two future "Unclassified Roads" that will connect Minor Collectors Renaissance Boulevard (Development A) and Canyon Rim Drive (Development B) to Major Collector 23 Road on the eastern edge of the 400 23 Road parcel. Any potential issues directly related to the construction of these roads must be thoroughly understood and revealed prior to development.
 - In fact, on prior circulation plans and planning discussions, the City required this issue be addressed before any development would be allowed. We would like a thorough explanation of why that policy was changed for this development and the legal standing to support it
 - It has also been noted that the Circulation Plan for the 400 23 Road Parcel and the Renaissance Concept Plan do not align. While the Circulation Plan calls for an Unclassified Road that will connect to Minor Collector Renaissance Boulevard (Development A), the Concept Plan does not.
4. Provide a comprehensive and public explanation as to why the "lower" sections of the 400 23 Road parcel (Development A and Development B) are being expedited through the development process when the "upper" sections nearer Major Collector 23 Road have fewer soil quality, stability issues, and drainage concerns to address, and greater potential property and value to the existing land owner and developer.
5. Provide all adjacent homeowners and HOAs (not just those within 500 feet of the proposed development property lines) with historical documentation about all previous zoning changes to both Development A and Development B.
 - The original PUD for the area located at the end of Canyon Rim Drive (Development B) called for just four homesites? When was this changed? What was the original PUD for the area located at the end of Renaissance Boulevard (Development A)? Why have countless homeowners in both areas been repeatedly told by local real estate agents during the sales process that "there won't be any development behind you?" These questions deserve to be investigated and understood.

Item #2: Subdivision Covenants and Aesthetics

It was clearly stated by Ted Ciavonne during the one required “neighborhood meeting” that the new homes planned for development would be of “better” quality and/or construction than the existing adjacent homes. This was a deeply offensive statement to those in attendance. Existing homeowners take great pride in their homes and have had to make significant structural and aesthetic improvements, including landscape design, standard maintenance, internal construction, and repairs to mitigate structural damage resulting from existing soil and foundation issues. We are proud of our homes and surrounding neighbors, for the most part, take great pride in the homes they have built and/or bought throughout the years.

In regard to Development A at the end of Renaissance Boulevard, the ground elevation of the proposed neighborhood is between 6 and 15 feet higher (running north to south) than the adjacent homes on the east side of Athens Way. For homeowners who back up to the proposed development, this raises several critical and very serious concerns – from all points raised previously regarding soil quality, stability, drainage, and runoff issues, and the impact all will have on existing landscapes and foundations – in addition to privacy, noise, and aesthetics.

In regard to Development B at the end of Canyon Rim Drive, existing ephemeral streams that capture runoff from surrounding hills and the extensive presence of bentonite soils pose serious structural and foundational issues. Adjacent neighbors, like those who live in Monument Valley, have much larger lots than those proposed in the new neighborhood and have a strong desire to maintain the quality of their existing landscape.

In an effort to ensure that any new developments adhere to the City of Grand Junction development codes referenced above, we respectfully request that:

1. A complete engineering and geological evaluation of Development A and Development B, plus all adjacent properties, be undertaken to fully understand any potential current and future potential effects to soil quality and stability due to increased disturbance from construction and added drainage from natural sources and/or irrigation.
2. All HOA covenants for the new proposed subdivisions be written and released prior to development being approved and started.
3. Covenants require single story homes to help preserve views, protect privacy, and maintain aesthetics consistent with surrounding neighborhoods.
4. Covenants require xeriscaping to help minimize the risks and negative effects associated with increased soil instability and poor drainage from increased irrigation and runoff.
5. New lot lines be strategically staggered against existing lot lines.
6. Adequate buffer zones be added to proposed development plans for both neighborhoods.
7. Input from Redlands Water and Power Company about the proposed projects and plans for the existing water canal running along the western edge of proposed Development A be made public.
8. The existing covenants for the northern-most homes on Athens Way in The Renaissance be reviewed and extended to any new proposed subdivision. These properties have a 30-foot “no build” zone at the eastern edge of their property lines and adjacent to the Redlands Water and Power Company canal road.

Item #3: Creating and Protecting Open Spaces

It is the responsibility of any community to thoughtfully and strategically create, maintain, and protect adequate open space for its contributing citizens. This is especially important for the Grand Valley as our population continues to grow and development needs continue to expand. In order to preserve the native look, feel, and culture of this historic area – including nature, animals, and items of historical relevance – private citizens and public officials must be willing to work together toward collaborative and mutually agreeable solutions.

The “Future Land Use Map,” “Circulation Plan,” and “Existing Zoning Map” for the 400 23 Road parcel displayed by Ciavonne, Roberts & Associates, Inc at the April 22nd Neighborhood Meeting clearly demonstrate that all land included in the parcel is targeted for immediate and near-term development, all but eliminating any possibility of future outdoor and recreational use.

As it currently exists, and at the generosity of the existing land owner, this tract of land has grown as a popular recreational area within the City of Grand Junction. Countless individuals respectfully enjoy this landscape as a place to exercise, engage in physical activity, take in views, share time together, commune with nature, and improve their lives. The ability and freedom to do so has been a core tenant of our community, marketed extensively, and is now one reason our area continues to grow in popularity. Complete development of this parcel will eliminate one of the last remaining centrally-located open spaces in our valley and will also result in the destruction of countless animals, trees, and the mysterious hand-carved gnomes that line the western ridge adjacent to existing BLM land.

With the goal of protecting and preserving a fair volume of open space available for use by those who live here now and the many generations that will come, we respectfully request the City take a “time out” to adequately:

1. Study the possibility of purchasing and/or placing the land in a conservation trust.
2. Study the possibility of working in collaboration with the BLM and other organizations (i.e the Trust for Public Land and the Colorado West Land Trust, among others) to preserve the land as open space.
3. Consider the creation of a conversation easement that would include and connect the lands currently slated for development (A and B) with the western ridge of land adjacent to BLM land. This action would preserve all lower lands, eliminate expensive and extensive soil, drainage, and runoff mitigation complications associated with the Renaissance and Canyon Rim extensions, save existing nature preserves – including the beautiful Cottonwood trees lining the canal at the end of Renaissance Boulevard – and maintain some of the oldest juniper trees and hand-carved gnomes placed by one our valley’s most beloved citizens and artists. The preservation of a wide “greenbelt” of land, with easy trail access, would also result in lower development costs and higher home values for future development of 400 23 Road.

In closing, we offer the following summary comments:

- The right of the existing landowner to develop his property is not under dispute.
- The rights of existing and adjacent property and homeowners carry equal weight and must be thoroughly considered before any development plans are finalized and construction projects commence.
- Development that is inappropriate for the current geographic conditions and/or directly violates the existing City of Grand Junction development codes will cause irreparable harm and financial hardship to existing homeowners.

- Thorough studies must be taken to fully understand the potential impact of current and future proposed development in this area, especially as it relates to soil quality, soil stability, drainage, and runoff, and the affect on existing and future homeowners.
- The full and/or partial development of this parcel into family-centered neighborhoods will require extensive contributions from the City of Grand Junction, both short and long-term, to provide adequate personnel to address population growth. What plans exist for the addition of staff to maintain roads and infrastructure? How many additional police and fire department employees will need to be hired? How will this development impact all existing (and already overcrowded) schools? What plans are in place, if any, to build new schools to offset this growth? Where will new schools and fire stations be located? These are important and thoughtful considerations that need to be understood and explained prior to approval and construction.
- The reconsideration of full and/or partial conversation areas, easements, and greenbelt areas adjacent to existing BLM land to maintain open space and ensure the community's continued ability to use, enjoy, and recreate on lands within the City of Grand Junction is fair and reasonable.
- The rights and reasonable expectations of all involved parties – including the existing landowner, his chosen developer(s), nearby and adjacent homeowners, and the community at large – have a legitimate place in the discussion about what ultimately happens to this parcel of land, both short and long-term.
- It is the core responsibility of the City of Grand Junction and all associated representatives to ensure that all developments within the city limits are handled appropriately, respectfully, and in a way that demonstrate care for its community and honor for its existing codes. The number of existing developments taking place within our city's limits, and the number of planning department personnel carrying out review and approval of these developments, along with the speed at which Developments A and B of the 400 23 Road parcel are being pushed through, raises significant concern.

Personal Comments:

As adjacent homeowners to proposed Development A, we have a number of significant concerns regarding the plan for housing directly behind our homes. Homes on the east side of Athens Way, running north and south of Renaissance Boulevard are topographically much lower in elevation (from 5 to 15 feet or more) from the land proposed for development. It is important for the City of Grand Junction to review, adequately address, and build solutions into their plans for these potential concerns – and communicate them to homeowners – prior to developments being approved.

- Have planning departments representatives from the City been on-site to adequately review and understand the impact to adjacent homeowners from building so close in proximity?
- How will the City manage the potential negative effects to existing homeowners from excessive drainage due to construction, irrigation, natural seepage, runoff, and more?

Thank you for your time and consideration,

Marcus P. Straub

Marcus P. Straub
p: 970.261.8455 | e: marcusstraub@bresnan.net

Kellie R. Caldwell Straub

Kellie R. Caldwell Straub
p: 970.261.8455 | e: kelliestraub@charter.net

From: Karen Combs 7kcombs@gmail.com
Subject: 400 23 Road Proposed Developments

KC

Date: May 20, 2019 at 8:26 AM

To: KristenA@gjcity.org, TamraA@gjcity.org, Ted@ciavonne.com, PhyllisN@gjcity.org

Cc: PhillipP@gjcity.org, AnnaS@gjcity.org, DukeW@gjcity.org, DuncanM@gjcity.org, RickT@gjcity.org, ChuckMc@gjcity.org, BelindaW@gjcity.org, Rob Bleiberg rob@cowestlandtrust.org, SouthCampNeighbors@gmail.com, yourcanyonrimhoa@gmail.com

Bcc: Libby Collins libby@cowestlandtrust.org, Karen Combs 7kcombs@gmail.com, Lynn Wegener lynnwegener@gmail.com

Dear Kristen Ashbeck, Tamra Allen, Ted Ciavonne, and Honorable Grand Junction City Councilwoman Phyllis Norris

We are writing in strong support of the recent Open Letter to you regarding 400 23 Road proposed developments submitted by Kelli Straub. We'd like to relate our personal comments. At the end of last year, we moved from East Orchard Mesa/Palisade to what we have nicknamed our "last home" on Caprock Drive. We loved our rural life among the orchards and vineyards, enjoyed biking the Fruit Loop plus the activities of Palisade. However, we consciously choose to stay in our treasured valley and to move close to the Monument for the following reasons:

- As we are seniors, having safe walking and bicycle paths adjacent to neighborhood roads is now more important to us. We look forward to the new bike path extension to Lunch Loop and hope that the path will eventually extend to South Camp Road.
- "Easter Hill" aka "Water Tank" offers readily accessible walking paths with unparalleled spectacular 360 views of our valley. Thank you Robert Macgregor for allowing this area to be enjoyed and valued by so many residents, young and old. These trails were a key factor in deciding our home location.
- Our home location is closer to Main St and the richness of activities that downtown offers, especially the Avalon.
- We were ready to have neighbors next door to us - versus down a 1/4 mile driveway and beyond.
- Finally, we love the dark sky at night.

Our immediate concerns with Renaissance Boulevard Extension (Development A):

Due diligence. It concerns us that the Renaissance development seems to be happening most rapidly with minimal involvement of the adjacent homeowners who have the most at stake with problematic soils, drainage concerns and other issues which jeopardize their homes and neighborhood - with potentially significant financial repercussions. We feel the city planners need to be transparent and open to working with existing residents, not just developers. We dispute the notion that any land owner and their chosen developer(s) have rights that supersede those of adjacent and existing property owners.

Given development codes ([21.02.070](#) sections q and r), it is the responsibility of the Planning Director, the City of Grand Junction Planning Department, and involved personnel to ensure that land owners, developers, and all associated parties undertake development projects that are structurally sound, of high quality, enhance the existing and surrounding communities, address associated growth and minimize negative or financial impacts to existing land and homeowners.

Simply, ANY development that has the potential of causing structural damage, geological harm, or financial strain to existing homes, homeowners, or surrounding neighborhoods should be paused or stopped until reasonable studies and adequate solutions can be created.

Given these immediate and pressing concerns, we respectfully request that the City of Grand Junction and Planning Department act in good faith, place the development of these projects on hold, and commit to a comprehensive soil and drainage analysis of the proposed development areas to determine:

- How the proposed developments will directly impact the properties of existing homeowners, and
- Who will bear responsibility for future mitigation issues that arise for existing homeowners whose properties will undoubtedly be affected during the construction process and/or after development of both major subdivisions is complete.

Our immediate concerns with Canyon Rim Drive Extension (Development B):

From our Soils Report 5/6/2008, produced by Grand Junction Lincoln DeVore, Inc:

"While it is believed that under the existing conditions at the time of this exploration, the construction process would not be affected by any free-flow waters, it is very possible that several years after development is initiated, a troublesome perched water condition may develop that will provide construction difficulties. In addition, this potential perched water could create some problems for existing or future foundations on the tract. Therefore, it is recommended that the future presence of a perched water table be considered in all design and construction of both the proposed residential structures and any subdivision improvements." We underlined for emphasis. Perched water is "groundwater occurring in a

saturated zone separated from the main body of groundwater by unsaturated rock" according to Merriam-Webster.

Our soils report additionally referenced Senate Bill 13 ([CRS 6-6.5-101](#)) that the developer provide the owner a copy of Special Publication 43, "A Guide to Swelling Soils for Colorado Homebuyers and Homeowners".

We live close to the "low end" of Caprock Dr. with an easement behind our home for drainage from higher areas, i.e., Teegan Court area and the Water Tank hillside to the east. But will that easement of green space be enough to drain the proposed "upstream" development too? With more homes, more land will be disturbed with fewer paths of runoff and soil to accommodate drainage. The issues of Development B are very similar to those above for Renaissance Development A. Let us all pause to take stock, research, and work together.

Our immediate concerns with the larger 400 23 Road Parcel:

1) Protecting Open Spaces per the City Development Standards (code [21.06.020](#) Public and private parks and open spaces, section b. and Trails, section c.)

We would like to see the development plans to retain a minimum of 10% of gross acreage as "open" - or understand the plan for equivalency on these proposed projects.

2) Landscape, buffering and screening standards. (21.06.040 - b.8.)

"Preservation of Significant Landscape Features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development."

How does the development plan include retaining some of our oldest juniper trees in the valley?

Can we preserve the aesthetics of the unique ridge line bluff to the west - unlike what has happened on Monument Road?

See 21.06.060 Subdivision standards, section h on Location and Use of Open and Undeveloped Space.

3) The 400 23 Road parcel is the last remaining undeveloped central jewel of our valley. Given its magnitude, natural beauty, and varied opportunities for development, green space and trails, the city council, planners and developer should take time for input and smart planning. With the work underway on the Grand Junction 2020 Comprehensive Plan, it seems reasonable that 2020 work should address this parcel as part of the "big picture" of our valley development. Further, we would like to see the 400 23 Road owner/developer work closely with the Western Colorado Land Trust, the BLM, and Trust for Public Land on creative trail and open space conservations.

4) Last but not least, wildlife activity and corridors need to be taken into account. Regardless of development of 400 23 Road, wildlife in the greater Monument area will continue to move to access food, water, the river - all vital to them. We need to proactively consider their impact as we impact them.

With sincere respect and hope for engagement,

Lynn Wegener

Karen Combs

Lynn Wegener and Karen Combs
372 Caprock Drive
Grand Junction, CO 81507
970-523-4364

Kristen Ashbeck, City of Grand Junction Planning Department
kristena@gjcity.org

Tamra Allen, Planning Director City of Grand Junction
Tamraa@gjcity.org

Ted Ciavonne, Ciavonne, Roberts and Associates
ted@ciavonne.com

April 26, 2019

Thank you for the opportunity to provide comments regarding development on two parcels at 400 23 Road.

We do not dispute the landowner's right to develop this parcel. However, as adjacent landowners, we dispute the notion that he and his chosen developer can develop their plans without consideration of the private property rights of neighboring landowners and in a manner which accommodates the property concerns of impacted neighbors and conforms with City of Grand Junction Development Codes and Standards.

To this point, we offer the following suggestions.

1. Soils and drainage

There are significant, legitimate concerns regarding soils and drainage in the parcels, especially regarding the extension of Canyon Rim Drive into 22 acres of variable, largely bentonite soils, containing two ephemeral streams that capture runoff from surrounding hills.

The City of Grand Junction should undertake a comprehensive soils and drainage analysis to determine how development in this area will impact existing homeowners, many of whom have already had to undergo expensive and extensive mitigation. It would also help determine which party bears (City of GJ, developer, homebuilder, or property owner) liability for damages that occur to existing and future homeowners.

With this information, the City could determine how many homesites are appropriate for this land as well as require infrastructure to avoid damages to current existing neighborhoods and to homeowners within the proposed new neighborhoods.

Additionally, we think it is important that the developer be transparent about future development. The development of a potentially busy road, extending Canyon Rim Drive up onto the top of the 400 23 Road parcel will have significant runoff, soils and drainage issues. It makes sense that these issues be known before proceeding with development. If they are not known, this will only cause harm to homeowners in the future.

The current Grand Junction Circulation Plan specifies an "Unclassified Road" to connect the Minor Collector Canyon Rim Drive to the Major Collector 23 Road on the eastern edge of the owner's parcel. The city should address this road now for the reasons stated above. Also on prior circulation plans and planning discussions for the current Parcel B the city required this issue be addressed before any development was allowed. Why has this changed for this development?

The landowner, developer and the City bear responsibility for ensuring that any development be of high quality, structurally sound and safe, and that the development will not result in damage to existing homeowners, thus requiring them to spend thousands of dollars on repairs.

Furthermore, under Colorado law landowners are required to control runoff from their property, not allowing it to impact those downhill or downstream from them. The City should hold the current landowner and developer to this standard in order to ensure no one suffers material harm in the developers' pursuit of profit.

Lastly from current City of GJ development code it is the Planning Director's responsibility to:

21.02.070 Administrative development permits.

(q) Subdivision.

- 9) Safeguard the interests of the public, the homeowner, and the subdivider;
- (13) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface water;
- (14) Prevent flood damage to persons and properties;
- (15) Restrict building in areas poorly suited for building or construction;
- (16) Prevent loss and injury from landslides, mudflows, and other geologic hazards;
- (17) Ensure adequate public facilities and services are available or will be available concurrent with the projected impacts of the subdivision; and
- (18) Ensure the proposal will not impose hardship or substantial inconvenience to nearby landowners or residents.

(r) Preliminary Subdivision Plan.

- (2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:
 - (i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
 - (iv) Other standards and requirements of this code and other City policies and regulations;
 - (v) Adequate public facilities and services will be available concurrent with the subdivision;
 - (vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
 - (vii) Compatibility with existing and proposed development on adjacent properties;

- (xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

We expect a rigorous adherence to these responsibilities by the planning director for this development application.

2. Mitigation of impacts to the Monument Valley neighborhood

We believe Monument Valley, including Dakota Circle, was developed as a PUD and the lot size (greater than 1 acre going up to 2+ acres) is equivalent to R-E zoning. Therefore, it is appropriate, and included in the City's development code, that R-1 zoning provide a buffer/transition zone before moving to R-2 zoning. This could be accomplished by creating open space or one-acre lots on the south side of the Canyon Rim extension, and then allowing R-2 zoning on the north side. Please note, that larger lots would have a higher value and be more desirable than the small lots currently shown on the plat, and could better take into account soils and geography, as well as remain in keeping with the character of an existing neighborhood that predates Canyon Rim.

3. Measures to improve the aesthetics and value of the new development

a) Staggered lots lines. Staggered lot lines should be required throughout both proposed developments. Houses lined up back-to-back in straight lines are largely out of character with this area. Staggered lots lines preserve and protect views, and provide desirable privacy, for all homeowners, existing and new.

b) Covenants requiring single story homes. This will help preserve and protect views of existing and new homeowners as well as provide architectural consistency within the development.

City of Grand Junction Code states the following, and is applicable to both items 2 and 3 above.

21.03.010 Purpose.

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- (e) Protect and maintain the integrity and character of established neighborhoods;

4. Open Space Considerations.

This parcel is a popular recreational area close in to the City of Grand Junction. A time out to study the possibility of the City, in conjunction with the BLM, Mesa County and organizations like the Trust for Public Land or the Colorado West Land Trust, could preserve, via an easement, the western portion of 400 23 Road, linking the two proposals slated for development with the western ridge land and adjacent BLM land.

Preserving a wide greenbelt in this area with easy trail access would result in higher values for future development of 400 23 Road, while avoiding the soils and drainage complications associated with the Renaissance and Canyon Rim extensions.

If this is not possible, we request a trail connection from open space owned by Monument Valley Filing 7, Dakota Circle and cul-de-sacs adjacent to, to existing BLM land.

As we said above, we do not dispute the right of the landowner to develop his property.

However we ask that the City of Grand Junction work diligently to ensure that the property rights of existing owners in this area are not adversely impacted.

Allowing an R-2 zoning along the southside of the property adjacent to Dakota Circle has an adverse impact upon existing property rights. It is a taking.

Likewise, allowing development that is inappropriate for the geographic conditions, resulting in harm to existing homeowners is a violation of property rights and a taking.

Existing homeowners purchased property in these neighborhoods anticipating a certain neighborhood character as well as an assumption that their property rights are given equal weight to the rights of anyone else.

These rights and expectations have a legitimate place in this discussion and we request that the City take into account all concerns and work with the landowner and developer to ensure new development that is responsible, respectful and appropriate, meeting the needs of all parties.

Thank you very much.

Sincerely,

James B Lummis

Kristen Lummis

347 Dakota Circle, Grand Junction, CO 81507
970-260-2137

Subject: Neighborhood Concerns and Community Comments re: 400 23 Road Proposed Developments A (Renaissance Boulevard) & B (Canyon Rim Drive)

To: Kristen Ashbeck Senior Planner, City of Grand Junction | KristenA@gjcity.org Tamra Allen Planning Director, City of Grand Junction | TamraA@gjcity.org

City Council of Grand Junction Mayor Barbara Traylor Smith, District B | BarbaraS@gjcity.org Mayor Pro Tem Bennett Boeschstein, District C | BennettB@gjcity.org Councilmember Phyllis Norris, District A | PhyllisN@gjcity.org Councilmember Duke Wortmann, District D | DukeW@gjcity.org Councilmember Duncan McArthur, District E | DuncanM@gjcity.org Councilmember Chris Kennedy, District at Large | ChrisKen@gjcity.org Councilmember Rick Taggart, District at Large | RickT@gjcity.org General Mail | BelindaW@gjcity.org

I contend the Neighborhood meeting held on April 22, 2019 in regard to the subject development did not comply with GJMC 21.02.080(e) for neighborhood meeting requirements for the following reasons;

- 1) The city staff did not explain the rules and requirements. City staff did not provide information regarding the project's compliance with the Comprehensive Plan and any applicable adopted plan or ordinance. Even when asked specifically about transportation development for the entire property and the apparent piece meal approach of the entire property the staff did not provide information on the process for the benefits of the neighbors and impacted citizens to understand the process. The applicant did not describe any ways to mitigate impacts but rather simply stated that we will meet the legal requirements later in the process, but clearly didn't facilitate a discussion or answer questions in a way to provide any context on the approach to mitigate issues. Lastly, it indicates in the code (at a minimum) the concept plan shall delineate access to the site; internal circulation, the range of density of the entire property or the maximum intensity (square footage and stories for all buildings). The meeting did not show any internal circulation except for 2 small areas within the property (**entire property** of 400 23 Road) which clearly misses the intent of providing the neighbors an opportunity to understand the entire concept for the **entire property**.
- 2) Of major concern is transportation and emergency planning of the individual pieces of the entire property proposed on the "internal circulation". Per the 2018, Grand Junction Circulation Plan, Street Plan Functional Classification Map, it indicates that for unclassified future streets (which the entire property delineated two in the graphics shown at the meeting) requires a Traffic Impact Analysis to designate it's classification that demonstrates vehicle traffic demand within the area of interest (not limited to the particular development under consideration). It is clear, that the intent of **the entire property** development is to use existing roads developed to provide access to existing subdivisions in significantly different ways in the future, with no identified analysis of the impacts, let alone mitigations planned as required by the neighborhood meeting and planning codes.

Based on this I would request the City not approve any permits or other actions that allow the planning process to move forward until a compliant meeting is held. The City should require the applicant to host another meeting or the City should host another meeting and comply with the intent of the Neighborhood meeting and have a dialogue on the entire property to include project impacts, mitigation plans, and the results of the Traffic Impact Analysis.

Raymond Plienness, Resident Canyon Rim Subdivision, HOA Board Member

2205 Desert Varnish Court, Grand Junction, CO 81507

Kristen Ashbeck

From: Kristen Ashbeck
Sent: Thursday, May 23, 2019 9:10 AM
To: ted@ciavonne.com
Subject: FW: Proposed Developments near Canyon Rim and Renaissance Sub-Divisions

From: Paul Cowan [mailto:PaulCowan886@hotmail.com]
Sent: Wednesday, May 22, 2019 7:16 PM
To: Phyllis Norris <phyllisn@gjcity.org>; Phillip Pe'a <phillipp@gjcity.org>; Anna Stout <annas@gjcity.org>; Duke Wortmann <dukew@gjcity.org>; Rick Taggart <rickt@gjcity.org>; Belinda White <belindaw@gjcity.org>; Kristen Ashbeck <kristena@gjcity.org>; TamaraA@gjcity.org; Chuck McDaniel <chuckmc@gjcity.org>
Subject: Proposed Developments near Canyon Rim and Renaissance Sub-Divisions

Dear City Officials,

I am a resident of the Canyon Rim sub-division and have lived in the neighborhood since 2010. By now, I am sure you have received copies of the "Open Letter to the City of Grand Junction" which summarizes neighborhood concerns regarding the proposed developments in the Renaissance and Canyon Rim sub-divisions. I've been following this issue closely and agree with the points made in that letter. I would like to add some of my personal observations and concerns.

Let me premise my remarks by saying that I respect the right of the property owner to utilize and develop his property. I am also very grateful that he has allowed me to enjoy his property as a hiker, a birder, and a bike rider. It has greatly improved the quality of living in this area. It is nice to have a Pinyon and Juniper forested area so close to urban development.

I have spent a lot of time hiking and bike riding on the single track trails in the "Water Tank" Area. I also ride a road bike several times a week and my route takes me through the Canyon Rim, Renaissance and Trails West neighborhoods. On these rides, I have noticed that after a good rainstorm, mud and gravel has washed down on to the north end of Teagan Court, the north end of Canyon Rim Court and particularly near the cut-de-sac on Mirada Court. When I am on the foot path that runs above the outermost homes of the Renaissance sub-division that are on Montero Court and Mirada Court, it is obvious that those property owners are already experiencing problems with drainage and run-off from the cliffs above their property. I can see debris moving down hill towards their back yards. While I am not a geologist, it is obvious to me that there are run-off and soil stability issues from the slopes above the two existing sub-divisions. I believe future development on these cliff areas will only exacerbate the problem existing property owners are already experiencing. I am very concerned about the impacts these new developments may have on existing property owners in both sub-divisions.

It is my understanding that the original plan for the parcel adjacent to Canyon Rim was that it was to be a "conservation easement" and only a maximum of four or five homes could be built there. Surely the developer knew this when he purchased this land. Why do we have zoning if it can be so easily changed at the request of one person, especially when such a change will have a significant impact on the surrounding homeowners who purchased their homes and/or lots based on the zoning that existed at that time. I have no issue with the construction of four or five homes in this area. However, I believe that what is being proposed (23 homes) is not suitable for this geologically unstable area. If home owners are supposed to do due diligence regarding nearby zoning before purchasing their homes, why should developers be any different? There is a vacant lot for sale at the end of Canyon Rim Drive. Can I purchase that lot and then ask the city to change the zoning of my lot to allow me to operate a fire

siren testing facility as part of my new house? Obviously I am exaggerating but this example is what bothers me about zoning changes that occur right next to established neighborhoods.

Has anyone from the City planning department ever been out to this proposed development area when it is wet from rainfall? I have hiked through there many times and the bentonite soil turns in to a wet gloppy mess with slippery "goo" plastered to my hiking boots. I don't even think of taking my bike up there. Given the problems existing homeowners have had due to the soil conditions, I am very skeptical that any new development in these particular locations will fare any better than the numerous property owners in Canyon Rim who experienced serious problems with their houses (as described in the "Open" letter).

I had a recent conversation with another Canyon Rim property owner who told me that when Canyon Rim first came on the market, he considered purchasing a lot on Teagan Court which is the street closest to the new proposed subdivision B. He told me that prior to his purchasing the property, he had the building site analyzed by an engineer. This engineer told my neighbor that due to the soil conditions, it would probably cost at least \$200,000 to do the amount of excavation that would be necessary to prepare the site for a foundation. Needless to say, he decided to purchase a different lot, as far away from Teagan Court as he could get.

From the meetings that I have attended, there seems to be a rush on the part of the City and the developer to get the Canyon Rim parcel re-zoned and construction activities started as soon as possible. I believe that a more prudent course of action is to follow through with the recommendations made in the "Open" letter. A determination needs to be made that any new development is not going to have an adverse impact on existing and adjacent property owners. It is my understanding that this is required by law. And I believe it is only right that new developments must comply with existing City of Grand Junction planning codes.

No one is disputing the right of the property owner to develop his land. However, I don't think a development of the scale being proposed is an appropriate or smart use of this particular area between the existing sub-divisions and the top of the rim where the water tank and cell phone towers are. I agree with the point made in the "Open" letter that it would be good planning to acquire this area as a greenbelt which would buffer the development that will eventually occur on the rest of the property (further to the east) from the Canyon Rim and Renaissance sub-divisions. It would preclude the construction of this large number of houses on very unstable soil and minimize the impact (run-off, drainage, etc.) such a development would cause to those of us who are already living in the Canyon Rim and Renaissance sub-divisions. The developer could still build four or five houses in this particular area. It would save valuable open space that will only become scarcer as Grand Junction continues to grow. The open space would even be a nice marketing type amenity for the future development that is planned further to the east.

Thank you for your consideration and listening to our concerns.

Sincerely,

Paul Cowan
Marlyn Peterson
371 Caprock Drive
Grand Junction, Colorado 81507
435-260-1825

Kristen Ashbeck

From: Kristen Ashbeck
Sent: Thursday, May 23, 2019 11:00 AM
To: ted@ciavonne.com
Subject: FW: Canyon Rim Concept Plat

DeVore

From: Dennis DeVore [mailto:ddv48@mac.com]
Sent: Monday, April 29, 2019 1:35 PM
To: ted@ciavonne.com
Cc: Kristen Ashbeck <kristena@gjcity.org>
Subject: Canyon Rim Concept Plat

Ted & Kristena,

I would like to add a comment regarding the Canyon Rim Concept Plat that was displayed at the public meeting on April 22, 2019 at the Redlands Methodist Church. I have attached a sketch of the concept plat, from a photo taken the night of the meeting. I have annotated it to help explain our concern.

Blue Magenta = The lot where I live at 353 Dakota Circle, which will adjoin the proposed subdivision.

Red = A substantial natural arroyo that runs along the north side of my lot, with may be 40% on my property and 60% along the south boundaries of proposed Lots 7 and 8;

Green = Dedicated open space/floodplain of the existing Canyon Rim subdivision; it continues north of Canyon Rim Drive I just didn't draw it in; this is a major waterway through Canyon Rim subdivision.

My concerns are:

- 1) It appears there is no provision for including the "red" area on my sketch as part of an expanded open space/floodplain area; this would be simple and logical, because the areas are contiguous and part of the same waterway (the waterway forks at my property, this is the easterly channel);
- 2) The concept plat actually "narrows" the width of the utility easement in this area of Lot 7; I'm not sure an easement would provide any protection of the arroyo. But a narrower easement seems to imply that the lot has more buildable area further south than other lots along that south subdivision boundary.
- 3) This arroyo is marginally vegetated, and the slopes are extremely fragile; disturbing it would increase sediment, and of course building in this area would constrict or alter the channel of the seasonal flash floods that flow through this waterway every summer;
- 4) I am concerned that anything that disturbs or alters the north side, ie, south boundaries of Lots 7 & 8, could possibly alter the channel enough to cause erosion on my side.

What would I suggest?

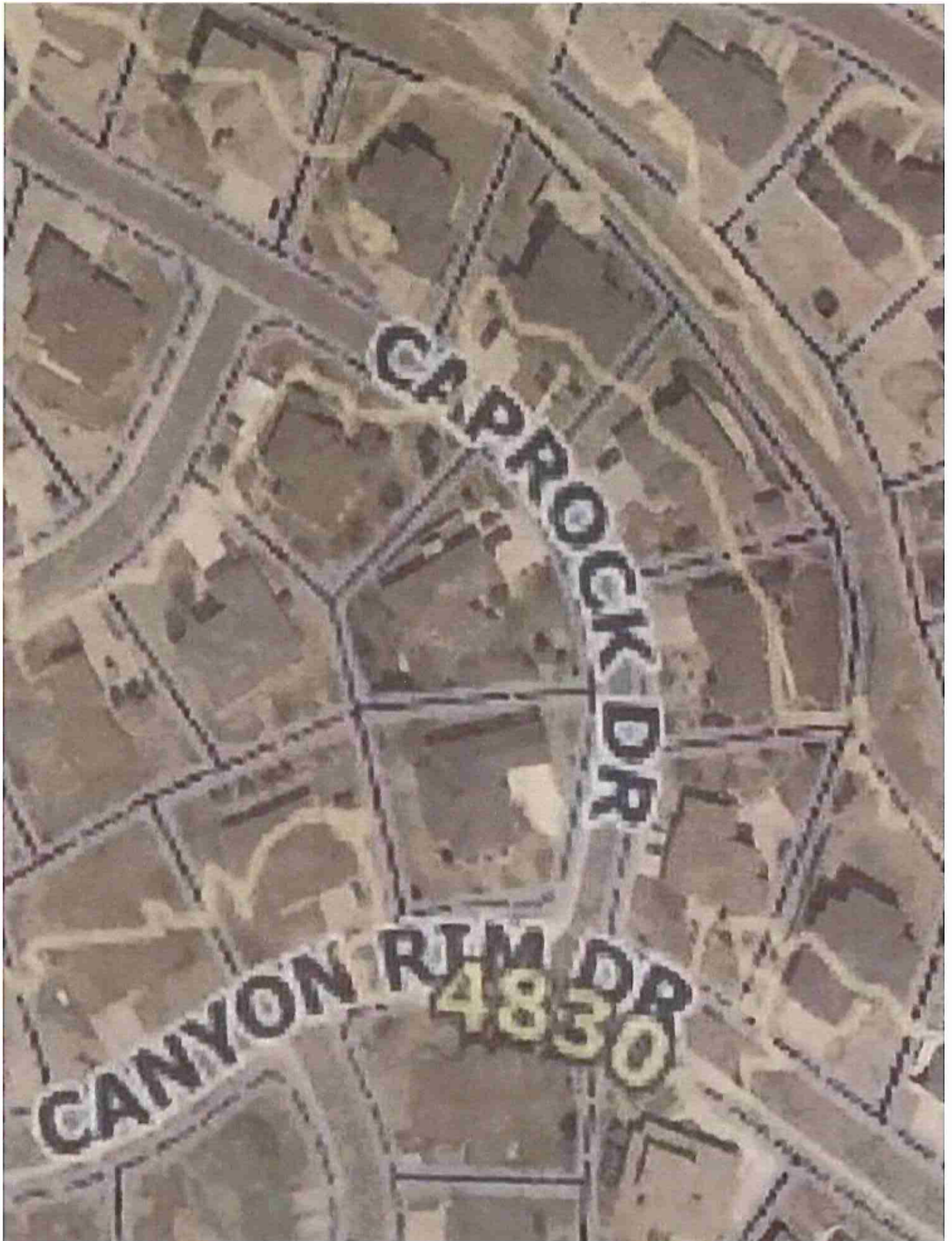
1) The best and easiest solution would be to add the arroyo area to the open space/flood plain that now exists in Canyon View, ie, combine the "red" with the "green" outline on my attached sketch. You would then establish an undisturbed, contiguous area, off limits to construction of any kind, and under the control of the HOA;

2) Another solution would be to designate a "no build" area for Lots 7 and 8, with a defined boundary; the problem is that a builder could try to challenge or skirt such wording with a walkout basement, etc. by keeping permanent improvements out of the area, but still excavating into the waterway;

3) And lastly, a possible solution would be special setback requirements for Lots 7 and 8 that would keep any improvements north of the top of the arroyo, leaving the waterway undisturbed; but again, a builder would possibly try to skirt around such wording with a walkout basement by claiming the dirtwork is just a landscaping improvement. To me, this is not an effective solution.

Thank you for your time,

Dennis & Judi DeVore
353 Dakota Circle
GJ 81507



OPEN LETTER TO THE CITY OF GRAND JUNCTION

Neighborhood Concerns and Community Comments re: 400 23 Road
Proposed Developments A (Renaissance Boulevard) & B (Canyon Rim Drive)

To:

✶ Kristen Ashbeck Senior Planner, City of Grand Junction | KristenA@gjcity.org
Tamra Allen Planning Director, City of Grand Junction | TamraA@gjcity.org
Ted Ciavonne PLA, Ciavonne, Roberts & Associates, Inc | Ted@ciavonne.com

Please read last
2 pages.

City Council of Grand Junction

Councilmember Phyllis Norris, District A | PhyllisN@gjcity.org
Councilmember Phillip Pe'a, District B | PhillipP@gjcity.org
Councilmember Anna Stout, District C | AnnaS@gjcity.org
Councilmember Duke Wortmann, District D | DukeW@gjcity.org
Councilmember Duncan McArthur, District E | DuncanM@gjcity.org
Councilmember Rick Taggart, District at Large | RickT@gjcity.org
Councilmember Chuck McDaniel, District at Large | ChuckMc@gjcity.org
General Mail | BelindaW@gjcity.org

Greetings,

This letter is intended to provide direct feedback on proposed Developments A and B located at 400 23 Road and the Neighborhood Meeting that took place on Monday, April 22, 2019. As adjacent neighbors to the Major Subdivisions located at the end of Renaissance Boulevard and Canyon Rim Drive, long-term contributing citizens to our community, and native residents of the Grand Valley, we have many important and pressing concerns about these imminent developments and future plans for the parcel as a whole.

First and foremost, it is important to point out that we do not dispute the rights of any private property owner to develop their land in accordance with all city, county, and state laws. We are also deeply grateful to the current land owner for allowing members of our community to, over the years, use and enjoy the countless walking, hiking, and biking trails that currently exist on this property.

At the same time, we do dispute the notion that any land owner and their chosen developer(s) have rights that supersede those of adjacent and existing property owners.

In an effort to ensure fair short and long-term consideration to all individuals affected by any pending and future developments proposed for 400 23 Road, we respectfully submit the following input and concerns based in part on the responsibilities of the City of Grand Junction Planning Director and Planning Department, and as outlined in the City of Grand Junction development codes referenced below:

21.02.070 Administrative development permits.

(q) Subdivision.

- (9) Safeguard the interests of the public, the homeowner, and the subdivider;
- (13) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface water;
- (14) Prevent flood damage to persons and properties;
- (15) Restrict building in areas poorly suited for building or construction;
- (16) Prevent loss and injury from landslides, mudflows, and other geologic hazards;

- (17) Ensure adequate public facilities and services are available or will be available concurrent with the projected impacts of the subdivision; and
- (18) Ensure the proposal will not impose hardship or substantial inconvenience to nearby landowners or residents.

(r) Preliminary Subdivision Plan.

(2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:

- (i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
- (iv) Other standards and requirements of this code and other City policies and regulations;
- (v) Adequate public facilities and services will be available concurrent with the subdivision;
- (vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
- (vii) Compatibility with existing and proposed development on adjacent properties;
- (xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

21.03.010 Purpose.

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- (e) Protect and maintain the integrity and character of established neighborhoods;

Item #1: Soil Quality, Soil Stability, and Drainage

This area of the valley has already experienced significant and ongoing issues related to soil quality, soil stability, and drainage. Many of the existing homeowners in surrounding neighborhoods (including, but not limited to, The Renaissance and Canyon Rim Subdivisions) have been required to invest tens and hundreds of thousands of private dollars post-construction to mitigate critical errors and/or oversights made by previous engineers, developers, and builders.

Bentonite soil, unstable slopes, natural erosion, and ground water levels are directly responsible for significant and ongoing foundation and structural issues. These same conditions exist for the lands that will house both proposed subdivisions (Development A at the end of Renaissance Boulevard and Development B at the end of Canyon Rim Drive). In addition, drainage factors from natural sources, canal seepage, irrigation runoff, and erosion from surrounding hills continue to pose serious foundation and structural issues for existing homeowners. These factors will only increase once the proposed development projects begin and 37 new homes are constructed on 29 acres of already-unstable grounds.

Colorado Law, in an effort to avoid adverse impact to downstream or downhill properties, currently requires land owners to adequately control runoff from their properties. Due to the existing landscape of privately-held land directly adjacent to proposed Developments A and B, and the structure of the entire 400 23 Road parcel, a number of valid concerns exist for current property owners. The addition of new homes and roads will only increase the potential for natural and irrigation runoff. The breadth of these impacts must be thoroughly researched, understood, and addressed prior to approval and construction.

Per the stated development codes above, it is the responsibility of the Planning Director, the City of Grand Junction Planning Department, and involved personnel to ensure that land owners, developers, and all associated parties

undertake development projects that are structurally sound, of high quality, enhance the existing and surrounding communities, address associated growth (i.e. maintenance of roads and infrastructure, police, fire, schools, etc), and minimize negative or financial impacts to existing land and homeowners.

Simply stated, ANY development that has the potential of causing structural damage, geological harm, or financial strain to existing homes, homeowners, or surrounding neighborhoods should be paused or stopped until reasonable studies and adequate solutions can be created.

Given these immediate and pressing concerns, we respectfully request that the City of Grand Junction and Planning Department act in good faith, place the development of these projects on hold, and:

1. Commit to a comprehensive soil and drainage analysis of the proposed development areas to determine:
 - How the proposed developments will directly impact the properties of existing homeowners, and
 - Who will bear responsibility for future mitigation issues that arise for existing homeowners whose properties will undoubtedly be affected during the construction process and/or after development of both major subdivisions is complete.
2. Provide detailed information to the public about all future housing developments planned for the entire 400 23 Road parcel and be transparent with any potential soil, stability, drainage, and/or runoff issues that may exist for lower elevation subdivisions during the development process. Understanding future impact is both reasonable and fair to avoid potential harm and financial impact to existing homeowners.
3. Provide detailed information to the public about plans for two future "Unclassified Roads" that will connect Minor Collectors Renaissance Boulevard (Development A) and Canyon Rim Drive (Development B) to Major Collector 23 Road on the eastern edge of the 400 23 Road parcel. Any potential issues directly related to the construction of these roads must be thoroughly understood and revealed prior to development.
 - In fact, on prior circulation plans and planning discussions, the City required this issue be addressed before any development would be allowed. We would like a thorough explanation of why that policy was changed for this development and the legal standing to support it
 - It has also been noted that the Circulation Plan for the 400 23 Road Parcel and the Renaissance Concept Plan do not align. While the Circulation Plan calls for an Unclassified Road that will connect to Minor Collector Renaissance Boulevard (Development A), the Concept Plan does not.
4. Provide a comprehensive and public explanation as to why the "lower" sections of the 400 23 Road parcel (Development A and Development B) are being expedited through the development process when the "upper" sections nearer Major Collector 23 Road have fewer soil quality, stability issues, and drainage concerns to address, and greater potential property and value to the existing land owner and developer.
5. Provide all adjacent homeowners and HOAs (not just those within 500 feet of the proposed development property lines) with historical documentation about all previous zoning changes to both Development A and Development B.
 - The original PUD for the area located at the end of Canyon Rim Drive (Development B) called for just four homesites? When was this changed? What was the original PUD for the area located at the end of Renaissance Boulevard (Development A)? Why have countless homeowners in both areas been repeatedly told by local real estate agents during the sales process that "there won't be any development behind you?" These questions deserve to be investigated and understood.

Item #2: Subdivision Covenants and Aesthetics

It was clearly stated by Ted Ciavonne during the one required "neighborhood meeting" that the new homes planned for development would be of "better" quality and/or construction than the existing adjacent homes. This was a deeply offensive statement to those in attendance. Existing homeowners take great pride in their homes and have had to make significant structural and aesthetic improvements, including landscape design, standard maintenance, internal construction, and repairs to mitigate structural damage resulting from existing soil and foundation issues. We are proud of our homes and surrounding neighbors, for the most part, take great pride in the homes they have built and/or bought throughout the years.

In regard to Development A at the end of Renaissance Boulevard, the ground elevation of the proposed neighborhood is between 6 and 15 feet higher (running north to south) than the adjacent homes on the east side of Athens Way. For homeowners who back up to the proposed development, this raises several critical and very serious concerns – from all points raised previously regarding soil quality, stability, drainage, and runoff issues, and the impact all will have on existing landscapes and foundations – in addition to privacy, noise, and aesthetics.

In regard to Development B at the end of Canyon Rim Drive, existing ephemeral streams that capture runoff from surrounding hills and the extensive presence of bentonite soils pose serious structural and foundational issues. Adjacent neighbors, like those who live in Monument Valley, have much larger lots than those proposed in the new neighborhood and have a strong desire to maintain the quality of their existing landscape.

In an effort to ensure that any new developments adhere to the City of Grand Junction development codes referenced above, we respectfully request that:

1. A complete engineering and geological evaluation of Development A and Development B, plus all adjacent properties, be undertaken to fully understand any potential current and future potential effects to soil quality and stability due to increased disturbance from construction and added drainage from natural sources and/or irrigation.
2. All HOA covenants for the new proposed subdivisions be written and released prior to development being approved and started.
3. Covenants require single story homes to help preserve views, protect privacy, and maintain aesthetics consistent with surrounding neighborhoods.
4. Covenants require xeriscaping to help minimize the risks and negative effects associated with increased soil instability and poor drainage from increased irrigation and runoff.
5. New lot lines be strategically staggered against existing lot lines.
6. Adequate buffer zones be added to proposed development plans for both neighborhoods.
7. Input from Redlands Water and Power Company about the proposed projects and plans for the existing water canal running along the western edge of proposed Development A be made public.
8. The existing covenants for the northern-most homes on Athens Way in The Renaissance be reviewed and extended to any new proposed subdivision. These properties have a 30-foot "no build" zone at the eastern edge of their property lines and adjacent to the Redlands Water and Power Company canal road.

Item #3: Creating and Protecting Open Spaces

It is the responsibility of any community to thoughtfully and strategically create, maintain, and protect adequate open space for its contributing citizens. This is especially important for the Grand Valley as our population continues to grow and development needs continue to expand. In order to preserve the native look, feel, and culture of this historic area – including nature, animals, and items of historical relevance – private citizens and public officials must be willing to work together toward collaborative and mutually agreeable solutions.

The “Future Land Use Map,” “Circulation Plan,” and “Existing Zoning Map” for the 400 23 Road parcel displayed by Ciavonne, Roberts & Associates, Inc at the April 22nd Neighborhood Meeting clearly demonstrate that all land included in the parcel is targeted for immediate and near-term development, all but eliminating any possibility of future outdoor and recreational use.

As it currently exists, and at the generosity of the existing land owner, this tract of land has grown as a popular recreational area within the City of Grand Junction. Countless individuals respectfully enjoy this landscape as a place to exercise, engage in physical activity, take in views, share time together, commune with nature, and improve their lives. The ability and freedom to do so has been a core tenant of our community, marketed extensively, and is now one reason our area continues to grow in popularity. Complete development of this parcel will eliminate one of the last remaining centrally-located open spaces in our valley and will also result in the destruction of countless animals, trees, and the mysterious hand-carved gnomes that line the western ridge adjacent to existing BLM land.

With the goal of protecting and preserving a fair volume of open space available for use by those who live here now and the many generations that will come, we respectfully request the City take a “time out” to adequately:

1. Study the possibility of purchasing and/or placing the land in a conservation trust.
2. Study the possibility of working in collaboration with the BLM and other organizations (i.e the Trust for Public Land and the Colorado West Land Trust, among others) to preserve the land as open space.
3. Consider the creation of a conservation easement that would include and connect the lands currently slated for development (A and B) with the western ridge of land adjacent to BLM land. This action would preserve all lower lands, eliminate expensive and extensive soil, drainage, and runoff mitigation complications associated with the Renaissance and Canyon Rim extensions, save existing nature preserves – including the beautiful Cottonwood trees lining the canal at the end of Renaissance Boulevard – and maintain some of the oldest juniper trees and hand-carved gnomes placed by one of our valley’s most beloved citizens and artists. The preservation of a wide “greenbelt” of land, with easy trail access, would also result in lower development costs and higher home values for future development of 400 23 Road.

In closing, we offer the following summary comments:

- The right of the existing landowner to develop his property is not under dispute.
- The rights of existing and adjacent property and homeowners carry equal weight and must be thoroughly considered before any development plans are finalized and construction projects commence.
- Development that is inappropriate for the current geographic conditions and/or directly violates the existing City of Grand Junction development codes will cause irreparable harm and financial hardship to existing homeowners.

- Thorough studies must be taken to fully understand the potential impact of current and future proposed development in this area, especially as it relates to soil quality, soil stability, drainage, and runoff, and the affect on existing and future homeowners.
- The full and/or partial development of this parcel into family-centered neighborhoods will require extensive contributions from the City of Grand Junction, both short and long-term, to provide adequate personnel to address population growth. What plans exist for the addition of staff to maintain roads and infrastructure? How many additional police and fire department employees will need to be hired? How will this development impact all existing (and already overcrowded) schools? What plans are in place, if any, to build new schools to offset this growth? Where will new schools and fire stations be located? These are important and thoughtful considerations that need to be understood and explained prior to approval and construction.
- The reconsideration of full and/or partial conversation areas, easements, and greenbelt areas adjacent to existing BLM land to maintain open space and ensure the community's continued ability to use, enjoy, and recreate on lands within the City of Grand Junction is fair and reasonable.
- The rights and reasonable expectations of all involved parties – including the existing landowner, his chosen developer(s), nearby and adjacent homeowners, and the community at large – have a legitimate place in the discussion about what ultimately happens to this parcel of land, both short and long-term.
- It is the core responsibility of the City of Grand Junction and all associated representatives to ensure that all developments within the city limits are handled appropriately, respectfully, and in a way that demonstrate care for its community and honor for its existing codes. The number of existing developments taking place within our city's limits, and the number of planning department personnel carrying out review and approval of these developments, along with the speed at which Developments A and B of the 400 23 Road parcel are being pushed through, raises significant concern.

Personal Comments:

See the attached last page

Lee A. Hoelscher
 Name
2200 Canyon Rim Dr
 Address
970-256-1777
 Phone

Joan C. Hoelscher
 Name
2200 Canyon Rim Dr.
 Address
970-256-1777
 Phone

Attachment for Personal Comments:

We are the homeowners on the NW corner of Canyon Rim Drive and South Camp Road directly across from Wingate Elementary School and Park. We are extremely concerned about how the increased traffic flow from this proposed Development B would have on this intersection. The main issues of concern would be traffic increase and flow, child and pedestrian safety, a noisier neighborhood, and loss of house selling possibilities.

Presently with school buses and parents dropping off and picking up children at the school around the hours of 8-9:00 am, noon, 2-4:30pm plus any evening activities has created parking issues on Canyon Rim Dr. These times have also created of bottleneck traffic situation at our intersection and more safety issues because of the too small school parking lot overflow. Many pedestrians, dog walkers and bike riders use Canyon Rim Drive as an extension of the Park now too. In our opinion this particular intersection already is too busy especially with speeding motorists heading north on South Camp coming down the hill before Wingate's school warning lights. So, which city/county entity will be willing and responsible for this extra traffic flow, road maintenance, school safety issues and increased population problems just at this corner due to this new housing development project, not to restate all the other people's concerns mentioned above.

OPEN LETTER TO THE CITY OF GRAND JUNCTION

Neighborhood Concerns and Community Comments re: 400 23 Road Proposed Developments A (Renaissance Boulevard) & B (Canyon Rim Drive)

To:

Kristen Ashbeck Senior Planner, City of Grand Junction | KristenA@gjcity.org
Tamra Allen Planning Director, City of Grand Junction | TamraA@gjcity.org
Ted Ciavonne PLA, Ciavonne, Roberts & Associates, Inc | Ted@ciavonne.com

City Council of Grand Junction

Councilmember Phyllis Norris, District A | PhyllisN@gjcity.org
Councilmember Phillip Pe'a, District B | PhillipP@gjcity.org
Councilmember Anna Stout, District C | AnnaS@gjcity.org
Councilmember Duke Wortmann, District D | DukeW@gjcity.org
Councilmember Duncan McArthur, District E | DuncanM@gjcity.org
Councilmember Rick Taggart, District at Large | RickT@gjcity.org
Councilmember Chuck McDaniel, District at Large | ChuckMc@gjcity.org
General Mail | BelindaW@gjcity.org

Greetings,

This letter is intended to provide direct feedback on proposed Developments A and B located at 400 23 Road and the Neighborhood Meeting that took place on Monday, April 22, 2019. As adjacent neighbors to the Major Subdivisions located at the end of Renaissance Boulevard and Canyon Rim Drive, long-term contributing citizens to our community, and native residents of the Grand Valley, we have many important and pressing concerns about these imminent developments and future plans for the parcel as a whole.

First and foremost, it is important to point out that we do not dispute the rights of any private property owner to develop their land in accordance with all city, county, and state laws. We are also deeply grateful to the current land owner for allowing members of our community to, over the years, use and enjoy the countless walking, hiking, and biking trails that currently exist on this property.

At the same time, we do dispute the notion that any land owner and their chosen developer(s) have rights that supersede those of adjacent and existing property owners.

In an effort to ensure fair short and long-term consideration to all individuals affected by any pending and future developments proposed for 400 23 Road, we respectfully submit the following input and concerns based in part on the responsibilities of the City of Grand Junction Planning Director and Planning Department, and as outlined in the City of Grand Junction development codes referenced below:

21.02.070 Administrative development permits.

(q) Subdivision.

- (9) Safeguard the interests of the public, the homeowner, and the subdivider;
- (13) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface water;
- (14) Prevent flood damage to persons and properties;
- (15) Restrict building in areas poorly suited for building or construction;
- (16) Prevent loss and injury from landslides, mudflows, and other geologic hazards;

- (17) Ensure adequate public facilities and services are available or will be available concurrent with the projected impacts of the subdivision; and
- (18) Ensure the proposal will not impose hardship or substantial inconvenience to nearby landowners or residents.

(r) Preliminary Subdivision Plan.

- (2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:
 - (i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
 - (iv) Other standards and requirements of this code and other City policies and regulations;
 - (v) Adequate public facilities and services will be available concurrent with the subdivision;
 - (vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
 - (vii) Compatibility with existing and proposed development on adjacent properties;
 - (xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

21.03.010 Purpose.

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- (e) Protect and maintain the integrity and character of established neighborhoods;

Item #1: Soil Quality, Soil Stability, and Drainage

This area of the valley has already experienced significant and ongoing issues related to soil quality, soil stability, and drainage. Many of the existing homeowners in surrounding neighborhoods (including, but not limited to, The Renaissance and Canyon Rim Subdivisions) have been required to invest tens and hundreds of thousands of private dollars post-construction to mitigate critical errors and/or oversights made by previous engineers, developers, and builders.

Bentonite soil, unstable slopes, natural erosion, and ground water levels are directly responsible for significant and ongoing foundation and structural issues. These same conditions exist for the lands that will house both proposed subdivisions (Development A at the end of Renaissance Boulevard and Development B at the end of Canyon Rim Drive). In addition, drainage factors from natural sources, canal seepage, irrigation runoff, and erosion from surrounding hills continue to pose serious foundation and structural issues for existing homeowners. These factors will only increase once the proposed development projects begin and 37 new homes are constructed on 29 acres of already-unstable grounds.

Colorado Law, in an effort to avoid adverse impact to downstream or downhill properties, currently requires land owners to adequately control runoff from their properties. Due to the existing landscape of privately-held land directly adjacent to proposed Developments A and B, and the structure of the entire 400 23 Road parcel, a number of valid concerns exist for current property owners. The addition of new homes and roads will only increase the potential for natural and irrigation runoff. The breadth of these impacts must be thoroughly researched, understood, and addressed prior to approval and construction.

Per the stated development codes above, it is the responsibility of the Planning Director, the City of Grand Junction Planning Department, and involved personnel to ensure that land owners, developers, and all associated parties

undertake development projects that are structurally sound, of high quality, enhance the existing and surrounding communities, address associated growth (i.e. maintenance of roads and infrastructure, police, fire, schools, etc), and minimize negative or financial impacts to existing land and homeowners.

Simply stated, ANY development that has the potential of causing structural damage, geological harm, or financial strain to existing homes, homeowners, or surrounding neighborhoods should be paused or stopped until reasonable studies and adequate solutions can be created.

Given these immediate and pressing concerns, we respectfully request that the City of Grand Junction and Planning Department act in good faith, place the development of these projects on hold, and:

1. Commit to a comprehensive soil and drainage analysis of the proposed development areas to determine:
 - How the proposed developments will directly impact the properties of existing homeowners, and
 - Who will bear responsibility for future mitigation issues that arise for existing homeowners whose properties will undoubtedly be affected during the construction process and/or after development of both major subdivisions is complete.
2. Provide detailed information to the public about all future housing developments planned for the entire 400 23 Road parcel and be transparent with any potential soil, stability, drainage, and/or runoff issues that may exist for lower elevation subdivisions during the development process. Understanding future impact is both reasonable and fair to avoid potential harm and financial impact to existing homeowners.
3. Provide detailed information to the public about plans for two future "Unclassified Roads" that will connect Minor Collectors Renaissance Boulevard (Development A) and Canyon Rim Drive (Development B) to Major Collector 23 Road on the eastern edge of the 400 23 Road parcel. Any potential issues directly related to the construction of these roads must be thoroughly understood and revealed prior to development.
 - In fact, on prior circulation plans and planning discussions, the City required this issue be addressed before any development would be allowed. We would like a thorough explanation of why that policy was changed for this development and the legal standing to support it
 - It has also been noted that the Circulation Plan for the 400 23 Road Parcel and the Renaissance Concept Plan do not align. While the Circulation Plan calls for an Unclassified Road that will connect to Minor Collector Renaissance Boulevard (Development A), the Concept Plan does not.
4. Provide a comprehensive and public explanation as to why the "lower" sections of the 400 23 Road parcel (Development A and Development B) are being expedited through the development process when the "upper" sections nearer Major Collector 23 Road have fewer soil quality, stability issues, and drainage concerns to address, and greater potential property and value to the existing land owner and developer.
5. Provide all adjacent homeowners and HOAs (not just those within 500 feet of the proposed development property lines) with historical documentation about all previous zoning changes to both Development A and Development B.
 - The original PUD for the area located at the end of Canyon Rim Drive (Development B) called for just four homesites? When was this changed? What was the original PUD for the area located at the end of Renaissance Boulevard (Development A)? Why have countless homeowners in both areas been repeatedly told by local real estate agents during the sales process that "there won't be any development behind you?" These questions deserve to be investigated and understood.

Item #2: Subdivision Covenants and Aesthetics

It was clearly stated by Ted Ciavonne during the one required "neighborhood meeting" that the new homes planned for development would be of "better" quality and/or construction than the existing adjacent homes. This was a deeply offensive statement to those in attendance. Existing homeowners take great pride in their homes and have had to make significant structural and aesthetic improvements, including landscape design, standard maintenance, internal construction, and repairs to mitigate structural damage resulting from existing soil and foundation issues. We are proud of our homes and surrounding neighbors, for the most part, take great pride in the homes they have built and/or bought throughout the years.

In regard to Development A at the end of Renaissance Boulevard, the ground elevation of the proposed neighborhood is between 6 and 15 feet higher (running north to south) than the adjacent homes on the east side of Athens Way. For homeowners who back up to the proposed development, this raises several critical and very serious concerns – from all points raised previously regarding soil quality, stability, drainage, and runoff issues, and the impact all will have on existing landscapes and foundations – in addition to privacy, noise, and aesthetics.

In regard to Development B at the end of Canyon Rim Drive, existing ephemeral streams that capture runoff from surrounding hills and the extensive presence of bentonite soils pose serious structural and foundational issues. Adjacent neighbors, like those who live in Monument Valley, have much larger lots than those proposed in the new neighborhood and have a strong desire to maintain the quality of their existing landscape.

In an effort to ensure that any new developments adhere to the City of Grand Junction development codes referenced above, we respectfully request that:

1. A complete engineering and geological evaluation of Development A and Development B, plus all adjacent properties, be undertaken to fully understand any potential current and future potential effects to soil quality and stability due to increased disturbance from construction and added drainage from natural sources and/or irrigation.
2. All HOA covenants for the new proposed subdivisions be written and released prior to development being approved and started.
3. Covenants require single story homes to help preserve views, protect privacy, and maintain aesthetics consistent with surrounding neighborhoods.
4. Covenants require xeriscaping to help minimize the risks and negative effects associated with increased soil instability and poor drainage from increased irrigation and runoff.
5. New lot lines be strategically staggered against existing lot lines.
6. Adequate buffer zones be added to proposed development plans for both neighborhoods.
7. Input from Redlands Water and Power Company about the proposed projects and plans for the existing water canal running along the western edge of proposed Development A be made public.
8. The existing covenants for the northern-most homes on Athens Way in The Renaissance be reviewed and extended to any new proposed subdivision. These properties have a 30-foot "no build" zone at the eastern edge of their property lines and adjacent to the Redlands Water and Power Company canal road.

Item #3: Creating and Protecting Open Spaces

It is the responsibility of any community to thoughtfully and strategically create, maintain, and protect adequate open space for its contributing citizens. This is especially important for the Grand Valley as our population continues to grow and development needs continue to expand. In order to preserve the native look, feel, and culture of this historic area – including nature, animals, and items of historical relevance – private citizens and public officials must be willing to work together toward collaborative and mutually agreeable solutions.

The “Future Land Use Map,” “Circulation Plan,” and “Existing Zoning Map” for the 400 23 Road parcel displayed by Ciavonne, Roberts & Associates, Inc at the April 22nd Neighborhood Meeting clearly demonstrate that all land included in the parcel is targeted for immediate and near-term development, all but eliminating any possibility of future outdoor and recreational use.

As it currently exists, and at the generosity of the existing land owner, this tract of land has grown as a popular recreational area within the City of Grand Junction. Countless individuals respectfully enjoy this landscape as a place to exercise, engage in physical activity, take in views, share time together, commune with nature, and improve their lives. The ability and freedom to do so has been a core tenant of our community, marketed extensively, and is now one reason our area continues to grow in popularity. Complete development of this parcel will eliminate one of the last remaining centrally-located open spaces in our valley and will also result in the destruction of countless animals, trees, and the mysterious hand-carved gnomes that line the western ridge adjacent to existing BLM land.

With the goal of protecting and preserving a fair volume of open space available for use by those who live here now and the many generations that will come, we respectfully request the City take a “time out” to adequately:

1. Study the possibility of purchasing and/or placing the land in a conservation trust.
2. Study the possibility of working in collaboration with the BLM and other organizations (i.e the Trust for Public Land and the Colorado West Land Trust, among others) to preserve the land as open space.
3. Consider the creation of a conservation easement that would include and connect the lands currently slated for development (A and B) with the western ridge of land adjacent to BLM land. This action would preserve all lower lands, eliminate expensive and extensive soil, drainage, and runoff mitigation complications associated with the Renaissance and Canyon Rim extensions, save existing nature preserves – including the beautiful Cottonwood trees lining the canal at the end of Renaissance Boulevard – and maintain some of the oldest juniper trees and hand-carved gnomes placed by one of our valley’s most beloved citizens and artists. The preservation of a wide “greenbelt” of land, with easy trail access, would also result in lower development costs and higher home values for future development of 400 23 Road.

In closing, we offer the following summary comments:

- The right of the existing landowner to develop his property is not under dispute.
- The rights of existing and adjacent property and homeowners carry equal weight and must be thoroughly considered before any development plans are finalized and construction projects commence.
- Development that is inappropriate for the current geographic conditions and/or directly violates the existing City of Grand Junction development codes will cause irreparable harm and financial hardship to existing homeowners.

- Thorough studies must be taken to fully understand the potential impact of current and future proposed development in this area, especially as it relates to soil quality, soil stability, drainage, and runoff, and the affect on existing and future homeowners.
- The full and/or partial development of this parcel into family-centered neighborhoods will require extensive contributions from the City of Grand Junction, both short and long-term, to provide adequate personnel to address population growth. What plans exist for the addition of staff to maintain roads and infrastructure? How many additional police and fire department employees will need to be hired? How will this development impact all existing (and already overcrowded) schools? What plans are in place, if any, to build new schools to offset this growth? Where will new schools and fire stations be located? These are important and thoughtful considerations that need to be understood and explained prior to approval and construction.
- The reconsideration of full and/or partial conversation areas, easements, and greenbelt areas adjacent to existing BLM land to maintain open space and ensure the community's continued ability to use, enjoy, and recreate on lands within the City of Grand Junction is fair and reasonable.
- The rights and reasonable expectations of all involved parties – including the existing landowner, his chosen developer(s), nearby and adjacent homeowners, and the community at large – have a legitimate place in the discussion about what ultimately happens to this parcel of land, both short and long-term.
- It is the core responsibility of the City of Grand Junction and all associated representatives to ensure that all developments within the city limits are handled appropriately, respectfully, and in a way that demonstrate care for its community and honor for its existing codes. The number of existing developments taking place within our city's limits, and the number of planning department personnel carrying out review and approval of these developments, along with the speed at which Developments A and B of the 400 23 Road parcel are being pushed through, raises significant concern.

Personal Comments:

Michael Rooks
 Name
386 Teegan Ct g.J 81507
 Address
(970) 639-5520
 Phone

Susan Addison
 Name
386 Teegan Ct g.J 81507
 Address
(970) 639-5520
 Phone

April 22, 2019

To: City of Grand Junction Planning Department

Ciavonne Roberts and Associates, Inc

RE: proposed subdivisions connected to Canyon Rim (and Renaissance)

From: Michael Whistler, resident Canyon Rim Subdivision

Patrice Whistler, President Canyon Rim HOA (patrice.whistler@gmail.com)

We have many worries and concerns about the proposed developments beyond the Canyon Rim subdivision (and similar concerns for the Renaissance area). Below are listed the major areas of concern.

1. Unstable soil: the area for proposed homes is mostly unstable soil composed largely of bentonite and clay. This has been discovered with the core drillings in the area. Our HOA has been aware of this due to many existing homes in Canyon Rim with cracked and shifted foundations.

There will need to be enormous amounts of soil removal and replacement with risks for dust, mud and road destruction due to multiple and endless transport in and out of the construction areas.

The proposed building sites are in areas of elevation and dramatic surrounding slopes, where water rushes down from the hillside on a regular basis. This means that new homes located in the proposed construction areas will be at risk for significant foundation issues and water damage.

2. Water run off: water was found in one core drill at 25 ft. water run off and mud is already an existing issue in Canyon Rim. Water is only absorbed 2 inches in to the soil in this area. There are basements adjacent to the proposed construction filled with water, requiring sump pumps and other relief. The new streets will also push run off directly in to the existing streets below.
3. Dust/mud run off: during construction, dust will blow down into the existing homes, clogging the swamp coolers most of us have (and most are Australian type with very expensive filters). With rain and construction water there will be mud rushing into yards and possibly homes, as well as into the streets below.

4. Traffic: we have fairly low traffic in our neighborhood, except for the increase due to open trail access in the proposed building locations. Our streets are already cracked and not holding up to low traffic let alone increase from 22 homes on an extended Canyon Rim and other street extensions.
5. Recreation: this area, though privately owned, has been graciously open for access to neighbors and others from across the city for walking, hiking, mountain biking and dog walking. It would be a wonderful area to be bought by conservation or other groups for maintaining multipurpose public use. The proposed construction would destroy many existing trails and severely limit access to others.
6. Water tower: Ute water empties the water tank yearly to get a clean fill. In the past they would just DUMP the water and the run off would send mud rushing down in to the existing Canyon Rim homes. In recent years we have reminded them of this concern and they have allowed for a slower and more controlled release, which never the less still presents run off complications.
7. Ecological effects: The geological structures of the hillside are maintained by the desert ecosystem that currently resides there, including miles of native scrubland, local animal habitats, and cryptobiotic soil. The effects of the proposed construction would disastrously disrupt this precious ecosystem, and thereby compromise the fragile silt and clay structures below, increasing the frequency of erosion and mudslides, and putting both newly constructed homes and existing ones at risk.

4/22/2019

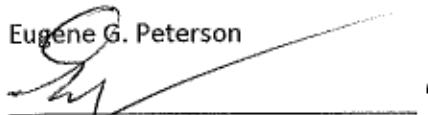
To whom it may concern,

As a current homeowner in the Canyon Rim subdivision, we would like to voice our concerns as to the new proposed development to the east. I'm the last house before the open space where the development is to be built. We understand that this is private land and could be developed at any time, but our hope is that the developer would take into consideration the surrounding communities. Our concerns are as follows:

- Increased traffic through our subdivision.
 - The number of cars for 22 houses would equate to a minimum of 44 cars which would mean at least 88 additional cars will travel down Canyon Rim Drive. This will:
 - Increase noise
 - Increase speeds which will affect children and pets in our HOA.
 - Increased noise
 - Increased dust which would not only affect the inside living conditions, but also the swamp cooler pads will need to be changed more frequently.
 - Additional wear and tear of the asphalt
 - The construction traffic will bring a tremendous amount of dirt, dust, mud and disruption to our neighborhood for months, maybe even years to come.
 - If the road is eventually continued over the ridge, this then could be a major thoroughfare for traffic and eventually drive the property values down for our houses.
- Additional Drainage through our HOA
 - We already have issues with our main gulley getting sediment buildup which we are addressing, but can't help but see the potential of additional sediment getting washed into the gulley therefore causing additional financial burdens for our communities.
 - The potential for flash flooding with additional impervious surfaces above our development.
- The houses along the east side of Teegan Court:
 - Could experience landscaping issues with runoff from the new houses built above them which could cause them to spend additional money in landscaping.
 - Since this area has an extremely high concentration of Bentonite, the potential for foundation issues with these houses would increase drastically now that the water table is altered.
- Light pollution:
 - Canyon Rim hasn't any street lights and homeowners are required to turn off lights by 11 pm and only up/down lighting in the neighborhood.

Sincerely,

Eugene G. Peterson



Sandra J. Peterson



EMAIL - TTBR@COMCAST.NET

April 18, 2019

Ted Ciavonne – Ciavonne, Roberts and Associates, Inc
Kristena – City of Grand Junction Planning Department

Re: Subdivision Development
400 23 Road
Grand Junction, CO

Dear Ted and Kristena,

My name is Don Kendall. I reside at 360 Teegan Ct. I was surprised and a little shocked to receive your letter in the mail. We bought this lot and had our dream home built here in 2008. We were aware that the property behind us was privately owned but also knew it was inconceivable for the land behind us could be developed. It's uneven landscape, dramatic elevation grade and several natural water drainages, would make it very difficult to level and build homes. Also, the presence of expansive soils, which we in Canyon Rim and in neighboring subdivisions all know too much about. Numerous foundations have had to be repaired in this area. I can make sense about the land to the south of us at the end of Canyon Rim Drive and then to the east and south being developed, even though I still don't like it. In addition, by allowing this land to be open to public use for 25 plus years even though it's privately owned has set a precedence. Hundreds of mountain bikers and hikers use the trail behind us. After hard rains the 3 water drainages above us turn into creeks. I'm not against the development of open property. We wouldn't be living in our home now if Canyon Rim wasn't local developers John Thomas and Dave Bagg. But this new development doesn't fit here. The Renaissance, Trails West and Canyon Rim all were developed along South Camp Road and were developed up to the current foothills and fit the natural landscape and topography. Houses and streets behind Teegan Court don't. My fear is that I will see a street, houses and retaining walls that tower above us removing views, peace and quiet, and decreasing property values for the existing homes along Teegan Court. If this project moves forward, I am prepared to gather a great number of signatures on a petition from neighbors in Canyon Rim Subdivision, Monument Valley and those who recreate in this area. I will again list the reasons I'm against this development:

- *Dramatic and aggressive uphill elevation
- *Natural water drainages will have to be altered.
- * Expansive soils conditions not conducive to home foundations
- * Doesn't fit the natural topography
- *Established biking and hiking trails are present

In closing, I feel that we are going to have to heavily rely on The City of Grand Junction Planning Department, starting with you Kristena, to have a professional and mindful discernment about the construction of this subdivision. The owner of this property doesn't live here, know about us or really care about us. Their goal in the end is financial gain and then will just move on to the next project. But the City of Grand Junction should and hopefully will care.

Sincerely,

Don and Julie Kendall



April 22, 2019

Ted Ciavonne – Ciavonne, Roberts and Associates, Inc
Kristena – City of Grand Junction Planning Department

Re: Subdivision Development
400 23 Road
Grand Junction, CO

Dear Ted and Kristena,

My name is Don Kendall. I reside at 360 Teegan Ct. I will address additional issues I have with this proposed development. After reviewing the street and lot layout given to me the our HOA, I feel that the houses along Teegan Court will suffer the most from this subdivision, as we each will have a new house directly behind and way above us. Views, peace and quiet gone, not to mention decreased property values. I noticed that you didn't even have the consideration to at least stagger the lot layout behind us. That's been the standard in our subdivision. That shows me that you are not concerned about how we are impacted by this development. Yu are only concerned about packing as many lots in this area as possible. We have one road in and one road out, meaning the residences along Canyon Rim Drive will bear the impact of all the development construction. Dump trucks, earthmovers, graders, excavators, backhoes, water trucks, concrete trucks along with the supply od concrete pipe, manholes, water pipe utility wiring and piping. And of course, all the dirt, mud, dust and noise for months. And we haven't even got to the 22 home construction contractors, equipment and suppliers. Then 45-60 more vehicles along Canyon Rim Drive. South Camp can't handle the additional traffic. It a bad, beat up road right now. Kistena, you don't have to take my word for it, just drive it yourself. The city of GJ has not improved or maintained South Camp well more may years. I know, I have driven on it for 25 years now. Please consider the issues in your planning meetings. I would like to see no houses behind Teegan Court at all. The other part of the development makes more sense.

Sincerely,

Don and Julie Kendall



OPEN LETTER TO THE CITY OF GRAND JUNCTION

Neighborhood Concerns and Community Comments re: 400 23 Road
Proposed Developments A (Renaissance Boulevard) & B (Canyon Rim Drive)

To:

Kristen Ashbeck Senior Planner, City of Grand Junction | KristenA@gjcity.org
Tamra Allen Community Development Director, City of Grand Junction | TamraA@gjcity.org
Ted Ciavonne PLA, Ciavonne, Roberts & Associates, Inc | Ted@ciavonne.com

City Council of Grand Junction

Councilmember Phyllis Norris, District A | PhyllisN@gjcity.org
Councilmember Phillip Pe'a, District B | PhillipP@gjcity.org
Councilmember Anna Stout, District C | AnnaS@gjcity.org
Councilmember Duke Wortmann, District D | DukeW@gjcity.org
Councilmember Duncan McArthur, District E | DuncanM@gjcity.org
Councilmember Rick Taggart, District at Large | RickT@gjcity.org
Councilmember Chuck McDaniel, District at Large | ChuckMc@gjcity.org
General Mail | BelindaW@gjcity.org

Dear Ms. Ashbeck,

Greetings,

This letter is intended to provide direct feedback on proposed Developments A and B located at 400 23 Road and the Neighborhood Meeting that took place on Monday, April 22, 2019. As adjacent neighbors to the Major Subdivisions located at the end of Renaissance Boulevard and Canyon Rim Drive, long-term contributing citizens to our community, and native residents of the Grand Valley, we have many important and pressing concerns about these imminent developments and future plans for the parcel as a whole.

First and foremost, it is important to point out that we do not dispute the rights of any private property owner to develop their land in accordance with all city, county, and state laws. We are also deeply grateful to the current land owner for allowing members of our community to, over the years, use and enjoy the countless walking, hiking, and biking trails that currently exist on this property.

At the same time, we do dispute the notion that any land owner and their chosen developer(s) have rights that supersede those of adjacent and existing property owners.

In an effort to ensure fair short and long-term consideration to all individuals affected by any pending and future developments proposed for 400 23 Road, we respectfully submit the following input and concerns based in part on the responsibilities of the City of Grand Junction Planning Director and Planning Department, and as outlined in the City of Grand Junction development codes referenced below:

21.02.070 Administrative development permits.

(q) Subdivision.

- (9) Safeguard the interests of the public, the homeowner, and the subdivider;
- (13) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface water;
- (14) Prevent flood damage to persons and properties;
- (15) Restrict building in areas poorly suited for building or construction;
- (16) Prevent loss and injury from landslides, mudflows, and other geologic hazards;

- (17) Ensure adequate public facilities and services are available or will be available concurrent with the projected impacts of the subdivision; and
- (18) Ensure the proposal will not impose hardship or substantial inconvenience to nearby landowners or residents.

(r) Preliminary Subdivision Plan.

(2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:

- (i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
- (iv) Other standards and requirements of this code and other City policies and regulations;
- (v) Adequate public facilities and services will be available concurrent with the subdivision;
- (vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
- (vii) Compatibility with existing and proposed development on adjacent properties;
- (xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

21.03.010 Purpose.

The City is zoned into areas referred to as zones or districts. The purpose of establishing zones is to:

- (e) Protect and maintain the integrity and character of established neighborhoods;

Item #1: Soil Quality, Soil Stability, and Drainage

This area of the valley has already experienced significant and ongoing issues related to soil quality, soil stability, and drainage. Many of the existing homeowners in surrounding neighborhoods (including, but not limited to, The Renaissance and Canyon Rim Subdivisions) have been required to invest tens and hundreds of thousands of private dollars post-construction to mitigate critical errors and/or oversights made by previous engineers, developers, and builders.

Bentonite soil, unstable slopes, natural erosion, and ground water levels are directly responsible for significant and ongoing foundation and structural issues. These same conditions exist for the lands that will house both proposed subdivisions (Development A at the end of Renaissance Boulevard and Development B at the end of Canyon Rim Drive). In addition, drainage factors from natural sources, canal seepage, irrigation runoff, and erosion from surrounding hills continue to pose serious foundation and structural issues for existing homeowners. These factors will only increase once the proposed development projects begin and 37 new homes are constructed on 29 acres of already-unstable grounds.

Colorado Law, in an effort to avoid adverse impact to downstream or downhill properties, currently requires land owners to adequately control runoff from their properties. Due to the existing landscape of privately-held land directly adjacent to proposed Developments A and B, and the structure of the entire 400 23 Road parcel, a number of valid concerns exist for current property owners. The addition of new homes and roads will only increase the potential for natural and irrigation runoff. The breadth of these impacts must be thoroughly researched, understood, and addressed prior to approval and construction.

Per the stated development codes above, it is the responsibility of the Planning Director, the City of Grand Junction Planning Department, and involved personnel to ensure that land owners, developers, and all associated

parties undertake development projects that are structurally sound, of high quality, enhance the existing and surrounding communities, address associated growth (i.e. maintenance of roads and infrastructure, police, fire, schools, etc), and minimize negative or financial impacts to existing land and homeowners.

Simply stated, ANY development that has the potential of causing structural damage, geological harm, or financial strain to existing homes, homeowners, or surrounding neighborhoods should be paused or stopped until reasonable studies and adequate solutions can be created.

Given these immediate and pressing concerns, we respectfully request that the City of Grand Junction and Planning Department act in good faith, place the development of these projects on hold, and:

1. Commit to a comprehensive soil and drainage analysis of the proposed development areas to determine:
 - How the proposed developments will directly impact the properties of existing homeowners, and
 - Who will bear responsibility for future mitigation issues that arise for existing homeowners whose properties will undoubtedly be affected during the construction process and/or after development of both major subdivisions is complete.
2. Provide detailed information to the public about all future housing developments planned for the entire 400 23 Road parcel and be transparent with any potential soil, stability, drainage, and/or runoff issues that may exist for lower elevation subdivisions during the development process. Understanding future impact is both reasonable and fair to avoid potential harm and financial impact to existing homeowners.
3. Provide detailed information to the public about plans for two future "Unclassified Roads" that will connect Minor Collectors Renaissance Boulevard (Development A) and Canyon Rim Drive (Development B) to Major Collector 23 Road on the eastern edge of the 400 23 Road parcel. Any potential issues directly related to the construction of these roads must be thoroughly understood and revealed prior to development.
 - In fact, on prior circulation plans and planning discussions, the City required this issue be addressed before any development would be allowed. We would like a thorough explanation of why that policy was changed for this development and the legal standing to support it
 - It has also been noted that the Circulation Plan for the 400 23 Road Parcel and the Renaissance Concept Plan do not align. While the Circulation Plan calls for an Unclassified Road that will connect to Minor Collector Renaissance Boulevard (Development A), the Concept Plan does not.
4. Provide a comprehensive and public explanation as to why the "lower" sections of the 400 23 Road parcel (Development A and Development B) are being expedited through the development process when the "upper" sections nearer Major Collector 23 Road have fewer soil quality, stability issues, and drainage concerns to address, and greater potential property and value to the existing land owner and developer.
5. Provide all adjacent homeowners and HOAs (not just those within 500 feet of the proposed development property lines) with historical documentation about all previous zoning changes to both Development A and Development B.
 - The original PUD for the area located at the end of Canyon Rim Drive (Development B) called for just four homesites? When was this changed? What was the original PUD for the area located at the end of Renaissance Boulevard (Development A)? Why have countless homeowners in both

areas been repeatedly told by local real estate agents during the sales process that “there won’t be any development behind you?” These questions deserve to be investigated and understood.

Item #2: Subdivision Covenants and Aesthetics

It was clearly stated by Ted Ciavonne during the one required “neighborhood meeting” that the new homes planned for development would be of “better” quality and/or construction than the existing adjacent homes. This was a deeply offensive statement to those in attendance. Existing homeowners take great pride in their homes and have had to make significant structural and aesthetic improvements, including landscape design, standard maintenance, internal construction, and repairs to mitigate structural damage resulting from existing soil and foundation issues. We are proud of our homes and surrounding neighbors, for the most part, take great pride in the homes they have built and/or bought throughout the years.

In regard to Development A at the end of Renaissance Boulevard, the ground elevation of the proposed neighborhood is between 6 and 15 feet higher (running north to south) than the adjacent homes on the east side of Athens Way. For homeowners who back up to the proposed development, this raises several critical and very serious concerns – from all points raised previously regarding soil quality, stability, drainage, and runoff issues, and the impact all will have on existing landscapes and foundations – in addition to privacy, noise, and aesthetics.

In regard to Development B at the end of Canyon Rim Drive, existing ephemeral streams that capture runoff from surrounding hills and the extensive presence of bentonite soils pose serious structural and foundational issues. Adjacent neighbors, like those who live in Monument Valley, have much larger lots than those proposed in the new neighborhood and have a strong desire to maintain the quality of their existing landscape.

In an effort to ensure that any new developments adhere to the City of Grand Junction development codes referenced above, we respectfully request that:

1. A complete engineering and geological evaluation of Development A and Development B, plus all adjacent properties, be undertaken to fully understand any potential current and future potential effects to soil quality and stability due to increased disturbance from construction and added drainage from natural sources and/or irrigation.
2. All HOA covenants for the new proposed subdivisions be written and released prior to development being approved and started.
3. Covenants require single story homes to help preserve views, protect privacy, and maintain aesthetics consistent with surrounding neighborhoods.
4. Covenants require xeriscaping to help minimize the risks and negative effects associated with increased soil instability and poor drainage from increased irrigation and runoff.
5. New lot lines be strategically staggered against existing lot lines.
6. Adequate buffer zones be added to proposed development plans for both neighborhoods.
7. Input from Redlands Water and Power Company about the proposed projects and plans for the existing water canal running along the western edge of proposed Development A be made public.
8. The existing covenants for the northern-most homes on Athens Way in The Renaissance be reviewed and extended to any new proposed subdivision. These properties have a 30-foot “no build” zone at the eastern edge of their property lines and adjacent to the Redlands Water and Power Company canal road.

Item #3: Creating and Protecting Open Spaces

It is the responsibility of any community to thoughtfully and strategically create, maintain, and protect adequate open space for its contributing citizens. This is especially important for the Grand Valley as our population continues to grow and development needs continue to expand. In order to preserve the native look, feel, and culture of this historic area – including nature, animals, and items of historical relevance – private citizens and public officials must be willing to work together toward collaborative and mutually agreeable solutions.

The “Future Land Use Map,” “Circulation Plan,” and “Existing Zoning Map” for the 400 23 Road parcel displayed by Ciavonne, Roberts & Associates, Inc at the April 22nd Neighborhood Meeting clearly demonstrate that all land included in the parcel is targeted for immediate and near-term development, all but eliminating any possibility of future outdoor and recreational use.

As it currently exists, and at the generosity of the existing land owner, this tract of land has grown as a popular recreational area within the City of Grand Junction. Countless individuals respectfully enjoy this landscape as a place to exercise, engage in physical activity, take in views, share time together, commune with nature, and improve their lives. The ability and freedom to do so has been a core tenant of our community, marketed extensively, and is now one reason our area continues to grow in popularity. Complete development of this parcel will eliminate one of the last remaining centrally-located open spaces in our valley and will also result in the destruction of countless animals, trees, and the mysterious hand-carved gnomes that line the western ridge adjacent to existing BLM land.

With the goal of protecting and preserving a fair volume of open space available for use by those who live here now and the many generations that will come, we respectfully request the City take a “time out” to adequately:

1. Study the possibility of purchasing and/or placing the land in a conservation trust.
2. Study the possibility of working in collaboration with the BLM and other organizations (i.e the Trust for Public Land and the Colorado West Land Trust, among others) to preserve the land as open space.
3. Consider the creation of a conservation easement that would include and connect the lands currently slated for development (A and B) with the western ridge of land adjacent to BLM land. This action would preserve all lower lands, eliminate expensive and extensive soil, drainage, and runoff mitigation complications associated with the Renaissance and Canyon Rim extensions, save existing nature preserves – including the beautiful Cottonwood trees lining the canal at the end of Renaissance Boulevard – and maintain some of the oldest juniper trees and hand-carved gnomes placed by one of our valley’s most beloved citizens and artists. The preservation of a wide “greenbelt” of land, with easy trail access, would also result in lower development costs and higher home values for future development of 400 23 Road.

In closing, we offer the following summary comments:

- The right of the existing landowner to develop his property is not under dispute.
- The rights of existing and adjacent property and homeowners carry equal weight and must be thoroughly considered before any development plans are finalized and construction projects commence.

- Development that is inappropriate for the current geographic conditions and/or directly violates the existing City of Grand Junction development codes will cause irreparable harm and financial hardship to existing homeowners.
- Thorough studies must be taken to fully understand the potential impact of current and future proposed development in this area, especially as it relates to soil quality, soil stability, drainage, and runoff, and the affect on existing and future homeowners.
- The full and/or partial development of this parcel into family-centered neighborhoods will require extensive contributions from the City of Grand Junction, both short and long-term, to provide adequate personnel to address population growth. What plans exist for the addition of staff to maintain roads and infrastructure? How many additional police and fire department employees will need to be hired? How will this development impact all existing (and already overcrowded) schools? What plans are in place, if any, to build new schools to offset this growth? Where will new schools and fire stations be located? These are important and thoughtful considerations that need to be understood and explained prior to approval and construction.
- The reconsideration of full and/or partial conversation areas, easements, and greenbelt areas adjacent to existing BLM land to maintain open space and ensure the community's continued ability to use, enjoy, and recreate on lands within the City of Grand Junction is fair and reasonable.
- The rights and reasonable expectations of all involved parties – including the existing landowner, his chosen developer(s), nearby and adjacent homeowners, and the community at large – have a legitimate place in the discussion about what ultimately happens to this parcel of land, both short and long-term.
- It is the core responsibility of the City of Grand Junction and all associated representatives to ensure that all developments within the city limits are handled appropriately, respectfully, and in a way that demonstrate care for its community and honor for its existing codes. The number of existing developments taking place within our city's limits, and the number of planning department personnel carrying out review and approval of these developments, along with the speed at which Developments A and B of the 400 23 Road parcel are being pushed through, raises significant concern.

Personal Comments:

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."

- Margaret Mead -

Jim Kamm
Hiedi Kaiser

Name

Name

2215 Canyon Rim Dr.
Grand Junction CO
81507

354 Teegan Court
Grand Junction, CO 81507
April 22, 2019

Subject: Concerns associated with Canyon Rim Drive neighborhood development proposal

To whom it may concern:

Let me first say, you have the right to develop property you own, but it should not be to the detriment and potential expense of your neighbors. They should not incur additional costs of maintaining and repairing their properties due to your development. I am the landowner underlying a drainage easement and pipe inlet at the corner of Canyon Rim Drive and Teegan Court that drains a majority of the proposed development property, and thus, I have significant concerns about additional flow of runoff and sediment through my property and the possibility of an increased water table in this area.

I have some background in these issues from 30+ years' experience with working in flooding and ground water issues with the US Army Corps of Engineers and Bureau of Reclamation. Although I've not thoroughly examined the potential issues with this development, some items are easily worrisome:

1. Runoff and sediment issues. Development of this property with new extensive impervious areas will increase construction and post construction runoff and is likely to impact the downstream existing floodway through the Canyon Rim subdivision. During construction, increased runoff and sediment movement from disturbed areas would likely exasperate existing runoff and sediment deposition issues in that channel. Past sediment deposition has blocked the outlets of several pipelines carrying runoff from the proposed development property. Additional sediment could decrease the capacity of the channel, raising the invert elevation, and exasperate problems with existing pipe lines flowing into this channel.
2. Potential establishment of new ground water table. If irrigation is allowed on new lawns and gardens, up gradient of existing Canyon Rim homes (particularly, Teegan Court and east Canyon Rim Drive properties), groundwater table issues for existing homesites could arise. Establishment of a new ground water table based on irrigation in this area would likely impact

foundations of these homes. Currently, problems already exist with water and foundation movement for several of these homes.

Below are some questions I have at this point:

1. Will you be destroying the natural drainage channels?
2. Will irrigation be allowed on these properties?
3. Will intercepts be installed to prevent irrigation water infiltration/induced ground water tables from affecting adjacent properties?
4. What are the design criteria for the detention basin? (frequency of runoff design event, invert elevation, top of flood pool, spillway requirements, basin lining, etc.)
5. How do you expect to prevent any lateral water movement into my foundation area from this detention basin?
6. Will you commit to insuring this development has no impact on the integrity of my foundation?
7. Will I, as the adjacent landowner, be able to comment on specifics of this detention basin? Will you commit to satisfy my concerns?
8. Do you plan to address soil piping issues on the south side of the property?
9. Will there be screening/fencing from adjacent properties?

The City and the developer should be prepared to explain the regulations and development requirements for drainage, including runoff retention/detention, sediment control, and establishment/increases in the ground water tables in previously in-irrigated areas.

Existing homeowners should be entitled to recover damages inflicted by any unthoughtful development of adjacent lands.

Sincerely,



Michael Baker
Retired Professional Engineer

Phone: 970-270-6184

PS: Since we just received this planned layout today, April 22, 2019, 3 hours prior to the "Neighborhood Meeting", there was not time to fully review and evaluate this proposal. I may have additional comments at a later date.

Kristen Ashbeck

From: Cindy Williams <cliffncindy@gmail.com>
Sent: Monday, October 21, 2019 2:34 PM
To: Kristen Ashbeck; citymanager; engineering; comdev; visitgj; Rick Taggart
Cc: Chuck McDaniel; kraiga@gjcity.ort; Phyllis Norris; Phillip Pe'a; Anna Stout
Subject: Canyon Rim 360 - 23 Acre Development - Planning Meeting

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

I was surprised and a little shocked to receive your letter in the mail. I bought this lot and had my dream home built here in 2007. I was aware that the property behind us was privately owned, but understood that it was inconceivable that it could be developed. It's uneven landscape, dramatic elevation grade, and several natural water drainages, would make it very difficult to level and build homes. Also, the presence of expansive soils, which we in Canyon Rim and in neighboring subdivisions all know too much about. Numerous foundations have had to be repaired in this area.

In addition, by allowing this land to be open to public use for 25 plus years even though it's privately owned has set a precedence. Hundreds of mountain bikers and hikers use the trail behind us.

After hard rains the 3 water drainages above us turn into creeks. I'm not against the development of open property. I wouldn't be living in my home now if Canyon Rim hadn't been developed by local developers. But this new development doesn't fit here. The Renaissance, Trails West and Canyon Rim all were developed along South Camp Road and were developed up to the current foothills and fit the natural landscape and topography. Houses and streets behind Teegan Court don't. My fear is that I will see a street, houses and retaining walls that tower above us removing views, peace and quiet, and decreasing property values for the existing homes along Teegan Court. I will again list the reasons I'm against this development:

- *Dramatic and aggressive uphill elevation
- *Natural water drainages will have to be altered.
- * Expansive soils conditions not conducive to home foundations *Doesn't fit the natural topography
- *Established biking and hiking trails are present

In closing, I feel that we have to heavily rely on The City of Grand Junction Planning Department, starting with Kristen, to have a professional and mindful discernment about the construction of this subdivision. The owner of this property doesn't live here, know about us or really care about us. Their goal in the end is financial gain and then will just move on to the next project. But the City of Grand Junction should and hopefully will care.

Sincerely,

Cynthia Williams

358 Teegan Ct

Grand Junction, CO 81507

Begin forwarded message:

From: "Nextdoor Redlands Monument" <reply@hs.email.nextdoor.com>

Date: October 20, 2019 at 4:07:46 PM MDT

Subject: Urgent alert: EASTER HILL DEVELOPMENT GJ Planning...

Reply-To:

reply+GQYTCMZZGM2F64DSN5SHKY3UNFXW4X2QJ5JVIXZRG13TEOJUGMYTC===@reply.nextdoor.com

▪ ☐ Lois Kinsey, Redlands Monument

EASTER HILL DEVELOPMENT

GJ Planning Commission is meeting 10/22 to decide whether the 600+ acres of Easter Hill and 23 acres behind Canyon Rim will be given permission to go forward with development. Our best offense is a standing room crowd and a deluge of letters to City Commissioners.

Tuesday 10/22 6:00pm GJ City Hall Auditorium

[View or reply](#)

[Thank](#) · [Private message](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

Kristen Ashbeck

From: Tamra Allen
Sent: Thursday, October 17, 2019 3:57 PM
To: Lynn Wegener
Cc: Kristen Ashbeck
Subject: RE: LaPlata development proposal - Canyon Rim 360

Ms. Wegener - I wanted to confirm that we are in receipt of your correspondence regarding the Canyon Rim project. Thank you for taking the time to submit your comments.

Respectfully,

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



From: Lynn Wegener [mailto:lynnwegener@gmail.com]
Sent: Thursday, October 17, 2019 2:51 PM
To: Kristen Ashbeck <kristena@gjcity.org>; Tamra Allen <tamraa@gjcity.org>; Rick Taggart <rickt@gjcity.org>; Phyllis Norris <phyllisn@gjcity.org>; Phillip Pe'a <phillipp@gjcity.org>; Anna Stout <annas@gjcity.org>; Duke Wortmann <dukew@gjcity.org>; Kraig Andrews <kraiga@gjcity.org>; Chuck McDaniel <chuckmc@gjcity.org>
Subject: LaPlata development proposal - Canyon Rim 360

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Dear Kristen Ashbeck, Tamra Allen, and Honorable Grand Junction City Council Members,

I am writing concerning the proposed development known as Canyon Rim 360, the extension of Canyon Rim Drive and development of a 22-house subdivision.

I understand the current Comprehensive Plan designates this property as "Conservation". It has been used for that purpose for years with all ages enjoying hiking, biking, dog walking and recreation by our total community. I feel that the area has not changed to warrant an exception to the current designation. This open space has continued to be used for recreational purposes and the adjacent subdivision remains as originally designed and built. The Comprehensive Plan was adopted in 2009 with this conservation designation after most of the Canyon Rim subdivision was built in the mid 2000's.

Canyon Rim Drive provides access to several dozen houses along that street and Teegan Court. The proposed development would double the number of houses served by this access road. The proposal also shows that the Canyon Rim Drive extension would then be further developed to add even more traffic to an access road that was original

designed with traffic calming curves for local access to the current subdivision. This development will also add students to the nearby Wingate School, which has already been impacted by the existing development in the Granite Falls Subdivision to the west of South Camp Road, in the old Farmland pasture property.

It is difficult to understand yet another subdivision is warranted in this area. The Granite Falls subdivision development a mile away off South Camp Road is not yet a third completed in the last 1 ½ years and a number of completed houses and lots remain for sale. Also, there are three houses and vacant land in the Canyon Rim Subdivision for sale adjacent to this proposed development indicating there is sufficient housing availability in this area.

I respectfully request that in the interest of the community and our local neighborhood, this request be denied.

Sincerely,

Lynn Wegener
372 Caprock Drive
Grand Junction, Colorado 81507

Kristen Ashbeck

From: Tamra Allen
Sent: Thursday, October 17, 2019 3:54 PM
To: Karen Combs
Cc: Kristen Ashbeck
Subject: RE: Do NOT modify our Comprehensive Plan for the 23-acre development at Canyon Rim Drive by LaPlata

Ms. Combs – I wanted to confirm that we are in receipt of your correspondence regarding the Canyon Rim project. Thank you for taking the time to submit your comments.

Respectfully,

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



From: Karen Combs [mailto:7kcombs@gmail.com]
Sent: Thursday, October 17, 2019 3:02 PM
To: Kristen Ashbeck <kristena@gjcity.org>; Tamra Allen <tamraa@gjcity.org>; Rick Taggart <rickt@gjcity.org>; Phyllis Norris <phyllisn@gjcity.org>; Phillip Pe'a <phillipp@gjcity.org>; Anna Stout <annas@gjcity.org>; Duke Wortmann <dukew@gjcity.org>; Kraig Andrews <kraiga@gjcity.org>; Chuck McDaniel <chuckmc@gjcity.org>; comdev <comdev@gjcity.org>
Subject: Do NOT modify our Comprehensive Plan for the 23-acre development at Canyon Rim Drive by LaPlata

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Dear Kristen Ashbeck, Tamra Allen, and Honorable Grand Junction City Council Members,

We strongly encourage you to **reject** the LaPlata proposed amendment of change to our Comprehensive Plan for their 23 acres at the end of Canyon Rim Drive. Their current zoning status of "Conservation" should remain in place for the following reasons:

1) Nothing has changed since the 2009 Comprehensive Plan regarding this parcel. It was deemed then to be "sensitive, hazardous land". It needs our continued protection as nothing has changed. The surrounding Canyon Rim neighborhood was 99% built out by 2009 with LaPlata property conserved as an environmental buffer, so to speak. The LaPlata property is at the base of steep, high hillsides of unstable, expansive soils. Drainage is a serious concern not just for the proposed LaPlata neighborhood, but existing Canyon Rim neighborhood. The LaPlata development will cover up more surface area for drainage and disrupt soil

percolation - which the Canyon Rim subdivision did not take into account years ago when it was established. [Criteria for Plan Amendments, (1) (i) and (ii)]

2) The Dakota Circle area to the south of La Plata property is adjacent to similar "sensitive, hazardous" land forms. The lots backing up to the land forms are 1 - 3 acres in size, versus the proposed LaPlata lot size of well under an acre. Can LaPlata's difficult, lousy housing location truly support the density that LaPlata proposes given the soil and other environmental concerns?

325 Dakota Cir - 1.96 acres
335 Dakota Cir - 2.53 acres
339 Dakota Cir - 3.11 acres
347 Dakota Cir - 1.05 acres
349 Dakota Cir - 1.04 acres
351 Dakota Cir - 1.08 acres
355 Dakota Cir - 1.17 acres

3) For this amendment, LaPlata cannot prove that "The community or area, as defined by the presiding body, will derive benefits from the proposed amendment." Ask any realtor - there is a surplus of homes on the market > \$500k, which move very slowly. The Canyon Rim neighborhood has one lot for sale and multiple homes for sale. Plus, the Canyon View neighborhood across South Camp Rd. has several of homes for sale. Within the city, we should focus on more environmentally suitable areas for housing developments than LaPlata's tight, hazardous acreage. [Criteria for Plan Amendments, (1) (iv) and (v)]

Thank you for your consideration of my comments.

Karen Combs

372 Caprock Drive
Grand Junction, CO 81507

Kristen Ashbeck

From: Paul Cowan <PaulCowan886@hotmail.com>
Sent: Thursday, October 17, 2019 11:26 AM
To: Kristen Ashbeck; TamaraA@gjcity.org; Phillip Pe'a; Anna Stout; Phyllis Norris; Duke Wortmann; Kraig Andrews; Rick Taggart
Subject: Canyon Rim Re-Zoning

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Dear City Officials,

I would like to submit my comments regarding the proposed rezoning of the 23 acres of land near the Canyon Rim sub-division. I've been a resident of this sub-division since 2010. I don't believe that the Comprehensive Plan that currently governs zoning in this area is invalid. The current plan zones those 23 acres for "conservation" and that designation should stand. It is my understanding that lands currently zoned "Conservation" means they are reserved for open space, wildlife habitat, sensitive or hazardous land protection, etc. My wife and I are frequent users of this open space as hikers, bird-watchers, and cyclists and we believe that any change to the zoning of this area would be greatly detrimental to maintaining the goals of providing citizens with opportunities for open space and conservation areas. Visit this area on a weekend and you will see that many people who live in this area are utilizing this area.

I was at an urban planning meeting a few years ago and someone made the comment that "they don't make open space anymore." This is especially applicable to this 23 acres. This is the largest piece of open space left on the Redlands that is immediately adjacent to the urbanized area of Grand Junction. It is one of the few places near Grand Junction where one can still visit a Pinyon-Juniper Forest without having to go up in to the Monument or to the Colorado Canyons Conservation Area. It is a great area to go for a walk with your dog, to bird-watch, or to trail run. It has some of the best "easy" single track mountain bike riding in Mesa County; much easier than the trails found at the Lunch Loops area. Once this resource is gone, it can never be re-claimed.

This is a "quality of life" issue." Grand Junction was recently named by "Where to Retire" magazine as one of the top retirement town in the country. The Economic Development office is trying to market Grand Junction as a center for outdoor recreation and outdoor related industries. We are trying to attract people and diversified industries to move here. So why would the Planning Commission and City Council allow this last chunk of open land to be re-zoned for a dense housing development?

Has there been a change in character and conditions here in this part of the Redlands that would justify this change? In my opinion, there has not. There are still three unbuilt lots in the currently developed part of Canyon Rim; two on Teegan Court and one on Canyon Rim. I also understand that there are unsold lots in Red Rocks Valley. I drove through that new Granite Falls sub-division this past weekend. Most of the new homes have "For Sale" signs in their front yards from either real estate agents or contractors so it appears that most of these new houses are spec homes and not pre-purchased

homes. A friend who is a real estate agent told me that sales in this development are "slow." There are also many unbuilt vacant lots in this new sub-division. There are several houses in the Canyon Rim subdivision that have been on the market for some time, especially the larger ones with the walk-out basements that are at a much higher price-point (around 500K and up) than what most new home buyers are looking for (around \$300K according to my real estate friends). For those buyers who can afford a more expensive house, there would appear to be an adequate supply existing right now.

If one drives west on Monument Drive towards South Camp Road, there are at least two large signs put up by local real estate companies that advertise the availability of residential acreage for future housing developments. There is another similar sign on South Camp Road just north of the Red Rocks development. Those signs have been up for months. The land has evidently not sold. What does this tell us? Perhaps there is not a large market for homes that would be in the \$400K and up price range? Perhaps most local developers and contractors know about the soils that exist around this area, hence their lack of interest. A neighbor here in Canyon Rim told me that when this sub-division was first being developed, he looked in to buying a lot on Teegan Drive. He had the building site analyzed by an engineer who told him that because of the expansive soil issue, it would probably cost about \$100K just to prepare the building site. So one can assume that any new houses built in the hilly topography overlooking Canyon Rim area will be significantly more expensive than what the market seems to be at right now.

The Red Rock Valley and Granite Falls sub-divisions, as well as the current availability of residential real estate along Monument and South Camp Roads indicate that there is already an adequate supply of suitably designated land available right now to accommodate the proposed land use.

Have any studies been done on the existing traffic flows on South Camp Road? During the day, it is already difficult to make a left turn on to South Camp Road from the Canyon Rim sub-division. Northbound traffic on South Camp Road coming around the blind curve just south of Wingate Elementary School is frequently traveling way too fast, considering the fact Wingate Elementary School is directly across the street from where the entrance to Canyon Rim is located. Even the flashing lights of the pedestrian signal fail to get many drivers to slow down. An expansion of 23 road would empty out on to South Camp Road right by the school. This would only exacerbate the dangerous situation that already exists there now. An expanded 23 road would certainly destroy the ambiance and character of the Canyon Rim neighborhood and certainly cause much more traffic by Wingate Elementary School.

Does the planning commission and city council even care about these concerns? **There is no way that this proposed development is going to provide any benefits to the existing Canyon Rim neighborhood, unless the planning commission and city council think that more traffic, more noise, more congestion, and more clogged roads are a good thing. The unstable geology of this area is not going to change and in fact, could impact already existing homes by altering drainage patterns, the water table, etc. Has this been adequately studied? Approving this change will destroy the character of our nice neighborhood and lower our property values.**

The issue of expansive soils in this area has not changed in the last ten years, nor the fact that whenever there is hard rainfall here, there is run-off from the hills overlooking Teegan Court down in to the homes that are already there. When I walk or ride my bike on the trail overlooking those homes after a good

rainstorm, I can see the debris and runoff heading downhill right towards the back of these houses. Sometimes there is even run-off of mud and gravel on to the streets. This has been especially noticeable at the far north end of Caprock Drive.

Finally, I'd like to make a few comments about the concept of zoning. Most of us who moved out here and bought our property did so because of the zoning that existed then and still does now. I assume that when the developer purchased this land, he knew what the existing zoning was, ie., "conservation". What is the point of even having zoning if it can be so easily changed whenever someone makes a request? I understand that the developer wants a return on his investment but I can only assume that he knew what the existing zoning was when the land was purchased. I have no problem with one house per five acres. This would still maintain the open nature of this fine piece of natural beauty and still allow the property owner the opportunity to receive a return on their investment. Ideally, the city would recognize the value of this open space and work with other organizations to purchase this land and keep it as city owned open space.

I urge the Planning Commission to deny this change. I submitted similar comment several months ago to city planning staff and city council. I did not receive one reply from anyone in city government. Thank you for listening to my concerns.

Sincerely,

Paul Cowan
371 Caprock Drive

Kristen Ashbeck

From: comdev
Sent: Wednesday, October 16, 2019 4:50 PM
To: Kristen Ashbeck
Subject: FW: Canyon Rim 360 Project

From comdev email.

Pat

From: Merritt & Lois Kinsey [mailto:hmkinsey@gmail.com]
Sent: Wednesday, October 16, 2019 8:24 AM
To: comdev <comdev@gjcity.org>
Subject: Canyon Rim 360 Project

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Attention: Kristen Ashbeck and Tamara Allen

Dear City Planners

Following is the text of a letter sent today objecting to the proposal building of housing in an area designated by the 2009 Comprehensive Plan as a conservation area. We believe approval of a rezoning for such a plan would not be in the city's best interests.

H. Merritt Kinsey

There is a Project titled "Canyon Rim 360" coming up for a Planning Department and City Council review shortly. My neighbors and I have some very serious concerns about this plan.

First, the City is still operating under the 2009 Comprehensive Plan, and for this Plan to be proceed, the existing Comprehensive Plan would need to be amended. In this plan that is STILL current, this area is designated as a Conservation Area, and for good reasons.

- The area in consideration is Geologically unstable, with significant deposits of Bentonite soils. The City Code states that 'every effort should be made to avoid, mitigate, and minimize development in the mapped hazard areas'
- The 23 acres in question are within a mapped hazardous area. There are likely rock falls, steep slope erosion, poor building soils, and many small drainage channels throughout this acreage.

- The Conservation designation area allows for 1 Dwelling Unit per 5 acres, a reasonable number. The Developer claims that the City should amend the Comprehensive Plan of 2009 to a much higher density of dwelling units, in an R-1 request with 'clustered' homes. This is totally inconsistent with the adjoining areas along Teegan Court and Dakota Drive and will adversely affect values in those areas.
- Current homes on Teegan and Dakota are located on staggered lots, which allows for improved views and natural drainages. Even with this, there are several homes whose foundations have shifted due to unstable soils.
- The developer claims that character and conditions of the area have changed such that the amendment they desire is consistent with the Comprehensive plan. This is patently untrue.
- Canyon Rim was completed in 2009. Most purchasers on Teegan and on Dakota were told by their realtors that the area behind their homes was a Conservation Area due to unbuildable soils and the conservation designation. It needs to stay that way!
- There is an abundance of building sites available to developers in the Redlands area without amending the Comprehensive Plan and Conservation designation, i.e.: Granite Falls, with more suitable soil conditions that are NOT in designated Conservation areas.
- Presently, there is a large inventory of high-end housing available in the Redlands, as well as open buildable areas. Adding to that inventory is unwise, especially when adding would involve changing a designated Conservation area.
- The overall plat that the owner has includes some 600 acres of property, mostly on top of the bluff in the Easter Hill/23 Road areas. Why would the city want to destroy the safety-wise set aside of the Conservation area over a 23 unit piece, which will also provide a buffer for the landowners planned 600 acre development?

In summary, Please respect our neighborhood and the conservation set aside originally passed as part of the 2009 Comprehensive plan. This development should NOT be approved at the expense of the existing neighborhoods, who will be placed at risk for flooding and soils clogging up the drainages that currently exit.

Very truly yours,
 H. Merritt Kinsey
 356 Teegan Court
 Grand Junction, CO 81507
hmkkinsey@gmail.com; 970-210-6364

Kristen Ashbeck

From: comdev
Sent: Wednesday, October 16, 2019 4:50 PM
To: Kristen Ashbeck; Tamra Allen
Subject: FW: 360 Project

From comdev email.

Pat

From: Lois Kinsey [mailto:loiskinsey@gmail.com]
Sent: Wednesday, October 16, 2019 9:08 AM
To: comdev <comdev@gjcity.org>
Subject: 360 Project

**** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - ****

Dear Ms. Ashbeck & Ms. Allen,

I have concerns regarding the Canyon Rim 360 Project.

As I understand it, the City is still operating under the 2009 Comprehensive Plan. Consequently, in order for the 360 Project to proceed, the existing Comprehensive Plan would need to be amended. I object to removing the **Conservation** designation from the current Comprehensive Plan.

1. I applaud those who developed the 2009 Comprehensive Plan and designated the Conservation Area. I am sure they studied the current science of the area and acted accordingly to not only protect the open space but also to protect future homeowners from building/buying a home on unstable and hazardous land.

2. The Conservation designation allows for **1DU/5** acres. The developer is asking for 22 houses on 23 acres.

3. There are real and serious reasons behind the Conservation designation which have not changed since the development of the Comprehensive Plan. There are Geologic Hazards which make the area unsuitable for development and the City Code states 'every effort should be made to avoid, minimize and mitigate development in mapped hazard areas'. The 23 acres in question are within a mapped hazardous area. There is potential for rock outfall issues, steep slope erosion, poor building soils (i.e. bentonite), and many, many small drainage channels.

4. **"The City may amend the Comprehensive Plan if the proposed change is consistent with the vision, goals and policies of the Comprehensive Plan and"** In my view the 360 Project does not fit the vision of "Becoming the Most Livable Community West of the Rockies". The area in question is the last large open space in the City between the Colorado River & the Colorado National Monument. Hundreds of bikers, walkers, joggers from all over the valley use the area daily. We, who live here, know this from talking to many, many people/families/bikers over the last 6 months.

5. **"Subsequent events have invalidated the original premises and findings; and/or"**

From the developer: the adoption of the Persigo 201 boundary, the creation of the Comprehensive Plan, the creation of Hillside regulations, are all events that would impact this property in some fashion, however being an old county PD with a lapsed plan there is no means to assess this;

Response: I would argue that subsequent events have proven the need to retain the Conservation designation and, with effort, an assessment could be made. Many, many homes in our subdivision have encountered significant foundation issues & subsequent costs. Large boulders have also been known to roll down the hillsides. Canyon Rim Filing 4 was approved for development in 2003, Teegan Court was developed by 2009. Houses with engineered foundations are still moving in 2019. Ask any house inspector or builder familiar with this subdivision. Take a look at Red Rocks Valley....

6. "The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or"

From the developer: the character of the area has changed with the annexation and development of adjacent residential subdivisions, as well as the Hillside regulations that support clustering of smaller lots on more developable slopes.

Response: Again, Canyon Rim was essentially complete by 2009. I don't have a date for Dakota Circle but it is of similar construction and even larger lots than Canyon Rim (generally ½ acre+).

What adjacent subdivisions is the developer referring to? - Granite Falls in a field on the other side of South Camp and at least ¼ mile north? Red Rocks Valley, two subdivisions to our south and somewhat of a disaster due to unstable ground? Buffalo Drive and Canyon Vista directly across South Camp and built in the 1990's? How are 23 clustered homes going to fit in with Canyon Rim and enhance the area?

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

From the developer: Residential growth pressure is high throughout the community, as witnessed by the lack of housing inventory. The remaining 343 acres and more will be developed as vacant land is scarce in the city, and large parcels of vacant land is even scarcer. This project will be a doorway to the future development of the vacant land to the north.

Response: I question whether the above statement is accurate. Granite Falls (104 homes) on South Camp and a county approved subdivision at the corner of South Camp & Monument Road will provide a significant & possible oversupply in \$400+ price range. Currently there are 93 listings in the Redlands at \$400+.

In addition, the City is currently looking for money to mitigate traffic on Patterson Road. There are 3 access points to the Redlands - has anyone ever experienced 'rush hour' traffic on Redlands Parkway? Approving additional large developments on South Camp, Broadway, and Monument Roads will put major pressure on the 2 lane Redlands Parkway bridge.

I could go on and on: soil erosion, increased pressure on Canyon Rim culverts which we maintain at our own expense and the developer means to use without any recompense, the comments we've heard from builders/inspectors familiar with this area, the comments we heard when core drilling of the area occurred in April, etc.

In Conclusion: In the overall 600+ acre plan, how financially important to the overall proposal are the 23 acres within the **CONSERVATION ZONE**. Why should we destroy the safety-wise **CONSERVATION ZONE** and possibly its future ability to provide a buffer for the landowners planned 600+ development? Do you really want to shoot for a **win-lose** situation, or should we be aiming for a **win-win**? Please respect our neighborhood and do this project in such a way that we can all call it a **win-win**.

Respectfully yours,
Lois J Kinsey
356 Teegan Court
Grand Junction, CO 81507
loiskinsey@gmail.com

356 Teegan Court
Grand Junction, CO 81507
October 14, 2019

Kristen Ashbeck, City Planner
Grand Junction Planning Dept.
250 North Fifth Street
Grand Junction CO 81501

Dear Ms. Ashbeck,

I have concerns regarding the Canyon Rim 360 Project.

As I understand it, the City is still operating under the 2009 Comprehensive Plan. Consequently, in order for the 360 Project to proceed, the existing Comprehensive Plan would need to be amended. I object to removing the **Conservation** designation from the current Comprehensive Plan.

1. I applaud those who developed the 2009 Comprehensive Plan and designated the Conservation Area. I am sure they studied the current science of the area and acted accordingly to not only protect the open space but also to protect future homeowners from building/buying a home on unstable and hazardous land.

2. The Conservation designation allows for **1DU/5** acres. The developer is asking for 22 houses on 23 acres.

3. There are real and serious reasons behind the Conservation designation which have not changed since the development of the Comprehensive Plan. There are Geologic Hazards which make the area unsuitable for development and the City Code states 'every effort should be made to avoid, minimize and mitigate development in mapped hazard areas'. The 23 acres in question are within a mapped hazardous area. There is potential for rock outfall issues, steep slope erosion, poor building soils (i.e. bentonite), and many, many small drainage channels.

4. **"The City may amend the Comprehensive Plan if the proposed change is consistent with the vision, goals and policies of the Comprehensive Plan and"** In my view the 360 Project does not fit the vision of "Becoming the Most Livable Community West of the Rockies". The area in question is the last large open space in the City between the Colorado River & the Colorado National Monument. Hundreds of bikers, walkers, joggers from all over the valley use the area daily. We, who live here, know this from talking to many, many people/families/bikers over the last 6 months.

5. **"Subsequent events have invalidated the original premises and findings; and/or"**

From the developer: the adoption of the Persigo 201 boundary, the creation of the Comprehensive Plan, the creation of Hillside regulations, are all events that would impact this property in some fashion, however being an old county PD with a lapsed plan there is no means to assess this;

Response: I would argue that subsequent events have proven the need to retain The Conservation designation and, with effort, an assessment could be made. Many, many homes in our subdivision have encountered significant foundation issues & subsequent costs. Large boulders have also been known to roll down the hillsides. Canyon Rim Filing 4 was approved for development in 2003, Teegan Court was developed by 2009. Houses with engineered foundations are still moving in 2019. Ask any house inspector or builder familiar with this subdivision. Take a look at Red Rocks Valley....

6. **"The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or"**

From the developer: the character of the area has changed with the annexation and development of adjacent residential subdivisions, as well as the Hillside regulations that support clustering of smaller lots on more developable slopes.

Response: Again, Canyon Rim was essentially complete by 2009. I don't have a date for Dakota Circle but it is of similar construction and even larger lots than Canyon Rim (generally ½ acre+).

What adjacent subdivisions is the developer referring to? - Granite Falls in a field on the other side of South Camp and at least ¼ mile north? Red Rocks Valley two subdivisions to our south and somewhat of a disaster due to unstable ground? Buffalo Drive and Canyon Vista directly across South Camp and built in the 1990's? How are 23 clustered homes going to fit in with Canyon Rim and enhance the area?

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

From the developer: Residential growth pressure is high throughout the community, as witnessed by the lack of housing inventory. The remaining 343 acres and more will be developed as vacant land is scarce in the city, and large parcels of vacant land is even scarcer. This project will be a doorway to the future development of the vacant land to the north.

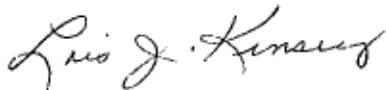
Response: I question whether the above statement is accurate. Granite Falls (104 homes) on South Camp and a county approved subdivision at the corner of South Camp & Monument Road will provide a significant & possible oversupply in \$400+ price range. Currently there are 93 listings in the Redlands at \$400+.

In addition, the City is currently looking for money to mitigate traffic on Patterson Road. There are 3 access points to the Redlands - has anyone ever experienced 'rush hour' traffic on Redlands Parkway? Approving additional large developments on South Camp, Broadway, and Monument Roads will put major pressure on the 2 lane Redlands Parkway bridge.

I could go on and on: soil erosion, increased pressure on Canyon Rim culverts which we maintain at our own expense and the developer means to use without any recompense, the comments we've heard from builders/inspectors familiar with this area, the comments we heard when core drilling of the area occurred in April, etc.

In Conclusion: In the overall 600+ acre plan, how financially important to the overall proposal are the 23 acres within the **CONSERVATION ZONE**. Why should we destroy the safety-wise **CONSERVATION ZONE** and possibly its future ability to provide a buffer for the landowners planned 600+ development? Do you really want to shoot for a **win-lose** situation, or should we be aiming for a **win-win**? Please respect our neighborhood and do this project in such a way that we can all call it a **win-win**.

Respectfully yours,



Lois J Kinsey

City Planner Kristen Ashbeck
Grand Junction City Council
250 North Fifth Street
Grand Junction, CO 81501

Dear Ms. Ashbeck

There is a Project titled "Canyon Rim 360" coming up for a Planning Department and City Council review shortly. My neighbors and I have some very serious concerns about this plan.

First, the City is still operating under the 2009 Comprehensive Plan, and for this Plan to be proceed, the existing Comprehensive Plan would need to be amended. In this plan that is STILL current, this area is designated as a Conservation Area, and for good reasons.

- The area in consideration is Geologically unstable, with significant deposits of Bentonite soils. The City Code states that 'every effort should be made to avoid, mitigate, and minimize development in the mapped hazard areas'
- The 23 acres in question are within a mapped hazardous area. There are likely rock falls, steep slope erosion, poor building soils, and many small drainage channels throughout this acreage.
- The Conservation designation area allows for 1 Dwelling Unit per 5 acres, a reasonable number. The Developer claims that the City should amend the Comprehensive Plan of 2009 to a much higher density of dwelling units, in an R-1 request with 'clustered' homes. This is totally inconsistent with the adjoining areas along Teegan Court and Dakota Drive and will adversely affect values in those areas.
- Current homes on Teegan and Dakota are located on staggered lots, which allows for improved views and natural drainages. Even with this, there are several homes whose foundations have shifted due to unstable soils.
- The developer claims that character and conditions of the area have changed such that the amendment they desire is consistent with the Comprehensive plan. This is patently untrue.

- Canyon Rim was completed in 2009. Most purchasers on Teegan and on Dakota were told by their realtors that the area behind their homes was a Conservation Area due to unbuildable soils and the conservation designation. It needs to stay that way!
- There is an abundance of building sites available to developers in the Redlands area without amending the Comprehensive Plan and Conservation designation, i.e.: Granite Falls, with more suitable soil conditions that are NOT in designated Conservation areas.
- Presently, there is a large inventory of high-end housing available in the Redlands, as well as open buildable areas. Adding to that inventory is unwise, especially when adding would involve changing a designated Conservation area.
- The overall plat that the owner has includes some 600 acres of property, mostly on top of the bluff in the Easter Hill/23 Road areas. Why would the city want to destroy the safety-wise set aside of the Conservation area over a 23 unit piece, which will also provide a buffer for the landowners planned 600 acre development?

In summary, Please respect our neighborhood and the conservation set aside originally passed as part of the 2009 Comprehensive plan. This development should NOT be approved at the expense of the existing neighborhoods, who will be placed at risk for flooding and soils clogging up the drainages that currently exit.

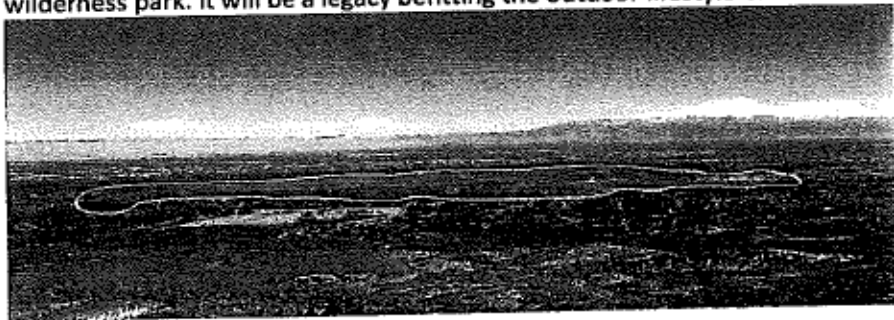
Very truly yours,



H. Merritt Kinsey
356 Teegan Court
Grand Junction, CO 81507
hmkinsey@gmail.com; 970-210-6364

Petition to Grand Junction City Council to Purchase Easter Hill for an Open Space Park

The undersigned citizens do hereby respectively call upon City Council to enter into negotiations to purchase, or otherwise preserve the Easter Hill property, or critical portions thereof, for an open space park. This includes all the currently undeveloped lands surrounding the Redlands Ute Water storage tank. The hiking, biking and expansive views of the Grand Mesa, the Monument and the Book Cliffs it avails are located on this last large open space between the River and the Monument that is within the city. It is over 600 acres of high desert emptiness crisscrossed with trails. Grand Junction is projected to double in population over the next 25 years. The actions we take now to preserve open space will determine what we pass along to future generations. Once it is gone, it is gone forever. To fully appreciate the need, it is pertinent to understand the demographics of the current users. The petition author has witnessed hundreds of hikers, bikers and dog walkers from the unofficial trailhead at the end of Canyon Rim Drive which is but one of at least 5 entry points. He has spoken with many. Who are they? They are young children with their parents. They are teens and young adults attending area schools and CMU. They are workers getting in some exercise before or after work. They are retirees. They are high school and CMU cycling teams. They are cross country running teams. They are from all over the valley. Grand Junction, Fruita, Palisade, Clifton, Orchard Mesa. And they all share one common bond. The love of open space where they can get their heads clear. The current property owner has graciously allowed the use of his property for years. As is his right, he is now moving to profit on his investment by developing it. There is another way forward. We urge City Council to collaborate with The Colorado West Land Trust and other interested parties to purchase Easter Hill for an open space wilderness park. It will be a legacy befitting the outdoor lifestyle Grand Junction epitomizes. Thank you.



Name: David B. Caldwell

Address: 345 Dakota Circle

City & zip: Grand Junction, CO 81507

Signature: David B. Caldwell

E mail(optional): davidcaldwell@brennan.net

Are you at least 18? ☒ Yes ☐ No

Petition to Grand Junction City Council to Purchase Easter Hill for an Open Space Park

The undersigned citizens do hereby respectively call upon City Council to enter into negotiations to purchase, or otherwise preserve the Easter Hill property, or critical portions thereof, for an open space park. This includes all the currently undeveloped lands surrounding the Redlands Ute Water storage tank. The hiking, biking and expansive views of the Grand Mesa, the Monument and the Book Cliffs it avails are located on this last large open space between the River and the Monument that is within the city. It is over 600 acres of high desert emptiness crisscrossed with trails. Grand Junction is projected to double in population over the next 25 years. The actions we take now to preserve open space will determine what we pass along to future generations. Once it is gone, it is gone forever. To fully appreciate the need, it is pertinent to understand the demographics of the current users. The petition author has witnessed hundreds of hikers, bikers and dog walkers from the unofficial trailhead at the end of Canyon Rim Drive which is but one of at least 5 entry points. He has spoken with many. Who are they? They are young children with their parents. They are teens and young adults attending area schools and CMU. They are workers getting in some exercise before or after work. They are retirees. They are high school and CMU cycling teams. They are cross country running teams. They are from all over the valley. Grand Junction, Fruita, Palisade, Clifton, Orchard Mesa. And they all share one common bond. The love of open space where they can get their heads clear. The current property owner has graciously allowed the use of his property for years. As is his right, he is now moving to profit on his investment by developing it. There is another way forward. We urge City Council to collaborate with The Colorado West Land Trust and other interested parties to purchase Easter Hill for an open space wilderness park. It will be a legacy befitting the outdoor lifestyle Grand Junction epitomizes. Thank you.

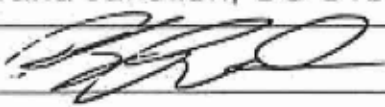


Name: Deborah J. Caldwell
Address: 345 Dakota Circle
City Grand Junction 81507
& zip
Signature: Deborah J. Caldwell
E mail(optional) debcauld@bresnan.net
Are you at least 18? Y or N

Petition to Grand Junction City Council to Purchase Easter Hill for an Open Space Park

The undersigned citizens do hereby respectfully call upon City Council to enter into negotiations to purchase, or otherwise preserve the Easter Hill property, or critical portions thereof, for an open space park. This includes all the currently undeveloped lands surrounding the Redlands Ute Water storage tank. The hiking, biking and expansive views of the Grand Mesa, the Monument and the Book Cliffs it avails are located on this last large open space between the River and the Monument that is within the city. It is over 600 acres of high desert emptiness crisscrossed with trails. Grand Junction is projected to double in population over the next 25 years. The actions we take now to preserve open space will determine what we pass along to future generations. Once it is gone, it is gone forever. To fully appreciate the need, it is pertinent to understand the demographics of the current users. The petition author has witnessed hundreds of hikers, bikers and dog walkers from the unofficial trailhead at the end of Canyon Rim Drive which is but one of at least 5 entry points. He has spoken with many. Who are they? They are young children with their parents. They are teens and young adults attending area schools and CMU. They are workers getting in some exercise before or after work. They are retirees. They are high school and CMU cycling teams. They are cross country running teams. They are from all over the valley. Grand Junction, Fruita, Palisade, Clifton, Orchard Mesa. And they all share one common bond. The love of open space where they can get their heads clear. The current property owner has graciously allowed the use of his property for years. As is his right, he is now moving to profit on his investment by developing it. There is another way forward. We urge City Council to collaborate with The Colorado West Land Trust and other interested parties to purchase Easter Hill for an open space wilderness park. It will be a legacy befitting the outdoor lifestyle Grand Junction epitomizes. Thank you.



Name: Robert Bristol
Address: 448 Athens Way
City Grand Junction, CO 81507
&zip
Signature: 
E mail(optional) sky@wispertel.net
Are you at least 18? Y or N Yes

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP DESIGNATION TO RESIDENTIAL LOW FOR A 23.16-ACRE PORTION OF A
PROPERTY LOCATED AT 400 23 ROAD, MORE PARTICULARLY DESCRIBED AS
A SITE AT THE EAST END OF CANYON RIM DRIVE**

Recitals:

The applicant and owner, Grand Junction Land Company, LLC, of a 23.16-acre portion of the property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive, (referred to herein and more fully described below as the "Property"), proposes a Comprehensive Plan Amendment from Conservation/Mineral Extraction to Residential Low.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Comprehensive Plan Amendment, and determined that it satisfies the amendment criteria provided in GJMC 21.02.130; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the amendment to Residential Low.

The City Council, after a public hearing and review of the proposed Comprehensive Plan Amendment (CPA-2019-468) to Residential Low, determined that the request satisfies the applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION TO RESIDENTIAL LOW IS APPROVED.

This Ordinance applies to the following described property:

Beginning at the Southeast corner of the Southeast ¼ Northwest ¼ of Section 19, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado whence the Northeast corner of the Southeast ¼ Northwest ¼ of said Section 19 bears N 01°18'39" East a distance of 1292.81 feet for a basis of bearings with all bearings contained herein being relative thereto; thence along the South line of the Southeast ¼ Northwest ¼ S 89°49'19" W a distance of 1284.71 feet to the Southwest corner of the Southeast ¼ Northwest ¼; thence along the East line of Canyon Rim Phase 1 and 4, N 00°11'50" W a distance of 962.21 feet; thence N 33°18'34" W a distance of 82.64 feet; thence N 90°00'00" E a distance of 400.00 feet; thence S 00°08'05" E a distance of 207.47 feet; thence S 55°30'24" E a distance of 261.30 feet;

thence S 89°41'10" E a distance of 732.73 feet to a point on the East line of said Southeast ¼ Northwest ¼ Section 19; thence S 01°18'59" W a distance of 660.53 feet to the Point of Beginning.

Containing 23.16 acres as described and depicted on Exhibit A.

Introduced for first reading on this _____ day of _____, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

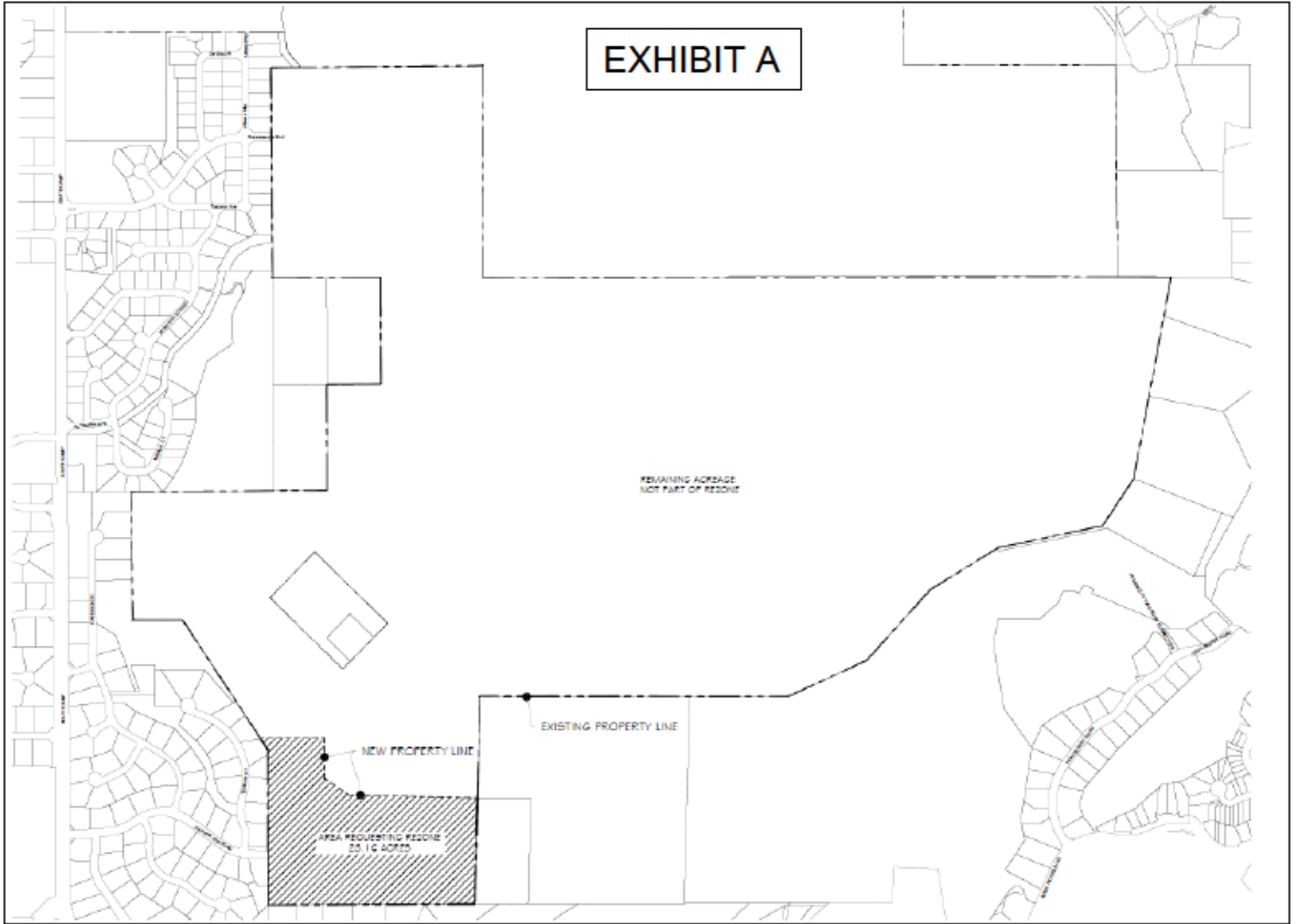
EXHIBIT A

REMAINING ACREAGE
NOT PART OF RESERVE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

AREA REQUESTING RESERVE
25.14 ACRES



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE REZONING TO R-1 (RESIDENTIAL 1 UNIT PER ACRE) A 23.16-
ACRE PORTION OF A PROPERTY LOCATED AT 400 23 ROAD, MORE
PARTICULARLY DESCRIBED AS A SITE AT THE EAST END OF CANYON RIM
DRIVE**

Recitals:

The applicant and owner, Grand Junction Land Company, LLC, of a 23.16-acre portion of the property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive, (referred to herein and more fully described below as the "Property"), proposes a Rezone from Planned Development (PD) without a plan to Residential 1 unit per acre (R-1).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Planning Commission reviewed the request for the proposed Rezone, and determined that it satisfies the rezoning criteria provided in GJMC 21.02.140; applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies and recommended approval of the rezone request to Residential 1 unit per acre (R-1).

The City Council, after a public hearing and review of the proposed Rezone (RZN-2019-450) to Residential 1 unit per acre (R-1), determined that the request satisfies the applicable criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REZONE TO R-1 (RESIDENTIAL 1 UNIT PER ACRE) IS APPROVED.

This Ordinance applies to the following described property:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ of Section 19, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado whence the Northeast corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ of said Section 19 bears N 01°18'39" East a distance of 1292.81 feet for a basis of bearings with all bearings contained herein being relative thereto; thence along the South line of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ S 89°49'19" W a distance of 1284.71 feet to the Southwest corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$; thence along the East line of Canyon Rim Phase 1 and 4, N 00°11'50" W a distance of 962.21 feet; thence N 33°18'34" W a distance of 82.64 feet; thence N 90°00'00" E a distance of 400.00 feet; thence S 00°08'05" E a distance of 207.47 feet; thence S 55°30'24" E a distance of 261.30 feet;

thence S 89°41'10" E a distance of 732.73 feet to a point on the East line of said Southeast ¼ Northwest ¼ Section 19; thence S 01°18'59" W a distance of 660.53 feet to the Point of Beginning.

Containing 23.16 acres as described and depicted on Exhibit A.

Introduced for first reading on this _____ day of _____, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2019 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

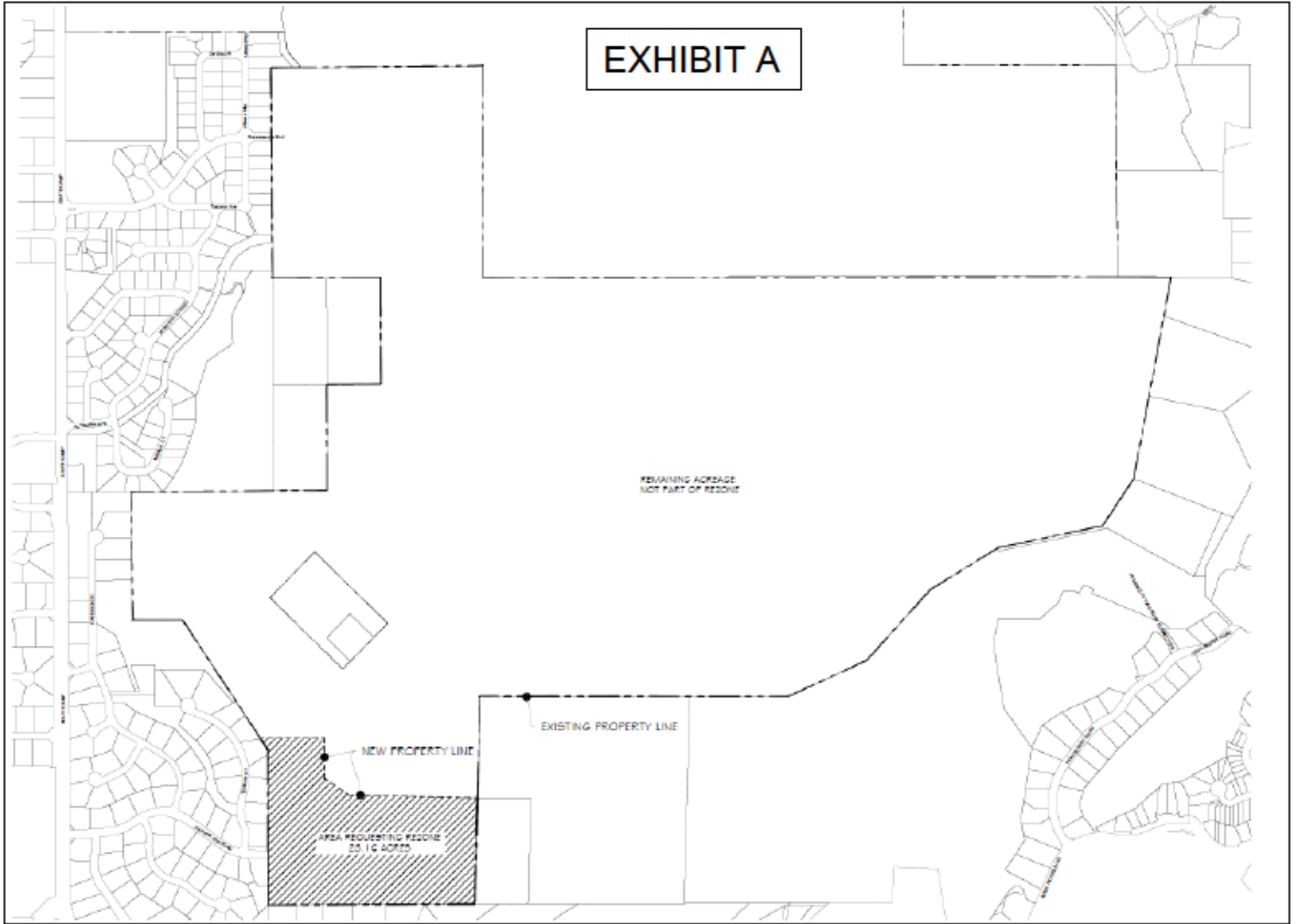
EXHIBIT A

REMAINING ACREAGE
NOT PART OF RESERVE

EXISTING PROPERTY LINE

NEW PROPERTY LINE

AREA REQUESTING RESERVE
25.14 ACRES





TO: Mayor and Members of Council
FROM: Tamra Allen, Community Development Director
DATE: November 19, 2019
SUBJECT: Addendum to Item #5.a.i (Canyon Rim Comprehensive Plan Amendment and Rezone Request)

Staff has received multiple questions regarding the November 20, 2019 agenda item #5.1.i that asks the City to consider a request to 1) amend the Comprehensive Plan from Conservation/Mineral Extraction to Residential Low .05/ to 2 dwelling units per acre and 2) rezone the property from Planned Development to R-1 (Residential one unit per acre) for 23.2 acres of property located at the east end of Canyon Rim Drive. In order to provide additional information to consider prior to the hearing, staff has summarized the questions and provided response, as enumerated below.

1. Has the 23-acre parcel been legally subdivided from the parent parcel? If not, is there a plan to do so?

The 23-acre parcel has not been subdivided however the Applicant has represented that they intend to request a subdivision creating the 23.- acre property should the request be approved. The City can zone based on a legal description and the zoning does not need to utilized property boundaries. This was recently done in both the rezone for Burkey Park (a portion zoned MXOC and R-5) as well as the South Twenty Annexation/Zoning (a portion zoned R-8 and R-4).

2. If the parcel is zoned PD, why not bring forward a plan of development, especially one that integrates development on top?

The Applicant has made the specific request to consider zoning for this portion of the property. However, the Applicant has represented that they plan on bringing forward an Outline Development Plan (ODP) for the remaining portion of property but see this portion as a separate tract due to the topographical separation between this and the balance of the property owned by Grand Junction Land Company. In addition, there are existing utilities and roadway that are stubbed to this property which provide it with separate characteristics regarding readiness for development.

3. Please provide a map of the 23 acres showing the 13 acres of developable land.

Generally, land area not encumbered by significant hazards or constraints such as slopes greater than 30%, jurisdictional wetlands or waterways, is considered developable. The attached map(s) show the contours of the property, as well, as

a steep slope analysis that indicates portions of the site that have steep slopes greater than 30% which are primarily concentrated on the eastern portions of the site.

4. Please expand on the statement on page 2 of the memo that the 13 acres having a sloping but gentle grade are generally considered developable land. The underlined portion is the part I would like to better understand.

There are approximately 13 acres of acre generally considered developable primarily in terms of slope. Other site features have not been fully analyzed at this time which is typical considering the nature of the request is limited to a comp plan amendment/zoning.

For example, the City's code generally prohibits areas of properties to be developed that have greater than 30% slope, however the code caveats this prohibition by stating that these steep slope areas may be developed if it is determined that appropriate engineering design measures will be taken and the developer has taken reasonable steps to minimize the amount of hillside cuts, etc.

Should this property continue through a development process, as consistent with 21.07.020 Environmental/Sensitive Lands Regulations,(c)(2) Any development application involving a property with a known or suspected geologic hazard shall be submitted by the Director for review the Colorado Geological Survey (CGS). Should a subdivision request be received for this property, it would be submitted to the CGS for review.

5. The Conservation designation extends onto the top of the mesa and adjoins the 5-acre tract, RSF-R, in the county and 33 acres of BLM in holding. Could the land have been designated for conservation as an extension or adjunct of the BLM tract? Will there be access to the BLM tract provided?

Staff is unsure of the exact methodology used to determine the extent of the conservation in this area. The western and southern boundaries clearly follow a property boundary, however, the extent of the conservation area on the north and eastern sides are 'wavy' and do not appear to follow a set contour or specific land or property feature.

The City's recently updated Circulation Plan (July 2018) calls for the extension of Canyon Rim Drive to the balance of the Grand Junction Land Companies property or the top of the hill area (370 acre parent parcel). The Plan does not require a specific alignment. Should there be an opportunity to provide access to the BLM tract this would be explored during a subdivision review process.

6. The slope of the parcel is toward the adjacent subdivisions and it appears that runoff from the top will run across the property. I assume that a drainage plan will include dealing with runoff from the parent tract. Will the owner be obligated to make improvements outside the 23 acres to provide adequate drainage?

If a residential subdivision is proposed, a full drainage study will be required for the area proposed for development. It will consider all contributing drainage basins based on site topography. All development is required to release water from the site at historic rates and also to control for sediment. For example, the existing Canyon Rim subdivision was designed to accept the historic runoff from the subject property and it has worked well to manage stormwater and sediment. If needed, off-site storm sewer improvements may be required for any project.

7. If a drainage plan is implemented in connection with a build-out of a proposed subdivision that proves to be insufficient to protect neighboring subdivisions, who is liable for damages?

In order to be an approved subdivision, the development cannot increase historic flows of stormwater off-site. Prior to the Canyon Rim Subdivision, the portion of South Camp Road at Standing Rock Dr. would frequently flood and leave 3 to 6 inches of sediment and debris on the road. Since the Canyon Rim Subdivision was designed and constructed, this no longer occurs. The result is that the land on which the Canyon Rim Subdivision was developed is much less erosive after development than the historic pre-development condition. Additionally, the Canyon Rim Subdivision was designed without stormwater detention because the drainage engineer demonstrated, and the City agreed, the post-development runoff was at or below historic rates. Similar design principles and standards will be utilized if a subdivision request is submitted on the subject property.

8. Some city regulations required two entrance/exits to a subdivision. Is that a part of Grand Junction's codes?

The City Code requires connectivity in its transportation system. Consistent with this requirement, the City's circulation plan (attached) shows the need to connect the subject and overall parent parcel to existing transportation infrastructure. For this reason, amongst others, the Canyon Rim Subdivision was required to stub Canyon Rim Drive to its east boundary. The City's Transportation Engineering Design Standards allow construction of up to 100 homes on a single access as long as there is a future street connection, i.e. street stub to a future separate access. Should a subdivision be submitted for review, this project would be required to comply with these City standards.

9. Concerning the vacant land inventory:

- a. Is there a tabulation of vacant land in the Redlands Planning Area?

There are roughly 1100 acres on the Redlands inside and outside of the City limits, and within the 201 sewer service area that are either undeveloped (vacant) or underdeveloped lands (one house on large acreage). The holdings by Grand Junction Land Company represents approximately 50% of these lands.

- b. Does the tabulation include land in the County?

The City's Inventory of residential zoned properties only include land within the City limits, however after conducting a high level analysis using GIS and known projects inside and outside of the City limits, the above 1100 acres of undeveloped/underdeveloped land was determined.

- c. Are only parcels currently zoned residential included in the inventory?

No, for example the holding by Grand Junction Land Company is zoned Planned Development for residential land uses in the City for 371 acres and Planned Unit Development (PUD) for residential land uses for 238 acres in Mesa Country.

- d. Is there any estimate/account of lands that are developable if rezoned to residential? There are very few properties zoned nonresidential in the Redlands. The only non-residentially zoned properties are found in the 3 neighborhood centers along Hwy 340. Some of those zones do permit multi-family residential, but current lands uses are neighborhood services and retail.

2. With respect to the requested R-1 zoning:

- a. Does this designation allow 23 homes on the parcel or only the number of houses that can be built on the developable portion of the parcel?

Section 21.03.030(j)(2) of the Code defines density as "Maximum residential density" means the number calculated by dividing the total number of dwelling units or residential lots, by the gross acreage expressed in square feet or acres of the development property. Gross land area includes the entire parcel or property at the time a development application is filed. The "gross residential density" is calculated the same as maximum residential density. For a property that is zoned R-1, the Maximum Residential Density would be 23 units.

- b. If the answer the above question is 23 homes and the developable acreage is 13 acres, please provide an estimate of average lot size considering streets, easements, drainage, etc.

There are several code sections that may impact the size of lot that could be developable which would in turn impact the number of homes that could be developed. The R-1 zone district provides for a minimum lot size of 30,000. However, minimum lot sizes can vary should the developer

choose to pursue a Cluster Development pursuant to Section 21.03.060 of the Code. It allows for smaller lots dependent upon the amount of open space preserved.

- c. Is the minimum lot size in R-1 30,000 sq. ft.? The R-1 minimum lot size is 30,000 unless the developer utilizes the City's Cluster Development regulations. The minimum lot sizes are provided below. The overall density of the project is neither increased nor decreased based on the lot size and the gross density would remain at 1 dwelling unit per acre (or 23 units total).

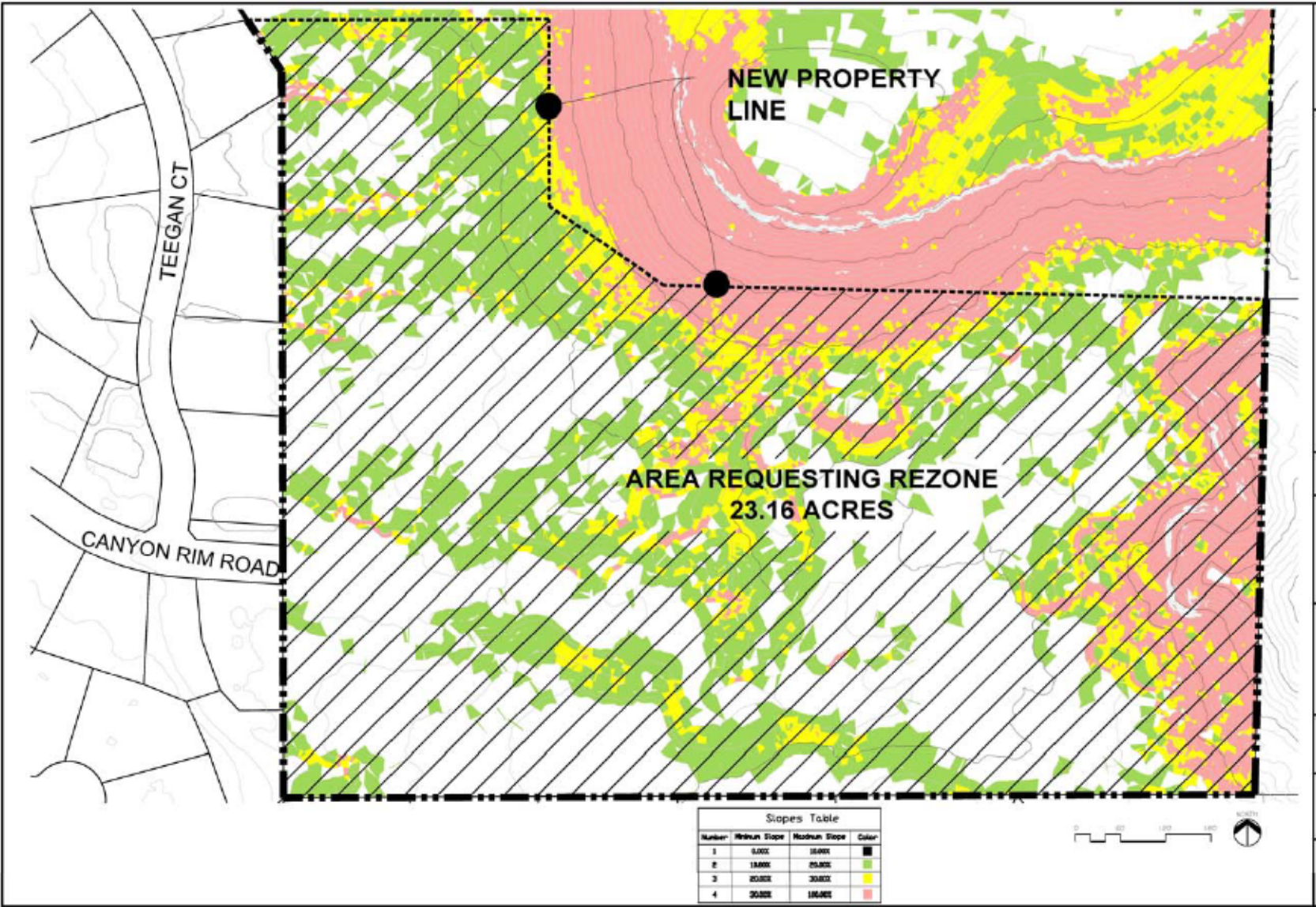
	Min. Req. Lot Size	20 Percent Open Space	30 Percent Open Space	50 Percent Open Space	66 Percent Open Space
R-R	5 acres	3.5 acres	2.75 acres	1.25 acres	3,000 sq. ft.
R-E	1 acre	30,492 sq. ft.	23,958 sq. ft.	16,890 sq. ft.	3,000 sq. ft.
R-1	30,000 sq. ft.	21,000 sq. ft.	16,500 sq. ft.	7,500 sq. ft.	3,000 sq. ft.
R-2	15,000 sq. ft.	10,500 sq. ft.	8,250 sq. ft.	3,750 sq. ft.	3,000 sq. ft.
R-4	7,000 sq. ft.	4,900 sq. ft.	3,850 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
R-5	4,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.

- d. How do hillside requirements affect density on this property?
Hillside development standards do not directly affect the density of the project. As specified in Section 21.07.020(f)(4) of the Code "Unless otherwise approved by the Planning Commission, for property with slopes in excess of 20 percent, development may, as determined by the Director, be clustered on the portion of the site with slopes less than 20 percent. Clustering may be achieved by concentrating the number of units or by concentrating the amount of square footage allowed for the entire site on that portion of the property with less than 20 percent slope. See also GJMC [21.03.060](#), Cluster developments.

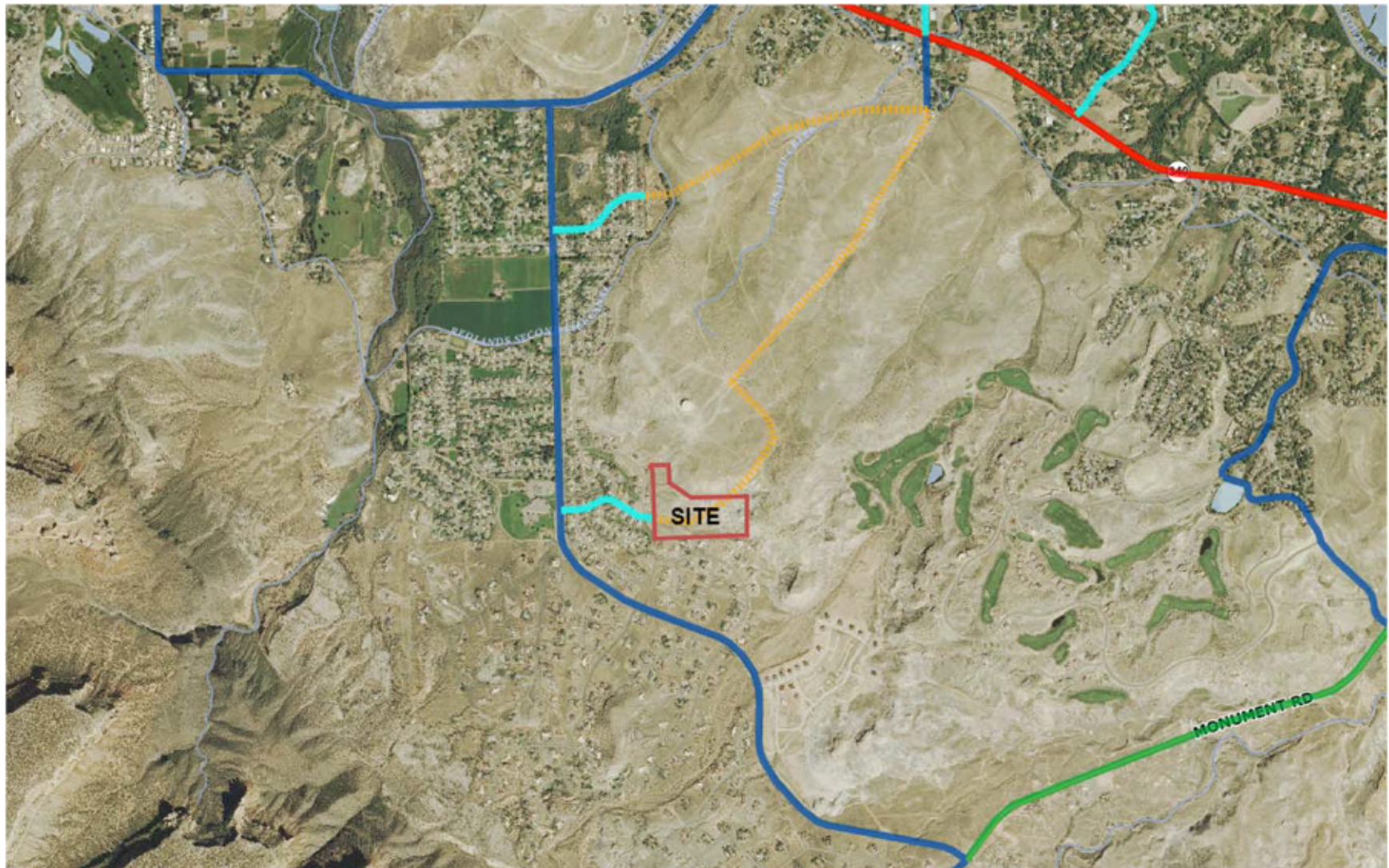
Contour Map

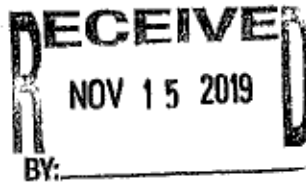


Steep Slopes Map



Circulation Plan Map





354 Teegan Court
Grand Junction, CO 81507
November 12, 2019

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

Subject: **Canyon Rim 360 Project** or the MISTAKE at Canyon Rim

Dear City Council member,

Thank you for taking time to understand my concerns. I oppose the Comprehensive Plan amendment you are considering which removes the CONSERVATION designation from this property.

I am puzzled by your development process and lack of investigative rigor in advance of consideration of this amendment. Based on our current knowledge, it is illogical to proceed to amend the City's Comprehensive Plan with so many lurking geologic hazards (problematic soils, rock fall threats, and subsurface erosion). Whose job is it to look out for the new unsuspecting residents and the existing neighbors?

My background is in water resource planning, particularly with flood control and salinity control projects. I am concerned by a process that seems to ignore easily visible problems such as those indicated by the geologic hazard map. Interestingly the staff report has no investigative components regarding this matter. Does ignoring major issues meet your code? Very strange to me, as most professional planners are tasked with investigating ALL the issues.

Presently, it appears City policy is "buyer beware" for new residents and "tough luck" for the existing neighbors. Why would I say that? Well, it tracks back to a general staff reluctance to examine all issues, particularly the negative. You'll notice the Staff Report includes no negatives regarding this project. Strange, that out of all the attached negative correspondence there was nothing worthy of mention. No slight recognition of the real issues identified in these letters. Are we just being blown off because you consider us NIMBYs or is this already a done deal with commitments already made to this developer?

I am puzzled the City doesn't care enough to really consider the reasons the Conservation designation was made on this property. City staff says they can't find reasons from the last comp plan update in 2010. Seriously! They could easily project issues based on experience in adjacent areas.

Well-informed neighbors have asked questions about easily observable issues such as the soils and rocks rolling off the hills, but these seem ignored by City staff. Those of us neighboring the development had to introduce the Planning Commission to the Geologic Hazard map, something that the City/Mesa County 2002 Redlands Neighborhood report suggested was critical. Furthermore, it stated that City/Mesa County policy is to educate local landowners on geologic hazards. I've seen no evidence of this policy in action.

I am concerned, that an \$11,000 rock outfall study required by city staff in 2001 (paid by the developers of Canyon Rim) over concerns about rock fall affecting Teegan court (which is on the opposite side of the proposed lots, 250 feet away), cannot be found by staff. We have to assume this apparent lack of action means it is not important to the City to re-analyze. Current lot layout for this new subdivision shows houses beside large rocks that have rolled or slid off the adjacent steep slopes. Can the City guarantee this "rolling" limit for those big rocks?

I am puzzled that the City and staff can just assume that in this large mapped area of expensive soil that modern engineering can take care and afford any foundation issues. This given the fact that many, many homes in adjacent areas (even without the expansive soils designation) have engineered foundations, but many homeowners have still encountered tens of thousands of dollars of foundation repairs. Is there nothing to be learned here, or is it not the City's job to protect new residents?

And just recently, we're finding subsurface erosion (like sinkholes) problems on this property leaving collapsible voids under the surface. Another geologic hazard not recognized or analyzed. Additionally, sediment emanating from erosion on the owner's property has already blocked the Teegan Court storm sewer. Yet, here you are ready to remove what appears to be a very logical Conservation set-aside, and you don't even have (as of Nov. 12) a Geotech report to review. Why?

We can look at Caprock Court and portions of Red Rocks Valley subdivision, which lie within the mapped hazard zone, and use them as real life examples to examine these issues. We know Caprock has had to be repaired repeatedly --- Is this what we are accepting with the 360 Project? Is it short sighted when a city, supposedly driven by minimizing new infrastructure by pushing "in-fill", takes a risk developing streets and infrastructure in a geologic hazard area? Potentially, very costly decisions. Luckily, adjacent home foundation repair costs and moving driveways will fall on the unsuspecting homeowner (or builder in the short term) and not the city.

Yes, there is some NIMBYism in our neighborhood with concerns about views and hiking trails. You can label us as such, and thus, totally disregard us. But don't disregard the larger significant issues. It appears to me you do not have sufficient knowledge to trash the Conservation designation on this property. There are real reasons for it. Please, before it's too late, back up and take a comprehensive look at this area and experience from surrounding subdivisions and share your results with the taxpaying residents of this area. If you believe so, explain why the obvious hazards are not really hazards and not just falling in the category of "not my job". Is there a need for an ombudsman? (i.e., a person employed by the government, to fairly and reasonably represent the presently ignored views).

I am also puzzled as to why the City would put out the 2010 Comprehensive Plan, only to then totally ignore identified problems areas. And, unfortunately that "Conservation" designation meant something to the people building adjacent homes. It meant the Teegan Court homes were laid out on their lots and designed with windows and landscaping befitting the open space behind them. Apparently, we can just pull the football out on a whim; right Charlie Brown? Will there be mitigation for those homeowners or just that phrase -- "tough luck"?

Lastly, I must comment on an assertion in the staff report which says, "In addition, since Canyon Rim Drive and main utility lines stub to the southwest corner of the parent parcel, it appears it was intended that development would continue to the east based on the utility stubs as well as the road that terminates (not in a cul-de-sac) at the property line". Well, since the Comp Plan, completed in 2010, shows the Conservation designation on this property, and the infrastructure described above was completed in about 2003, that intention obviously changed when City staff of that era looked at the most reasonable use of this 23-acre parcel within the larger Conservation designated area.

I want you to connect the dots -- all up and down the east side of South Camp Road, we see major issues. Before removing the Conservation designation, understand what you're doing by conducting a thorough investigation of the geologic hazards.

Sincerely,



Michael L. Baker

GRAND JUNCTION PLANNING COMMISSION
October 22, 2019 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:03pm by Chairman Christian Reece.

Those present were Planning Commissioners; Chairman Christian Reece, George Gatseos, Kathy Deppe, Keith Ehlers, Andrew Teske, and Ken Scissors.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Rick Dorris (Development Engineer), Kristen Ashbeck (Principal Planner), and Scott Peterson (Senior Planner).

There were approximately 110 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the October 8, 2019 meeting.

Commissioner Teske moved to approve the minutes as written. Commissioner Deppe seconded the motion.

The motion carried unanimously 6-0.

2. Dillard's Sanitary Sewer Easement Vacation **File # VAC-2019-475**

Consider a request to vacate a portion (1,972 +/- sq. ft.) of a public Sanitary Sewer Easement as a part of the Dillard's development at Mesa Mall, located at 2424 Hwy. 6 & 50.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Discussion

None.

Public Comment

The public hearing was opened at 6:12pm.

There were no public comments.

The public hearing was closed at 6:12pm.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, "Madam Chairman, on the Dillard's Sanitary Sewer Easement Vacation request located at 2424 Hwy. 6 & 50, City file number VAC-2019-475, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report."

Commissioner Deppe seconded the motion. The motion carried unanimously 6-0.

3. Canyon Rim 360 Comprehensive Plan Amendment & Rezone**File # CPA-2019-468. RZN-2019-450**

Consider a request by La Plata Communities on behalf of the property owner, the Grand Junction Land Company, for 1) a Comprehensive Plan Amendment from Conservation/Mineral Extraction to Residential Low; and 2) Rezone from PD (Planned Development without a plan) to R-1 (Residential 1 unit per acre) for a 23.16-acre portion of property located at 400 23 Road, more particularly described as a site at the east end of Canyon Rim Drive.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the requests.

Questions for Staff

Commissioner Deppe asked Staff about the zoning of the parcel at the time of annexation, the trails that exist at the property, and if the area is in considered hazardous.

Commissioner Teske asked Staff about the subdivision of this property from the parent parcel.

Commissioner Ehlers asked Staff about drainage requirements, traffic studies, and the stub street that was required of the prior development to build.

Staff explained the section in the Zoning & Development Code that requires developers to build stub streets as well as the Circulation Plan.

There were questions regarding the intent of the development of this property, how the property is currently zoned [clarification on Planned Development without a Plan], clarification of Conservation/Mineral Extraction land use category, and the existing trails and if the developer would be required to build these trails.

Staff described the Active Transportation Map.

Commissioner Gatseos asked about the Circulation Plan. Rick Dorris, Development Engineer, described the connectivity of the proposed development.

There was discussion regarding the soil and drainage conditions at the site.

Commissioner Teske asked about a minimum density.

Applicant's Presentation

Ted Ciavonne, representing the applicant, La Plata Communities, was present and made a comment regarding the request.

Robert MacGregor, owner of the property, was present and made a comment regarding the request.

Doug Quimby, La Plata Communities, was present and made a comment regarding the request.

Public Comment

The public hearing was opened at 7:08pm

The following spoke in opposition of the request: H. Merritt Kinsey, Mike Baker, Heidi Kaiser, Greg Gador, Curtis Comeau, David Caldwell, Joan Hoelscher, Thomas McCloskey, Jarrod Psencik, Thomas Brown, Karen Combs, Jim Henning, and Bruce Smith.

The public hearing was closed at 7:48pm.

Planning Commission took a break at 7:48pm.

Planning Commission started back at 7:55pm.

Applicant's Presentation

Mr. Ciavonne responded to public comment.

Questions for Staff

Commissioner Ehlers asked Staff about the Redlands Area Plan and the Geologic Hazards Map.

Commissioner Ehlers made a comment regarding the development review process.

Discussion

Commissioners Gatseos, Scissors, Teske, Ehlers, and Reece made comments in support of the request.

Commissioner Deppe made a comment in opposition of the request.

Motion and Vote

Commissioner Gatseos made the following motion:

"Madam Chair, on the Comprehensive Plan Amendment request CPA-2019-468 and the Rezone request RZN-2019-450, concerning a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, I move that the Planning Commission recommend approval of the actions to:

- 1) Amend the Comprehensive Plan from a designation of Conservation to a designation of Residential Low .5 to 2 dwelling units per acre; and
- 2) Rezone a 23.2-acre portion of the property located at 400 23 Road, more particularly described as a parcel at the east end of Canyon Rim Drive, currently zoned Planned Development (PD) without a plan to Residential 1 unit per acre (R-1)."

Commissioner Teske seconded the motion. The motion carried 5-1 with Commissioner Deppe voting NO.

4. Other Business

5. Adjournment

The meeting was adjourned at 8:28pm.



Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: November 20, 2019

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

An Ordinance Amending Various Sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25) and Transportation Engineering Design Standards (Title 29) to Clarify Administrative Procedures, Remove Inconsistencies and Modify Standards

RECOMMENDATION:

Staff recommends approval of the proposed text amendments.

EXECUTIVE SUMMARY:

Staff is proposing amendments to various sections of the Zoning and Development Code (Title 21), the Greater Downtown Overlay (Title 24), the 24 Road Corridor Design Standards (Title 25), and the Transportation Engineering Design Standards (Title 29) to address the following:

Organizational changes for the appeals process for ease of administration and location of text regarding garage setbacks in the Downtown; Modification of Bulk Standards for the R-5 zone district rear yard setback, removing minimum lot size for multi-family development, and removing the required 15 foot first floor height in the B-2 zone district; Clarification of parking lot setbacks in the B-2 zone district and sign type in the 24 Road corridor Design Standards; and Clarifying procedures and criteria related to variance criteria, fences requiring special permits, and accessory dwelling units.

BACKGROUND OR DETAILED INFORMATION:

In an effort to keep the Zoning and Development Code current and relevant, staff is

proposing a number of amendments to modify standards, clarify sections and processes, and eliminate inconsistencies. The Planning Commission discussed several of these topics at its July 18, 2019 workshop and supported staff proceeding with the proposed changes. The proposed amendments are summarized as follows:

Section 21.02.120. Special Permit

Section 21.02.120(b)(2)(i). provides that fences over 6 feet in height require a Special Permit as issued by the City Council. With recent changes made to the Code by Ordinances 4778 and 4831, fences over 6 feet can now be considered by the Director through an Administrative Adjustment process and requires specific findings related to unique conditions, compatibility and lack of right-of-way/easement/neighboring property encroachments. In order to make the Code consistent between sections specifically the administrative adjustment process, this section needs to be removed.

Section 21.02.120(b)(2). A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- (i) Allowing a fence over six feet in height in any district;

Section 21.02.200(c)(3). Variance, Approval Criteria.

This section provides one of the criterion for considering a variance. The language, as shown below appears to have an error in that it is missing a word and as currently reads is nonsensical. Staff is recommending to replace the unclear and confusing text so that the sentence is both grammatically correct and meets the intent of the criteria to be evaluated, as follows:

Section 21.02.200(c)(3). The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work cause unnecessary and undue hardship on the applicant;

Section 21.02.210 – Administrative Permit, Rehearing and Appeal Procedures

Currently, Section 21.02.070(a)(8) Administrative development permits provides the requisite time period for which one can file and appeal of a decision on an Administrative Permit. The Code in Section 21.02.210 provides a specific section on Appeals, however this section does not include information regarding the requisite time period. This time period should be moved from 21.02.070 to the Appeal section in 21.02.210 to provide for ease of finding and use. The time period and language would remain unchanged. Additional renumbering of subsections would need to occur. The proposed changes are as follows:

Section 21.02.210(b). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.

Section 21.02.070(a)(8). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.

Re-letter (b) through (e).

21.03.040 Residential districts. Residential District Summary Table

Currently the R-8 and R-12 zone districts have a note that states "Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily." Other zone districts that allow for multi-family including the R-5, R-16, R-24, R-O, B-1, C-1, M-U and BP zone districts do not contain this note and have instead a minimum lot size of designated. This is very limiting for various multi-family developments. For example, if a developer wanted to build a townhome in a R-5 zone district, the townhome would be required to have a minimum lot size of 20,000 square feet and as a result likely precluding townhomes to develop on the property or creating undesirability long narrow lots in order to utilize the shared wall type of construction of a townhome development. See attached Exhibit 2.

Staff recommends adding language to exempt all multi-family from having a minimum lot size. The Code changes would be as follows:

Add note to Residential District Summary Table: Note: Minimum Lot Area, Lot Width and Lot Frontage do not apply to two family dwellings or multifamily.

Remove notes from Residential District Summary Table:

R-5: Min. lot area varies by building type; detached single-family – 4,000 sf, two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.

R-8: Min. lot area varies by building type; detached single-family – 3,000 sf and two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft

R-12: Min. lot width varies by building type; two-family – 45 ft., all other types – 30 ft.

Remove text from sections

21.03.040(g)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily.

21.03.040(h)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily.

21.03.040 Residential districts. Residential District Summary Table

The Residential District Summary Table provides for the bulk standards for all residential zone districts. Staff has been approached by members of the development community requesting a reduction in the R-5 rear yard setback dimension. The request has included a reduction from 25 feet to something smaller and has been suggested to be 15 feet. They have cited challenges regarding being able to meet this minimum setback and provide for the size of home they would like to be constructing on these lots. The current R-5 rear yard setback is equivalent to the rear yard setback in the R-4 zone district (25 feet), but is greater than the R-8 zone district rear yard setback of 10 feet. The benefit of reducing the rear yard setback is potentially providing for larger building envelopes on each 4,000 square foot lot (minimum lot size), however there may be undesirable results of this reduction including less yard space and buffering between the rear yards of homes in areas zoned R-5.

Should this reduction be considered the table would be amended to replace R-5, rear yard setback of 25 feet to 15 feet. Other rear yard setback dimensions could also be considered (e.g. 20 feet). See attached Exhibit 3.

Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table

The Mixed Use and Industrial Bulk Standard Summary Table provides a note in the table, Note: B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft". This note is confusing in that there are not structures, as defined in the Code, generally related to or a part of a parking lot. Staff has interpreted this section to mean that if parking is being provided as the sole or primary use on a lot in the B-2 Zone District, the lot must be setback 30 feet from the property line. As well, the note includes "for accessory 6 ft." Staff has interpreted this subsequent section to mean that if the parking lot is accessory to a primary use (usually a building), the parking lot must be setback 6 feet from the property line. See attached Exhibit 4.

Staff recommends clarifying this code language, as follows:

Note: B-2: Parking front setback for principal structure parking as a principal use, 30 feet, for as an accessory use 6 feet.

Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table.

The Mixed Use and Industrial Bulk Standard Summary Table provides a note in the table, "B-2: first Floor min. height – 15 ft." This issue recently arose in a request for a redevelopment project in the downtown area that was unable/uninterested in providing a first floor height of 15 feet. The project sought and ultimately received a variance due to the unique circumstances related to the project, however it brought to light some of the challenges of requiring a 15 foot first floor height for all buildings located in the B-2 zone district. As was provided in the testimony in the variance hearing, most of the buildings on the historic main street do not have a 15 feet first floor height while most range between 10 feet and 14 feet.

It is staff's understanding that this code provision was put in place for two reasons. The primary reason being the desire for buildings to be constructed that could be re-purposed to commercial uses in the future should they be constructed as residential (or other) initially. The 15 feet would allow for higher ceilings as well as necessary building systems such as ventilation, fire sprinkling, or other modifications to the mechanical components in a more cost efficient manner. The second intent of the code provision was aesthetics that were more in line with typical high ceiling and historic building façade elevations. See attached Exhibit 4.

Staff generally recommends that this type of standard is not necessary and may preclude creativity in architectural style and building design and recommends removing this note from the Table.

Note: B-2: first floor min. height – 15 ft.

Section 21.02.070(f)(2)(vi). Accessory Dwelling Units Review process.

Section 21.04.040(f) was recently amended by Ordinance 4831 to update standards for Accessory Dwelling Units. Part of this amendment including removing the requirement for a proposed ADU to be reviewed through a Minor Site Plan Review process and replacing it with a simplified process that requires the review and issuance of a planning clearance. There exists an additional reference to this requirement in Section 21.02.070 that now needs to be removed.

Staff is recommending removal of text as follows:

Section 21.02.070(f)(2)(vi) The Director may use this review process if the proposed project is limited to: A proposed residential subunit or accessory unit."

Staff has identified other provisions of the code regarding ADUs that will also be considered for modification in the future, specifically sections regarding accessory structures allowed to be a maximum of 75 percent of the square foot of the principal structure as well as a standard requiring all ADUs to be located behind a principle structure.

Section 25.05.010 - 24 Road Corridor Design Standards - Sign standards.

The standards for 24 Road Corridor only allow for freestanding signs and flush wall signs. It further provides that all freestanding signs shall be single- or double-faced and constructed of a metal panel with stone or veneer base. In essence, this means that all freestanding signs will be monument style signs. Adding more clear language in the code would benefit the understanding and intent of these sign standards. Staff recommends the following clarification to the code.

Section 25.05.010(a) Only the following sign types are permitted: freestanding monument signs, flush wall signs, exempt signs, and temporary signs as allowed/regulation by GJMC 21.06.070 Sign regulation, except as further restricted in this chapter.

Section 29.56.020 - Alley Standards, Garage Setbacks and Section 24.12.130(a)(2) – Downtown District Standards and Guidelines – Residential Areas

Section 29.56.020 of the TEDS Manual has a standard that requires garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater. This allows adequate maneuver room for backing and turning. The Greater Downtown Plan adopted in 2018 has language that allows any accessory structure to have a zero-foot rear yard setback. The intent was to accommodate and allow for accessory structures to continue to exist and be built in a similar fashion to historical accessory buildings in the downtown area. Because these requirements are in two different sections of the municipal code, they appear contradictory and are confusing as to the interplay between the regulations. As such, staff recommends that the standard in TEDs is moved into the downtown standards which is a more typical location to find setback standards. The proposed changes are as follows:

Section 24.12.130(a)(2). The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s). Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater.

Section 29.56.020 - Building setbacks. - Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning

setback, whichever is greater. This allows adequate maneuver room for backing and turning.

IV. NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on August 20, 2019, in the Grand Junction Daily Sentinel.

V. ANALYSIS

In accordance with Section 21.02.140(c), a proposed text amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to decide with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they eliminate inconsistencies within the code, provide necessary clarification for the administration of the code, eliminate unnecessary regulations and modify standards to provide regulations that assist in logical and orderly development.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4890, an ordinance amending parts of the Zoning and Development Code, Greater Downtown Overlay, 24 Road Corridor Design Standards and Transportation Engineering Design Standards to Clarify Administrative Procedures, Remove Inconsistencies and Modify Bulk Standards on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit List - Zoning Code Amendments
2. Staff Report
3. Exhibit 2 - Residential District Summary Table
4. Exhibit 3 - Residential District Summary Table
5. Exhibit 4 - Mixed Use & Industrial Summary Table
6. OrdinanceMisc 2019

[illegible]

PLANNING COMMISSION AGENDA ITEM

Project Name: Zoning Code Text Amendment, Title 21, Chapters 2, 3, 4 and 10; Title 24 Chapter 12, Title 25 Chapter 5 and Title 29 Chapter 56
Applicant: City of Grand Junction
Address: City Wide
Zoning: N/A
Staff: Senta Costello
File No. ZCA-2019-421
Date: August 27, 2019

I. SUBJECT

Consider a request by the City of Grand Junction to amend various sections of the Zoning and Development Code (Title 21), Greater Downtown Overlay (Title 24), 24 Road Corridor Design Standards (Title 25), and Transportation Engineering Design Standards (Title 29) to clarify administrative procedures, remove inconsistencies and modify bulk standards.

II. EXECUTIVE SUMMARY

Staff is proposing amendments to various sections of the Zoning and Development Code (Title 21), the Greater Downtown Overlay (Title 24), the 24 Road Corridor Design Standards (Title 25), and the Transportation Engineering Design Standards (Title 29) to address the following:

- 1) Organizational changes for the appeals process for ease of administration and location of text regarding garage setbacks in the Downtown;
- 2) Modification of Bulk Standards for the R-5 zone district rear yard setback, removing minimum lot size for multi-family development, and removing the required 15 foot first floor height in the B-2 zone district;
- 3) Clarification of parking lot setbacks in the B-2 zone district and sign type in the 24 Road corridor Design Standards; and
- 4) Clarifying procedures and criteria related to variance criteria, fences requiring special permits, and accessory dwelling units.

III. BACKGROUND

In an effort to keep the Zoning and Development Code current and relevant, staff is proposing a number of amendments to modify standards, clarify sections and processes, and eliminate inconsistencies. The Planning Commission discussed several of these topics at its July 18, 2019 workshop and supported staff proceeding with the proposed changes. The proposed amendments are summarized as follows:

Section 21.02.120. Special Permit

Section 21.02.120(b)(2)(i). provides that fences over 6 feet in height require a Special Permit as issued by the City Council. With recent changes made to the Code by Ordinances 4778 and 4831, fences over 6 feet can now be considered by the Director through an Administrative Adjustment process and requires specific findings related to unique conditions, compatibility and lack of right-of-way/easement/neighboring property encroachments. In order to make the Code consistent between sections specifically the administrative adjustment process, this section needs to be removed.

Section 21.02.120(b)(2). A special permit is allowed in all zone districts for the following uses and shall be required prior to:

~~(i) —Allowing a fence over six feet in height in any district;~~

Section 21.02.200(c)(3). Variance, Approval Criteria.

This section provides one of the criterion for considering a variance. The language, as shown below appears to have an error in that it is missing a word and as currently reads is nonsensical. Staff is recommending to replace the unclear and confusing text so that the sentence is both grammatically correct and meets the intent of the criteria to be evaluated, as follows:

Section 21.02.200(c)(3). The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would ~~work~~ cause unnecessary and undue hardship on the applicant;

Section 21.02.210 – Administrative Permit, Rehearing and Appeal Procedures

Currently, Section 21.02.070(a)(8) Administrative development permits provides the requisite time period for which one can file and appeal of a decision on an Administrative Permit. The Code in Section 21.02.210 provides a specific section on Appeals, however this section does not include information regarding the requisite time period. This time period should be moved from 21.02.070 to the Appeal section in 21.02.210 to provide for ease of finding and use. The time period and language would remain unchanged. Additional renumbering of subsections would need to occur. The proposed changes are as follows:

Section 21.02.210(b). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.

~~Section 21.02.070(a)(8). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.~~

Re-letter (b) through (e).

21.03.040 Residential districts. Residential District Summary Table

Currently the R-8 and R-12 zone districts have a note that states “Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily.” Other zone districts that allow for multi-family including the R-5, R-16, R-24, R-O, B-1, C-1, M-U and BP zone districts do not contain this note and have instead a minimum lot size of designated. This is very limiting for various multi-family developments. For example, if a developer wanted to build a townhome in a R-5 zone district, the townhome would be required to have a minimum lot size of 20,000 square feet and as a result likely precluding townhomes to develop on the property or creating undesirability long narrow lots in order to utilize the shared wall type of construction of a townhome development.

Residential District Summary Table

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5
Bulk										
Lot coverage (max.)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
Height (max. ft.)	35	35	35	35	40	40	40	60	60	72
Density (min. units per acre)	n/a	n/a	n/a	n/a	2	3	5.5	8	12	16
Density (max. units per acre)	1 unit / 5 acres	1	1	2	4	5.5	8	12	16	n/a
Cluster allowed	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Notes										
<p>*20 feet for the garage portion of a principal structure and 15 feet for the remainder of the principal structure.</p> <p>R-5: Min. lot area varies by building type; detached single-family – 4,000 sf, two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.</p> <p>R-8: Min. lot area varies by building type; detached single-family – 3,000 sf and two-family attached – 6,000 sf, multifamily – 20,000 sf, civic – 20,000 sf. Min. lot width varies by building type; two-family – 60 ft., all other types – 40 ft.</p> <p>R-12: Min. lot width varies by building type; two-family – 45 ft., all other types – 30 ft.</p>										

Staff recommends adding language to exempt all multi-family from having a minimum lot size. The Code changes would be as follows:

Add note to Residential District Summary Table: Note: Minimum Lot Area, Lot Width and Lot Frontage do not apply to two family dwellings or multifamily.

Remove notes from Residential District Summary Table:

~~R-5: Min. lot area varies by building type; detached single family — 4,000 sf, two family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two family — 60 ft., all other types — 40 ft.~~

~~R-8: Min. lot area varies by building type; detached single family — 3,000 sf and two family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two family — 60 ft., all other types — 40 ft~~

~~R-12: Min. lot width varies by building type; two family — 45 ft., all other types — 30 ft.~~

Remove text from sections

~~21.03.040(g)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two family dwellings or multifamily.~~

~~21.03.040(h)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two family dwellings or multifamily.~~

21.03.040 Residential districts. Residential District Summary Table

The Residential District Summary Table provides for the bulk standards for all residential zone districts. Staff has been approached by members of the development community requesting a reduction in the R-5 rear yard setback dimension. The request has included a reduction from 25 feet to something smaller and has been suggested to be 15 feet. They have cited challenges regarding being able to meet this minimum setback and provide for the size of home they would like to be constructing on these lots. The current R-5 rear yard setback is equivalent to the rear yard setback in the R-4 zone district (25 feet), but is greater than the R-8 zone district rear yard setback of 10 feet. The benefit of reducing the rear yard setback is potentially providing for larger building envelopes on each 4,000 square foot lot (minimum lot size), however there may be undesirable results of this reduction including less yard space and buffering between the rear yards of homes in areas zoned R-5.

Should this reduction be considered the table would be amended to replace R-5, rear yard setback of 25 feet to 15 feet. Other rear yard setback dimensions could also be considered (eg. 20 feet).

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table

The Mixed Use and Industrial Bulk Standard Summary Table provides a note in the table, Note: B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft”. This note is confusing in that there are not structures, as defined in the Code, generally related to or a part of a parking lot. Staff has interpreted this section to mean that if parking is being provided as the sole or primary use on a lot in the B-2 Zone District, the lot must be setback 30 feet from the property line. As well, the note includes “for accessory 6 ft.” Staff has interpreted this subsequent section to mean that if the parking lot is accessory to a primary use (usually a building), the parking lot must be setback 6 feet from the property line.

Notes
B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000
B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft.; first floor min. height – 15 ft.
C-1: Min. rear setback – 0 if an alley is present
CSR: Maximum building height abutting residential – 40 ft.

Staff recommends clarifying this code language, as follows:

Note: ~~B-2: Parking front setback for principal structure~~ parking as a principal use, 30 feet, for as an accessory use 6 feet.

Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table.

The Mixed Use and Industrial Bulk Standard Summary Table provides a note in the table, “B-2: first Floor min. height – 15 ft.” This issue recently arose in a request for a redevelopment project in the downtown area that was unable/uninterested in providing a first floor height of 15 feet. The project sought and ultimately received a variance due to the unique circumstances related to the project, however it brought to light some of the challenges of requiring a 15 foot first floor height for all buildings located in the B-2 zone district. As was provided in the testimony in the variance hearing, most of the buildings on the historic main street do not have a 15 feet first floor height while most range between 10 feet and 14 feet.

It is staff's understanding that this code provision was put in place for two reasons. The primary reason being the desire for buildings to be constructed that could be repurposed to commercial uses in the future should they be constructed as residential (or other) initially. The 15 feet would allow for higher ceilings as well as necessary building systems such as ventilation, fire sprinkling, or other modifications to the mechanical components in a more cost efficient manner. The second intent of the code provision was aesthetics that were more in line with typical high ceiling and historic building façade elevations.

Notes
B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000
B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft.; first floor min. height – 15 ft.
C-1: Min. rear setback – 0 if an alley is present
CSR: Maximum building height abutting residential – 40 ft.

Staff generally recommends that this type of standard is not necessary and may preclude creativity in architectural style and building design and recommends removing this note from the Table.

~~Note: B-2: first floor min. height – 15 ft.~~

Section 21.02.070(f)(2)(vi). Accessory Dwelling Units Review process.

Section 21.04.040(f) was recently amended by Ordinance 4831 to update standards for Accessory Dwelling Units. Part of this amendment including removing the requirement for a proposed ADU to be reviewed through a Minor Site Plan Review process and replacing it with a simplified process that requires the review and issuance of a planning

clearance. There exists an additional reference to this requirement in Section 21.02.070 that now needs to be removed.

Staff is recommending removal of text as follows:

~~Section 21.02.070(f)(2)(vi) The Director may use this review process if the proposed project is limited to: A proposed residential subunit or accessory unit."~~

Staff has identified other provisions of the code regarding ADUs that will also be considered for modification in the future, specifically sections regarding accessory structures allowed to be a maximum of 75 percent of the square foot of the principal structure as well as a standard requiring all ADUs to be located behind a principle structure.

Section 25.05.010 - 24 Road Corridor Design Standards - Sign standards.

The standards for 24 Road Corridor only allow for freestanding signs and flush wall signs. It further provides that all freestanding signs shall be single- or double-faced and constructed of a metal panel with stone or veneer base. In essence, this means that all freestanding signs will be monument style signs. Adding more clear language in the code would benefit the understanding and intent of these sign standards. Staff recommends the following clarification to the code.

Section 25.05.010(a) Only the following sign types are permitted: freestanding monument signs, flush wall signs, exempt signs, and temporary signs as allowed/regulated by GJMC 21.06.070 Sign regulation, except as further restricted in this chapter.

Section 29.56.020 - Alley Standards, Garage Setbacks and Section 24.12.130(a)(2) – Downtown District Standards and Guidelines – Residential Areas

Section 29.56.020 of the TEDS Manual has a standard that requires garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater. This allows adequate maneuver room for backing and turning. The Greater Downtown Plan adopted in 2018 has language that allows any accessory structure to have a zero-foot rear yard setback. The intent was to accommodate and allow for accessory structures to continue to exist and be built in a similar fashion to historical accessory buildings in the downtown area. Because these requirements are in two different sections of the municipal code, they appear contradictory and are confusing as to the interplay between the regulations. As such, staff recommends that the standard in TEDs is moved into the downtown standards which is a more typical location to find setback standards. The proposed changes are as follows:

Section 24.12.130(a)(2). The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s). Garages with

overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater.

~~Section 29.56.020—Building setbacks.—Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater. This allows adequate maneuver room for backing and turning.~~

IV. NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on August 20, 2019, in the Grand Junction Daily Sentinel.

V. ANALYSIS

In accordance with Section 21.02.140(c), a proposed text amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to decide with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

VI. STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they eliminate inconsistencies within the code, provide necessary clarification for the administration of the code, eliminate unnecessary regulations and modify standards to provide regulations that assist in logical and orderly development.

VII. RECOMMENDED MOTION

Madam Chairman, on the Zoning and Development Code Amendments, ZCA-2019-421, I move that the Planning Commission forward a recommendation of approval finding that the amendments as recommended by staff as well as change the R-5 rear yard setback from 25 feet to ____ feet, work to eliminate inconsistencies within the code, provide necessary clarification for the administration of the code, eliminate unnecessary regulations and modify standards to provide regulations that assist in logical and orderly development.

Attachments:

Proposed Ordinance

Exhibit 2

Residential District Summary Table

[illegible]

Exhibit 3

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	25	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Exhibit 4

Notes

B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

B-2: Parking setback for principal structure – 30 ft., for accessory 6 ft.; first floor min. height – 15 ft.

C-1: Min. rear setback – 0 if an alley is present

CSR: Maximum building height abutting residential – 40 ft.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING PARTS OF THE ZONING AND DEVELOPMENT CODE, GREATER DOWNTOWN OVERLAY, 24 ROAD CORRIDOR DESIGN STANDARDS AND TRANSPORTATION ENGINEERING DESIGN STANDARDS TO CLARIFY ADMINISTRATIVE PROCEDURES, REMOVE INCONSISTENCIES AND MODIFY BULK STANDARDS.

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

Section 21.02.120(b)(2) is amended as follows (deletions struck through):

Section 21.02.120(b)(2). A special permit is allowed in all zone districts for the following uses and shall be required prior to:

- ~~(i) Allowing a fence over six feet in height in any district;~~

Section 21.02.200(c)(3) is amended as follows (additions underlined, deletions struck through):

Section 21.02.200(c)(3). The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would ~~work~~ cause unnecessary and undue hardship on the applicant;

Section 21.02.210(b) shall be amended as follows (additions underlined, deletions struck through):

An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.

~~Section 21.02.070(a)(8). An aggrieved party may appeal the Director's decision by submitting a written appeal within 10 working days of the date of the Director's decision.~~

Re-letter (b) through (e).

Residential District Summary table, Section 21.03.040(g)(2)(iii) and Section 21.03.040(h)(2)(iii) shall be amended as follows (additions underlined, deletions struck through):

Note: Minimum Lot Area, Lot Width and Lot Frontage do not apply to two family dwellings or multifamily.

~~R-5: Min. lot area varies by building type; detached single family — 4,000 sf, two-family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two-family — 60 ft., all other types — 40 ft.~~

~~R-8: Min. lot area varies by building type; detached single family — 3,000 sf and two-family attached — 6,000 sf, multifamily — 20,000 sf, civic — 20,000 sf. Min. lot width varies by building type; two-family — 60 ft., all other types — 40 ft~~

~~R-12: Min. lot width varies by building type; two-family — 45 ft., all other types — 30 ft.~~

~~21.03.040(g)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily.~~

~~21.03.040(h)(2)(iii) Minimum lot size, minimum lot width and minimum lot frontage do not apply to two-family dwellings or multifamily.~~

Residential District Summary table shall be amended as follows (additions underlined, deletions struck through):

Highlighted area showing the required rear yard setback shall be changed from 25' to 15' as depicted below.

	RR	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
Lot										
Area (min. ft. unless otherwise specified)	5 acres	1 acre	30,000	15,000	7,000	4,000	3,000	n/a	n/a	n/a
Width (min. ft.)	150	100	100	100	70	40	40	30	30	30
Frontage (min. ft.)	50	50	50	50	20	20	20	20	20	20
Frontage on cul-de-sac (min. ft.)	30	30	30	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback										
Principal structure										
Front (min. ft.)	20	20	20	20	20	20	20*	20*	20*	20*
Side (min. ft.)	50	15	15	15	7	5	5	5	5	5
Rear (min. ft.)	50	30	30	30	25	15	10	10	10	10
Accessory structure										
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	50	5	3	3	3	3	3	3	3	3
Rear (min. ft.)	50	10	10	5	5	5	5	5	5	5

Section 21.03.070(b)(2)(ii) shall be amended as follows (deletions struck through):

~~**Section 21.03.070(b)(2)(ii) Hours of Business.** No use in this district shall open or accept deliveries earlier than 5:00 a.m. nor close later than 11:00 p.m. "Close" includes no customers on site and no deliveries.~~

Re-number (iii) through (iv).

Section 21.03.070. Mixed use districts. Mixed Use and Industrial Bulk Standard Summary Table shall be amended as follows (additions underlined, deletions struck through):

Note: B-2: ~~Parking front setback for principal structure parking as a principal use, 30 feet, for as an accessory use 6 feet; first floor min. height — 15 ft.~~

Section 21.02.070(f)(2)(vi) shall be amended as follows (deletions struck through):

~~Section 21.02.070(f)(2)(vi) The Director may use this review process if the proposed project is limited to: A proposed residential subunit or accessory unit."~~

Section 25.05.010 - 24 Road Corridor Design Standards - Sign standards shall be amended as follows (additions underlined):

Section 25.05.010(a) Only the following sign types are permitted: freestanding monument signs, flush wall signs, exempt signs, and temporary signs as allowed/regulating by GJMC 21.06.070 Sign regulation, except as further restricted in this chapter.

Section 29.56.020 - Alley Standards, Garage Setbacks and Section 24.12.130(a)(2) – Downtown District Standards and Guidelines – Residential Areas shall be amended as follows (additions underlined, deletions struck through):

Section 24.12.130(a)(2). The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s). Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater.

~~Section 29.56.020 – Building setbacks. – Garages with overhead doors facing the alley must be set back a minimum of 25 feet from the far edge of the alley or the zoning setback, whichever is greater. This allows adequate maneuver room for backing and turning.~~

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:

City Clerk

Mayor



Grand Junction City Council

Regular Session

Item #5.b.ii.

Meeting Date: November 20, 2019

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Jodi Romero, Finance Director

Information

SUBJECT:

Introducing the Appropriation Ordinance for the 2020 Budget, Presentation, and First Public Hearing. Set a Second Public Hearing for December 4, 2019.

RECOMMENDATION:

The 2020 Recommended Budget will be presented at this meeting and then will be open for City Council to hear public comment on the budget. Staff recommends that the budget is finalized after public comment, and be considered for adoption at the public hearing on December 4, 2019.

EXECUTIVE SUMMARY:

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The 2020 Recommended Budget has been discussed with City Council during four budget workshops (September 30th, October 14th, October 28th, and November 4th). In total the 2020 budget decreased from November 4th by \$1.3 million (increase \$1.2 million transportation expansion, decrease \$2 million water projects, and decrease \$500,000 grant removal) and the total recommended budget is now \$161 million. These changes do not impact the General Fund surplus (revenues over expenses) of \$181,576 or the projected ending General Fund Balance of \$26.9 million at 12/31/2020. The budget could still be changed based on public input and further City Council direction.

Complete documents have been provided to City Council and the public including

capital projects, economic development funding, and non-profit funding as well as a complete line item budget detail by fund. The second public hearing and final adoption will be considered at the December 4th, 2019 City Council meeting.

BACKGROUND OR DETAILED INFORMATION:

The budget for the City of Grand Junction is the highest expression of the City Council's policies and decision making; it expresses the initiatives, investment, and services provided by and through elected officials and staff. The 2020 Recommended Budget is balanced with a surplus (revenues over expenses) in the General Fund and an increase to the General Fund balance. The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The development of the 2020 Recommended Budget is an eight-month process that requires 13 City Departments, over 30 employees, and a total of over 3,000 hours of staff time. Through these months, staff reviews capital, labor, and departmental information, and in August, each department's detail line item budget is reviewed by the City Manager and budget team. Staff also spends significant effort meeting with key partners in the community to develop a sense for local industry and current market conditions and trends, which are used to develop forecast models that aid in the development of the budget. There are also seven opportunities for the public to get involved in the budget development, such as the Citizen Budget Conversation, which was held in June of this year, four budget workshops with City Council (September 30th, October 14th, October 28th, November 4th), and two public presentations and hearings (November 20th and December 4th). Supporting detail budget documents are provided for each workshop and available to the public online. The budget documents attached to this staff report represent the culmination of the budget process for the City's 2020 Recommended Budget of \$161 million.

The September 30th Workshop included an overview of the entire 2020 recommended budget as well as the budgets for the major operating departments of the City including Police, Fire, Parks & Recreation, Public Works, General Services, and Water. On October 14th, Visit Grand Junction's Department budget was presented as well as the City's 2020 recommended capital budget in accordance with the ten year capital plans. Also on October 14th, the recommended economic development budget and non-profit funding budget was reviewed and discussed by City Council. On October 28th the Downtown Development Authority, Downtown Business Improvement and Horizon Drive Business Improvement Districts presented their budget and operating plans for 2020. On November 4th the City Manager provided to City Council a budget reconciliation including changes from the original recommended budget on September 30th based on City Council direction from the October 14th workshop.

The Joint Sewer Fund budget was presented and discussed with the Joint Sewer Board on September 12th. The Downtown Development Authority (DDA) Budget was reviewed and approved by the DDA Board on October 24th.

Since November 4th, there have been a few changes to the budget. As a result of the voters authorization on November 5th for the City to issue debt for transportation expansion projects, six new projects will be starting in 2020 as detailed on the 2020 Recommended Capital listing for the Transportation Capacity Fund. The 2020 work for these projects is primarily engineering and design work as well as right of way acquisition. The total \$70 million in transportation expansion projects are planned to be completed by 2025. In order to fund the expansion projects and take advantage of current favorable markets, the City will propose to issue \$50 million in debt in early 2020 and then \$20 million in 2023. The debt service payments will be made from the .75% sales tax as well as the transportation impact fees. Then in 2023 the TABOR excess will begin going to the debt service as authorized by the voters as well on November 5th. The Ten Year Capital Plan shows the projects and estimated debt service for both the .75% Sales Tax Fund and the Transportation Capacity Fund. Because the impact fees can be used for debt service the .75% sales tax capital plan may have available funds for other capital projects such as park development and improvements in the coming years. As discussed at the October 14th workshop, originally there was a \$1 million place holder in the .75% Sales Tax Fund for Street Expansion and that was budgeted in a capital account. After the authorization for debt, that amount was removed from capital in the .75% Sales Tax Fund and replaced by the estimated debt service cost which was less than the \$1 million. The net increase to the 2020 budget for the transportation expansion projects and related debt service was \$1.2 million.

Another change to the budget is due to a water project being delayed until 2021. The construction phase of the Carson Lake Dam Rehabilitation project will be delayed until 2021 to allow time for additional risk analysis to be performed in accordance with State Dam Safety rules expected to be finalized in 2020. The project was originally budgeted as \$2.5 million for 2020, engineering and risk analysis will still occur in 2020 for a total of \$200,000, so that capital project was reduced by \$2.3 million. Because of funds made available by this delay, the Juniata Reservoir Aeration project was added for \$300,000 which will design and install an aeration system to maintain adequate dissolved oxygen levels in the lower reaches of reservoir. The net change to the 2020 budget for these changes was a decrease of \$2 million.

Finally, a potential grant expenditure was removed that also had equal potential grant revenue. This grant was originally in the operating budget of the Parks and Recreation Department at a higher estimated amount, and was moved to the capital plan at a revised lower amount. The grant is on behalf of the Colorado West Land Trust for land acquisition as recently approved by City Council. The impact of this was a decrease of \$500,000.

In total the 2020 budget decreased from November 4th by \$1.3 million (increase \$1.2

million transportation expansion, decrease \$2 million water projects, and decrease \$500,000 grant removal) and the total recommended budget is now \$161 million. These changes do not impact the General Fund surplus (revenues over expenses) of \$181,576 or the projected ending General Fund Balance of \$26.9 million at 12/31/2020 as reported on September 30th. The budget could still be changed based on public input and further City Council direction.

The 2020 appropriation ordinance is the legal adoption of the City's budget (and the DDA budget) by the City Council for the upcoming fiscal year. In accordance with the Charter, the City Manager shall prepare the annual budget and upon approval of it and the appropriation ordinance expend sums of money to pay salaries and other expenses for the operation of the City. The documentation of the proposed revenue and expenses prepared and maintained by the Finance Director in support of the budget and ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary, are incorporated by and made part of this ordinance by this reference and City Council adoption of the same, as if fully set forth. This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2020 recommended budget.

Attached are the following supporting budget documents:

- 1) 2020 Appropriation Ordinance
- 2) 2020 Reconciliation to Appropriation Ordinance
- 3) 2020 Recommended Budget Fund Balance Worksheet
- 4) 2020 Recommended Economic Development
- 5) 2020 Recommended Non Profit Funding
- 6) 2020 Recommended Capital Projects
- 7) 2020 Recommended Capital Descriptions
- 8) 2020 Ten Year Capital Plan-General Government
- 9) 2020 Enterprise and Internal Service Funds 10 Year Capital Plan
- 10) 2020 Certificate of Participation Supplemental Budget Information
- 11) 2020 Recommended Line Item Budget By Fund
- 12) 2020 DDA Recommended Budget Fund Balance Worksheet

FISCAL IMPACT:

The 2020 appropriation ordinance and budget are presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinances are consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference.

SUGGESTED MOTION:

I move to approve the proposed ordinance together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado, including and pursuant to Article VII, Paragraph 57 of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 on first reading, set a public hearing for December 4, 2019 and order publication in pamphlet form.

Attachments

1. 2020 Appropriation Ordinance First Reading November 20, 2019
2. 2020 Reconciliation to Appropriation Ordinance
3. 2020 Recommended Budget Fund Balance Worksheet November 20th, 2019
4. 2020 Recommended Economic Development Funding November 20th, 2019
5. 2020 Recommended Non Profit Funding November 20th, 2019
6. 2020 Recommended Capital Projects November 20th, 2019
7. 2020 Recommended Capital Descriptions November 20th, 2019
8. 2020 Ten Year Capital Plan General Government November 20th, 2019
9. 2020 Enterprise and Internal Services Funds 10 Year Capital Plan November 20th, 2019
10. 2020 Certificate of Participation Supplemental Budget Information
11. 2020 Recommended Line Item Budget By Fund November 20th, 2019
12. DDA 2020 Recommended Budget Fund Balance Worksheet

ORDINANCE NO. ____

THE ANNUAL APPROPRIATION ORDINANCE, AN ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO AND THE DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2020

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2020, and ending December 31, 2020, said sums to be derived from the various funds as indicated for the expenditures of:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 84,600,206
Enhanced 911 Fund	101	\$ 2,484,470
Visit Grand Junction Fund	102	\$ 3,565,950
D.D.A. Operations	103	\$ 1,068,415
CDBG Fund	104	\$ 561,255
Parkland Expansion Fund	105	\$ 443,542
Lodgers Tax Increase Fund	106	\$ 1,691,880
First Responder Tax Fund	107	\$ 8,518,885
Conservation Trust Fund	110	\$ 817,888
Sales Tax CIP Fund	201	\$ 25,600,427
Storm Drainage Fund	202	\$ 280,000
D.D.A. Capital Improvements	203	\$ 10,502
Transportation Capacity Fund	207	\$ 3,498,638
Water Fund	301	\$ 12,012,090
Solid Waste Removal Fund	302	\$ 4,657,470
Two Rivers Convention Center Fund	303	\$ 414,988
Golf Courses Fund	305	\$ 1,920,028
Parking Authority Fund	308	\$ 649,046
Ridges Irrigation Fund	309	\$ 341,037
Information Technology Fund	401	\$ 8,679,263
Fleet and Equipment Fund	402	\$ 7,370,180
Self-Insurance Fund	404	\$ 14,773,648
Communication Center Fund	405	\$ 7,429,729
Facilities Management Fund	406	\$ 2,913,297
General Debt Service Fund	610	\$ 6,814,371
T.I.F. Debt Service	611	\$ 1,653,500
GJ Public Finance Corp Fund	614	\$ 531,906
Riverside Parkway Debt Retirement Fund	615	\$ 3,156,000
Cemetery Perpetual Care Fund	704	\$ 29,600
Joint Sewer Operations Fund	900	\$ 20,132,666

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2019.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of _____, 2019

President of the Council

Attest:

City Clerk



2020 Budget-Reconciliation of Fund Balance Worksheets to Appropriations
November 20th, 2019

Fund #	Fund Name	Per Fund Balance Worksheets			Total 2018 Appropriations
		Total Expense	Transfers Out	Contingency Funds	
100	General	84,425,206	-	175,000	84,600,206
101	Enhanced 911 Special Revenue	-	2,484,470	-	2,484,470
102	Visit Grand Junction	3,365,950	200,000	-	3,565,950
103	D.D.A. Operations*	818,415	-	250,000	1,068,415
104	Community Development Block Grants	273,035	288,220	-	561,255
105	Open Space (Parkland Expansion)	-	443,542	-	443,542
106	Lodgers Tax Increase	986,930	704,950	-	1,691,880
107	First Responder Tax Fund	-	8,518,885	-	8,518,885
110	Conservation Trust	-	817,888	-	817,888
201	Sales Tax Capital Improvements	13,785,420	11,815,007	-	25,600,427
202	Storm Drainage Improvements	280,000	-	-	280,000
203	D.D.A. Capital Improvements*	10,502	-	-	10,502
207	Transportation Capacity Improvements	3,016,000	482,638	-	3,498,638
301	Water	12,012,090	-	-	12,012,090
302	Solid Waste	4,477,470	180,000	-	4,657,470
303	Two Rivers Convention Center	414,988	-	-	414,988
305	Golf Courses	1,920,028	-	-	1,920,028
308	Parking	649,046	-	-	649,046
309	Irrigation Systems	341,037	-	-	341,037
401	Information Technology	8,679,263	-	-	8,679,263
402	Fleet and Equipment	7,370,180	-	-	7,370,180
404	Self Insurance	14,123,648	-	650,000	14,773,648
405	Communications Center	7,429,729	-	-	7,429,729
406	Facilities Management	2,613,297	-	300,000	2,913,297
610	General Deb Service	6,814,371	-	-	6,814,371
611	T.I.F. Debt Service*	1,653,500	-	-	1,653,500
614	GJ Public Finance Debt Service	531,906	-	-	531,906
615	Riverside Parkway Debt Retirement	-	3,156,000	-	3,156,000
704	Cemetery Perpetual Care	-	29,600	-	29,600
900	Joint Sewer System , Total	20,132,666	-	-	20,132,666
*per DDA Fund Balance Worksheet					

Calendar 2020
Recommended Budget

Recommended Budget		11/15/2019																		
		PROJECTED																		
		BEGINNING FUND			NON PERSONNEL								NET SOURCE (USE)		CONTINGENCY		Net Change in Fund		PROJECTED ENDING	
		BALANCES	TOTAL REVENUE	LABOR	OPERATING	TOTAL OPERATING	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	OF FUNDS	FUNDS	Balance	FUND BALANCE					
General Government																				
100 General Fund	*	\$ 23,386,055	\$ 77,683,818	\$ 52,526,366	\$ 31,063,174	\$ 83,589,540	\$ -	\$ 835,666	\$ 84,425,206	\$ 11,367,414	\$ -	\$ 4,626,026	\$ 175,000	\$ 4,451,026	\$ 27,837,081					
102 Visit Grand Junction		450,332	2,573,132	667,836	2,698,114	3,365,950	-	-	3,365,950	704,950	200,000	(287,868)	-	(287,868)	162,464					
104 CDBG Fund		-	561,255	-	273,035	273,035	-	-	273,035	-	288,220	-	-	-	-					
105 Parkland Expansion Fund		80,452	524,200	-	-	-	-	-	-	-	443,542	80,658	-	80,658	161,110					
106 Lodgers Tax Increase Fund		-	1,691,880	-	986,930	986,930	-	-	986,930	-	704,950	-	-	-	-					
107 First Responder Tax Fund		-	9,120,260	-	-	-	-	-	-	-	8,518,885	601,375	-	601,375	601,375					
110 Conservation Trust Fund		59,397	782,099	-	-	-	-	-	-	-	817,888	(35,789)	-	(35,789)	23,608					
201 Sales Tax CIP Fund		2,679,816	19,487,540	-	227,500	227,500	-	13,557,920	13,785,420	4,809,524	11,815,007	(1,303,363)	-	(1,303,363)	1,376,453					
202 Storm Drainage Fund		31,891	30,099	-	-	-	-	280,000	280,000	250,000	-	99	-	99	31,990					
207 Transportation Capacity Fund		1,899,135	51,914,500	-	-	-	-	3,016,000	3,016,000	-	482,638	48,415,862	-	48,415,862	50,314,997					
405 Comm Center Fund		708,729	5,456,488	4,808,320	2,186,409	6,994,729	-	435,000	7,429,729	1,984,470	-	11,229	-	11,229	719,958					
610 General Debt Service Fund		4,690	16,826	-	5,000	5,000	6,809,371	-	6,814,371	6,792,856	-	(4,690)	-	(4,690)	-					
614 GJ Public Finance Corp Fund		16,921	300,000	-	1,500	1,500	530,406	-	531,906	231,906	-	-	-	-	16,921					
615 Riverside Pkwy Debt Retirement		4,991,984	148,199	-	-	-	-	-	-	823,499	3,156,000	(2,184,302)	-	(2,184,302)	2,807,682					
Subtotal		\$ 34,309,403	\$ 170,290,295	\$ 58,002,522	\$ 37,441,662	\$ 95,444,184	\$ 7,339,777	\$ 18,124,586	\$ 120,908,547	\$ 26,964,619	\$ 26,427,130	\$ 49,919,236	\$ 175,000	\$ 49,744,236	\$ 84,053,639					
Enterprise Operations																				
301 Water Fund		\$ 2,656,181	\$ 11,602,727	\$ 3,082,026	\$ 2,660,430	\$ 5,742,456	\$ 688,884	\$ 5,580,750	\$ 12,012,090	\$ 1,270,000	\$ -	\$ 860,637	\$ -	\$ 860,637	\$ 3,516,818					
302 Solid Waste Removal Fund		1,193,899	4,687,091	1,083,456	3,297,023	4,380,479	96,991	-	4,477,470	-	180,000	29,621	-	29,621	1,223,520					
303 Grand Junction Convention Cntr Fund		4,052	212,488	-	414,988	414,988	-	-	414,988	200,000	-	(2,500)	-	(2,500)	1,552					
305 Golf Courses Fund		191,649	1,803,350	867,847	964,384	1,832,231	87,797	-	1,920,028	160,000	-	43,322	-	43,322	234,971					
308 Parking Authority Fund		416,476	740,550	188,899	216,380	405,279	243,767	-	649,046	-	-	91,504	-	91,504	507,980					
309 Ridges Irrigation Fund		103,774	303,700	120,579	190,458	311,037	-	30,000	341,037	-	-	(37,337)	-	(37,337)	66,437					
900 Joint Sewer System Fund		22,645,372	18,083,164	3,743,649	3,995,133	7,738,782	596,884	11,797,000	20,132,666	-	-	(2,049,502)	-	(2,049,502)	20,595,870					
Subtotal		\$ 27,211,402	\$ 37,433,070	\$ 9,086,456	\$ 11,738,796	\$ 20,825,252	\$ 1,714,323	\$ 17,407,750	\$ 39,947,325	\$ 1,630,000	\$ 180,000	\$ (1,064,255)	\$ -	\$ (1,064,255)	\$ 26,147,147					
TOTAL		\$ 61,520,805	\$ 207,723,365	\$ 67,088,978	\$ 49,180,458	\$ 116,269,436	\$ 9,054,100	\$ 35,532,336	\$ 160,855,872	\$ 28,594,619	\$ 26,607,130	\$ 48,854,981	\$ 175,000	\$ 48,679,981	\$ 110,200,786					
* General Fund includes the Employees Retiree Health plan funds.								Contingency	\$ 175,000						110,451,996					
								CITY OF GRAND JUNCTION 2020 RECOMMENDED BUDGET												
									\$ 161,030,872											
Internal Service Operations																				
101 Enhanced 911 Fund		\$ 1,933,520	\$ 2,376,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,484,470	\$ (107,845)	\$ -	\$ (107,845)	\$ 1,825,675					
401 Information Technology Fund		1,534,248	7,809,774	2,607,367	5,245,679	7,853,046	-	826,217	8,679,263	-	-	(869,489)	-	(869,489)	664,759					
402 Fleet and Equipment Fund		1,192,200	7,058,665	1,209,023	2,426,157	3,635,180	-	3,735,000	7,370,180	226,581	-	(84,934)	-	(84,934)	1,107,266					
404 Insurance Fund		1,769,951	15,398,358	483,728	13,639,920	14,123,648	-	-	14,123,648	-	-	1,274,710	650,000	624,710	2,394,661					
406 Facilities Management Fund		151,923	2,765,489	513,132	2,100,165	2,613,297	-	-	2,613,297	300,000	-	452,192	300,000	152,192	304,115					
Subtotal		\$ 6,581,843	\$ 35,408,911	\$ 4,813,250	\$ 23,411,921	\$ 28,225,171	\$ -	\$ 4,561,217	\$ 32,786,388	\$ 526,581	\$ 2,484,470	\$ 664,634	\$ 950,000	\$ (285,366)	\$ 6,296,477					
704 Cemetery Perpetual Care Fund		\$ 1,435,210	\$ 29,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,600	\$ -	\$ -	\$ -	\$ 1,435,210					
Total Appropriated City Funds		\$ 68,102,647	\$ 243,132,276	\$ 71,902,228	\$ 72,592,379	\$ 144,494,607	\$ 9,054,100	\$ 40,093,553	\$ 193,642,260	\$ 29,121,200	\$ 29,121,200	\$ 49,519,615	\$ 1,125,000	\$ 48,394,615	\$ 116,497,262					



**Recommended 2020 Economic Development
Funded by .75% Sales Tax Fund
November 20th, 2019**

ITEM REF#	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 RECOMMENDED
1		ECONOMIC DEVELOPMENT		
2	NA	Business Incubator	Sponsorship for incubator program/SBDC grant match funds	\$ 53,600
3	NA	CMU - Classroom Building (15 Yrs. ending in 2027)	Building Commitment	500,000
4	2	CMU - Scholarships	Scholarship for local D51 youth	550,000
5	NA	Commercial Catalyst Pilot Program	Commercial Catalyst	30,000
6	3	Downtown Business Improvement District	Marketing Downtown GJ	15,269
7	NA	GJEP - Grand Junction Economic Partnership	Operational funding	40,000
8	5	Grand Valley Transit	Operations	450,000
9	5	Grand Valley Transit	Dash Bus Route	51,500
10			ECONOMIC DEVELOPMENT FUNDING	\$ 1,690,369

**Recommended 2020 Economic Development Partnership Funding
Funded by Revenue From the Vendors Fee Cap
November 20th, 2019**

ITEM REF#	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 RECOMMENDED
11		ED PARTNERSHIP (Chamber, BIC, GJEP)		
12	7	Business Incubator	Maker Space/Incubator Kitchen	\$ 65,000
13	7	GJ Chamber	Business Expansion/Job Creation	40,000
14	7	Grand Junction Economic Partnership (GJEP)	Prospect Visit/Trade show/Trade Visits/Industry Lists/	150,000
15	7	GJEP/Industrial Developments, Inc (IDI)	Incentives for Job Creation	70,000
16	7	GJEP	Las Colonias Development Corp.	25,000
17	7	GJEP/Chamber of Commerce	Incentives/Foreign Trade Zone	50,000
18			ECONOMIC PARTNERSHIP FUNDING	\$ 400,000

2020 Recommended Non-Profit Funding Budget
Funded By General Fund
As of November 20th, 2019

ITEM REF #	Support Doc Page #	PARTNER/AGENCY	USE OF FUNDS	2020 Recommended Budget
1		DUES and MEMBERSHIPS		
2	NA	Associated Governments of Northwest Colorado	Dues	\$ 8,200
3	NA	Club 20	Dues	4,100
4	NA	Colorado Municipal League	Dues	47,835
5	NA	Colorado Water Congress	Dues	5,970
6	NA	Grand Junction Area Chamber of Commerce	Dues	6,675
7	NA	Western Colorado Latino Chamber of Commerce	Dues	65
8	NA	Metropolitan Planning Organization	Dues	28,397
9	NA	National League of Cities	Membership Fee	4,601
10	NA	Parks Improvement Advisory Board (PIAB)	PIAB	14,000
			Total Dues and Membership	\$ 119,843
11		PROGRAM/EVENT SPONSORSHIP		
12	2	Arts Commission	Art Grant Program Funding	\$ 40,000
13	6	Colorado West Land Trust	Support the development for Monument Corridor (Lunch Loop)	10,000
14	NA	COPMOBA (CO Plateau Mountain Bike Trail Assoc.)	Capital towards Palisade Plunge	5,000
15	8	FRA Colorado West Branch 244	Event Sponsorship-Memorial Day Wreath Float	250
16	NA	GJEP Job Incentive Program	Program Sponsorship	3,400
17	9	Grand Junction Area Chamber of Commerce (YEA)	Program Sponsorship-Young Entrepreneurs Academy (YEA)	4,000
18	11	Grand Junction Centennial Band	Offset performance facility expenses/marketing expenses	2,500
19	12	Grand Junction Firefighters Association	Event Sponsorship-GJ Turkey Trot 5K	2,000
20	14	Grant-a-Wish	Tuition Grants for sports, arts, camps, etc.	500
21	NA	Hilltop Gala	Event Sponsorship for the Hilltop Gala	1,000
22	15	HopeWest	Event Sponsorship-2019 HopeWest Gala, supports operations	5,000
23	15	HopeWest	Event Sponsorship-2019 Holiday Show, supports HopeWest kids	2,500
24	16	Museums of Western Colorado	Promotion and marketing program to attract visitors to GJ	5,000
25	17	One Riverfront (Riverfront Commission)	Operations - Continued Development of the Reiverfront Trails	17,121
26	20	Special Olympics	Event Sponsorship-Costs of Stocker Stadium & LP Pool	6,000
27	22	Western Slope Center for Children	SANE (Sexual Assault Nurse Examiner) program support	7,500
28	22	Western Slope Center for Children	General Operating Support	40,000
		GRANT REQUESTS		
29	27	Grand Junction Housing Authority	Capital - Ratekin Tower Amenity Space	75,000
30	29	Habitat for Humanity	Capital - Hoffman Country Estates	50,000
31	30	Hilltop Community Resources	Operational Funding for Latimer House Domestic Violence Serv	45,000
32	33	HomewardBound of the Grand Valley	Operational Funding for two homeless shelters	0
33	34	HomewardBound of the Grand Valley	Capital-Outdoor Dayospace at North Avenue Shelter	25,845
34	35	HopeWest	Capital - The Center for Living Your Best	0
35	38	Mesa Developmental Services (dba STRiVE)	Capital-Outdoor Childrens Space/Playground	50,000
36	40	The House (Karis, Inc.)	Capital-Tap Fees for apartment style bldg for homeless youth	36,832
			Total Program, Event Sponsorship, and Grants	\$ 434,448
37			Total Non-Profit Funding Budget	\$ 554,291

2020 Recommended Capital Projects
November 20, 2019

Descr.	10 Year				2020 Recommended Budget
Ref #	Plan	Department	Project Title		
.75% Sales Tax Capital Projects					
1	53	First Responder Tax	Police Department Remodel for New Positions (First Responder Tax \$350K)	\$	350,000
			Total First Responder	\$	350,000
2	58		a) Contract Street Maintenance		4,300,000
2	58		b) Chip Seal/Crack Fill		1,500,000
			Total Street Maintenance	\$	5,800,000
3	66	Community Development	Comprehensive Plan Update (DOLA Grant \$37.5K)	\$	62,500
4	67	Community Development	Development Code Re-write (DOLA Grant \$25K)		50,000
			Total Community Development	\$	112,500
5	69	General Services	Avalon Theater Improvements (Foundation Match \$50K)	\$	100,000
			Total General Services	\$	100,000
6	72	Public Safety	Fire Training Facility Completion	\$	275,000
7	73	Public Safety	Shooting Range Safety Improvements & Expansion (First Responder Tax \$200K, FML Grant \$200K)		600,000
			Total Public Safety	\$	875,000
8	80	Parks and Recreation	Columbine & Kronkright Park Fence Replacement (CTF Funded \$30K)	\$	30,000
9	82	Parks and Recreation	Crime Prevention through Environmental Design (CPTED) Park Safety Improvements		50,000
10	83	Parks and Recreation	Horizon Park Master Plan (Parkland Funded \$50K)		50,000
11	85	Parks and Recreation	Lincoln Park Marquee		55,000
12	89	Parks and Recreation	Lincoln Park Pool Deck Furniture Replacement (CTF Funded \$25K)		25,000
13	90	Parks and Recreation	Lincoln Park Pool Diving Boards (CTF Funded \$27K)		27,000
14	101	Parks and Recreation	Parks, Recreation and Open Space Master Plan (GOCO Grant \$56.25k, Parkland Funded \$58.75K)		115,000
15	102	Parks and Recreation	Playground Repairs (CTF Funded \$25K)		25,000
16	104	Parks and Recreation	Riverfront Trail Repairs (CTF Funded \$25K) (High Country Court off of Riverside Parkway)		250,000
17	107	Parks and Recreation	Stadium Master Plan Improvements - Track Replacement (CTF Funded \$75K, PIAB Funded \$90K, SD51 Funded \$90K)		350,000
18	108	Parks and Recreation	Stadium Master Plan Improvements - Suplizio Stands Temporary Repair (CTF Funded \$85K)		85,000
19	109	Parks and Recreation	Stadium Master Plan Improvements - Suplizio Temporary Outfield (CTF Funded \$25K)		25,000
			Total Parks and Recreation	\$	1,087,000
20	116	Public Works	ADA Accessibility Improvements (CDBG Funded \$24K)	\$	24,000
21	117	Public Works	Alley Improvement Districts - Alley south of Main, east of 7th St. (Assessment Revenue \$20K)		100,000
22	120	Public Works	City Entry Way Signs		150,000
23	121	Public Works	Curb, Gutter, Sidewalk Safety Repairs		100,000
24	132	Public Works	Monument Road Trail - Land Acquisition with Colorado West Land Trust (GOCO Grant \$159,920, CTF Funded \$30K)		189,920

2020 Recommended Capital Projects
November 20, 2019

Descr. Ref #	10 Year Plan	Department	Project Title	2020 Recommended Budget
25	133	Public Works	Monument Road Trail - D Road to Lunch Loop Parking Lot (Parkland Funded \$75K, GOCO Grant \$200K, Mesa County Share \$75K)	350,000
26	136	Public Works	Riverfront at Dos Rios Infrastructure (DOLA Grant \$1M)	1,000,000
27	137	Public Works	Riverfront at Dos Rios Pedestrian Bridge (Grants, Partners, \$3M)	3,500,000
28	138	Public Works	Riverside Parkway Borrow Project	50,000
29	139	Public Works	B 1/2 Rd at 27 1/2 Rd Crossing Safe Routes to School (CDBG Funded \$40K)	40,000
30	140	Public Works	B Road 29 3/4 Rd to 29 7/8 Rd, Mesa View Elementary Safe Routes to School (CDBG Funded \$95K)	95,000
31	141	Public Works	Lorey Drive from Westlake Park to 1st St, West Middle School Safe Routes to School (CDBG Funded \$75K)	75,000
32	142	Public Works	Traffic Signal Controllers (CDOT \$25K)	87,000
33	143	Public Works	Traffic Signal Equipment Upgrade (CDOT Funded \$25K)	200,000
Total Public Works \$				5,960,920
Total .75% Sales Tax Capital Projects \$				14,285,420
Storm Drainage Fund				
34	159	Public Works	Drainage System Improvements	\$ 30,000
35	160	Public Works	Pioneer Meadows (Partner with Mesa County)	250,000
Total Drainage Projects \$				280,000
Transportation Capacity Fund				
36	178	Public Works	25 Road Left Hand Turns North of Patterson	\$ 646,000
37	180	Public Works	G Road & 24 Road Intersection Improvements	200,000
38	184	Public Works	I-70 Interchange 1601 and Environmental Assessment (City Share)	400,000
39	185	Public Works	Monument Road Left Turn Lane	150,000
40	186	Public Works	Riverfront at Dos Rios - Left In Turn Lane	120,000
41	188	Public Works	Tour of Moon/S. Broadway Improvements (Mesa County matches with their project)	100,000
42	190	Public Works	24 Road and Riverside Parkway Interchange	200,000
43	191	Public Works	24 Road Widening Patterson to I70	500,000
44	196	Public Works	F 1/2 Road Parkway, Market to Patterson	250,000
45	197	Public Works	F 1/2 Road, 30 Road to Persigo Boundary	100,000
46	198	Public Works	G Road, 23 1/2 to 24 1/2 Road	250,000
47	200	Public Works	Patterson Capacity Improvements (5 intersections)	100,000
Total Transportation Capacity Capital Projects \$				3,016,000
Communication Center Fund				
48	2	Communication Center	Next Generation 9-1-1	\$ 60,000
49	3	Communication Center	800MHz Capital Improvements	70,000
50	12	Communication Center	Microwave Replacement at Radio Sites	115,000

2020 Recommended Capital Projects
November 20, 2019

Descr. Ref #	10 Year Plan	Department	Project Title	2020 Recommended Budget
51	14	Communication Center	Uncompahgre Radio Site Battery Replacements	80,000
52	18	Communication Center	CAD System Upgrades	20,000
53	19	Communication Center	Priority Dispatch (EMD) Software Upgrade	60,000
54	24	Communication Center	Fiber Project as Part of Raw Water Line Project	30,000
Total Communications Center				\$ 435,000
Water Fund				
55	28	Water	Water Line Replacements	\$ 1,250,000
56	29	Water	Flow Line Replacements	2,550,000
57	31	Water	Water Treatment Plant Modifications	500,000
58	33	Water	Grand Mesa Reservoir Improvements	50,000
59	34	Water	Juniata Reservoir Aeration	300,000
60	35	Water	Carson Lake Dam Rehabilitation	200,000
61	36	Water	Water Meter Replacement	570,000
62	37	Water	Somerville/Anderson Ranch Improvements	25,750
63	38	Water	Historic Water Treatment Plant Structural Engineering	50,000
64	39	Water	Lead Water Line Replacements (CDBG Funded \$10K)	85,000
Total Water Projects				\$ 5,580,750
Ridges Irrigation Fund				
65	41	Ridges Irrigation	Distribution System Replacement	\$ 30,000
Total Ridges Irrigation Projects				\$ 30,000
Sewer Fund				
66	43	Joint Sewer Operations	Sewer Line Replacements/Rehabilitation	\$ 3,870,000
67	44	Joint Sewer Operations	Sewer Improvement Districts	60,000
68	45	Joint Sewer Operations	Lift Station Elimination/Rehabilitation	3,000,000
69	46	Joint Sewer Operations	Collection System Equipment	160,000
70	48	Joint Sewer Operations	Wastewater Treatment Plant Improvements and Asset Replacement	577,000
71	49	Joint Sewer Operations	Plant Studies	50,000
72	50	Joint Sewer Operations	Odor Control Improvements	500,000
73	51	Joint Sewer Operations	CNG Gas Storage/Enhanced Fueling Station (DOLA Grant \$520K)	1,080,000
74	52	Joint Sewer Operations	Parallel Tiara Rado Force Main Under Colorado (Design 2019, Construction 2020)	2,500,000
Total Sewer				\$ 11,797,000
Internal Service Funds				
75	54	Information Technology	Phone System Replacement	\$ 464,000
76	55	Information Technology	VMWare NSX Platform	212,217
77	56	Information Technology	Purchase Redlands Tower Communications Site	150,000
Total Information Technology				\$ 826,217
78	58	Fleet	Fleet Replacement	\$ 3,700,000
79	59	Fleet	Mobile Column Lifts	35,000
Total Fleet				\$ 3,735,000

2020 Recommended Capital Project Descriptions November 20th, 2019

.75% SALES TAX CAPITAL PROJECTS

FIRST RESPONDER TAX

1. **Police Department Remodel for New Positions, \$350,000 (First Responder Tax Funded \$350K)** – At the end of 2019 the GJPD contracted with Blythe Group project architects to redesign the GJPD police station on 544 Ute Avenue in Grand Junction, CO. The purpose of the redesign and renovation will be to maximize space and use of the current building. With the passage of the first responder tax, the GJPD will grow in authorized positions and the building will need to accommodate 31 new employees.

STREETS

2. **Street Maintenance, \$5,800,000** – Street Maintenance requires an ongoing annual commitment to maintain the City's \$266 million worth of street assets. In 2017, this effort was increased with the passing of 2017 Measure 2B and those funds are part of the ongoing effort to upgrade our pavement condition index (PCI) beginning in 2018 through 2022 with a target PCI of 73. A pavement management system is used to evaluate pavement quality and prioritize street maintenance needs. Parameters used to determine the PCI for major streets include ride quality, structural adequacy and surface distress. These parameters are measured every five years by non-destructive testing methods. According to a Colorado Asphalt Paving Association 2016 study, most communities surveyed were trying to maintain a PCI of 73. The City is divided into 12 Street Maintenance Areas (SMAs) with an area scheduled to receive a chip seal each year. However, each of the streets in an SMA are analyzed for the proper treatment, whether that be a fog seal, chip seal, microsurface, overlay or total reconstruction. In 2020, the City's street maintenance efforts will focus on:
 - a) **Contract Street Maintenance, \$4,300,000** – The annual program includes contracting for street maintenance using treatments such as hot mix asphalt overlays, asphalt patching, micro surfacing, high density mineral bond (HA5) and minor street reconstructions.
 - b) **Chip Seal/Crackfill, \$1,500,000** – One of the most detrimental effects to the structure of a road is to let water migrate through the surface and get into the subgrade. Allowed to perpetuate, more moisture continues to weaken the subgrade causing more cracks which eventually leads to potholes and degradation of the road surface. The City's crackfill program aims to fill cracks in all of the road surfaces that are planned for chip seal, microsurface or other light maintenance activity. Chipseal enhances safety by providing good skid resistance. They provide an effective moisture barrier for the underlying pavement against water intrusion and prevent deterioration of the asphalt surface from the effects of aging and oxidation due to water and sun. This increased level of expenditure factors in the additional capacity of the Project Team that will be dedicated to street maintenance.

COMMUNITY DEVELOPMENT

3. **Comprehensive Plan Update, \$62,500 (DOLA Grant \$37.5K)** – In 2018, the City commenced the Comprehensive Plan update process with a statistically valid community survey followed by hiring the national known consultancy Houseal Lavigne Associates to assist in developing the plan. The plan work began in 2019 and was scoped as an approximate 16 to 18-month process and is targeted to be completed in Spring 2020. This update to the Comprehensive Plan will develop a community vision with specific goals and strategies related to implementing the plan. A significant part of the project will entail planning for future growth of the community but will also focus on other values that may include elements such as public safety, parks, trails and open space, sustainability, tourism, economic diversity and housing. Extensive public outreach has been ongoing in the process and will continue for the duration of the development and drafting of the plan.
4. **Development Code Re-Write, \$50,000 (DOLA Grant \$25K) (\$50K planned for 2021, DOLA Grant \$25K)** – It is considered a best practice upon completion of a Comprehensive Plan for a City to review its development code to ensure that its regulatory requirements align with the vision and goals of the Community. Funding has been budgeted to complete an assessment of the Code in 2020 and to conduct targeted updates to the Code as may be appropriate.

GENERAL SERVICES

2020 Recommended Capital Project Descriptions November 20th, 2019

5. **Avalon Theater Improvements, \$100,000 (Foundation Match \$50K)** – This will match donations raised by the Avalon Foundation Board's pipeline project which is focused on further improvements to the Theater that include shading sails for the rooftop terrace, blinds for the mezzanine and a wraparound marquee sign among other behind the scenes improvements.

PUBLIC SAFETY

6. **Fire Training Facility Completion, \$275,000** – This is the continuation of the Fire Training Facility project that began in 2018 and continues through 2020. This phase of the project will complete additional training props for hazardous material and technical rescue training that will involve concrete structures and collection pools to allow for the simulation of leaking tanks. Additional asphalt driving surfaces will be added to facilitate driver training and improve ingress and egress to the live-fire building. This project started in 2014 with the award of a Mesa County Federal Mineral Lease (MCFML) grant that assisted in funding water and septic system infrastructure and the placement of two modular classroom buildings. Once this project is complete, the Fire Department will be able to regularly provide live fire training for all new fire recruits and current firefighters. These controlled fires will allow a safer and regular training opportunity without having to transport our firefighters to other parts of the State for required training.
7. **Shooting Range Safety Improvements & Expansion, \$600,000 (FML Grant \$200K, First Responder Tax \$200K)** – The firing range facility is managed by the Grand Junction Police Department and used by multiple agencies including the State Patrol, Sheriff's Department, and Fruita Police Department. It is heavily used and in need of safety improvements related to lead remediation in the soil and sanitary sewer requirements. In preparation for new police positions from First Responder Funding, the range will be expanded to meet additional training requirements and add a 5-lane rifle section, a non-ballistic shoot house (one that will use simunitions, as opposed to live rounds, to reduce wear and tear and potential structural damage), a range building and proper retaining barriers between ranges. Because of the regional use of the shooting range, staff will apply for an FML grant to help fund the improvements.

PARKS & RECREATION

8. **Columbine and Kronkright Park Fence Replacement, \$30,000 (CTF Funded \$30K)** - The chain link fencing on first and third base lines around both the Columbine and Kronkright Softball Complexes is extremely old and showing wear from years of soft toss into the fence, the fence being hit or run into, and people climbing over the fence in a number of locations. Project would consist of removal of existing chain link fence and replace with black vinyl fence (preferred) or chain link (based on cost) as well as a new yellow safety topper.
9. **Crime Prevention Through Environmental Design (CPTED) Park Improvements, \$50,000 (\$25K planned for 2021)** – Criminal and destructive behaviors in our parks is increasing every year. Parks have experienced bent or broken picnic tables and benches; portions of playgrounds set on fire, cut, or broken; bathroom fixtures completely destroyed; graffiti; broken sprinkler heads; stolen backflow devices; and many other costly activities. Working in collaboration with the Police Department, many of our parks have had a CPTED audit performed. The most immediate needs are increased lighting and security cameras. Parks is in the process of converting existing pedestrian and shelter lights to LED lights for increased uniformity; however, many parks are in need of additional lighting around shelters and play areas. The highest priority park is Canyon View due to the lack of lights around the playground. Since installation in 2015, the play area has experienced extreme use and vandalism including shade sails being cut, picnic tables thrown into the pond, theft of playground parts, damage to rope components, and other devious activities. The extra light will prevent the hiding spots after hours and allow better observation from police. Staff is currently researching options to install LED Cobra head lights as well as solar lights.
10. **Horizon Park Master Plan, \$50,000 (Parkland Funded \$50K)** – The development of Fire Station 6 provides an opportunity to develop a small first phase of Horizon Park to include a small play area, landscaping, and

2020 Recommended Capital Project Descriptions November 20th, 2019

parking. Joint design efforts will create a collaborative design for both projects. The area includes 1.7 acres, with total park space of 12.6 acres.

11. **Lincoln Park Marquee, \$55,000** – The current marquee was installed in 2006 by Platinum Signs. The current marquee's technology is outdated and some parts are no longer manufactured. A recent failure of the marquee resulted in a three-week outage while waiting on refurbished used parts from Daktronics. The new marquee will utilize cellular technology that will allow for easy updates from the web and will not need to be connected to a network. Estimate includes install.
12. **Lincoln Park Pool Deck Furniture Replacement, \$25,000 (CTF Funded \$25K)** – The existing deck furniture was replaced in 2003 and in 2006. Furniture includes sand chairs, lounge chairs, regular chairs, and some tables. The furniture was a minimum of 10 years old in 2016 and half of the inventory was replaced. The remaining inventory requires replacement.
13. **Lincoln Park Pool Diving Boards, \$27,000 (CTF Funded \$27K)** – The diving boards were last replaced in 2006 and typically last 10 - 15 years. When the boards become slick, they become a safety hazard. Cost to replace the three boards is \$27,000. Staff repainted the diving boards in 2018 to minimize slip hazards.
14. **Parks, Recreation and Open Space Master Plan, \$115,000 (GOCO Grant \$56.25K & Parkland Funded \$58.75k)** – The last park master plan was developed in 2001. This most recent plan also lacked a focus on recreation and open space. The plan will evaluate the full system including all levels of parks, outdoor and indoor recreation facilities, recreation programs and open space. It will provide guidance and policy direction for the Department's role in the community, and it will lay out the blueprint to help the department maximize the quality and quantity provided to the community. The plan will include an opportunity to survey the community, analyze the system's current condition and challenges, develop long-range goals, and high-level initiatives to build success over time. A \$56,250 grant was awarded from GOCO on September 27, 2019 to fund half of the cost of this master plan.
15. **Playground Repairs, \$25,000 (CTF Funded \$25K)** – Parks Operations is taking all precautions to ensure that every playground within the park system meets the highest of National Playground Safety Institute (NPSI) national standards for safety. The Department has three certified playground inspectors who have implemented a daily, weekly and monthly playground inspection program that will determine the long and short-term condition of every playground structure. The annual updating of our most needed play structures will meet the new safety and accessibility standards being implemented and recommended for public playgrounds. Typical play structures have a safe and useful life expectancy of between 10 and 15 years. Life is usage dependent. Funds will be used for playground equipment repair and replacement parts due to wear, tear, abuse, and vandalism. They will also be used to replace the rubber and artificial surfacing as needed. Staff will continue the inspections to update the condition of the play structures and surfacing as well as be proactive in maintenance practices to extend the life, safety and playability standards recommended for public playgrounds.
16. **Riverfront Trail Repair, \$250,000 (CTF Funded \$25K)** – Annually \$25,000 is allocated from Conservation Trust Funds (CTF) funds to address areas of concerns in the riverfront trail system and is used to correct safety concerns and hazardous situations and replace areas of asphalt with concrete. The increased amount for 2020 includes major repair to the trail behind High Country Court off the Riverside Parkway. This area has incurred 75 feet of bank erosion since the tamarisk were removed in 2008. The project will

2020 Recommended Capital Project Descriptions November 20th, 2019

include bank stabilization to allow the trail to exist in its current location while withstanding annual flooding.

Stadium Master Plan Improvements, \$460,000 – This project is made up of several components including:

- 17. Track Replacement, \$350,000 (CTF Funded \$50K, PIAB Funded \$90K, SD51 Funded \$90K)** – The Stocker Stadium Track infrastructure, sub-base asphalt base layer, and drains were originally installed over 40 years ago. Though the track was last repainted in 2012 the infrastructure has far surpassed its useful life expectancy. The drains are not functioning properly thus allowing water to sit on the track and penetrate between the asphalt and the rubber surfacing causing separation. Project would consist of a complete renovation of the track surfacing to include: repair/replacement of the asphalt base (if needed) and installation of new rubber surfacing and repainting.
- 18. Suplizio Stands Temporary Repair, \$85,000 (CTF Funded \$85K)** – This project was approved for \$100,000 in 2019. Of that amount \$15,000 was spent and remainder of \$85,000 is moved to 2020. The stands structure at Suplizio field is showing severe signs of failure. There are several sections of the stands that surface rust has completely eaten through steps and many sections that the surface rust has caused significant damage. Repairs will include stripping out all rust, repairing damaged sections, sealing cracks and repainting of the stands. This is only a temporary fix as the more permanent fix will be much more extensive and expensive.
- 19. Suplizio Temporary Outfield, \$25,000 (CTF Funded \$25K)** – This temporary solution to a much larger problem will improve the playability of the outfield. This will mitigate Poa, an invasive species of grass, that is spreading throughout the outfield. In 2021, the outfield will be considered for complete replacement including drainage improvements.

PUBLIC WORKS

- 20. ADA Accessibility Improvements, \$24,000 (CDBG Funded \$24K)** – City Hall and other public spaces have accessible parking spots within the public right-of way that no longer meet current ADA regulations. This project upgrades several ramps to meet current codes.
- 21. Alley Improvement Districts – (Assessment Revenue Funded \$20K)** – This program has been on hold for 10 years. This will replace one alley at a yet to be determined location. This program is a partnership with adjacent property owners where residential properties pay 10% of the cost, multifamily 15%, and commercial 50%. Alleys will be reviewed and selected based on previous interest.
- 22. City Entry Way Signs, \$150,000** – This project was originally approved in 2019 but put on hold to coordinate with the results of branding study being completed by Visit Grand Junction. The existing signs are over 40 years old and are in need of an update to project a positive image representative of the largest community between Denver and Salt Lake City.
- 23. Curb, Gutter, and Sidewalk Safety Repairs, \$100,000, (\$100K planned for 2021)** – This program includes the replacement or repair of deteriorated or hazardous curbs, gutters, and sidewalks on City streets. It also includes replacement of curbs and gutters that do not properly drain. Tripping hazards on sidewalks are given highest priority. Concrete replacement locations are determined from field surveys and citizen complaints. Each location is rated and prioritized according to the type of problem and degree of hazard.

2020 Recommended Capital Project Descriptions November 20th, 2019

The benefits include keeping our curb, gutter, and sidewalks in a state of good repair providing a reliable surface for non-motorized users and conveyance of stormwater without standing water.

24. **Monument Road Trail - Land Acquisition with Colorado West Land Trust, \$189,920 (GOCO Grant \$159,920, CTF Funded \$30K)** – The City and Colorado West Land Trust (CWLT) have applied for a grant to acquire a property/right-of-way necessary for Phase II of the Monument Road Trail that will connect the Lunch Loop Trailhead with South Camp Road. This portion is the City's participation for the grant match.
25. **Monument Rd Trail-D Rd to Lunch Loop Parking Lot, \$350,000 (Open Space Funded \$75K, GOCO Grant \$200K, Mesa County Funded \$75K)** – The Monument Road Trail from D Road to Lunch Loop Trailhead came in significantly under budget allowing for additional scope to be considered. Planned improvements include paving the parking lot and extension of the parking lot to the west to add Trailer/Vendor parking.
26. **Riverfront at Dos Rios Infrastructure, \$1,000,000 million (DOLA Grant \$1 million)** – By leveraging public investment already made in Dos Rios the City will apply for a grant for additional infrastructure (including pedestrian bridge listed next), potentially lower debt issuance and related mill levy on property owners.
27. **Riverfront at Dos Rios Pedestrian Bridge, \$3,500,000 (Grants, Partners \$3M)** – Connectivity is one of five key goals in the Downtown Development Authority's Plan of Development. With the development of Dos Rios and the redevelopment of the 2nd Street and the Depot area, this signature bridge will provide a safe pathway for bikes and pedestrians between Downtown and the new Riverfront at Dos Rios development. Potential funding sources include CDOT's Multi-Modal Options Fund, GOCO Connect grant, and the Department of Local Affairs Energy Impact grant.
28. **Riverside Parkway Borrow Project, \$50,000** – This project will help convert the Riverside Parkway Borrow area on the northwest side of the cemetery to outdoor storage to replace the City's storage area being developed for the Riverfront at Dos Rios. This is for materials only as most of the work will be conducted by City staff.
29. **B 1/2 Rd at 27 1/2 Rd Crossing Orchard Mesa Middle School Safe Routes to School, \$40,000 (CDBG Funded \$40K)** – This project will construct a crossing of B ½ Road at 27 ½ Road to provide a safer crossing for kids to get to Orchard Mesa Middle School from south of Highway 50.
30. **B Road 29 3/4 Rd to 29 7/8 Rd, Mesa View Elementary Safe Routes to School, \$95,000 (CDBG Funded \$95K)** – This project will construct 920 feet of sidewalk to connect Mesa View elementary to newer subdivisions east of the school.
31. **Lorey Drive from Westlake Park to 1st Street, West Middle School Safe Routes to School, \$75,000 (CDBG Funded \$75K)** – This project will construct 450 feet of sidewalk along Lorey Drive from existing sidewalk north to Lilac Lane providing a safer connection from the Fruitvale neighborhood to Westlake Park as well as West Middle School.
32. **Traffic Signal Controllers, \$87,000 (CDOT Funded \$25K) (\$89K planned for 2021)** – The City currently owns 52 traffic signals with electronic controllers of varying age and functionality and operates the 46 state highway signals inside the City limits under a maintenance contract. This is an on-going replacement/upgrade program for traffic signal controllers. Maintaining a replacement cycle for signal controllers is necessary, primarily because of the limited service life of the controller which is exposed to

2020 Recommended Capital Project Descriptions November 20th, 2019

in-the-field conditions. It is also necessary to keep pace with current technology supporting traffic signal coordination, vehicle detection, and emergency pre-emption systems; all of which contribute to safer and less congested roadways. With the renewal of the CDOT Maintenance Agreement for 2019-2023, an additional \$25,000 was added for purchase of signal controllers for CDOT signals.

- 33. Traffic Signal Equipment Upgrade, \$200,000 (CDOT Funded \$25K) (\$100K planned for 2021)** – Upgrades to signal equipment are required for safety and compliance with Federal requirements. It is also a cost-effective way to extend the life of the signal investment. Installation of this equipment provides safer and more efficient operation for aging signals and extends their service life. An ongoing maintenance program to replace these key signal components when they begin to fail is a more efficient way to preserve the signal infrastructure. This also adds a good deal of assistance to the aging, the physically challenged, and children. Pre-emption for fire department vehicle movement greatly enhances their efforts toward quicker and safer emergency runs. With the renewal of the CDOT Maintenance Agreement for 2019-2023, an additional \$25,000 was added for purchase of signal equipment for CDOT signals.

STORM DRAINAGE CAPITAL PROJECTS

- 34. Drainage System Improvements, \$30,000** – Many small drainage improvements are constructed by City crews. This funding buys materials for Public Works Stormwater Division to install.
- 35. Pioneer Meadows Drainage Improvements, \$250,000 (Partnership Mesa County)** – Mesa County is proposing to reconstruct E Road between 31 and 32 Road in 2019 and requested the City to participate in the storm drainage infrastructure that will benefit not only the new road but also provide a stormwater outfall to the proposed Pioneer Meadows Subdivision which is within City limits.

TRANSPORTATION CAPACITY CAPITAL PROJECTS

- 36. 25 Road Left Turn Lanes North of Patterson, \$646,000** – 25 Rd. is classified as a principal arterial to F 1/2 Rd. and minor arterial north of F 1/2 on the City-County urban functional classification map and is designated as a bike route on the Urban Trails Master Plan. This project will widen 25 Rd. at Waite Street, F 1/4 Rd. and F 1/8 Rd. where left turn lanes are warranted. No curb, gutter, sidewalk or street lights are proposed as part of this project, however enough pavement width is proposed to stripe a bike lane. Widening of approximately 2,000 linear feet of 25 Rd. is included. Right of Way acquisition of approximately 10,000 sq. feet will be required from five properties.
- 37. G Rd & 24 Road Intersection Improvements, \$2.85 million (\$200k for 2020 and \$2.65M planned for 2021)** – With recent growth along both the 24 Road and G Road corridors, this intersection has started to experience long delays during peak hours of the day. These intersection improvements will add capacity to the intersection thereby minimizing motorist delays.
- 38. I-70 Interchange 1601 and Environmental Assessment (City Share), \$800,000 (\$400K in 2020 and 2021)** – In 2019 the City and County partnered with Mesa County on a Planning and Environmental Linkages (PEL) that is the first phase of environmental documentation for the construction of a new interchange on I-70 at 29 Road. The completion of the documentation for CDOT's policy directive 1601 and the accompanying environmental assessment will require an estimated \$1.6 million that will again be split evenly with Mesa County over 2020 and 2021.
- 39. Monument Road Left Turn Lane, \$150,000** – The Monument Rd Trail from D Road to Lunch Loop Trailhead came in significantly under budget allowing for additional scope to be considered. Planned improvements

2020 Recommended Capital Project Descriptions November 20th, 2019

include paving the parking lot and extension of the parking lot to the west to add Trailer/Vendor parking. This project will add a center left turn lane into the new parking lot.

40. **Riverfront at Dos Rios Left in Turn Lane, \$120,000** – In 2017, the City constructed a right turn lane into the southern access into the Riverfront at Dos Rios property. This project will add a left turn lane by removing a portion of the island to allow lefts into the development.
41. **Tour of the Moon/S. Broadway Improvements, \$100,000** – Mesa County and City of Grand Junction staff have been working together on improving infrastructure as follow-up to citizen concerns for the popular Tour of the Moon bike route through much of the Redlands. Mesa County has agreed to match the City's investments in widening key segments of S. Broadway to improve safety for motorists and bicyclists.
42. **24 Road and Riverside Parkway Interchange, \$200,000 (\$2.8M, \$3.5M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* Intersection improvements are proposed to improve circulation and make interchange more intuitive. Project also constructs bike path connecting Riverfront Trail to the Mall and on to Canyon View Park.
43. **24 Road Widening, Patterson to I-70, \$500,000 (\$7.5M planned for 2021)** – *2019 Ballot Measure 2A project.* The existing was original constructed as a three-lane facility in 1999 with expansion planned to the west side. The road is nearing capacity with new development in the area such as the Medical Office Building / Community Hospital as well as Caprock Academy ½ mile to the east. Improvements would start just north of Patterson to the I-70 Interchange.
44. **F ½ Road Parkway, 24 Road to Patterson \$250,000 (\$2M,14.75M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* The creation of the F ½ Road Parkway from 24 Road to Patterson Road. This 5 lane, multimodal arterial will provide an alternative route around congested Patterson Road and serve rapidly developing area.
45. **F ½ Road, 30 Road to Persigo Boundary, \$100,000 (\$500k, \$2.9M planned for 2021, 2022)** – *2019 Ballot Measure 2A project.* F ½ Road will be widened to a three lane "collector" including center turn lane, curb, gutter, sidewalk, and streetlights from 30 Road to east of Thunder Mountain Elementary providing safer routes for kids to get to school.
46. **G Road, 23 ½ Road to 24 ½ Road, \$250,000 (\$3.95M planned for 2021)** – *2019 Ballot Measure 2A project.* This stretch of G Road is experiencing growth with the Medical Office Building / Community Hospital on the west and Caprock Academy on the east. This project will tie into the proposed 24 Road improvements as well as the 24 ½ Road improvements that are also part of Ballot Initiative 2A. A full collector section with curb, gutter, sidewalk, bike lanes, center turn lane, and streetlights is proposed.
47. **Patterson Capacity Improvements (5 intersections), \$100,000 (\$900K planned 2021-2024)** – *2019 Ballot Measure 2A project.* With the volume of cars using Patterson Road higher now than ever before, there has been an observed degradation in the level of service and vehicle delays experienced at key intersections along the corridor due to traffic volume growth. The increases in vehicle delay and degradation in level of service cannot be solved with traffic signal timing optimization; it requires roadway expansion. One way to expand roadway capacity is by adding turn lanes at signalized intersections. An analysis of all the traffic

2020 Recommended Capital Project Descriptions November 20th, 2019

signals on Patterson Road was performed in order to identify which intersections, and specifically which intersection approaches, would benefit the most from adding right turn lanes. The following represent the "Top 5": 25 Road eastbound to southbound (AM & PM), 12th Street southbound to westbound (AM & PM); 28 ¼ Rd eastbound to south bound (PM rush), 29 Road eastbound to southbound (PM rush), 29 Road southbound to westbound (AM Rush).

COMMUNICATIONS CENTER CAPITAL PROJECTS

48. **Next Gen 9-1-1, \$60,000 (\$30K planned for 2021)** – As CenturyLink builds out the Emergency Services Network (ESINET), firewalls and routers will be needed in the Comm. Center to provide IP connectivity and security to the emergency network.
49. **800 MHz Capital Improvements, \$70,000 (\$70K planned for 2021)** – Capital improvements for the 800MHz radio infrastructure. This will cover those capital improvements or emergency repairs for the 800MHz radio infrastructure.
50. **Microwave Replacement at Radio Sites, \$115,000 (\$115K planned for 2021)** – The microwave units at several radio sites are more than 10 years old and need to be replaced to remain compatible with the 800 MHz statewide network. It is also to provide new functionality and capacity in preparation for building a backup 911 network that will connect to other Communication Centers.
51. **Uncompahgre Radio Site Battery Replacement, \$80,000** – The Uncompahgre Butte Site is a Solar powered site located along Divide Road on the Uncompahgre Butte, southeast of Gateway CO. The site consists of an array of 30 Solar panels, that feed into a battery bank of 40 batteries to provide power to the radio back hall equipment for the Digital Trunked Radio (DTR) Network. The Batteries have reached the end of their life cycle and this project will replace them.
52. **CAD System Upgrades, \$20,000** – Rapid SOS integration with CAD. This product provides the dispatcher the capability to type in a 911 caller's phone number and retrieve the location within integration with CAD. This will also be used to provide CAD to CAD connectivity with Garfield County 911.
53. **Priority Dispatch (EMD) Software Upgrade, \$60,000** - This software upgrade is for the Priority Dispatch Medical Transport Protocol Suite to handle calls from medical facilities (doctor's offices, assisted living centers, skilled nursing facilities, hospitals) needing patients transported to a higher level of care i.e. St. Mary's. This software will work in conjunction with our existing ProQA CAD software.
54. **Fiber Project as Part of Raw Water Line project, \$30,000** – The Communications Center maintains a (DTR) tower site at the Grand Junction Water Plant facility that is a critical link to the state DTR network. The Dispatch Center currently utilizes an aging microwave link from GJRCC to the Water Plant tower. The Public Works Fiber Project allows the Communications Center to cost share with other departments in the City in the installation of a long-term Fiber pathway to the Water Plant.

ENTERPRISE FUNDS CAPITAL PROJECTS

WATER FUND

55. **Water Line Replacements, \$1,250,000 (\$1.4M planned for 2021)** – Water Line Replacements in the Distribution System. The majority of the lines to be replaced are 4" to 12" cast iron lines that have been in

2020 Recommended Capital Project Descriptions November 20th, 2019

service in excess of 50 years and have a recent history of breaks or are in areas targeted to increase flow capacity to meet fire protection requirements. All lines will be replaced with Poly Vinyl Chloride (PVC) pipe, thereby eliminating the possibility of external corrosion. The existing cast iron, ductile iron, and steel pipe materials are highly susceptible to external corrosion. Selection of project areas is based on pipe condition as well as street overlay and reconstruction schedule. Areas identified for replacement in 2020 include: 9th Street from D Road to Pitkin Ave., Elm to Orchard between 15th & 23rd St. and 9th to 12th St north of Orchard Ave. In addition, this project includes year 2 of a 5-year lead service line replacement program.

- 56. Flow Line Replacements, \$2,550,000 (\$6M planned for 2021)** – These funds will be used for water line and infrastructure replacements in the raw water supply system. The majority of the lines to be replaced are 20" to 24" cast iron, and ductile iron lines that have been in service in excess of 50 years and have a recent history of breaks. The project includes design of finishing the Purdy Mesa flowline replacement (6.5 miles), a pressure control tank above Sullivan Draw, and Kannah Creek Water Treatment Plant alternate water supply line.
- 57. Water Treatment Plant Modifications, \$500,000** – These funds are used for replacement of equipment and upgrades at the water treatment plant. In 2020, the third phase of the Supervisory Control and Data Acquisition (SCADA) system upgrade project will be initiated. The upgraded SCADA system will allow for a computer interface between all processes at the plant and also incorporate watershed and distribution system monitoring. Also included in this project is replacing the electrical motor control center (MCC) at the Water Treatment Plant, which is over 50 years old. Allows for the replacement of an old 20" cast iron waterline used to convey raw water to the Water Treatment Plant from the Reservoir #3 Pump house.
- 58. Grand Mesa Reservoir Improvements, \$50,000** – These funds will be utilized to address minor improvements at the City's reservoirs on the Grand Mesa recommended by the State Dam Safety Engineer as a result of annual inspections.
- 59. Juniata Reservoir Aeration, \$300,000** - These funds would allow for the design and installation of an aeration system to maintain adequate dissolved oxygen levels in the lower reaches of Juniata Reservoir. Eliminating these seasonal anoxic episodes will improve water quality by decreasing available nutrients for algae, lowering dissolved iron and manganese levels, and reducing treatment costs.
- 60. Carson Lake Dam Rehabilitation, \$200,000 (\$2.3M planned for 2021)** – These funds are set aside for the rehabilitation of Hogchute Reservoir (aka Carson Lake). This reservoir was reclassified as a high hazard dam in 2015 due to increased development downstream. Although the reservoir has been deemed safe and does not have a capacity restriction placed on it, there are requisite modifications needed as a result of the new classification.
- 61. Water Meter Replacement, \$570,000 (\$530K planned for 2021)** – There are 9,300 water meters in the City's water system. The City began replacing the manual meters with radio read meters that allow the data on each meter to be transmitted to a data base through a radio frequency, which significantly reduces the labor required to obtain meter readings on a monthly basis. Requested funding of \$570,000 per year will enable accelerated replacement of remaining manual read meters in a span of 3 years.

2020 Recommended Capital Project Descriptions November 20th, 2019

- 62. Somerville/Anderson Ranch Improvements, \$25,750 (\$25,523 planned for 2021)** – Miscellaneous maintenance projects are budgeted at \$25,750 (plus 3% inflation) per year after completion of the National Resources Conservation Service project, 2018-2028.
- 63. Historic Water Treatment Plant Structural Engineering, \$50,000** – The City of Grand Junction's original water treatment plant has been designated an historic structure by the City of Grand Junction. An historical structural assessment (HSA) was completed in 2019 to assess structural improvements that would be required to preserve the structure for public use as a water history and education center. Structural engineering will be completed based on the recommendations of the HSA to complete initial structural improvements.
- 64. Lead Water Line Replacements, \$85,000 (CDBG Funded \$10K)** – Funding will be utilized to continue year 2 of a 5-year lead service line replacement program. This program includes replacement of the municipal service line as well private service lines for properties that qualify for Community Development Block Grant funding.

RIDGES IRRIGATION

- 65. Distribution System Replacement, \$30,000** – This will allow for the start of an incremental replacement plan of the distribution system at the Ridges Subdivision.

JOINT SEWER OPERATIONS FUND

- 66. Sewer Line Replacement/Rehabilitation, \$3,870,000 (\$4.5M planned for 2021)** – Funds are budgeted through 2029 to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles is scheduled for replacement over the next 30 years. This replacement schedule was recommended in the 2015 independent rate study and approved by the Persigo Board. The above requested funds are consistent with Board approval.
- 67. Sewer Improvement Districts, \$60,000 (\$100K planned for 2021)** – In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,500 properties that remain on septic systems within the Persigo 201 sewer boundary. The program has not yet achieved the goal of eliminating septic systems and making available connection to the sewer system to all properties within the service area. The last sewer improvement district was completed in 2010. Recommended funding for 2020 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 10 years.
- 68. Lift Station Elimination/Rehabilitation, \$3,000,000** – The 2020 requested funds will be used to eliminate the River Bend Lift Station and replace the Ridges #1 Lift Station. Both lift stations have surpassed their design lives and it is recommended that these lift stations be replaced due to existing deficiencies regarding their condition, capacity, and long-term reliability. Funding planned for 2021 and beyond are focused on the continued implementation of predictive and preventative maintenance programs for the 27 lift stations in the collection system.
- 69. Collection System Equipment, \$160,000** – These funds are recommended to purchase specialty equipment needed to efficiently operate and maintain the sewer collection system. Funds planned for 2020 will be used to purchase new camera equipment to remotely inspect manholes and sewer lines.

2020 Recommended Capital Project Descriptions November 20th, 2019

- 70. Wastewater Treatment Plant Improvements and Asset Replacement (previously called "Plant Backbone Improvements"), \$577,000 (\$606K planned for 2021)** – These expenditures are associated with plant backbone improvements and ongoing asset replacement needs at the wastewater treatment plant. The funds planned for 2020 will be used for asset replacement in the headworks, power supply redundancy in disinfection, automation of the septic and grease receiving stations, and several other smaller projects.
- 71. Plant Studies, \$50,000** – This expenditure is proposed for the completion of an Arc Flash and Electrical Safety study to be completed in 2020.
- 72. Odor Control Improvements, \$500,000 (\$500K planned for 2021)** – An odor control study for the wastewater treatment plant and the sewer collection system is currently underway and will be completed in 2019. The recommended funds for 2020 are to design and construct odor control improvements. A three-year phased construction approach was assumed at \$500,000 per year from 2020 through 2022.
- 73. CNG Gas Storage/Enhanced Fueling Station, \$1,080,000 (DOLA Grant \$520K)** – In 2015, the Persigo wastewater treatment plant commissioned a first-of-its-kind project that beneficially recaptures waste methane gas (biogas) produced as a byproduct of the treatment process and converts it into compressed natural gas (CNG) which is used as a vehicle fuel. Recommended funding would be used to design and construct improved biogas storage and upgraded instrumentation and automation on the fleet fueling system that will maximize the amount of methane biogas used as vehicle fuel, instead of flaring it to the atmosphere. Due to existing constraints with biogas storage and fueling automation approximately 21% or 25,500 gasoline gallon equivalents (GGE) of CNG are flared to the atmosphere per year. The improvements from this project will allow nearly 100% of the CNG produced to be used as vehicle fuel and will result in an additional reduction of over 500,000 lbs-CO₂/year.
- 74. Parallel Tiara Rado Force Main, \$2,500,000** – A design of a new force main for the Tiara Rado Lift Station is funded and has been initiated in 2019. Recommended 2020 funds are to construct a parallel force main from the Tiara Rado lift station, across or under the Colorado River, to the River Road Interceptor east of the Persigo Wastewater Treatment Plant. The existing force main from the lift station is ductile iron and was installed during the 1980's. A section of this pipe has failed in the past and has been repaired. This parallel line will allow an alternative discharge option from the lift station. Once the new line is placed into service; the existing line can be inspected to determine if it can be rehabilitated to serve as a redundant pipeline or if the line should be taken out of service.

INTERNAL SERVICE FUNDS CAPITAL PROJECTS

INFORMATION TECHNOLOGY FUND

- 75. Phone System Replacement, \$464,000** – The City's Phone system was originally purchased in the 1990s with Public Branch eXchange (PBX) switches updated in 2006 through 2011. The typical life expectancy of a PBX switch is typically 10 years. The current system uses digital technology and provides call center functionality that provides for highly customized call handling. The current configuration uses 12 switches located at each of the major City facilities that communicate with a central switch located at City Hall over fiber, microwave, or CenturyLink provided phone lines. A central voice mail system provides voice mail for all switches. The system requires a dedicated network with proprietary handsets located at each

2020 Recommended Capital Project Descriptions November 20th, 2019

workstation. We currently have more than 800 handsets in use. While PBX technology is still used in some situations, more and more organizations are moving to Voice over Internet Protocol (VoIP) systems which take advantage of existing data networks and standard network switches. The replacement project will look at the newest voice technology options. We anticipate a Request for Information process to begin in 2019 with a contract signed in 2020. Existing equipment will be offered for sale to recoup some costs.

- 76. VMware NSX Platform, \$212,217** – VMware NSX is a virtual networking and security software product intended to secure the City's network infrastructure from malicious attempts to corrupt, compromise or steal data. NSX software-defined networking (SDN) offers cloud computing on virtualization technologies. NSX exposes logical firewalls, switches, routers, ports, and other networking elements to enable virtual networking among cloud management systems and associated network hardware. It also supports external networking and security services.
- 77. Purchase of Redlands Communication Tower, \$150,000** - This is an existing, privately owned, tower that is currently being used by the Communications Center and City Information Technology for critical communications. The tower owner is no longer interested in continuing to provide services and has offered to sell the facility to the City. The site is a prime location and the tower has potential to generate revenue from private cellular companies. Loss of this site would cause the City and GJRCC to potentially relocate and replace the tower at a significant cost.

FLEET FUND

- 78. Fleet Replacements, \$3,700,000 (\$2.8M planned for 2021)** – This project represents scheduled vehicle & equipment replacements. The replacements are made from the equipment fund balance which is maintained by accrual charges for the equipment being used by the operating divisions. The accrual charges are included as part of the equipment rent and are an operating expense in the various division budgets. Future replacement needs are based on projected equipment life, replacement years, present replacement value and an annual inflation factor. In addition to tractors, mowers and other pieces of specialty equipment, there are 21 vehicles up for replacement in the 2020 budget. Of these 21 replacement vehicles, 12 are targeted as alternative fuel vehicles. These include electric vehicles for the Facilities, Water Services and Golf divisions, hybrids for the Forestry and Traffic divisions and Compressed Natural Gas for the Solid Waste, Streets, Parks and Code Enforcement divisions. There are also 5 Police patrol units a fire truck and an ambulance due to be replaced in 2020.
- 79. Mobile Column Lifts, \$35,000** – These are vehicle lifts that can be moved from bay to bay in the fleet repair buildings as needed to raise equipment up in the air to work on the underside of the equipment. They are adjustable and will accommodate anything from a police car to a fire truck.

General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
November 20, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
	Fund 201 .75% Capital	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
1	REVENUE												
2	3/4% Sales Tax Revenue	\$ 13,558,374	\$ 13,829,541	\$ 14,106,132	\$ 14,388,255	\$ 14,676,020	\$ 14,969,540	\$ 15,268,931	\$ 15,574,310	\$ 15,885,796	\$ 16,203,512	\$ 70,558,323	\$ 148,460,413
3	3/4% Use Tax Revenue	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	381,818	1,909,090	3,818,180
4	2019 First Responder Tax	550,000	4,500,000	2,105,517	5,000,000	1,272,501	-	-	-	-	-	13,428,018	13,428,018
5	2017 2B Funding for Streets	3,156,000	3,000,000	2,362,732	-	-	-	-	-	-	-	8,518,732	8,518,732
6	CDBG Funded Projects	234,000	-	-	-	-	-	-	-	-	-	234,000	234,000
7	Charges For Services (Utility Construction Reimb)	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	425,000	850,000
8	Alley Improvement District Assessments	20,000	20,000	20,000	20,000	20,000	60,000	60,000	60,000	60,000	-	100,000	340,000
9	Avalon Foundation Donation for Capital Improvements to Theater	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
10	Conservation Trust Funded Projects	347,000	347,500	65,000	200,000	457,500	437,500	215,000	300,000	300,000	300,000	1,417,000	2,969,500
11	Parkland Funded Projects	383,750	-	75,000	-	-	-	-	-	-	-	458,750	458,750
12	Ongoing Revenues	\$ 18,765,942	\$ 22,163,859	\$ 19,201,199	\$ 20,075,073	\$ 16,892,839	\$ 15,933,858	\$ 16,010,749	\$ 16,401,128	\$ 16,712,614	\$ 16,970,330	\$ 97,098,913	\$ 179,127,593
13	Canyon View Tennis Court Improvements (GOCO, Partners)	-	-	-	-	-	1,250,000	-	-	-	-	\$ -	\$ 1,250,000
14	Comprehensive Plan Update (DOLA)	37,500	-	-	-	-	-	-	-	-	-	37,500	37,500
15	Development Code Re-write (DOLA)	25,000	25,000	-	-	-	-	-	-	-	-	50,000	50,000
16	GVWUA/BOR Trail-Visitors Way to 28 Road (GOCO)	-	-	-	-	-	250,000	-	-	-	-	-	250,000
17	Horizon Drive BID-Pay Back (Through 2023)	58,679	58,679	58,679	58,679	-	-	-	-	-	-	234,716	234,716
18	Las Colonias Park CTF Annual Contribution	78,982	78,982	78,982	78,982	78,982	78,982	78,982	78,982	-	-	394,908	631,852
19	Las Colonias Park Parkland Annual Contribution	59,792	59,792	59,792	59,792	59,792	59,792	59,792	59,792	-	-	298,961	478,338
20	Lincoln Park Pickleball Court Improvements (GOCO)	-	-	-	-	-	350,000	-	-	-	-	-	350,000
21	Mill Tailing Repository Removal (DOLA)	-	100,000	-	-	100,000	-	-	100,000	-	-	200,000	300,000
22	Monument Rd Trail - Land Acquisition w/ Colo. West Land Trust (GOCO)	159,920	-	-	-	-	-	-	-	-	-	159,920	159,920
23	Monument Rd Trail-D Rd to Lunch Loop Pkg Lot (Mesa County, Grants)	275,000	-	-	-	-	-	-	-	-	-	275,000	275,000
24	Orchard Mesa Pool-County Funding 1/2 of Cost	-	17,500	-	-	42,500	62,500	-	-	-	-	60,000	122,500
25	Parks Master Plan (GOCO)	56,250	-	-	-	-	-	-	-	-	-	56,250	56,250
26	Riverfront at Dos Rios (DOLA)	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	1,000,000
27	Riverfront at Dos Rios Pedestrian Bridge (Grants, Partners)	3,000,000	-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
28	Sale of Riverfront Properties	350,000	350,000	-	-	-	-	-	-	-	-	700,000	700,000
29	Shooting Range Safety Improvements & Expansion (FML Grant)	200,000	-	-	-	-	-	-	-	-	-	200,000	200,000
30	Stadium Master Plan Improv.-Track Repair (PIAB \$90K, SD#51 \$90K)	180,000	-	-	-	-	5,250	125,000	150,000	125,000	-	180,000	585,250
31	Traffic Signal Upgrades (CDOT)	50,000	50,000	50,000	50,000	-	-	-	-	-	-	200,000	200,000
32	Turf Replacement Stocker-Partners	-	-	-	-	-	-	-	333,334	-	-	-	333,334
33	Specific Project Revenues	\$ 5,531,123	\$ 739,953	\$ 247,453	\$ 247,453	\$ 281,274	\$ 2,056,524	\$ 263,774	\$ 722,108	\$ 125,000	\$ -	\$ 7,047,255	\$ 10,214,661
34	Total Revenue	\$ 24,297,065	\$ 22,903,812	\$ 19,448,652	\$ 20,322,526	\$ 17,174,113	\$ 17,990,382	\$ 16,274,523	\$ 17,123,236	\$ 16,837,614	\$ 16,970,330	\$ 104,146,168	\$ 189,342,253
35	Debt and Reoccurring Expenses												
36	Economic Development Contribution	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,690,369)	\$ (1,190,369)	\$ (1,190,369)	\$ (8,451,845)	\$ (15,903,690)
	Business Incubator	(53,600)											
	CMU Classroom Building	(500,000)											
	CMU Scholarships	(550,000)											
	Commercial Catalyst Pilot Program	(30,000)											
	Downtown Business Improvement District	(15,269)											
	Grand Junction Economic Partnership	(40,000)											
	Grand Valley Transit	(450,000)											
	Grand Valley Transit-Dash	(51,500)											
37	Facilities Major Systems Repair and Replacement Accrual	(300,000)	-	(100,000)	-	(200,000)	(500,000)	(500,000)	(500,000)	(500,000)	(500,000)	(600,000)	(3,100,000)
38	Fire Station No. 7 (23 & H Road)(First Responder Tax)	-	(4,500,000)	-	-	-	-	-	-	-	-	(4,500,000)	(4,500,000)
39	Fire Staion No. 7 Aerial Truck (Ladder) (First Responder Tax)	-	-	(1,300,000)	-	-	-	-	-	-	-	(1,300,000)	(1,300,000)
40	Fire Station No. 7 Aerial Truck (Ladder) Equipment (FRT)	-	-	(190,000)	-	-	-	-	-	-	-	(190,000)	(190,000)
41	Fire Station No. 7 Ambulance (First Responder Tax)	-	-	(225,000)	-	-	-	-	-	-	-	(225,000)	(225,000)
42	Fire Station No. 7 Ambulance Equipment (First Responder Tax)	-	-	(140,517)	-	-	-	-	-	-	-	(140,517)	(140,517)
43	Fire Station No. 8 Land Purchase (First Responder Tax)	-	-	(250,000)	-	-	-	-	-	-	-	(250,000)	(250,000)

General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
November 20, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020 2.0%	Year 2 2021 2.0%	Year 3 2022 2.0%	Year 4 2023 2.0%	Year 5 2024 2.0%	Year 6 2025 2.0%	Year 7 2026 2.0%	Year 8 2027 2.0%	Year 9 2028 2.0%	Year 10 2029 2.0%	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
44	Fire Station No. 8 (Southeast) (First Responder Tax)	-	-	-	(5,000,000)	-	-	-	-	-	-	(5,000,000)	(5,000,000)
45	Fire Station No. 8 Pumper Engine (First Responder Tax)	-	-	-	-	(700,000)	-	-	-	-	-	(700,000)	(700,000)
46	Fire Station No. 8 Pumper Engine Equipment, (FRT)	-	-	-	-	(180,000)	-	-	-	-	-	(180,000)	(180,000)
47	Fire Station No. 8 Ambulance (First Responder Tax)	-	-	-	-	(236,000)	-	-	-	-	-	(236,000)	(236,000)
48	Fire Station No. 8 Ambulance Equipment (First Responder Tax)	-	-	-	-	(156,501)	-	-	-	-	-	(156,501)	(156,501)
49	Las Colonias Business Park Annual Contribution to DDA	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(696,834)	(3,484,170)	(6,968,340)
50	Las Colonias Raw Water Project (Parkland \$200K)	(750,000)	-	-	-	-	-	-	-	-	-	(750,000)	(750,000)
51	Operating Capital Equipment	(400,000)	-	-	-	-	-	-	-	-	-	(400,000)	(400,000)
52	Parkway Debt Payment	(3,821,446)	(3,017,036)	(3,016,943)	(2,418,451)	(2,120,701)	(1,347,081)	(1,344,991)	(1,345,724)	(1,161,978)	-	(14,394,577)	(19,594,351)
53	Police Department Remodel for New Positions (FRT)	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	(350,000)
54	Public Safety Debt Payment	(1,506,134)	(1,493,850)	(1,497,600)	(1,495,450)	(1,522,550)	(1,494,500)	(1,495,000)	(1,498,000)	(1,498,500)	(1,496,250)	(7,515,584)	(14,997,834)
55	Spring Clean Up	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(180,000)	(150,000)	(150,000)	(900,000)	(1,740,000)
56	Storm Drainage	(250,000)	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)
57	Street Capacity Expansion Debt Service	(482,638)	(890,600)	(890,600)	(202,110)	(626,788)	(968,329)	(1,236,130)	(1,425,049)	(1,593,188)	(2,174,400)	(3,092,735)	(10,489,831)
58	Street Maintenance	(5,800,000)	(5,800,000)	(5,162,732)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(3,000,000)	(22,762,732)	(37,762,732)
59	Street Maintenance Equipment for Special Projects Team	(156,000)	-	-	-	-	-	-	-	-	-	(156,000)	(156,000)
60	TABOR Excess Beginning 2023 to Transportation Debt Service	(823,499)	(1,344,776)	(1,111,915)	(954,984)	(701,562)	(533,083)	(266,158)	(77,613)	-	-	(4,936,735)	(5,813,590)
61	TRCC Improvements Annual Contribution to DDA	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(258,087)	(1,290,435)	(2,580,870)
62	Total Debt and Reccourring Expenses	\$ (17,465,006)	\$ (19,871,552)	\$ (16,710,597)	\$ (15,896,285)	\$ (12,269,392)	\$ (10,668,284)	\$ (10,667,569)	\$ (10,671,677)	\$ (10,048,956)	\$ (9,465,940)	\$ (82,212,832)	\$ (133,735,256)
63	Remaining Revenues Available	\$ 6,832,059	\$ 3,032,261	\$ 2,738,055	\$ 4,426,241	\$ 4,904,721	\$ 7,322,099	\$ 5,606,955	\$ 6,451,559	\$ 6,788,659	\$ 7,504,390	\$ 21,933,336	\$ 55,606,997
64	MAJOR PROJECTS												
65	COMMUNITY DEVELOPMENT	\$ (112,500)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (162,500)	\$ (162,500)
66	Comprehensive Plan Update (DOLA \$37.5K)	(62,500)	-	-	-	-	-	-	-	-	-	(62,500)	(62,500)
67	Development Code Re-write (DOLA \$25K)	(50,000)	(50,000)	-	-	-	-	-	-	-	-	(100,000)	(100,000)
68	GENERAL SERVICES	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)	\$ (100,000)
69	Avalon Theater Improvements (Foundation Match \$50K)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
70	PUBLIC SAFETY	\$ (875,000)	\$ -	\$ (1,200,000)	\$ (2,900,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,975,000)	\$ (4,975,000)
71	Fire Station No. 3 (Pomona) Replacement/Remodel	-	-	(1,200,000)	(2,900,000)	-	-	-	-	-	-	(4,100,000)	(4,100,000)
72	Fire Training Facility	(275,000)	-	-	-	-	-	-	-	-	-	(275,000)	(275,000)
73	Shooting Range Safety Improvements & Expansion (FML Grant \$200K, First Responder \$200K)	(600,000)	-	-	-	-	-	-	-	-	-	(600,000)	(600,000)
74	PARKS AND RECREATION	\$ (1,087,000)	\$ (390,000)	\$ (165,000)	\$ (280,000)	\$ (570,000)	\$ (5,136,000)	\$ (1,195,000)	\$ (925,000)	\$ (2,325,000)	\$ (200,000)	\$ (2,492,000)	\$ (12,273,000)
75	Boat Ramp Improvements Blue Heron	-	-	-	-	-	\$ (300,000)	-	-	-	-	\$ -	\$ (300,000)
76	Canyon View Baseball Field Lighting	-	-	-	-	-	(400,000)	-	-	-	-	-	(400,000)
77	Canyon View Park Parking Lot Renovations	-	-	-	-	-	-	(400,000)	-	-	-	-	(400,000)
78	Canyon View Park Baseball Field Uplift	-	-	-	-	-	-	-	-	(500,000)	-	-	(500,000)
79	Canyon View Tennis Court Improvements	-	-	-	-	-	(2,700,000)	-	-	-	-	-	(2,700,000)
80	Columbine & Kronkright Fence Replacement (CTF Fully Funded)	(30,000)	-	-	-	-	-	-	-	-	-	(30,000)	(30,000)
81	Cemetery Improvements	-	-	-	-	(45,000)	-	-	-	-	-	(45,000)	(45,000)
82	Crime Prevention Through Environmental Design (CPTED) Safety Improvements	(50,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(150,000)	(275,000)
83	Horizon Park Master Plan (Parkland \$50K)	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
84	Kronkright Batting Cage/Pitching Lanes	-	-	-	-	-	(65,000)	-	-	-	-	-	(65,000)
85	Lincoln Park Marquee	(55,000)	-	-	-	-	-	-	-	-	-	(55,000)	(55,000)
86	Lincoln Park Pickleball Court Improvements (GOCO \$350K, CTF \$150K)	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
87	LP Pool Boiler (CTF Fully Funded)	-	-	-	-	(50,000)	-	-	-	-	-	(50,000)	(50,000)
88	LP Pool Circulation Pump (CTF Fully Funded)	-	(25,000)	-	-	-	-	-	-	-	-	(25,000)	(25,000)
89	LP Pool Deck Furniture Replacement (CTF Fully Funded)	(25,000)	-	-	-	-	-	-	-	-	-	(25,000)	(25,000)
90	LP Pool Diving Boards (CTF Fully Funded)	(27,000)	-	-	-	-	-	-	-	-	-	(27,000)	(27,000)
91	LP Pool Replaster (CTF Fully Funded)	-	-	-	-	(300,000)	-	-	-	-	-	(300,000)	(300,000)
92	Matchett Park Infrastructure	-	-	-	-	-	-	-	(1,000,000)	-	-	-	(1,000,000)
93	OM Pool Boiler (1/2 County, 1/2 CTF)	-	-	-	-	-	(50,000)	-	-	-	-	-	(50,000)
94	OM Pool Circulation Pump (1/2 County, 1/2 CTF)	-	-	-	-	(25,000)	-	-	-	-	-	(25,000)	(25,000)
95	OM Pool Door/Garage Door Replacement (1/2 County, 1/2 CTF)	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)	(30,000)

General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
November 20, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020 2.0%	Year 2 2021 2.0%	Year 3 2022 2.0%	Year 4 2023 2.0%	Year 5 2024 2.0%	Year 6 2025 2.0%	Year 7 2026 2.0%	Year 8 2027 2.0%	Year 9 2028 2.0%	Year 10 2029 2.0%	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
96	OM Pool Exhaust Fan Replacement (1/2 County, 1/2 CTF)	-	-	-	-	(30,000)	-	-	-	-	-	(30,000)	(30,000)
97	OM Pool Filter System Rebuild (1/2 County, 1/2 CTF)	-	(15,000)	-	-	-	-	-	-	-	-	(15,000)	(15,000)
98	OM Pool Plaster Replacement (1/2 County, 1/2 CTF)	-	-	-	-	-	(125,000)	-	-	-	-	-	(125,000)
99	OM Pool Solar Maintenance (1/2 County, 1/2 CTF)	-	(20,000)	-	-	-	-	-	-	-	-	(20,000)	(20,000)
100	Orchard Mesa Cemetery Columbarium	-	-	-	(55,000)	-	-	(55,000)	-	-	-	(55,000)	(110,000)
	Parks, Recreation and Open Space Master Plan (GOCO \$56.25K, Parkland												(115,000)
101	\$58.75K)	(115,000)	-	-	-	-	-	-	-	-	-	(115,000)	
102	Playground Repair (CTF Fully Funded)	(25,000)	(100,000)	(25,000)	(25,000)	(25,000)	(25,000)	(175,000)	(125,000)	(275,000)	-	(200,000)	(800,000)
103	Playground Replacement (CTF Fully Funded)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	(300,000)	(750,000)
104	Riverfront Trail Repair, High Country Ct off Riverside Pkwy (CTF \$25K)	(250,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)	(350,000)	(475,000)
105	Skate Park Improvements-Eagle Rim (CTF Fully Funded)	-	(30,000)	(15,000)	-	(15,000)	-	(15,000)	-	-	-	(60,000)	(75,000)
106	Stadium Master Plan Improvements	-	-	-	-	-	(21,000)	(500,000)	(600,000)	(500,000)	-	-	(1,621,000)
	Stadium Master Plan Improvements-Track Replacement (PIAB \$90K,												(350,000)
107	SD#51 \$90K, CTF \$75K)	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	
	Stadium Master Plan Improvements-Suplizio Stands Temporary Repair (CTF												(85,000)
108	\$85K)	(85,000)	-	-	-	-	-	-	-	-	-	(85,000)	
	Stadium Master Plan Improvements-Suplizio Outfield Temporary Repair												(25,000)
109	(CTF \$25K)	(25,000)	-	-	-	-	-	-	-	-	-	(25,000)	
110	Water Conservation Projects-Turf to Native (Parkland)	-	-	(75,000)	-	-	-	-	-	-	-	(75,000)	(75,000)
111	Whitman Park Improvements	-	-	-	-	-	(750,000)	-	-	-	-	-	(750,000)
112	PUBLIC WORKS	\$ (5,960,920)	\$ (489,000)	\$ (391,000)	\$ (393,000)	\$ (790,000)	\$ (8,991,000)	\$ (10,158,000)	\$ (6,753,000)	\$ (2,937,000)	\$ (21,900,000)	\$ (8,023,920)	\$ (58,762,920)
113	24 Rd Trail - Riverfront to Patterson	-	-	-	-	-	-	(120,000)	(3,040,000)	-	-	-	(3,160,000)
114	25 1/2 Road Reconstruction F to G	-	-	-	-	(95,000)	(900,000)	-	-	-	-	(95,000)	(995,000)
115	2nd Street Improvements Colorado to South Avenue	-	-	-	-	-	(2,000,000)	-	-	-	-	-	(2,000,000)
116	ADA Accessibility Improvements (CDBG \$24k)	(24,000)	-	-	-	-	-	-	-	-	-	(24,000)	(24,000)
117	Alley Improvement Districts (Assessment Revenue 20% of Cost)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(300,000)	(300,000)	(300,000)	(300,000)	-	(500,000)	(1,700,000)
118	Bridge Repl. Horizon Dr. GRJ-F.4-26.7	-	-	-	-	-	(116,000)	(2,009,000)	-	-	-	-	(2,125,000)
119	Bridge Repair (guardrails, lightening, paint, etc.)	-	-	-	-	(225,000)	-	(250,000)	-	-	-	(225,000)	(475,000)
120	City Entry Way Signs	(150,000)	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
121	Curb, Gutter, Sidewalk Safety Repairs	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	(500,000)	(1,000,000)
122	D Road Bridge at Lewis Wash	-	-	-	-	-	(1,840,000)	-	-	-	-	-	(1,840,000)
123	Downtown to Riverfront Connection - 9th Street Reconstruction	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
124	Downtown to Riverfront Connection - 12th St Bike/Ped Path	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
125	Downtown - Main to Trains Connector - 2nd Street Promenade	-	-	-	-	-	-	-	-	-	(2,000,000)	-	(2,000,000)
126	Downtown - Spruce to 1st reconstruction / roundabout	-	-	-	-	-	-	-	-	-	(2,300,000)	-	(2,300,000)
127	Horizon Drive Improvements G Rd to I-70 Phase II	-	-	-	-	-	(300,000)	(3,000,000)	(1,000,000)	-	-	-	(4,300,000)
128	Horizon Drive Improvements Phase III	-	-	-	-	-	-	-	-	(200,000)	(7,000,000)	-	(7,200,000)
129	Horizon Drive Trail-G Rd to I-70	-	-	-	-	-	(1,500,000)	-	-	-	-	-	(1,500,000)
130	Horizon Trail-South	-	-	-	-	-	(1,000,000)	-	-	-	-	-	(1,000,000)
131	Mill Tailing Repository Removal (DOLA Funded)	-	(100,000)	-	-	(100,000)	-	-	(100,000)	-	-	(200,000)	(300,000)
	Monument Rd Trail - Land Acquisition with Colorado West Land Trust												
132	(GOCO \$159,920, CTF \$30k)	(189,920)	-	-	-	-	-	-	-	-	-	(189,920)	(189,920)
	Monument Rd Trail - D Rd to Lunch Loop Pkg Lot (Parkland \$75K, GOCO												
133	\$200K, County \$75K)	(350,000)	-	-	-	-	-	-	-	-	-	(350,000)	(350,000)
134	Monument Rd Trail - Lunch Loop to South Camp	-	-	-	-	-	(80,000)	(2,300,000)	-	-	-	-	(2,380,000)
135	North Avenue Streetscape Improve (Assume Donated ROW)	-	-	-	-	-	(100,000)	(1,820,000)	(1,950,000)	(2,070,000)	(4,500,000)	-	(10,440,000)
136	Riverfront at Dos Rios Infrastructure (DOLA \$1M)	(1,000,000)	-	-	-	-	-	-	-	-	-	(1,000,000)	(1,000,000)
137	Riverfront at Dos Rios Pedestrian Bridge (Grants,Partners \$3M)	(3,500,000)	-	-	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
138	Riverside Parkway Borrow Project	(50,000)	-	-	-	-	-	-	-	-	-	(50,000)	(50,000)
139	SRTS - B 1/2 Rd @ 27 1/2 Rd Crossing (CDBG \$40K)	(40,000)	-	-	-	-	-	-	-	-	-	(40,000)	(40,000)
	SRTS-B Road, 29 3/4 Road to 29 7/8 Road Mesa View Elementary (CDBG												
140	\$95k)	(95,000)	-	-	-	-	-	-	-	-	-	(95,000)	(95,000)

General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
November 20, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
141	SRTS - Lorey Drive from Westlake Park to 1st Street, West Middle School (CDBG Fully Funded)	(75,000)	-	-	-	-	-	-	-	-	-	(75,000)	(75,000)
142	Traffic Signal Controllers (CDOT \$25k each year)	(87,000)	(89,000)	(91,000)	(93,000)	(70,000)	(72,000)	(74,000)	(76,000)	(78,000)	-	(430,000)	(730,000)
143	Traffic Signal Equipment Upgrade (CDOT \$25k each year)	(200,000)	(100,000)	(100,000)	(100,000)	(100,000)	(183,000)	(185,000)	(187,000)	(189,000)	-	(600,000)	(1,344,000)
144	GVWUA/BOR Trail-Visitors Way to 28 Road (GOCO \$250k)	-	-	-	-	-	(500,000)	-	-	-	-	-	(500,000)
145	Major Capital Projects	\$ (8,135,420)	\$ (929,000)	\$ (1,756,000)	\$ (3,573,000)	\$ (1,360,000)	\$ (14,127,000)	\$ (11,353,000)	\$ (7,678,000)	\$ (5,262,000)	\$ (22,100,000)	\$ (15,753,420)	\$ (76,273,420)
146	TOTAL EXPENSES	\$ (25,600,426)	\$ (20,800,552)	\$ (18,466,597)	\$ (19,469,285)	\$ (13,629,392)	\$ (24,795,284)	\$ (22,020,569)	\$ (18,349,677)	\$ (15,310,956)	\$ (31,565,940)	(97,966,252)	(210,008,676)
147	NET REVENUE (EXPENSE)	\$ (1,303,361)	\$ 2,103,261	\$ 982,055	\$ 853,241	\$ 3,544,721	\$ (6,804,901)	\$ (5,746,045)	\$ (1,226,441)	\$ 1,526,659	\$ (14,595,610)	6,179,916	(20,666,423)
148	BEGINNING FUND BALANCE	\$ 2,679,816	\$ 1,376,455	\$ 3,479,715	\$ 4,461,770	\$ 5,315,011	\$ 8,859,732	\$ 2,054,831	\$ (3,691,215)	\$ (4,917,655)	\$ (3,390,997)	\$ 2,679,816	\$ 2,679,816
149	ENDING FUND BALANCE	\$ 1,376,455	\$ 3,479,715	\$ 4,461,770	\$ 5,315,011	\$ 8,859,732	\$ 2,054,831	\$ (3,691,215)	\$ (4,917,655)	\$ (3,390,997)	(17,986,607)	\$ 8,859,732	\$ (17,986,607)

	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2019-2023	10 Year TOTAL 2019-2028
Fund 202 Storm Drainage												
REVENUE												
Development Fees	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000	\$ 300,000
From .75% Capital Fund for Pioneer Meadows	250,000	-	-	-	-	-	-	-	-	-	250,000	250,000
TOTAL REVENUE	\$ 280,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 400,000	\$ 550,000
EXPENSES												
Drainage System Improvements	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (20,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	(30,000)	(30,000)	\$ (140,000)	\$ (290,000)
Pioneer Meadows (Partner w/GVDD & Mesa County)	(250,000)	-	-	-	-	-	-	-	-	-	(250,000)	(250,000)
Sherwood Park Storm Drain	-	-	-	-	-	\$ (200,000)	-	\$ -	\$ -	\$ -	-	(200,000)
TOTAL EXPENSES	\$ (280,000)	\$ (30,000)	\$ (30,000)	\$ (20,000)	\$ (30,000)	\$ (230,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (390,000)	\$ (740,000)
NET REVENUE (EXPENSE)	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ (200,000)	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ (190,000)
BEGINNING FUND BALANCE	\$ 32,866	\$ 32,866	\$ 32,866	\$ 32,866	\$ 42,866	\$ 42,866	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ 32,866	\$ 32,866
ENDING FUND BALANCE	\$ 32,866	\$ 32,866	\$ 32,866	\$ 42,866	\$ 42,866	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ (157,134)	\$ 42,866	\$ (157,134)

	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2019-2023	10 Year TOTAL 2019-2028
Fund 207 Transportation Capacity (TCP)												
REVENUE												
Development Fees (no fee increase assumed)	\$ 1,900,000	\$ 2,300,000	\$ 2,700,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 3,100,000	\$ 13,100,000	\$ 28,600,000
Interest Income	14,499	423,150	284,575	(32,385)	105,820	-	-	-	-	-	795,660	795,660
Bond Proceeds (New) for Streets	50,000,000	-	-	20,000,000	-	-	-	-	-	-	70,000,000	70,000,000
I-70 Interchange at 29 Rd (Mesa County)	-	-	-	-	-	-	-	-	-	15,000,000	-	15,000,000
Debt Service Expansion Projects	(482,638)	(890,600)	(890,600)	(1,157,094)	(1,328,350)	(1,501,413)	(1,502,288)	(1,502,663)	(1,593,188)	(2,174,400)	(4,749,282)	(13,023,232)
TOTAL REVENUE After Debt Service	\$ 51,431,862	\$ 1,832,550	\$ 2,093,975	\$ 21,910,521	\$ 1,877,470	\$ 1,598,588	\$ 1,597,713	\$ 1,597,338	\$ 1,506,813	\$ 15,925,600	\$ 79,146,379	\$ 101,372,429
EXPENSES												
25 Road Left Hand Turns North of Patterson	(646,000)	-	-	-	-	-	-	-	-	-	\$ (646,000)	\$ (646,000)
28 1/4 Road (Patterson to Hawthorne)	-	(390,000)	-	-	-	-	-	-	-	-	(390,000)	(390,000)
G Rd & 24 Road Intersection Improvements	(200,000)	(2,650,000)	-	-	-	-	-	-	-	-	(2,850,000)	(2,850,000)
G Road at 26 Rd Intersection Improvements (Roundabout)	-	-	(70,000)	(320,000)	(1,623,000)	-	-	-	-	-	(2,013,000)	(2,013,000)
G Road & 26 1/2 Rd Intersection improvements	-	(100,000)	(1,400,000)	-	-	-	-	-	-	-	(1,500,000)	(1,500,000)
Heritage Estates	-	-	-	(600,000)	-	-	-	-	-	-	(600,000)	(600,000)
I-70 Interchange @ 29 Road 1601 and Environmental Assessment (City Share)	(400,000)	(400,000)	-	-	-	-	-	-	-	-	(800,000)	(800,000)
Monument Road (left turn lane)	(150,000)	-	-	-	-	-	-	-	-	-	(150,000)	(150,000)
Riverfront at Dos Rios - Left In Turn Lane	(120,000)	-	-	-	-	-	-	-	-	-	(120,000)	(120,000)
Sugar Beet Right turn lanes (total of 2 - one each phase)	-	-	(120,000)	(120,000)	-	-	-	-	-	-	(240,000)	(240,000)

General Government Capital
.75% Sales Tax, Drainage, Transportation Capacity Capital Funds
2020 Ten Year Capital Plan
November 20, 2019

Line Ref #	Sales Tax Growth Assumptions	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%		
188	Tour of Moon/S. Broadway Improvements (Mesa County matches with their project)	(100,000)	-	-	-	-	-	-	-	-	-	(100,000)	(100,000)
189	Roadway Expansion Projects Funded By Bond Proceeds Based on November 2019 Voter Authorization												
190	24 Rd and Riverside Parkway Interchange	(200,000)	(2,800,000)	(3,500,000)	-	-	-	-	-	-	-	(6,500,000)	(6,500,000)
191	24 Rd Widening Patterson to I-70	(500,000)	(7,500,000)	-	-	-	-	-	-	-	-	(8,000,000)	(8,000,000)
192	24 1/2 Road, Patterson to G 1/4 Road	-	(250,000)	(500,000)	(5,250,000)	-	-	-	-	-	-	(6,000,000)	(6,000,000)
193	26 1/2 Road and I-70 Pedestrian Bridge	-	(100,000)	(1,000,000)	(2,000,000)	(5,000,000)	(5,000,000)	-	-	-	-	(8,100,000)	(13,100,000)
194	B 1/2 Road, 29 Road to 29 1/2 Road	-	-	(100,000)	(200,000)	(2,900,000)	-	-	-	-	-	(3,200,000)	(3,200,000)
195	D 1/2 Road, 29 to 30 Road	-	(100,000)	(500,000)	(2,900,000)	-	-	-	-	-	-	(3,500,000)	(3,500,000)
196	F 1/2 Parkway, Market to Patterson	(250,000)	(2,000,000)	(14,750,000)	-	-	-	-	-	-	-	(17,000,000)	(17,000,000)
197	F 1/2 Road, 30 Road to Persigo Boundary	(100,000)	(500,000)	(2,900,000)	-	-	-	-	-	-	-	(3,500,000)	(3,500,000)
198	G Road, 23 1/2 to 24 1/2 Road	(250,000)	(3,950,000)	-	-	-	-	-	-	-	-	(4,200,000)	(4,200,000)
199	Horizon at G Road and 27 1/2	-	(250,000)	(3,750,000)	-	-	-	-	-	-	-	(4,000,000)	(4,000,000)
200	Patterson Capacity Improvements (5 intersections)	(100,000)	(200,000)	(200,000)	(200,000)	(300,000)	-	-	-	-	-	(1,000,000)	(1,000,000)
201	Roadway Expansion Projects Unfunded												
202	23 Road	-	-	-	-	-	-	-	-	-	(4,771,000)	-	(4,771,000)
203	23 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
204	24 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
205	25 Rd F 1/2 to G 3/8	-	-	-	-	-	-	-	-	-	(3,115,000)	-	(3,115,000)
206	25 Rd Widening I-70 B to Patterson	-	-	-	-	-	-	-	-	-	(10,000,000)	-	(10,000,000)
207	26 Road from Patterson to H Road	-	-	-	-	-	-	-	-	-	(8,366,000)	-	(8,366,000)
208	27 Rd, Horizon to H Road	-	-	-	-	-	-	-	-	-	(4,720,000)	-	(4,720,000)
209	27 Rd I-70 Bike/Pedestrian Bridge	-	-	-	-	-	-	-	-	-	(3,000,000)	-	(3,000,000)
210	27 1/2 Road, Hwy 50 to Unaweeep	-	-	-	-	-	-	-	-	-	(1,807,000)	-	(1,807,000)
211	27 1/2, B 1/2, Unaweeep Intersections	-	-	-	-	-	-	-	-	-	(900,000)	-	(900,000)
212	B 1/2 Rd, Hwy 50 to 29 1/4 Road	-	-	-	-	-	-	-	-	-	(3,920,000)	-	(3,920,000)
213	D Rd, 29 Road to 32 Road	-	-	-	-	-	-	-	-	-	(9,589,000)	-	(9,589,000)
214	D Rd & 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
215	D Rd & 31 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
216	D 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(760,000)	-	(760,000)
217	E Rd. 29 Road to 30 Road	-	-	-	-	-	-	-	-	-	(2,560,000)	-	(2,560,000)
218	F 1/2 Road Matchett	-	-	-	-	-	-	-	-	-	(4,383,000)	-	(4,383,000)
219	F 1/2 Road and 30 Road Intersection	-	-	-	-	-	-	-	-	-	(450,000)	-	(450,000)
220	F 1/4 Road 24 1/2 to 25 Road	-	-	-	-	-	-	-	-	-	(1,300,000)	-	(1,300,000)
221	G Road and 27 Road Intersection	-	-	-	-	-	-	-	-	-	(1,400,000)	-	(1,400,000)
222	G Road Improvements 23 to 23 1/2; 24 1/2 to Horizon Drive	-	-	-	-	-	-	-	-	-	(11,464,000)	-	(11,464,000)
223	I-70 Interchange at 29 Rd, 29 Road Widening (1/2 County)	-	-	-	-	-	-	-	-	-	(30,000,000)	-	(30,000,000)
224	South Broadway	-	-	-	-	-	-	-	-	-	(3,975,000)	-	(3,975,000)
225	TOTAL EXPENSES	(3,016,000)	(21,190,000)	(28,790,000)	(11,590,000)	(9,823,000)	(5,000,000)	-	-	-	(114,000,000)	\$ (74,409,000)	\$ (193,409,000)
226	NET REVENUE (EXPENSE)	48,415,862	(19,357,450)	(26,696,025)	10,320,521	(7,945,530)	(3,401,413)	1,597,713	1,597,338	1,506,813	(98,074,400)	4,737,379	(92,036,571)
227	BEGINNING FUND BALANCE	1,899,135	50,314,997	30,957,546	4,261,522	14,582,043	6,636,514	3,235,101	4,832,814	6,430,151	7,936,964	\$ 1,899,135	\$ 1,899,135
228	ENDING FUND BALANCE	50,314,997	30,957,546	4,261,522	14,582,043	6,636,514	3,235,101	4,832,814	6,430,151	7,936,964	(90,137,436)	\$ 6,636,514	\$ (90,137,436)
229													

2020 Ten Year Capital Plans
Enterprise and Internal Service Funds
November 20th, 2019

Ref Line #	Fund	Title	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
Communication Center Fund														
1	Comm Ctr	Logging Recorder	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 700,000
2	Comm Ctr	Next Generation 9-1-1	60,000	30,000	-	-	-	-	-	-	-	-	90,000	90,000
3	Comm Ctr	800MHz Capital Improvements	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	350,000	700,000
4	Comm Ctr	Radio Site - Motorola equip replacement- gateways, switches routers	-	50,000	-	-	-	-	-	-	-	-	50,000	50,000
5	Comm Ctr	9-1-1 Telephone Upgrade	-	-	-	-	600,000	-	-	-	-	-	600,000	600,000
9	Comm Ctr	Plateau Creek Tower	-	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
10	Comm Ctr	Far Pond Radio Tower	-	-	-	-	-	1,100,000	-	-	-	-	-	1,100,000
11	Comm Ctr	Lenna Peak Radio Tower	-	-	-	-	-	-	-	-	-	1,000,000	-	1,000,000
12	Comm Ctr	Microwave Replacement at radio sites	115,000	115,000	115,000	115,000	115,000	115,000	115,000	-	-	-	575,000	805,000
13	Comm Ctr	Black Ridge Building replacement/site wo	-	-	-	-	-	-	-	80,000	-	-	-	80,000
14	Comm Ctr	Uncompahgre radio site battery replacement	80,000	-	-	-	-	-	-	-	-	-	80,000	80,000
15	Comm Ctr	Uncompahgre radio site solar panel replacement	-	-	-	-	200,000	-	-	-	-	-	200,000	200,000
16	Comm Ctr	Command Unit for IDT	-	-	-	-	-	-	-	100,000	-	-	-	100,000
17	Comm Ctr	Large Mobile Comm. Veh. overhaul, update, replace	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
18	Comm Ctr	CAD system upgrade	20,000	-	20,000	-	-	-	-	250,000	-	-	40,000	290,000
19	Comm Ctr	Priority Dispatch (EMD) Software Upgrade	60,000	-	-	-	-	-	-	-	-	-	60,000	60,000
20	Comm Ctr	Planned Radio Site Upgrade (gateway, switches, etc.)	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
21	Comm Ctr	Comm Center Remodel - add call taker stations	-	100,000	-	-	-	-	-	-	-	-	100,000	100,000
22	Comm Ctr	Comm. Center workstation replacement	-	-	-	-	-	-	-	-	-	500,000	-	500,000
23	Comm Ctr	Back Up Comm Center / Training Center	-	-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
24	Comm Ctr	Fiber Project as Part of Raw Water Line Project	30,000	-	-	-	-	-	-	-	-	-	30,000	30,000
25	Comm Ctr	Radio Console PC Upgrades/Replacement (non-capital)	-	-	-	-	100,000	-	-	-	-	100,000	100,000	200,000
26	Communication Center Fund Total		\$ 435,000	\$ 915,000	\$ 205,000	\$ 185,000	\$ 1,085,000	\$ 1,285,000	\$ 535,000	\$ 500,000	\$ 2,070,000	\$ 1,670,000	\$ 2,825,000	\$ 8,885,000
Water Fund														
28	Water	Water Line Replacements	\$ 1,250,000	\$ 1,388,000	\$ 1,428,000	\$ 1,468,000	\$ 1,435,000	\$ 500,000	\$ 1,523,000	\$ 500,000	\$ 1,615,000	\$ -	\$ 6,969,000	\$ 11,107,000
29	Water	Flow Line Replacements	2,550,000	6,000,000	400,000	-	500,000	7,500,000	500,000	7,500,000	-	-	9,450,000	24,950,000
30	Water	Kannah Creek Water system improvements	-	-	1,460,000	1,500,000	-	-	-	-	-	-	2,960,000	2,960,000
31	Water	Water Treatment Plant Modifications	500,000	40,000	40,000	340,000	1,040,000	202,000	958,000	150,000	2,320,000	-	1,960,000	5,590,000
32	Water	New Water Division Garage	-	-	400,000	-	-	-	-	-	-	-	400,000	400,000
33	Water	Grand Mesa Reservoir Improvements	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	250,000	500,000
34	Water	Juniata Reservoir Aeration	300,000	-	-	-	-	-	-	-	-	-	300,000	300,000
35	Water	Carson Lake Dam Rehabilitation	200,000	2,300,000	-	-	-	-	-	-	-	-	2,500,000	2,500,000
36	Water	Water Meter Replacement	570,000	530,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,250,000	1,500,000
37	Water	Somerville/Anderson Ranch Improvements	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	34,000	136,711	295,597
38	Water	Historic Water Treatment Plant Structural Eng	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
39	Water	Lead Water Line Replacements	85,000	-	-	-	-	-	-	-	-	-	85,000	85,000
40	Water Fund Total		\$ 5,580,750	\$ 10,334,523	\$ 3,855,318	\$ 3,436,138	\$ 3,103,982	\$ 8,331,851	\$ 3,111,747	\$ 8,281,669	\$ 4,067,619	\$ 134,000	\$ 26,310,711	\$ 50,237,597
Ridges Irrigation Fund														
41	Ridges Irrigation	Capital Improvements	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
42	Ridges Irrigation Fund		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000

**2020 Ten Year Capital Plans
Enterprise and Internal Service Funds
November 20th, 2019**

Ref Line #	Fund	Title	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029	Five Year TOTAL 2020-2024	Ten Year TOTAL 2020-2029
Sewer Fund														
43	Joint Sewer	Sewer Line Replacements/Rehabilitation	\$ 3,870,000	\$ 4,470,000	\$ 4,570,000	\$ 4,670,000	\$ 4,770,000	\$ 4,870,000	\$ 4,970,000	\$ 5,070,000	\$ 5,170,000	\$ 5,270,000	\$ 22,350,000	\$ 47,700,000
44	Joint Sewer	Sewer Improvement Districts	60,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,060,000	9,060,000
45	Joint Sewer	Lift Station Elimination/Rehabilitation	3,000,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	57,000	58,000	3,206,000	3,486,000
46	Joint Sewer	Collection System Equipment	160,000	50,000	51,000	52,000	53,000	54,000	55,000	56,000	57,000	58,000	366,000	646,000
47	Joint Sewer	Primary Clarifier Design & Construction	-	75,000	2,600,000	-	-	-	-	-	-	-	2,675,000	2,675,000
		Wastewater Treatment Plant Improvements and Asset												
48	Joint Sewer	Replacements	577,000	606,000	636,000	668,000	701,000	736,000	773,000	812,000	852,000	895,000	3,188,000	7,256,000
49	Joint Sewer	Plant Studies	50,000	-	50,000	-	250,000	-	-	-	175,000	250,000	350,000	775,000
50	Joint Sewer	Odor Control Improvements	500,000	500,000	500,000	-	-	-	-	-	-	-	1,500,000	1,500,000
51	Joint Sewer	CNG Gas Storage/Enhanced Fueling Station (DOLA \$520K)	1,080,000	-	-	-	-	-	-	-	-	-	1,080,000	1,080,000
		Parallel Tiara Rado Force Main Under Colorado (Design 2019,												
52	Joint Sewer	Construction 2020)	2,500,000	-	-	-	-	-	-	-	-	-	2,500,000	2,500,000
53	Sewer Fund Total		\$ 11,797,000	\$ 6,751,000	\$ 9,458,000	\$ 6,442,000	\$ 6,827,000	\$ 6,714,000	\$ 6,853,000	\$ 6,994,000	\$ 7,311,000	\$ 7,531,000	\$ 41,275,000	\$ 76,678,000
Internal Service Funds														
54	Info. Tech.	Phone System Replacement	\$ 464,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464,000	\$ 464,000
55	Info. Tech.	VMWare NSX Platform	212,217	212,217	-	-	-	-	-	-	-	-	424,434	424,434
56	Info. Tech.	Purchas Redlands Tower Communications Site	150,000	-	-	-	-	200,000	200,000	200,000	-	-	150,000	750,000
57	Information Technology Fund Total		\$ 826,217	\$ 212,217	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ 1,038,434	\$ 1,638,434
58	Fleet	Fleet Replacement	\$ 3,700,000	\$ 2,800,000	\$ 2,800,000	\$ 2,940,000	\$ 2,940,000	\$ 3,087,000	\$ 3,087,000	\$ 3,241,350	\$ 3,241,350	\$ 3,403,418	\$ 15,180,000	\$ 31,240,118
59	Fleet	Mobile Column Lifts	35,000	-	-	-	-	-	-	-	-	-	35,000	35,000
60	Fleet	CNG Compressors	-	-	-	225,000	-	-	-	-	-	-	225,000	225,000
61	Fleet Fund Total		\$ 3,735,000	\$ 2,800,000	\$ 2,800,000	\$ 3,165,000	\$ 2,940,000	\$ 3,087,000	\$ 3,087,000	\$ 3,241,350	\$ 3,241,350	\$ 3,403,418	\$ 15,440,000	\$ 31,500,118



Certificate of Participation ("COP")-Lease Purchase Supplemental Information

The City of Grand Junction has two COP issuances. One for the improvements of the stadium at Lincoln Park/Suplizio Field ("Stadium COP") and the other for public safety facilities ("Public Safety COP") located primarily at 6th and Ute. The useful life of the assets that were improved by the COP's extend past the term of the lease agreements.

The Stadium COP is through the Grand Junction Public Finance Corporation with an original issuance of \$7.77 million in COP's in 2010. The lease payment budgeted in Fund 614 for 2020 is \$530,406. Grand Junction Baseball Inc. partnered in the project and participates in the payment of the lease at \$300,000 per year. The lease term is through 2035, and the total remaining lease obligations including the 2020 payment referenced above is \$8,491,456.

The Public Safety COP is through Zions First National Bank with an original issuance of \$34.9 million in COP's in 2010. In 2019, the outstanding COPs were re-financed at a lower interest rate with no change in the lease term resulting in significant savings in future total lease obligations. The lease payment budgeted in Fund 610 for 2020 is \$2,025,150. The E911 Regional Communication Center participates in the payment of the lease at \$500,000 per year through the Enhanced 911 Fund. The City will receive one final Build America Bonds interest subsidy in the estimated amount of \$17,000 in 2020. The lease term is through 2040 and the total remaining lease obligation including the 2020 payment referenced is \$44,509,813.



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
100 General Fund			
Revenue			
<u>Taxes</u>			
4010.01 - Property Tax_Specific Ownership, None	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
4010.None - Property Tax, None	7,663,330	7,792,739	8,579,651
4020.01 - Sales Tax_Audits, None	300,000	300,000	300,000
4020.02 - Sales Tax_Revenue Recovery Group, None	(60,000)	(60,000)	(60,000)
4020.03 - Sales Tax_City Share of County, None	7,366,244	7,366,244	7,513,569
4020.04 - Sales Tax_Refunds, None	(20,000)	(20,000)	(20,000)
4020.06 - Sales Tax_County Public Safety Tax, None	566,724	602,808	614,864
4020.None - Sales Tax, None	35,418,660	35,418,660	36,155,664
4025.None - Use Tax, None	1,018,182	1,018,182	1,018,182
4050.01 - Severance Tax_Mineral Leasing, None	412,149	412,149	471,671
4050.None - Severance Tax, None	636,795	636,795	364,027
4055.01 - Franchise Tax_Public Service, None	2,200,000	2,200,000	2,200,000
4055.02 - Franchise Tax_GV Rural Power, None	250,000	250,000	250,000
4055.04 - Franchise Tax_Cable Television, None	680,000	345,000	340,000
4060.None - Cigarette Tax, None	250,000	250,000	250,000
4070.None - Beer/Liquor Occupational Tax, None	50,000	50,000	50,000
4075.None - Highway Users Tax, None	2,261,202	2,766,652	2,268,524
4076.None - Add Motor Vehicle Reg Fee, None	96,000	96,000	99,000
4077.None - Apportioned Highway Reg Fee, None	140,000	140,000	150,000
4078.None - Mesa County Road/Bridge Tax, None	215,000	215,000	215,000
Taxes Total	\$ 60,544,286	\$ 60,880,229	\$ 61,860,152
<u>Licenses and Permits</u>			
4100.01 - Lic/Permit Rev_Sales Tax, None	\$ 6,000	\$ 6,000	\$ 6,100
4100.02 - Lic/Permit Rev_Liquor/Beer , None	10,000	10,000	10,000
4100.03 - Lic/Permit Rev_Managers Reg , None	750	750	750
4100.04 - Lic/Permit Rev_Liq/Beer Renewal, None	15,000	15,000	15,000
4100.05 - Lic/Permit Rev_Special Events, None	4,250	4,250	4,250
4100.06 - Lic/Permit Rev_Burning/Prevent, None	11,000	11,000	11,000
4100.08 - Lic/Permit Rev_Curb/Gutter/Side, None	20,000	20,000	23,000
4100.None - Lic/Permit Rev, None	69,562	69,562	96,818
Licenses and Permits Total	\$ 136,562	\$ 136,562	\$ 166,918
<u>Intergovernmental</u>			
4200.01 - Grant/Reimb Rev_Federal, None	\$ -	\$ 103,369	\$ 200,000
4200.03 - Grant/Reimb Rev_State, None	427,790	460,217	18,425
4200.04 - Grant/Reimb Rev_Other, None	266,466	266,466	286,499
4200.05 - Grant/Reimb Rev_Pending Award, None	486,500	486,500	1,541,396
4200.07 - Grant/Reimb Rev_GOCO, None	-	110,000	-
4200.None - Grant/Reimb Rev, None	340,275	282,442	10,800
Intergovernmental Total	\$ 1,521,031	\$ 1,708,994	\$ 2,057,120
<u>Charges for Service</u>			
4100.09 - Lic/Permit Rev_Ownrshp Trnsfer, None	\$ 5,100	\$ 5,100	\$ 5,100
4100.10 - Lic/Permit Rev_New Liq/Beer Appl, None	6,000	6,000	12,000

2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
4100.11 - Lic/Permit Rev_Mod Premise Fee, None	300	300	300
4100.12 - Lic/Permit Rev_Fence/Sign/Home, None	8,200	8,200	8,500
4100.13 - Lic/Permit Rev_Clearances, None	18,000	18,000	20,000
4300.None - Merchandise Sales, None	6,200	6,200	6,700
4305.None - Marketing Services Revenue, None	15,500	15,500	12,500
4310.01 - Weed Removal_Admin Fee, None	775	775	775
4310.None - Weed Removal, None	2,600	8,000	8,000
4315.None - Development Fees, None	70,000	70,000	92,000
4320.None - False Alarms, None	4,500	4,500	5,000
4325.None - Rural Fire District Contract, None	1,900,000	1,900,000	1,900,000
4326.None - Wildland Fire Mitigation, None	450,000	100,000	300,000
4327.None - Hazardous Materials Mitigation, None	2,500	2,500	1,500
4328.01 - Ambulance Transports_Offset, None	(6,200,000)	(6,455,958)	(6,993,958)
4328.None - Ambulance Transports, None	9,729,503	10,299,136	11,159,795
4330.01 - Prof Svcs Rev_CMU, None	469,995	469,995	504,442
4330.02 - Prof Svcs Rev_Street Cut Repair, None	25,000	25,000	30,000
4330.03 - Prof Svcs Rev_Highway Maint, None	60,000	60,000	60,000
4330.04 - Prof Svcs Rev_Traffic Sign/Strip, None	386,271	386,271	386,271
4330.None - Prof Svcs Rev, None	278,946	278,946	183,946
4350.03 - Grave Space Sale_Buyback/Exp, None	-	-	(6,000)
4350.None - Grave Space Sale, None	63,868	63,868	70,000
4355.01 - Grave Openings_Vault, None	31,770	31,770	29,000
4355.02 - Grave Openings_Vault Setting Fee, None	10,800	10,800	12,000
4355.None - Grave Openings, None	69,812	69,812	65,000
4360.01 - Fee Revenue_Admissions, None	283,500	283,500	283,500
4360.03 - Fee Revenue_Lessons, None	102,000	102,000	117,550
4360.14 - Fee Revenue_Traffic School, None	10,000	8,000	8,000
4360.16 - Fee Revenue_OJW, None	5,000	4,000	4,000
4360.17 - Fee Revenue_Altered Dog, None	2,800	2,000	2,100
4360.18 - Fee Revenue_Scholarships, None	(2,500)	(2,500)	(1,200)
4360.19 - Fee Revenue_Diversion Program, None	-	-	5,000
4360.20 - Fee Revenue_Payment Plan, None	8,000	5,000	5,000
4360.23 - Fee Revenue_Diversion Penalty, None	-	-	2,240
4360.24 - Fee Revenue_Animal Control, None	-	-	300
4360.25 - Fee Revenue_Sealing of Records, None	3,000	2,000	2,000
4360.None - Fee Revenue, None	699,167	693,167	796,812
4363.01 - Food/Bev Sales_Concessions, None	18,700	18,700	22,000
4363.03 - Food/Bev Sales_Liquor, None	71,900	71,900	55,500
4370.01 - Facility Use Fees_Baseball, None	82,000	82,000	79,142
4370.02 - Facility Use Fees_Football, None	10,000	10,000	22,000
4370.04 - Facility Use Fees_Concessions, None	56,900	56,900	51,000
4370.05 - Facility Use Fees_Softball, None	10,750	10,750	8,900
4370.06 - Facility Use Fees_Multi-Purpose, None	50,000	50,000	58,000
4370.07 - Facility Use Fees_Hospitality Room, None	20,000	20,000	27,000
4370.08 - Facility Use Fees_Pinnacle Venue Services, None	20,000	23,000	23,400



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
4370.None - Facility Use Fees, None	124,727	124,727	141,750
4375.None - Parks Use Fees, None	102,163	102,163	96,613
4415.None - Delinquent Charges, None	15,000	15,000	15,000
4700.01 - Misc Revenue_NSF Fees, None	400	400	400
4700.02 - Misc Revenue_Manuals, Copies, None	20	20	50
4700.04 - Misc Revenue_Over/Short, None	-	-	50
4700.None - Misc Revenue, None	102,233	112,233	112,130
4720.None - Uncollected Revenues, None	-	-	(3,400)
Charges for Service Total	\$ 9,211,400	\$ 9,179,675	\$ 9,807,708
<u>Fines and Forfeitures</u>			
4410.01 - Fines_Animal Control, None	\$ 15,000	\$ 15,000	\$ 15,000
4410.02 - Fines_Muni Accident Assessment, None	34,000	34,000	34,000
4410.03 - Fines_DUI, None	10,000	10,000	10,000
4410.04 - Fines_Drug Surcharge, None	6,600	6,600	6,600
4410.05 - Fines_Substance Tests, None	10,000	10,000	10,000
4410.06 - Fines_No Insurance, None	20,000	18,000	18,000
4410.07 - Fines_Sex Offender Registration, None	8,500	8,500	12,000
4410.None - Fines, None	300,000	250,000	250,000
4435.02 - Unclaimed Funds_Bond Forfeitures, None	1,950	1,950	-
4435.None - Unclaimed Funds, None	-	-	22,000
Fines and Forfeitures Total	\$ 406,050	\$ 354,050	\$ 377,600
<u>Interfund Revenue</u>			
4390.01 - Interfund Chgs_Water, None	\$ 596,006	\$ 596,006	\$ 680,489
4390.02 - Interfund Chgs_Sewer, None	667,000	667,000	692,346
4390.03 - Interfund Chgs_Solid Waste, None	326,850	326,850	344,258
4390.04 - Interfund Chgs_Comm Center, None	332,502	332,502	344,109
4390.05 - Interfund Chgs_Visit GJ, None	81,994	81,994	84,594
4390.06 - Interfund Chgs_Irrigation, None	20,980	20,980	22,778
4390.07 - Interfund Chgs_Parking, None	53,805	53,805	55,541
4390.11 - Interfund Chgs_LP Golf, None	37,650	37,650	39,383
4390.12 - Interfund Chgs_TR Golf, None	93,778	93,778	95,869
4390.16 - Interfund Chgs_DDA, None	26,321	26,321	30,689
Interfund Revenue Total	\$ 2,236,886	\$ 2,236,886	\$ 2,390,056
<u>Interest</u>			
4610.None - Interest Income, None	\$ 674,854	\$ 658,274	\$ 518,400
Interest Total	\$ 674,854	\$ 658,274	\$ 518,400
<u>Other</u>			
4650.None - Lease Revenue, None	\$ 5,800	\$ 5,800	\$ 5,800
4750.None - Donations, None	48,850	56,656	54,563
4755.01 - Contributions_Employee, None	-	177,436	176,500
4755.02 - Contributions_Retiree Dependents, None	-	199,029	152,500
4755.03 - Contributions_Buy-In, None	-	25,500	-
4755.07 - Contributions_Retiree Premiums, None	-	95,101	104,250
4760.None - Insurance Reimbursement, None	-	-	251
Other Total	\$ 54,650	\$ 559,522	\$ 493,864



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Capital Proceeds				
4665.None - Sale of Equipment, None	\$ 12,000	\$ 12,000	\$ 12,000	
Capital Proceeds Total	\$ 12,000	\$ 12,000	\$ 12,000	
Total Revenue	\$ 74,797,719	\$ 75,726,192	\$ 77,683,818	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 31,522,625	\$ 30,823,347	\$ 34,483,808	
5010.None - Cellular Telephone, None	31,144	31,144	28,351	
5100.None - Holiday Pay, None	22,149	22,149	22,232	
5290.None - Seasonal Part-Time, None	1,988,184	1,965,329	2,290,974	
5390.02 - Overtime_Constant Manning, None	549,962	549,962	415,252	
5390.05 - Overtime_FLSA, None	100,238	100,238	103,778	
5390.07 - Overtime_Holiday Pay, None	143,939	143,939	143,980	
5390.None - Overtime, None	1,254,743	1,254,743	1,126,038	
5405.None - Other Compensation, None	40,000	40,000	-	
5410.None - Awards, None	13,100	13,100	14,850	
5420.01 - Gen Retire Plan_Forfeitures, None	(100,000)	(100,000)	(100,000)	
5420.None - Gen Retire Plan, None	798,627	798,627	882,292	
5450.None - Leave Payout, None	163,995	163,995	162,018	
5480.None - PTO Buyout, None	55,000	55,001	55,000	
5505.None - Referral Bonus, None	5,000	5,000	-	
5510.None - Social Security Cont, None	934,976	934,976	1,022,921	
5515.None - Medicare Cont, None	511,337	511,337	559,646	
5520.None - Deferred Compensation, None	6,385	6,385	6,666	
5545.None - Old Hire Fire Pension, None	417,150	417,150	417,150	
5550.01 - Police Retirement Plan_Forfeitures, None	(50,000)	(50,000)	(50,000)	
5550.None - Police Retirement Plan, None	1,005,698	1,005,698	1,048,748	
5555.01 - Fire Retirement Plan_Forfeitures, None	(20,000)	(20,000)	(20,000)	
5555.None - Fire Retirement Plan, None	811,546	811,546	898,433	
5610.02 - Worker's Compensation Claims Experience, None	-	-	430,976	
5610.None - Worker's Compensation, None	994,940	994,940	473,094	
5615.None - Unemployment, None	140,000	140,000	125,000	
5620.None - Dental Insurance, None	306,506	306,506	338,772	
5625.16 - Health Insurance_Retirees, None	-	626,796	643,000	
5625.17 - Health Insurance_Retiree Dependants, None	-	155,023	152,500	
5625.None - Health Insurance, None	6,075,643	5,875,643	6,174,910	
5630.15 - Life Insurance_Retired Employ, None	2,184	2,184	20,160	
5630.None - Life Insurance, None	45,470	45,470	50,081	
5635.None - Long Term Disability, None	115,847	115,847	127,419	
5640.None - FPPA Disability, None	340,415	340,415	394,059	
5645.None - Fire Cardiac/Cancer Benefits, None	14,525	14,525	52,060	
5820.02 - Allowances_Automobile, None	36,188	36,188	32,198	
Labor and Benefits Total	\$ 48,277,516	\$ 48,137,203	\$ 52,526,366	
Non Personnel Operating				
6010.01 - Cost of Goods Sold_Adjustments, None	\$ 500	\$ 500	\$ 450	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6010.None - Cost of Goods Sold, None	9,600	9,600	8,640
6020.None - Fuel, None	2,000	2,000	1,800
6105.01 - Operating Supply_Ammunition, None	81,020	81,020	75,500
6105.02 - Operating Supply_Business Meals, None	27,980	27,980	28,192
6105.03 - Operating Supply_Comput/Printer, None	3,600	3,600	2,840
6105.06 - Operating Supply_Evidence, None	29,500	29,500	30,000
6105.08 - Operating Supply_Janitorial, None	9,250	9,250	6,975
6105.09 - Operating Supply_Medical, None	158,000	158,000	165,000
6105.10 - Operating Supply_Minor Equip, None	32,150	32,150	29,010
6105.11 - Operating Supply_Office, None	47,250	47,250	45,955
6105.13 - Operating Supply_Small Tools, None	9,425	9,425	17,017
6105.14 - Operating Supply_Trophy/Certs, None	4,055	4,055	4,425
6105.None - Operating Supply, None	509,478	533,053	460,947
6120.None - Postage/Freight, None	53,950	53,950	57,780
6125.01 - Uniforms/Clothing_Protective Clothing, None	50,000	50,000	45,000
6125.None - Uniforms/Clothing, None	212,960	212,960	272,579
6130.01 - Materials_Asphalt, None	65,000	65,000	-
6130.02 - Materials_Gravel, Sand, Soil, None	60,600	60,600	55,040
6130.03 - Materials_Nursery Stock, None	33,770	33,770	30,400
6130.04 - Materials_Paint, None	180,710	180,710	177,609
6130.05 - Materials_Road Salt, None	60,000	60,000	60,001
6130.None - Materials, None	9,500	9,500	8,550
6145.None - Chemical/Fertilizers, None	118,030	126,530	108,150
6150.04 - Pipe & Supplies_Pipe, None	-	-	13,000
6150.None - Pipe & Supplies, None	104,750	104,750	82,575
6155.None - Food for Concessions, None	11,780	11,780	11,200
6156.None - Bar Stock, None	27,000	27,000	19,050
6160.01 - Equip Parts/Supply_Batteries, None	3,045	3,045	3,000
6160.04 - Equip Parts/Supply_Parts, None	17,250	17,250	15,455
6210.01 - Repairs/Maint_Buildings, None	18,000	18,000	16,200
6210.04 - Repairs/Maint_Equipment, None	52,098	52,098	46,950
6210.10 - Repairs/Maint_Signal Light, None	34,000	34,000	30,600
6210.18 - Repairs/Maint_Pedestrian/Schools, None	5,000	5,000	4,500
6210.None - Repairs/Maint, None	203,698	203,698	158,470
6270.01 - Damage Repair_City Property, None	41,000	41,000	59,000
6270.02 - Damage Repair_Outside Property, None	4,030	4,030	4,700
6270.03 - Damage Repair_Vehicles, None	5,725	5,725	8,950
6310.01 - Printing/Publications_Calendars, None	45,000	45,000	50,000
6310.None - Printing/Publications, None	42,275	42,275	48,330
6400.01 - Advertising_Brochures, None	12,000	12,000	38,000
6400.04 - Advertising_Ordinance/Resolution, None	3,500	3,500	3,150
6400.None - Advertising, None	98,100	98,100	67,800
6510.02 - Telephone_Cellular, None	4,450	2,455	4,085
6550.02 - Utilities_Elect-Street Lights, None	1,490,000	1,368,000	1,390,000
6550.03 - Utilities_Elect-Traffic Signals, None	28,000	28,000	30,000



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6550.05 - Utilities_Sewer, None	27,280	27,280	27,779
6550.06 - Utilities_Solid Waste, None	67,900	67,900	75,576
6550.07 - Utilities_Water, None	688,780	455,530	650,196
6550.08 - Utilities_Water Fees, None	28,300	10,700	49,808
6550.10 - Utilities_Cable/Internet, None	3,000	3,000	3,000
6640.01 - Rent_Equipment, None	97,000	97,000	107,800
6640.03 - Rent_Property/Space, None	44,385	44,385	45,788
6720.04 - Insurance Premiums_Pork & Hops, None	1,000	1,000	-
6720.None - Insurance Premiums, None	5,000	5,000	5,500
6770.None - CIRSA Deductibles, None	2,000	2,000	-
6825.01 - Allowance/Reimb_Mileage, None	3,770	3,770	2,058
6825.03 - Allowance/Reimb_Tuition, None	36,000	36,000	36,000
6830.01 - Professional Develop_Training, None	610,950	610,950	842,561
6830.02 - Professional Develop_Travel, None	70,100	70,100	34,900
6835.None - Dues, None	281,621	281,621	181,119
7100.02 - Legal_Litigation, None	10,000	10,000	10,000
7100.03 - Legal_Research, None	8,500	8,500	8,500
7310.02 - Charges/Fees_Credit Card, None	10,796	10,796	14,113
7310.03 - Charges/Fees_Filing, None	5,350	5,350	5,815
7310.04 - Charges/Fees_Landfill, None	85,200	85,200	91,650
7310.07 - Charges/Fees_Treasurer, None	159,000	159,000	143,100
7310.None - Charges/Fees, None	102,180	102,180	109,552
7410.01 - Contract Svcs_Animal Control, None	265,000	265,000	282,500
7410.04 - Contract Svcs_Blood Testing, None	54,154	54,154	11,485
7410.05 - Contract Svcs_Collections, None	150	150	1,000
7410.07 - Contract Svcs_Consultant, None	5,900	5,900	810
7410.10 - Contract Svcs_Dump Truck, None	102,400	102,400	153,425
7410.11 - Contract Svcs_Elections, None	84,000	110,078	45,000
7410.13 - Contract Svcs_Financial Audit, None	20,662	20,662	21,695
7410.20 - Contract Svcs_Physicals, None	55,000	55,000	49,500
7410.21 - Contract Svcs_Random Drug Screen, None	8,000	8,000	7,200
7410.23 - Contract Svcs_Rolloff Tanks, None	62,000	62,000	80,000
7410.24 - Contract Svcs_Security, None	74,190	74,190	91,691
7410.26 - Contract Svcs_Televised Broadcast, None	10,000	10,000	10,500
7410.27 - Contract Svcs_Traffic Control, None	47,500	47,500	45,500
7410.35 - Contract Svcs_Legal, None	30,000	30,000	30,000
7410.None - Contract Svcs, None	896,245	942,761	856,729
7430.05 - Contract Maintenance_Building, None	3,500	3,500	3,500
7430.13 - Contract Maintenance_Elevator, None	4,500	4,500	5,640
7430.None - Contract Maintenance, None	38,420	38,420	37,600
7500.01 - Recruitment_Backgrounds, None	18,000	18,000	16,200
7500.02 - Recruitment_Candidates, None	5,000	5,000	8,000
7500.03 - Recruitment_Dispatch, None	14,000	14,000	12,000
7500.05 - Recruitment_Fire, None	15,000	15,000	13,500
7500.06 - Recruitment_Police, None	40,000	99,500	36,000



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7500.07 - Recruitment_Relocation Expense, None	25,000	25,000	10,000
7500.None - Recruitment, None	5,000	5,000	40,000
7505.03 - Personnel Prog_Awards Dinner, None	14,000	14,000	14,000
7505.04 - Personnel Prog_EAP, None	32,050	32,050	30,954
7505.07 - Personnel Prog_Medical Exams, None	36,000	36,000	67,580
7505.08 - Personnel Prog_NEO, None	1,500	1,500	1,500
7505.10 - Personnel Prog_Recognition Prog, None	13,000	13,000	12,500
7505.11 - Personnel Prog_Flex Spending, None	9,000	9,000	7,164
7505.13 - Personnel Prog_Wellness, None	17,000	17,000	-
7505.None - Personnel Prog, None	25,100	25,100	22,690
7520.None - Hazardous Waste Disposal, None	500	500	200
7530.None - Licenses/Permits, None	5,300	5,300	2,300
7585.None - Comm Participat, None	33,925	33,925	41,005
7820.None - Grant Distributions, None	-	110,000	-
7821.None - Grant Expendture Pending Award, None	486,500	486,500	1,541,396
7825.02 - Contributions_Business Incubator, None	53,600	53,600	53,600
7825.05 - Contributions_Downtown BID, None	15,269	15,269	15,269
7825.07 - Contributions_GJEP, None	40,000	40,000	40,000
7825.08 - Contributions_Grand Valley Trans, None	515,000	515,000	501,500
7825.12 - Contributions_Mesa Land Trust, None	10,000	10,000	10,000
7825.14 - Contributions_Colorado Mesa University, None	900,000	900,000	1,050,000
7825.16 - Contributions_PIAB, None	14,000	14,000	-
7825.17 - Contributions_Riverfront, None	17,121	17,121	17,121
7825.23 - Contributions_Western Slope Center for Children, None	87,500	87,500	47,500
7825.27 - Contributions_Hilltop, None	51,000	51,000	45,000
7825.28 - Contributions_Facade Program, None	30,000	30,000	30,000
7825.29 - Contributions_Arts & Culture Grants, None	40,000	40,000	40,000
7825.31 - Contributions_ED Partners, None	369,700	369,700	400,000
7825.33 - Contributions_Housing Authority, None	105,000	105,000	75,000
7825.35 - Contributions_Homeward Bound, None	50,000	250,000	25,845
7825.36 - Contributions_Homeless Plan, None	35,000	35,000	-
7825.38 - Contributions_Botanical Gardens, None	-	19,650	-
7825.40 - Contributions_Museum of Western CO, None	20,000	20,000	5,000
7825.41 - Contributions_Foreign Trade Zone, None	100,000	100,000	-
7825.42 - Contributions_DDA, None	1,275,248	1,208,165	1,291,921
7825.43 - Contributions_STRIVE, None	102,500	102,500	50,000
7825.44 - Contributions_Karis/The House, None	59,000	59,000	36,832
7825.46 - Contributions_Habitat for Humanity, None	-	-	50,000
7825.None - Contributions, None	34,301	1,034,301	32,150
7900.02 - Operating Equip_Computer Hardwar, None	17,475	17,475	9,000
7900.03 - Operating Equip_Computer Softwar, None	189,032	208,532	2,825
7900.04 - Operating Equip_Machinery & Tool, None	28,475	28,475	34,350
7900.07 - Operating Equip_Operating Capital Plan, None	934,236	1,042,004	1,594,690
7900.None - Operating Equip, None	261,766	283,135	325,695
7910.None - Furniture/Fixtures, None	7,500	7,500	1,950



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6510.09 - Telephone_Air Cards/Mobile Device, None	217,608	217,608	221,556	
6510.None - Telephone, None	169,227	169,227	186,987	
6550.09 - Utilities_Energy Service Contract, None	28,825	28,825	29,605	
7610.None - Comm Center Charges, None	2,819,062	2,819,062	3,083,709	
7620.01 - Data Process Chgs_Basic, None	2,246,835	2,246,835	2,230,816	
7620.02 - Data Process Chgs_Equip Replace, None	286,431	286,431	298,756	
7620.03 - Data Process Chgs_Direct, None	1,765,349	1,765,349	2,356,494	
7630.01 - Medical Programs_Health Programs, None	426,880	426,880	449,830	
7630.02 - Medical Programs_HSA Match, None	132,000	132,000	163,500	
7630.03 - Medical Programs_Wellness Awards, None	102,009	102,009	87,600	
7640.None - Liability Insurance, None	398,232	398,232	517,200	
7655.01 - Interfund Line Rep_Persigo Rent, None	30,000	30,000	27,000	
7680.None - Interfund Fuel, None	524,817	524,817	518,043	
7685.01 - Fleet Accrual_Replacement, None	1,825,250	1,825,250	2,494,261	
7685.02 - Fleet Accrual_Maintenance, None	1,142,808	1,142,808	1,290,019	
7690.01 - Facility Accrual_Maintenance, None	766,762	766,762	815,904	
7695.None - Interfund Utilities, None	622,754	622,754	654,192	
Non Personnel Operating Total	\$ 27,792,209	\$ 28,992,737	\$ 31,063,174	
Capital Outlay				
8100.05 - Capital Equip_Vehicles/Machinery_New Acquisition, None	\$ 558,974	\$ 1,479,887	\$ 835,666	
8100.None - Capital Equip, None	28,000	28,000	-	
8215.None - Facility Improvements, None	-	14,000	-	
8225.None - Land Acquisition, None	-	1,805,000	-	
Capital Outlay Total	\$ 586,974	\$ 3,326,887	\$ 835,666	
Total Expenditures	\$ 76,656,699	\$ 80,456,827	\$ 84,425,206	
Transfers In				
4814.None - Transfer in CDBG Fund, None	\$ 25,000	\$ 25,000	\$ 34,220	
4817.None - Transfer in First Responder Sales Tax, None	-	-	7,898,304	
4821.None - Transfer in Sales Tax CIP, None	3,196,793	3,196,793	3,225,290	
4832.None - Transfer in Solid Waste, None	180,000	180,000	180,000	
4874.None - Transfer in Perpetual Care, None	37,133	37,133	29,600	
Transfers In Total	\$ 3,438,926	\$ 3,438,926	\$ 11,367,414	
Transfers Out				
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 1,550,000	\$ 6,904,471	\$ -	
Transfers Out Total	\$ 1,550,000	\$ 6,904,471	\$ -	
Contingency and Reserves				
8920.None - Contingency, None	\$ 175,000	\$ 175,000	\$ 175,000	
Contingency and Reserves Total	\$ 175,000	\$ 175,000	\$ 175,000	
102 Visit Grand Junction				
Revenue				
Taxes				
4030.None - Vendor's Fee Reduction, None	\$ 803,841	\$ 1,066,114	\$ 872,351	
4040.None - Lodging Tax, None	1,588,609	1,633,090	1,691,881	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Taxes Total	\$ 2,392,450	\$ 2,699,204	\$ 2,564,232	
<u>Charges for Service</u>				
4305.None - Marketing Services Revenue, None	\$ 9,500	\$ 7,000	\$ 7,200	
Charges for Service Total	\$ 9,500	\$ 7,000	\$ 7,200	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 7,388	\$ 273	\$ 1,700	
Interest Total	\$ 7,388	\$ 273	\$ 1,700	
<u>Intergovernmental</u>				
4200.03 - Grant/Reimb Rev_State, None	\$ -	\$ 25,000	\$ -	
4200.04 - Grant/Reimb Rev_Other, None	-	25,000	-	
4200.05 - Grant/Reimb Rev_Pending Award, None	41,767	-	-	
Intergovernmental Total	\$ 41,767	\$ 50,000	\$ -	
Total Revenue	\$ 2,451,105	\$ 2,756,477	\$ 2,573,132	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 500,625	\$ 452,174	\$ 487,167	
5010.None - Cellular Telephone, None	-	-	1,804	
5290.None - Seasonal Part-Time, None	12,440	12,440	6,720	
5390.01 - Overtime_Callback, None	-	-	76	
5390.10 - Overtime_Standby, None	-	-	592	
5390.None - Overtime, None	2,944	2,944	-	
5420.None - Gen Retire Plan, None	33,426	33,426	32,813	
5510.None - Social Security Cont, None	32,147	32,147	30,816	
5515.None - Medicare Cont, None	7,522	7,522	7,212	
5610.02 - Worker's Compensation Claims Experience, None	-	-	6,600	
5610.None - Worker's Compensation, None	1,893	1,893	306	
5620.None - Dental Insurance, None	7,662	7,662	4,311	
5625.None - Health Insurance, None	140,970	89,602	84,750	
5630.None - Life Insurance, None	702	702	648	
5635.None - Long Term Disability, None	1,751	1,751	1,620	
5820.02 - Allowances_Automobile, None	2,401	2,401	2,401	
Labor and Benefits Total	\$ 744,483	\$ 644,664	\$ 667,836	
<u>Non Personnel Operating</u>				
6105.02 - Operating Supply_Business Meals, None	\$ 8,500	\$ 8,500	\$ 8,500	
6105.03 - Operating Supply_Comput/Printer, None	1,200	1,200	500	
6105.08 - Operating Supply_Janitorial, None	1,500	1,500	1,100	
6105.10 - Operating Supply_Minor Equip, None	500	500	500	
6105.11 - Operating Supply_Office, None	1,500	1,500	1,500	
6105.None - Operating Supply, None	9,855	9,855	10,000	
6120.None - Postage/Freight, None	22,000	52,765	12,500	
6210.01 - Repairs/Maint_Buildings, None	5,000	5,000	5,000	
6210.04 - Repairs/Maint_Equipment, None	-	-	2,000	
6210.None - Repairs/Maint, None	1,000	1,000	1,000	
6310.None - Printing/Publications, None	35,000	53,950	50,450	
6400.05 - Advertising_Special Events, None	22,500	24,950	31,000	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
	2019	2019	2020	
Classification-Account-Description	Adopted	Amended	Recommended	
	Budget	Budget	Budget	
6400.06 - Advertising_Special Programs, None	97,800	89,300	93,000	
6400.None - Advertising, None	92,000	56,000	85,000	
6550.05 - Utilities_Sewer, None	500	500	540	
6550.06 - Utilities_Solid Waste, None	700	700	750	
6550.07 - Utilities_Water, None	2,200	2,200	1,980	
6550.10 - Utilities_Cable/Internet, None	-	1,200	1,000	
6825.01 - Allowance/Reimb_Mileage, None	1,075	1,075	750	
6830.01 - Professional Develop_Training, None	18,000	29,000	32,000	
6835.None - Dues, None	14,275	14,275	15,315	
7410.07 - Contract Svcs_Consultant, None	146,000	146,000	33,000	
7410.13 - Contract Svcs_Financial Audit, None	686	686	684	
7410.28 - Contract Svcs_Website, None	170,000	170,000	150,000	
7410.None - Contract Svcs, None	1,038,186	1,218,400	1,752,480	
7430.12 - Contract Maintenance_Janitorial, None	-	3,525	9,000	
7585.None - Comm Participat, None	1,465	1,465	1,250	
7700.None - Special Events, None	84,000	10,000	10,000	
7821.None - Grant Expendture Pending Award, None	50,000	55,000	-	
7900.03 - Operating Equip_Computer Softwar, None	-	1,950	-	
7900.None - Operating Equip, None	-	3,265	-	
6510.09 - Telephone_Air Cards/Mobile Device, None	660	660	-	
6510.None - Telephone, None	5,697	5,697	4,322	
6550.09 - Utilities_Energy Service Contract, None	2,019	2,019	2,074	
7620.01 - Data Process Chgs_Basic, None	55,242	55,242	53,520	
7620.02 - Data Process Chgs_Equip Replace, None	4,560	4,560	4,960	
7620.03 - Data Process Chgs_Direct, None	251,228	211,228	211,148	
7630.01 - Medical Programs_Health Programs, None	7,452	7,452	6,814	
7630.02 - Medical Programs_HSA Match, None	-	-	750	
7630.03 - Medical Programs_Wellness Awards, None	1,781	1,781	1,200	
7640.None - Liability Insurance, None	1,447	1,447	1,879	
7650.01 - Interfund Chgs_General Govt, None	81,994	81,994	84,594	
7680.None - Interfund Fuel, None	1,041	1,041	774	
7685.01 - Fleet Accrual_Replacement, None	2,039	2,039	7,524	
7685.02 - Fleet Accrual_Maintenance, None	864	864	683	
7695.None - Interfund Utilities, None	6,733	6,733	7,073	
Non Personnel Operating Total	\$ 2,248,199	\$ 2,348,018	\$ 2,698,114	
Total Expenditures	\$ 2,992,682	\$ 2,992,682	\$ 3,365,950	
Transfers In				
4816.None - Transfer In Lodgers Tax, None	\$ 653,186	\$ 653,186	\$ 704,950	
Transfers In Total	\$ 653,186	\$ 653,186	\$ 704,950	
Transfers Out				
9303.None - Transfers to TRCC Fund, None	\$ 200,000	\$ 200,000	\$ 200,000	
Transfers Out Total	\$ 200,000	\$ 200,000	\$ 200,000	

104 CDBG Fund

Revenue



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Intergovernmental				
4200.01 - Grant/Reimb Rev_Federal, None	\$ 465,028	\$ 659,086	\$ 561,255	
Intergovernmental Total	\$ 465,028	\$ 659,086	\$ 561,255	
Interest				
4610.None - Interest Income, None	\$ 1,628	\$ 1,628	\$ -	
Interest Total	\$ 1,628	\$ 1,628	\$ -	
Total Revenue	\$ 466,656	\$ 660,714	\$ 561,255	
Expenditures				
Non Personnel Operating				
7820.None - Grant Distributions, None	\$ 261,528	\$ 261,528	\$ 273,035	
Non Personnel Operating Total	\$ 261,528	\$ 261,528	\$ 273,035	
Total Expenditures	\$ 261,528	\$ 261,528	\$ 273,035	
Transfers Out				
9100.None - Transfers to General Fund, None	\$ 25,000	\$ 25,000	\$ 25,000	
9201.None - Transfers to Sales Tax CIP Fund, None	232,186	354,186	243,220	
9301.None - Transfer to Water Fund, None	20,000	20,000	20,000	
Transfers Out Total	\$ 277,186	\$ 399,186	\$ 288,220	
105 Parkland Expansion Fund				
Revenue				
Fines and Forfeitures				
4410.01 - Fines_Animal Control, None	\$ 8,000	\$ 2,500	\$ 2,500	
4410.None - Fines, None	-	-	-	
Fines and Forfeitures Total	\$ 8,000	\$ 2,500	\$ 2,500	
Interest				
4610.None - Interest Income, None	\$ 9,974	\$ 6,212	\$ 3,700	
Interest Total	\$ 9,974	\$ 6,212	\$ 3,700	
Other				
4315.01 - Development Fees_Land, None	\$ 300,000	\$ 300,000	\$ 350,000	
4315.02 - Development Fees_Unit, None	50,000	50,000	168,000	
Other Total	350,000	350,000	518,000	
Total Revenue	\$ 367,974	\$ 358,712	\$ 524,200	
Expenditures				
Transfers Out				
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 1,137,589	\$ 1,137,589	\$ 443,542	
Transfers Out Total	\$ 1,137,589	\$ 1,137,589	\$ 443,542	
106 Lodger's Tax Increase Fund				
Revenue				
Taxes				
4045.None - 2019 Lodging Tax, None	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Taxes Total	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Total Revenue	\$ 1,567,646	\$ 1,567,646	\$ 1,691,880	
Expenditures				
Non Personnel Operating				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
7825.30 - Contributions_Greater Grand Jct Sports Commission, None	\$ 391,912	\$ 391,912	\$ 422,971		
7825.45 - Contributions_Grand Junction Air Alliance, None	\$ 522,548	\$ 522,548	\$ 563,960		
Non Personnel Operating Total	\$ 914,460	\$ 914,460	\$ 986,931		
Total Expenditures	\$ 914,460	\$ 914,460	\$ 986,931		
Transfers Out					
9102.None - Transfer to Visit GJ Fund, None	\$ 653,186	\$ 653,186	\$ 704,950		
Transfers Out Total	\$ 653,186	\$ 653,186	\$ 704,950		
107 First Responder Tax Fund					
Revenue					
<u>Intergovernmental</u>					
4020.07 - Sales Tax_First Responder Tax, None	\$ -	\$ -	\$ 9,120,260		
Intergovernmental Total	\$ -	\$ -	\$ 9,120,260		
Total Revenue	\$ -	\$ -	\$ 9,120,260		
Expenditures					
<u>Transfers Out</u>					
9100.None - Transfers to General Fund, None	\$ -	\$ -	\$ 7,898,304		
9201.None - Transfers to Sales Tax CIP Fund, None	-	-	550,000		
9402.None - Transfer to Fleet, None	-	-	70,581		
Transfers Out Total	\$ -	\$ -	\$ 8,518,885		
110 Conservation Trust Fund					
Revenue					
<u>Intergovernmental</u>					
4200.None - Grant/Reimb Rev, None	\$ 37,640	\$ 37,640	\$ -		
4230.01 - Lottery Funds_State, None	685,000	740,000	780,000		
Intergovernmental Total	\$ 722,640	\$ 777,640	\$ 780,000		
<u>Interest</u>					
4610.None - Interest Income, None	\$ 4,013	\$ 4,155	\$ 2,099		
Interest Total	\$ 4,013	\$ 4,155	\$ 2,099		
Total Revenue	\$ 726,653	\$ 781,795	\$ 782,099		
Expenditures					
<u>Transfers Out</u>					
9201.None - Transfers to Sales Tax CIP Fund, None	\$ 590,982	\$ 652,159	\$ 425,982		
9306.None - Transfers to Tiara Rado GC, None	160,000	160,000	160,000		
9614.None - Transfers to GJPFC, None	230,175	230,175	231,906		
Transfers Out Total	\$ 981,157	\$ 1,042,334	\$ 817,888		
201 Sales Tax CIP Fund					
Revenue					
<u>Taxes</u>					
4020.None - Sales Tax, None	\$ 13,371,998	\$ 13,371,998	\$ 13,558,373		
4025.None - Use Tax, None	381,818	381,818	381,818		
Taxes Total	\$ 13,753,816	\$ 13,753,816	\$ 13,940,191		
<u>Intergovernmental</u>					



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4200.01 - Grant/Reimb Rev_Federal, None	\$ -	\$ 717,636	\$ -	
4200.02 - Grant/Reimb Rev_State Energy Imp, None	185,500	-	-	
4200.03 - Grant/Reimb Rev_State, None	25,000	112,500	62,500	
4200.04 - Grant/Reimb Rev_Other, None	208,679	208,679	183,679	
4200.05 - Grant/Reimb Rev_Pending Award, None	-	-	4,000,000	
4200.07 - Grant/Reimb Rev_GOCO, None	-	1,517,045	416,170	
4200.08 - Grant/Reimb Rev_Federal Mineral Lease, None	-	-	200,000	
4200.None - Grant/Reimb Rev, None	-	4,960,359	-	
Intergovernmental Total	\$ 419,179	\$ 7,516,219	\$ 4,862,349	
<u>Charges for Service</u>				
4330.04 - Prof Svcs Rev_Traffic Sign/Strip, None	\$ 50,000	\$ 50,000	\$ 50,000	
4385.None - Utility Construction Reimburse, None	30,000	30,000	85,000	
Charges for Service Total	\$ 80,000	\$ 80,000	\$ 135,000	
<u>Other</u>				
4500.None - Special Assessments, None	\$ -	\$ -	\$ 20,000	
4750.None - Donations, None	2,759,748	942,703	180,000	
Other Total	\$ 2,759,748	\$ 942,703	\$ 200,000	
<u>Capital Proceeds</u>				
4660.None - Sale of Land, None	\$ 350,000	\$ 350,000	\$ 350,000	
Capital Proceeds Total	\$ 350,000	\$ 350,000	\$ 350,000	
Total Revenue	\$ 17,362,743	\$ 22,642,738	\$ 19,487,540	
Expenditures				
<u>Non Personnel Operating</u>				
7410.None - Contract Svcs, None	\$ 225,000	\$ 187,500	\$ 227,500	
7825.42 - Contributions_DDA, None	120,123	93,666	-	
Non Personnel Operating Total	\$ 345,123	\$ 281,166	\$ 227,500	
<u>Capital Outlay</u>				
8210.None - Facility Construction New, None	\$ 675,000	\$ 4,775,000	\$ 275,000	
8215.None - Facility Improvements, None	350,000	140,000	1,617,000	
8230.01 - Land Improve_Park Development, None	726,314	726,314	4,000,000	
8230.02 - Land Improve_Park Improve, None	1,117,000	2,527,121	405,000	
8230.None - Land Improve, None	1,250,000	7,488,443	-	
8315.None - Alley Improvements, None	-	19,183	100,000	
8330.None - Curb, Gutter & Sidewalk - New, None	165,000	367,000	210,000	
8335.None - Curb, Gutter & Sidewalk Improve, None	100,000	100,000	100,000	
8355.None - Street Maintenance, None	4,400,000	4,004,447	5,800,000	
8360.None - Street Reconstruction, None	1,400,000	1,654,471	-	
8370.None - Traffic Signals & Controls, None	304,000	304,000	287,000	
8375.None - Trail Construction - New, None	2,512,045	2,162,045	539,920	
8510.None - Other Infrastructure Improvement, None	137,500	281,309	-	
8520.None - Special Projects, None	-	-	224,000	
Capital Outlay Total	\$ 13,136,859	\$ 25,219,686	\$ 13,557,920	
Total Expenditures	\$ 13,481,982	\$ 25,500,852	\$ 13,785,420	
<u>Transfers In</u>				
4810.None - Transfer in General Fund, None	\$ 1,550,000	\$ 6,904,471	\$ -	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4814.None - Transfer in CDBG Fund, None	232,186	354,186	234,000	
4815.None - Transfer in Parkland Expansion, None	1,137,589	1,137,589	443,542	
4817.None - Transfer in First Responder Sales Tax, None	-	-	550,000	
4850.None - Transfer in Consvr Trust Fund, None	590,982	652,159	425,982	
4865.None - Transfer In Riverside Parkway Debt Retirement, None	3,384,000	3,384,000	3,156,000	
Transfers In Total	\$ 6,894,757	\$ 12,432,405	\$ 4,809,524	
Transfers Out				
9100.None - Transfers to General Fund, None	\$ 3,196,793	\$ 3,196,793	\$ 3,225,290	
9202.None - Transfers to Storm Drainage Fund, None	200,000	66,450	250,000	
9208.None - Transfers to Facilities Fund, None	200,000	-	-	
9301.None - Transfer to Water Fund, None	450,000	450,000	1,250,000	
9303.None - Transfers to TRCC Fund, None	300,000	300,000	-	
9402.None - Transfer to Fleet, None	384,000	384,000	156,000	
9406.None - Transfer to Facilities Fund, None	-	200,000	300,000	
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None	1,826,215	1,647,679	1,506,134	
9610.12 - Transfer to Debt Serv_Parkway 12 Refunding, None	3,859,125	3,859,125	3,162,875	
9610.16 - Transfer to Debt Serv_Parkway 20 Refunding, None	-	-	658,571	
9610.17 - Transfer to Debt Serv_Transportation 20, None	-	-	482,638	
9615.None - Transfer To Parkway Debt Retirem, None	2,024,608	1,056,252	823,499	
Transfers Out Total	\$ 12,440,741	\$ 11,160,299	\$ 11,815,007	

202 Storm Drainage Fund				
Revenue				
<u>Intergovernmental</u>				
4315.None - Development Fees, None	\$ 16,000	\$ 34,000	\$ 30,000	
Intergovernmental Total	\$ 16,000	\$ 34,000	\$ 30,000	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 975	\$ -	\$ 99	
Interest Total	\$ 975	\$ -	\$ 99	
Total Revenue	\$ 16,975	\$ 34,000	\$ 30,099	
Expenditures				
<u>Capital Outlay</u>				
8445.None - Drainage System Improvements, None	\$ 266,000	\$ 132,010	\$ 280,000	
Capital Outlay Total	\$ 266,000	\$ 132,010	\$ 280,000	
Total Expenditures	\$ 266,000	\$ 132,010	\$ 280,000	
<u>Transfers In</u>				
4821.None - Transfer in Sales Tax CIP, None	\$ 200,000	\$ 66,450	\$ 250,000	
Transfers In Total	\$ 200,000	\$ 66,450	\$ 250,000	

207 Transportation Capacity Fund				
Revenue				
<u>Charges for Service</u>				
4315.None - Development Fees, None	\$ 1,560,600	\$ 1,560,600	\$ 1,900,000	
Charges for Service Total	\$ 1,560,600	\$ 1,560,600	\$ 1,900,000	
<u>Capital Proceeds</u>				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4670.17 - Rev Bond Proceeds_2020 Transportation, None	\$ -	\$ -	\$ 50,000,000	
Capital Proceeds Total	\$ -	\$ -	\$ 50,000,000	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 34,844	\$ -	\$ 14,500	
Interest Total	\$ 34,844	\$ -	\$ 14,500	
Total Revenue	\$ 1,595,444	\$ 1,560,600	\$ 51,914,500	
Expenditures				
<u>Capital Outlay</u>				
8350.None - Street Capacity Expansion, None	\$ 1,973,000	\$ 1,620,623	\$ 3,016,000	
8360.None - Street Reconstruction, None	-	250,000	-	
Capital Outlay Total	\$ 1,973,000	\$ 1,870,623	\$ 3,016,000	
Total Expenditures	\$ 1,973,000	\$ 1,870,623	\$ 3,016,000	
<u>Transfers Out</u>				
9610.17 - Transfer to Debt Serv_2020 Transportation, None	\$ -	\$ -	\$ 482,638	
Transfer Out Total	\$ -	\$ -	\$ 482,638	
405 Comm Center Fund				
Revenue				
<u>Intergovernmental</u>				
4200.05 - Grant/Reimb Rev_Pending Award, None	\$ -	\$ -	\$ 210,500	
Intergovernmental Total	\$ -	\$ -	\$ 210,500	
<u>Charges for Service</u>				
4321.None - County Wide System Charges, None	\$ 1,927,721	\$ 1,927,721	\$ 2,112,370	
4330.None - Prof Svcs Rev, None	20,000	20,000	26,510	
4700.None - Misc Revenue, None	-	-	13,500	
Charges for Service Total	\$ 1,947,721	\$ 1,947,721	\$ 2,152,380	
<u>Interfund Revenue</u>				
4390.14 - Interfund Chgs_Police, None	\$ 2,358,738	\$ 2,358,738	\$ 2,567,550	
4390.15 - Interfund Chgs_Fire, None	460,324	460,324	516,159	
Interfund Revenue Total	\$ 2,819,062	\$ 2,819,062	\$ 3,083,709	
<u>Other</u>				
4650.None - Lease Revenue, None	\$ 2,799	\$ 2,799	\$ 2,799	
Other Total	\$ 2,799	\$ 2,799	\$ 2,799	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 5,491	\$ -	\$ 7,100	
Interest Total	5,491	-	7,100	
Total Revenue	\$ 4,775,073	\$ 4,769,582	\$ 5,456,488	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 2,866,007	\$ 2,866,007	\$ 3,178,835	
5290.None - Seasonal Part-Time, None	36,801	36,801	-	
5390.07 - Overtime_Holiday Pay, None	53,082	53,082	53,084	
5390.None - Overtime, None	368,510	368,510	368,510	
5420.None - Gen Retire Plan, None	171,753	171,753	190,120	
5450.None - Leave Payout, None	-	-	24,033	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
5510.None - Social Security Cont, None	185,671	185,671	206,845
5515.None - Medicare Cont, None	48,684	48,684	52,587
5610.02 - Worker's Compensation Claims Experience, None	-	-	42,145
5610.None - Worker's Compensation, None	18,858	18,858	2,208
5620.None - Dental Insurance, None	34,953	34,953	32,835
5625.None - Health Insurance, None	699,575	699,575	640,403
5630.None - Life Insurance, None	4,506	4,506	4,745
5635.None - Long Term Disability, None	11,273	11,273	11,970
Labor and Benefits Total	\$ 4,499,673	\$ 4,499,673	\$ 4,808,320
<u>Non Personnel Operating</u>			
6105.11 - Operating Supply_Office, None	\$ 3,045	\$ 3,045	\$ -
6105.None - Operating Supply, None	32,480	32,480	32,250
6125.None - Uniforms/Clothing, None	2,538	2,538	-
6210.04 - Repairs/Maint_Equipment, None	15,000	15,000	-
6210.None - Repairs/Maint, None	19,015	19,015	30,614
6310.None - Printing/Publications, None	508	508	600
6510.01 - Telephone_CBI, None	1,015	1,015	-
6510.07 - Telephone_E911 Lines, None	81,918	81,918	100,650
6510.08 - Telephone_Other, None	14,000	14,000	13,000
6640.02 - Rent_Land/Lease, None	-	-	10,500
6640.03 - Rent_Property/Space, None	21,201	21,201	21,994
6830.01 - Professional Develop_Training, None	66,855	66,855	91,000
6830.02 - Professional Develop_Travel, None	15,225	15,225	-
6835.None - Dues, None	3,553	3,553	3,400
7410.13 - Contract Svcs_Financial Audit, None	2,129	2,129	2,122
7410.None - Contract Svcs, None	60,900	60,900	54,810
7430.None - Contract Maintenance, None	16,748	16,748	16,500
7505.None - Personnel Prog, None	3,045	3,045	4,000
7585.None - Comm Participat, None	1,015	1,015	1,400
7821.None - Grant Expendture Pending Award, None	-	-	35,000
7900.01 - Operating Equip_Communications, None	92,365	92,365	78,000
7900.None - Operating Equip, None	5,075	5,075	3,000
7910.None - Furniture/Fixtures, None	3,553	3,553	3,500
6510.09 - Telephone_Air Cards/Mobile Device, None	8,544	8,544	7,764
6510.None - Telephone, None	6,032	6,032	6,627
7620.01 - Data Process Chgs_Basic, None	296,297	296,297	262,735
7620.02 - Data Process Chgs_Equip Replace, None	59,350	59,350	52,045
7620.03 - Data Process Chgs_Direct, None	925,487	925,487	819,735
7630.01 - Medical Programs_Health Programs, None	38,323	38,323	43,161
7630.02 - Medical Programs_HSA Match, None	5,250	5,250	7,500
7630.03 - Medical Programs_Wellness Awards, None	9,158	9,158	9,000
7640.None - Liability Insurance, None	6,323	6,323	8,212
7650.01 - Interfund Chgs_General Govt, None	332,503	332,503	344,109
7680.None - Interfund Fuel, None	3,901	3,901	3,815
7685.01 - Fleet Accrual_Replacement, None	35,087	35,087	45,435



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7685.02 - Fleet Accrual_Maintenance, None	8,973	8,973	13,615	
7695.None - Interfund Utilities, None	57,418	57,418	60,316	
Non Personnel Operating Total	\$ 2,253,829	\$ 2,253,829	\$ 2,186,409	
Capital Outlay				
8100.01 - Capital Equip_Communication Sys, None	\$ 634,000	\$ 1,002,296	\$ 435,000	
Capital Outlay Total	\$ 634,000	\$ 1,002,296	\$ 435,000	
Total Expenditures	\$ 7,387,502	\$ 7,755,798	\$ 7,429,729	
Transfers In				
4811.None - Transfer in E911 Fund, None	\$ 2,374,468	\$ 2,742,764	\$ 1,984,470	
Transfers In Total	\$ 2,374,468	\$ 2,742,764	\$ 1,984,470	
610 General Debt Service Fund				
Revenue				
Intergovernmental				
4200.01 - Grant/Reimb Rev_Federal, None	\$ 723,568	\$ 378,784	\$ 16,826	
Intergovernmental Total	\$ 723,568	\$ 378,784	\$ 16,826	
Interest				
4620.None - Direct Interest Earnings, None	\$ 270	\$ 270	\$ -	
Interest Total	\$ 270	\$ 270	\$ -	
Total Revenue	\$ 723,838	\$ 379,054	\$ 16,826	
Expenditures				
Non Personnel Operating				
7270.11 - Debt Service Fees_PSI COP's 2010, None	\$ -	\$ -	\$ 2,500	
7270.12 - Debt Service Fees_Parkway 2012, None	-	-	500	
7270.16 - Debt Service Fees_Parkway 2020, None	-	-	1,000	
7270.17 - Debt Service Fees_Transportation 2020, None	-	-	1,000	
Non Personnel Operating Total	\$ -	\$ -	\$ 5,000	
Debt Service				
8860.11 - Bond Principal_PSI COP's 2010, None	\$ 825,000	\$ 825,000	\$ 855,000	
8860.12 - Bond Principal_Parkway 2012, None	2,975,000	2,975,000	3,095,000	
8860.16 - Bond Principal_Parkway 2020, None	-	-	470,000	
8870.11 - Interest Expense_PSI COP's 2010, None	2,203,985	1,701,463	1,170,150	
8870.12 - Interest Expense_Parkway 2012, None	883,625	883,625	67,375	
8870.16 - Interest Expense_Parkway 2020, None	-	-	187,571	
8870.17 - Interest Expense_Transportation 2020, None	-	-	964,275	
Debt Service Total	\$ 6,887,610	\$ 6,385,088	\$ 6,809,371	
Total Expenditures	\$ 6,887,610	\$ 6,385,088	\$ 6,814,371	
Transfers In				
4811.None - Transfer in E911 Fund, None	\$ 500,000	\$ 500,000	\$ 500,000	
4821.11 - Transfer in Sales Tax CIP_PSI COP's 2010, None	1,826,215	1,647,679	1,506,134	
4821.12 - Transfer in Sales Tax CIP_Parkway 12 Refunding, None	3,859,125	3,859,125	3,162,875	
4821.16 - Transfer in Sales Tax CIP_Parkway 2020, None	-	-	658,571	
4821.17 - Transfer in Sales Tax CIP_Transportation 2020, None	-	-	482,638	
4827.17 - Transfer in Transport Capacity_Transportation 2020, None	-	-	482,638	
Transfers In Total	\$ 6,185,340	\$ 6,006,804	\$ 6,792,856	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget

614 GJ Public Finance Corp Fund
--

Revenue

Interest

4620.None - Direct Interest Earnings, None	\$	248	\$	248	\$	-
Interest Total	\$	248	\$	248	\$	-

Other

4755.None - Contributions, None	\$	300,000	\$	300,000	\$	300,000
Other Total	\$	300,000	\$	300,000	\$	300,000
Total Revenue	\$	300,248	\$	300,248	\$	300,000

Expenditures

Operating

7270.None - Debt Service Fees, None	\$	-	\$	-	\$	1,500
Operating Total Total	\$	-	\$	-	\$	1,500

Debt Service

8860.None - Bond Principal, None	\$	245,000	\$	245,000	\$	255,000
8870.None - Interest Expense, None		283,675		283,675		275,406
Debt Service Total	\$	528,675	\$	528,675	\$	530,406
Total Expenditures	\$	528,675	\$	528,675	\$	531,906

Transfers In

4850.None - Transfer in Consvr Trust Fund, None	\$	230,175	\$	230,175	\$	231,906
Transfers In Total	\$	230,175	\$	230,175	\$	231,906

615 Riverside Pkwy Debt Retirement

Revenue

Interest

4610.None - Interest Income, None	\$	156,122	\$	195,090	\$	148,199
Interest Total		156,122		195,090		148,199
Total Revenue	\$	156,122	\$	195,090	\$	148,199

Expenditures

Transfers In

4821.None - Transfer in Sales Tax CIP, None	\$	2,024,608	\$	1,056,252	\$	823,499
Transfers In Total	\$	2,024,608	\$	1,056,252	\$	823,499

Transfers Out

9201.None - Transfers to Sales Tax CIP Fund, None	\$	3,384,000	\$	3,384,000	\$	3,156,000
Transfers Out Total	\$	3,384,000	\$	3,384,000	\$	3,156,000

301 Water Fund

Revenue

Intergovernmental

4200.04 - Grant/Reimb Rev_Other, None	\$	-	\$	-	\$	27,000
4200.05 - Grant/Reimb Rev_Pending Award, None		70,000		172,500		677,500
Intergovernmental Total	\$	70,000	\$	172,500	\$	704,500

Charges for Service

4340.01 - Service Chgs_Meter Turn On/Off, None	\$	46,000	\$	74,000	\$	80,000
--	----	--------	----	--------	----	--------



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4340.02 - Service Chgs_Hook Up, None	-	-	20,000	
4340.03 - Service Chgs_Water Sale-In City, None	7,227,137	7,227,137	7,495,509	
4340.04 - Service Chgs_Water Sale-Out City, None	164,413	164,413	169,345	
4340.05 - Service Chgs_Raw Water Sale, None	48,000	48,000	371,987	
4340.06 - Service Chgs_Bulk Water Sale, None	42,000	42,000	44,100	
4340.07 - Service Chgs_Reservoir Wtr Sale, None	20,000	20,000	20,000	
4415.None - Delinquent Charges, None	53,000	53,000	60,000	
4700.01 - Misc Revenue_NSF Fees, None	1,000	1,000	2,600	
4700.None - Misc Revenue, None	2,000	2,000	2,000	
Charges for Service Total	\$ 7,603,550	\$ 7,631,550	\$ 8,265,541	
<u>Interfund Revenue</u>				
4390.02 - Interfund Chgs_Sewer, None	\$ 499,761	\$ 499,761	\$ 450,137	
4390.03 - Interfund Chgs_Solid Waste, None	255,888	255,888	234,737	
4390.06 - Interfund Chgs_Irrigation, None	11,280	11,280	10,161	
Interfund Revenue Total	\$ 766,929	\$ 766,929	\$ 695,035	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 115,491	\$ 114,615	\$ 83,400	
Interest Total	\$ 115,491	\$ 114,615	\$ 83,400	
<u>Other</u>				
4650.01 - Lease Revenue_Hunting, None	\$ 3,000	\$ 3,000	\$ 3,000	
4650.02 - Lease Revenue_Ranch, None	41,000	41,000	37,000	
4650.None - Lease Revenue, None	10,700	10,700	10,700	
Other Total	\$ 54,700	\$ 54,700	\$ 50,700	
<u>Capital Proceeds</u>				
4671.None - Note Proceeds, None	\$ -	\$ -	\$ 1,600,000	
4685.None - Tap Charges, None	109,000	109,000	203,551	
Capital Proceeds Total	\$ 109,000	\$ 109,000	\$ 1,803,551	
Total Revenue	\$ 8,719,670	\$ 8,849,294	\$ 11,602,727	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 1,926,934	\$ 1,926,934	\$ 2,081,618	
5010.None - Cellular Telephone, None	2,638	2,638	3,251	
5290.None - Seasonal Part-Time, None	51,318	51,318	26,260	
5390.None - Overtime, None	91,923	91,923	96,001	
5420.None - Gen Retire Plan, None	120,416	120,416	126,590	
5450.None - Leave Payout, None	50,196	50,196	-	
5510.None - Social Security Cont, None	131,417	131,417	136,587	
5515.None - Medicare Cont, None	30,786	30,786	31,994	
5610.02 - Worker's Compensation Claims Experience, None	-	-	32,280	
5610.None - Worker's Compensation, None	52,574	52,574	26,453	
5620.None - Dental Insurance, None	21,672	21,672	23,762	
5625.None - Health Insurance, None	488,052	488,052	485,029	
5630.None - Life Insurance, None	2,962	2,962	3,145	
5635.None - Long Term Disability, None	7,424	7,424	7,975	
5820.02 - Allowances_Automobile, None	1,081	1,081	1,081	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Labor and Benefits Total	\$ 2,979,393	\$ 2,979,393	\$ 3,082,026	
<u>Non Personnel Operating</u>				
6105.02 - Operating Supply_Business Meals, None	-	-	150	
6105.03 - Operating Supply_Comput/Printer, None	\$ 600	\$ 600	\$ 9,395	
6105.07 - Operating Supply_Hardware, None	300	300	270	
6105.08 - Operating Supply_Janitorial, None	650	650	585	
6105.10 - Operating Supply_Minor Equip, None	2,000	2,000	1,950	
6105.11 - Operating Supply_Office, None	6,500	6,500	7,350	
6105.13 - Operating Supply_Small Tools, None	4,250	4,250	4,175	
6105.None - Operating Supply, None	63,000	63,000	57,000	
6120.None - Postage/Freight, None	181,600	181,600	164,240	
6125.None - Uniforms/Clothing, None	3,800	3,800	3,420	
6130.02 - Materials_Gravel, Sand, Soil, None	17,000	17,000	15,300	
6145.None - Chemical/Fertilizers, None	120,200	120,200	118,680	
6150.01 - Pipe & Supplies_Clamps, None	7,500	7,500	7,500	
6150.02 - Pipe & Supplies_Fittings, None	35,000	35,000	40,000	
6150.03 - Pipe & Supplies_Meters, None	17,900	17,900	16,110	
6150.06 - Pipe & Supplies_Valves, None	3,000	3,000	3,000	
6150.07 - Pipe & Supplies_Yokes, None	35,000	35,000	35,000	
6150.None - Pipe & Supplies, None	40,000	40,000	40,000	
6210.03 - Repairs/Maint_Electrical, None	10,200	10,200	9,180	
6210.04 - Repairs/Maint_Equipment, None	13,500	13,500	12,750	
6210.05 - Repairs/Maint_Hydrants, None	13,000	13,000	11,700	
6210.07 - Repairs/Maint_Pipe, None	4,000	4,000	3,600	
6210.08 - Repairs/Maint_Property, None	3,500	3,500	3,150	
6210.09 - Repairs/Maint_Pumps, None	9,000	9,000	11,700	
6210.None - Repairs/Maint, None	25,500	25,500	25,050	
6270.02 - Damage Repair_Outside Property, None	2,000	2,000	1,800	
6270.03 - Damage Repair_Vehicles, None	2,000	2,000	1,800	
6310.None - Printing/Publications, None	650	650	1,085	
6400.None - Advertising, None	7,500	7,500	1,500	
6550.04 - Utilities_Gas, None	1,200	1,200	1,080	
6550.06 - Utilities_Solid Waste, None	800	800	720	
6550.07 - Utilities_Water, None	6,000	6,000	5,400	
6550.08 - Utilities_Water Fees, None	7,500	7,500	7,500	
6640.01 - Rent_Equipment, None	500	500	500	
6640.03 - Rent_Property/Space, None	17,760	17,760	15,984	
6830.01 - Professional Develop_Training, None	23,700	23,700	31,580	
6830.02 - Professional Develop_Travel, None	6,200	6,200	-	
6835.None - Dues, None	13,355	13,355	10,770	
7310.02 - Charges/Fees_Credit Card, None	400	400	400	
7310.07 - Charges/Fees_Treasurer, None	4,500	4,500	4,500	
7410.08 - Contract Svcs_Consum Confidence, None	600	600	-	
7410.13 - Contract Svcs_Financial Audit, None	2,503	2,503	2,495	
7410.15 - Contract Svcs_Laundry, None	800	800	800	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7410.19 - Contract Svcs_Patching, None	52,500	52,500	47,250
7410.24 - Contract Svcs_Security, None	3,000	3,000	3,000
7410.27 - Contract Svcs_Traffic Control, None	16,000	16,000	14,400
7410.37 - Contract Svcs_Lab Testing, None	-	-	31,000
7410.None - Contract Svcs, None	193,700	203,680	233,000
7430.13 - Contract Maintenance_Elevator, None	3,000	3,000	2,700
7430.None - Contract Maintenance, None	300	300	270
7505.10 - Personnel Prog_Recognition Prog, None	2,000	2,000	1,800
7530.None - Licenses/Permits, None	3,000	3,000	2,700
7585.None - Comm Participat, None	21,350	21,350	17,515
7750.None - Special Operating Projects, None	10,000	10,000	13,800
7900.04 - Operating Equip_Machinery & Tool, None	13,000	13,000	15,000
7900.None - Operating Equip, None	10,700	10,700	45,600
7910.None - Furniture/Fixtures, None	5,000	5,000	1,400
6510.09 - Telephone_Air Cards/Mobile Device, None	4,620	4,620	6,132
6510.None - Telephone, None	8,713	8,713	5,762
7620.01 - Data Process Chgs_Basic, None	113,497	113,497	138,666
7620.02 - Data Process Chgs_Equip Replace, None	9,055	9,055	12,108
7620.03 - Data Process Chgs_Direct, None	278,848	278,848	202,480
7630.01 - Medical Programs_Health Programs, None	33,000	33,000	34,073
7630.02 - Medical Programs_HSA Match, None	3,750	3,750	3,750
7630.03 - Medical Programs_Wellness Awards, None	7,886	7,886	7,500
7640.None - Liability Insurance, None	69,088	69,088	89,727
7650.01 - Interfund Chgs_General Govt, None	596,006	596,006	680,489
7680.None - Interfund Fuel, None	53,356	53,356	50,751
7685.01 - Fleet Accrual_Replacement, None	96,755	96,755	129,572
7685.02 - Fleet Accrual_Maintenance, None	97,353	97,353	80,302
7690.01 - Facility Accrual_Maintenance, None	28,434	28,434	35,114
7695.None - Interfund Utilities, None	62,258	62,258	65,400
Non Personnel Operating Total	\$ 2,511,137	\$ 2,521,117	\$ 2,660,430
Debt Service			
8850.10 - Note Principal_Water Rev 2009, None	\$ 185,064	\$ 185,064	\$ 189,720
8850.13 - Note Principal_Water 2016, None	64,141	64,141	65,431
8850.14 - Note Principal_Water 2017, None	30,273	30,273	31,075
8850.15 - Note Principal_Water 2020, None	-	-	31,567
8860.03 - Bond Principal_Water 2002, None	215,500	215,500	226,275
8870.03 - Interest Expense_Water 2002, None	33,816	33,816	25,227
8870.10 - Interest Expense_Water Rev 2009, None	59,674	59,674	55,019
8870.13 - Interest Expense_Water 2016, None	27,174	27,174	25,885
8870.14 - Interest Expense_Water 2017, None	19,486	19,486	18,685
8870.15 - Interest Expense_Water 2020, None	-	-	20,000
Debt Service Total	\$ 635,128	\$ 635,128	\$ 688,884
Capital Outlay			
8100.03 - Capital Equip_Specialty, None	\$ 140,000	\$ 140,000	\$ -
8410.None - Water Supply, None	2,585,000	4,008,582	5,580,750



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
8415.None - Water Distribution, None	3,407,000	3,785,346	-	
8420.None - Water Treatment, None	25,000	44,635	-	
Capital Outlay Total	\$ 6,157,000	\$ 7,978,563	\$ 5,580,750	
Total Expenditures	\$ 12,282,658	\$ 14,114,201	\$ 12,012,090	
Transfers In				
4814.None - Transfer in CDBG Fund, None	\$ 20,000	\$ 20,000	\$ 20,000	
4821.None - Transfer in Sales Tax CIP, None	450,000	450,000	1,250,000	
Transfers In Total	\$ 470,000	\$ 470,000	\$ 1,270,000	
302 Solid Waste Removal Fund				
Revenue				
Charges for Service				
4340.08 - Service Chgs_Recycling, None	\$ 208,000	\$ 208,000	\$ 190,000	
4340.None - Service Chgs, None	4,150,000	4,150,000	4,375,000	
4700.None - Misc Revenue, None	94,441	94,441	96,991	
Charges for Service Total	\$ 4,452,441	\$ 4,452,441	\$ 4,661,991	
Interest				
4610.None - Interest Income, None	\$ 24,022	\$ 26,205	\$ 25,100	
Interest Total	\$ 24,022	\$ 26,205	\$ 25,100	
Total Revenue	\$ 4,476,463	\$ 4,478,646	\$ 4,687,091	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 757,524	\$ 757,524	\$ 751,257	
5010.None - Cellular Telephone, None	270	270	225	
5290.None - Seasonal Part-Time, None	988	988	1,061	
5390.None - Overtime, None	26,209	26,209	28,994	
5420.None - Gen Retire Plan, None	45,843	45,843	45,084	
5510.None - Social Security Cont, None	48,657	48,657	48,447	
5515.None - Medicare Cont, None	11,393	11,393	11,337	
5610.02 - Worker's Compensation Claims Experience, None	-	-	11,785	
5610.None - Worker's Compensation, None	100,253	100,253	23,170	
5620.None - Dental Insurance, None	7,418	7,418	8,035	
5625.None - Health Insurance, None	145,024	145,024	150,265	
5630.None - Life Insurance, None	1,094	1,094	1,082	
5635.None - Long Term Disability, None	2,725	2,725	2,714	
5820.02 - Allowances_Automobile, None	240	240	-	
Labor and Benefits Total	\$ 1,147,638	\$ 1,147,638	\$ 1,083,456	
Non Personnel Operating				
6105.11 - Operating Supply_Office, None	\$ 350	\$ 350	\$ 315	
6105.13 - Operating Supply_Small Tools, None	1,300	1,300	1,170	
6105.None - Operating Supply, None	6,000	6,000	5,000	
6125.None - Uniforms/Clothing, None	1,800	1,800	1,620	
6210.None - Repairs/Maint, None	16,000	16,000	14,000	
6270.02 - Damage Repair_Outside Property, None	2,000	2,000	2,000	
6270.03 - Damage Repair_Vehicles, None	1,000	1,000	1,000	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6310.None - Printing/Publications, None	2,700	2,700	2,000	
6400.None - Advertising, None	1,800	1,800	1,875	
6830.01 - Professional Develop_Training, None	3,500	3,500	3,000	
7310.05 - Charges/Fees_Landfill Commercial, None	145,000	145,000	112,000	
7310.06 - Charges/Fees_Landfill-Resident, None	643,500	643,500	630,000	
7410.13 - Contract Svcs_Financial Audit, None	1,065	1,065	1,062	
7410.22 - Contract Svcs_Recycling, None	761,618	761,618	780,876	
7900.None - Operating Equip, None	65,000	65,000	65,000	
6510.None - Telephone, None	670	670	1,153	
7620.01 - Data Process Chgs_Basic, None	10,044	10,044	14,596	
7620.02 - Data Process Chgs_Equip Replace, None	1,479	1,479	1,675	
7620.03 - Data Process Chgs_Direct, None	11,383	11,383	6,945	
7630.01 - Medical Programs_Health Programs, None	13,838	13,838	14,766	
7630.02 - Medical Programs_HSA Match, None	3,000	3,000	3,000	
7630.03 - Medical Programs_Wellness Awards, None	3,307	3,307	3,000	
7640.None - Liability Insurance, None	34,593	34,593	44,927	
7650.01 - Interfund Chgs_General Govt, None	326,850	326,850	344,258	
7650.02 - Interfund Chgs_Utility Billing, None	255,888	255,888	234,737	
7680.None - Interfund Fuel, None	113,259	113,259	105,439	
7685.01 - Fleet Accrual_Replacement, None	435,817	435,817	599,078	
7685.02 - Fleet Accrual_Maintenance, None	350,865	350,865	282,069	
7690.01 - Facility Accrual_Maintenance, None	11,205	11,205	14,803	
7695.None - Interfund Utilities, None	5,387	5,387	5,659	
Non Personnel Operating Total	\$ 3,230,218	\$ 3,230,218	\$ 3,297,023	
Debt Service				
8850.None - Note Principal, None	\$ 94,441	\$ 94,441	\$ 96,991	
Debt Service Total	\$ 94,441	\$ 94,441	\$ 96,991	
Total Expenditures	\$ 4,472,297	\$ 4,472,297	\$ 4,477,470	
Transfers Out				
9100.None - Transfers to General Fund, None	\$ 180,000	\$ 180,000	\$ 180,000	
Transfers Out Total	\$ 180,000	\$ 180,000	\$ 180,000	
303 Grand Junction Convention Center				
Revenue				
Intergovernmental				
4200.04 - Grant/Reimb Rev_Other, None	\$ 203,304	\$ 203,304	\$ 212,488	
4200.08 - Grant/Reimb Rev_Federal Mineral Lease, None	-	1,000,000	-	
4200.None - Grant/Reimb Rev, None	6,600,000	5,745,536	-	
Intergovernmental Total	\$ 6,803,304	\$ 6,948,840	\$ 212,488	
Interest				
4610.None - Interest Income, None	\$ 120,442	\$ -	\$ -	
Interest Total	\$ 120,442	\$ -	\$ -	
Total Revenue	\$ 6,923,746	\$ 6,948,840	\$ 212,488	
Expenditures				
Non Personnel Operating				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7410.None - Contract Svcs, None	\$ 225,000	\$ 225,000	\$ 202,500	
6550.09 - Utilities_Energy Service Contract, None	32,047	32,047	32,913	
7640.None - Liability Insurance, None	10,637	10,637	13,814	
7685.01 - Fleet Accrual_Replacement, None	3,983	3,983	4,866	
7685.02 - Fleet Accrual_Maintenance, None	5,670	5,670	2,307	
7695.None - Interfund Utilities, None	150,967	150,967	158,588	
Non Personnel Operating Total	\$ 428,304	\$ 428,304	\$ 414,988	
Capital Outlay				
8215.None - Facility Improvements, None	\$ 7,020,000	\$ 7,045,536	\$ -	
Capital Outlay Total	\$ 7,020,000	\$ 7,045,536	\$ -	
Total Expenditures	\$ 7,448,304	\$ 7,473,840	\$ 414,988	
Transfers In				
4812.None - Transfer In Visit GJ, None	\$ 200,000	\$ 200,000	\$ 200,000	
4821.None - Transfer in Sales Tax CIP, None	300,000	300,000	-	
Transfers In Total	\$ 500,000	\$ 500,000	\$ 200,000	
305 Golf Courses Fund				
Revenue				
Charges for Service				
4300.None - Merchandise Sales, None	\$ 210,000	\$ 218,000	\$ 218,000	
4305.None - Marketing Services Revenue, None	18,000	-	18,000	
4340.None - Service Chgs, None	-	-	300	
4361.01 - Rental Income_Golf Clubs, None	19,500	4,500	4,500	
4361.07 - Rental Income_Golf Carts, None	314,000	340,000	340,000	
4361.08 - Rental Income_Golf Cart Pass, None	33,500	8,500	-	
4363.01 - Food/Bev Sales_Concessions, None	-	47,000	55,000	
4365.01 - Green Fees_Tournaments, None	86,000	83,000	90,000	
4365.03 - Green Fees_Season Tickets, None	257,000	147,803	190,000	
4365.None - Green Fees, None	795,000	720,000	735,000	
4366.None - Driving Range, None	114,000	114,000	117,000	
4367.None - Lessons, None	13,000	7,500	7,000	
4700.None - Misc Revenue, None	12,500	12,500	12,500	
4710.None - Vendor's Fee, None	-	-	550	
Charges for Service Total	\$ 1,872,500	\$ 1,702,803	\$ 1,787,850	
Interest				
4610.None - Interest Income, None	\$ 2,252	\$ 2,252	\$ 2,500	
Interest Total	\$ 2,252	\$ 2,252	\$ 2,500	
Other				
4650.03 - Lease Revenue_Concessions, None	\$ 20,825	\$ 18,875	\$ 13,000	
Other Total	\$ 20,825	\$ 18,875	\$ 13,000	
Total Revenue	\$ 1,895,577	\$ 1,723,930	\$ 1,803,350	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 454,941	\$ 434,941	\$ 419,072	
5010.None - Cellular Telephone, None	2,481	2,481	1,053	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
5290.06 - Seasonal Part-Time_Gratuity, None	-	-	4,500	
5290.None - Seasonal Part-Time, None	226,914	226,914	265,912	
5390.None - Overtime, None	1,749	1,749	1,890	
5415.None - Lesson Pay, None	11,000	6,000	6,000	
5420.None - Gen Retire Plan, None	27,341	27,341	25,149	
5510.None - Social Security Cont, None	43,452	43,452	43,339	
5515.None - Medicare Cont, None	10,168	10,168	10,143	
5610.02 - Worker's Compensation Claims Experience, None	-	-	8,360	
5610.None - Worker's Compensation, None	13,260	13,260	7,162	
5620.None - Dental Insurance, None	5,274	5,274	3,208	
5625.None - Health Insurance, None	108,192	88,192	68,564	
5630.None - Life Insurance, None	732	732	552	
5635.None - Long Term Disability, None	1,861	1,861	1,441	
5820.02 - Allowances_Automobile, None	-	-	1,502	
Labor and Benefits Total	\$ 907,365	\$ 862,365	\$ 867,847	
Non Personnel Operating				
6010.None - Cost of Goods Sold, None	\$ 146,000	\$ 177,000	\$ 186,350	
6105.08 - Operating Supply_Janitorial, None	1,500	1,500	1,350	
6105.11 - Operating Supply_Office, None	250	250	225	
6105.None - Operating Supply, None	17,500	18,500	23,350	
6120.None - Postage/Freight, None	300	300	270	
6125.None - Uniforms/Clothing, None	800	800	620	
6130.02 - Materials_Gravel, Sand, Soil, None	13,000	13,000	12,100	
6130.03 - Materials_Nursery Stock, None	3,200	3,200	2,700	
6145.01 - Chemical/Fertilizers_Chemicals, None	9,500	9,500	8,850	
6145.02 - Chemical/Fertilizers_Fertilizers, None	40,000	40,000	36,300	
6150.None - Pipe & Supplies, None	5,000	5,000	4,200	
6155.None - Food for Concessions, None	-	2,000	2,000	
6160.01 - Equip Parts/Supply_Batteries, None	850	850	765	
6160.03 - Equip Parts/Supply_Oil & Grease, None	1,475	1,475	248	
6160.04 - Equip Parts/Supply_Parts, None	30,800	30,800	14,370	
6210.01 - Repairs/Maint_Buildings, None	14,000	14,000	5,830	
6210.09 - Repairs/Maint_Pumps, None	600	600	540	
6210.None - Repairs/Maint, None	1,500	1,500	1,350	
6400.None - Advertising, None	8,000	8,000	4,500	
6550.05 - Utilities_Sewer, None	2,055	2,055	1,850	
6550.06 - Utilities_Solid Waste, None	4,650	4,650	4,200	
6550.07 - Utilities_Water, None	-	-	1,000	
6550.08 - Utilities_Water Fees, None	31,100	31,100	29,266	
6550.10 - Utilities_Cable/Internet, None	-	-	260	
6640.01 - Rent_Equipment, None	2,800	2,800	2,400	
6825.02 - Allowance/Reimb_Tool, None	600	600	540	
6830.01 - Professional Develop_Training, None	2,150	2,150	3,375	
6830.02 - Professional Develop_Travel, None	1,600	1,600	-	
6835.None - Dues, None	3,600	3,600	3,240	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7310.02 - Charges/Fees_Credit Card, None	27,000	27,000	30,576
7410.01 - Contract Svcs_Animal Control, None	400	400	360
7410.13 - Contract Svcs_Financial Audit, None	559	559	558
7410.24 - Contract Svcs_Security, None	2,700	2,700	2,610
7410.None - Contract Svcs, None	4,700	4,700	4,230
7430.None - Contract Maintenance, None	250	250	225
7530.None - Licenses/Permits, None	-	1,000	1,300
7900.03 - Operating Equip_Computer Softwar, None	-	-	12,141
7900.None - Operating Equip, None	66,185	66,185	59,567
6510.None - Telephone, None	6,368	6,368	4,610
6550.09 - Utilities_Energy Service Contract, None	4,115	4,115	4,226
7620.01 - Data Process Chgs_Basic, None	50,220	50,220	54,979
7620.02 - Data Process Chgs_Equip Replace, None	3,900	3,900	5,075
7620.03 - Data Process Chgs_Direct, None	2,859	2,859	2,786
7630.01 - Medical Programs_Health Programs, None	6,388	6,388	10,099
7630.02 - Medical Programs_HSA Match, None	750	750	750
7630.03 - Medical Programs_Wellness Awards, None	1,526	1,526	1,200
7640.None - Liability Insurance, None	16,913	16,913	21,968
7650.01 - Interfund Chgs_General Govt, None	131,428	131,428	135,252
7680.None - Interfund Fuel, None	15,042	15,042	15,932
7685.01 - Fleet Accrual_Replacement, None	113,008	113,008	145,434
7685.02 - Fleet Accrual_Maintenance, None	9,974	9,974	30,574
7690.01 - Facility Accrual_Maintenance, None	-	-	19,419
7695.None - Interfund Utilities, None	46,135	46,135	48,464
Non Personnel Operating Total	\$ 853,250	\$ 888,250	\$ 964,384
<u>Debt Service</u>			
8860.None - Bond Principal, None	\$ 124,563	\$ -	\$ 74,534
8870.None - Interest Expense, None	24,367	38,313	13,263
Debt Service Total	\$ 148,930	\$ 38,313	\$ 87,797
<u>Capital Outlay</u>			
8215.None - Facility Improvements, None	\$ -	\$ 5,461	\$ -
Capital Outlay Total	\$ -	\$ 5,461	\$ -
Total Expenditures	\$ 1,909,545	\$ 1,794,389	\$ 1,920,028
<u>Transfers In</u>			
4850.None - Transfer in Consvr Trust Fund, None	\$ 160,000	\$ 160,000	\$ 160,000
Transfers In Total	\$ 160,000	\$ 160,000	\$ 160,000

308 Parking Authority Fund

Revenue

Charges for Service

4360.04 - Fee Revenue_4th & Colorado, None	\$ 30,000	\$ 45,000	\$ 45,000
4360.05 - Fee Revenue_5th & Colorado, None	17,000	17,000	17,000
4360.06 - Fee Revenue_6th & Colorado, None	25,000	25,000	25,000
4360.07 - Fee Revenue_6th & Rood, None	9,500	9,500	9,500
4360.09 - Fee Revenue_5th & Grand, None	600	600	1,200



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4360.10 - Fee Revenue_500 Ute, None	3,500	3,500	3,500	
4360.11 - Fee Revenue_600 Colorado, None	10,500	10,500	10,500	
4360.12 - Fee Revenue_7th & Colorado, None	6,500	6,500	6,500	
4360.None - Fee Revenue, None	371,500	371,500	400,000	
4720.None - Uncollected Revenues, None	-	-	50	
Charges for Service Total	\$ 474,100	\$ 489,100	\$ 518,250	
<u>Fines and Forfeitures</u>				
4410.None - Fines, None	\$ 188,000	\$ 188,000	\$ 160,000	
Fines and Forfeitures Total	\$ 188,000	\$ 188,000	\$ 160,000	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 4,155	\$ 5,916	\$ 6,800	
Interest Total	\$ 4,155	\$ 5,916	\$ 6,800	
<u>Other</u>				
4500.None - Special Assessments, None	\$ 19,500	\$ 19,500	\$ 19,700	
4650.None - Lease Revenue, None	35,800	35,800	35,800	
Other Total	\$ 55,300	\$ 55,300	\$ 55,500	
Total Revenue	\$ 721,555	\$ 738,316	\$ 740,550	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 59,634	\$ 59,634	\$ 110,246	
5010.None - Cellular Telephone, None	346	346	301	
5290.None - Seasonal Part-Time, None	92,773	92,773	23,071	
5420.None - Gen Retire Plan, None	3,583	3,583	6,618	
5510.None - Social Security Cont, None	9,451	9,451	6,995	
5515.None - Medicare Cont, None	2,212	2,212	1,940	
5610.02 - Worker's Compensation Claims Experience, None	-	-	3,735	
5610.None - Worker's Compensation, None	1,650	1,650	1,433	
5620.None - Dental Insurance, None	1,191	1,191	1,713	
5625.None - Health Insurance, None	36,948	36,948	32,095	
5630.None - Life Insurance, None	105	105	184	
5635.None - Long Term Disability, None	236	236	417	
5820.02 - Allowances_Automobile, None	-	-	151	
Labor and Benefits Total	\$ 208,129	\$ 208,129	\$ 188,899	
<u>Non Personnel Operating</u>				
6105.None - Operating Supply, None	\$ 7,000	\$ 7,000	\$ 6,300	
6125.None - Uniforms/Clothing, None	500	500	450	
6210.06 - Repairs/Maint_Meters, None	7,500	7,500	6,750	
6210.08 - Repairs/Maint_Property, None	8,000	8,000	7,200	
7310.02 - Charges/Fees_Credit Card, None	76,500	76,500	87,705	
7410.13 - Contract Svcs_Financial Audit, None	149	149	149	
7410.None - Contract Svcs, None	14,700	14,700	13,230	
7900.None - Operating Equip, None	6,000	6,000	5,400	
6510.09 - Telephone_Air Cards/Mobile Device, None	3,780	3,780	3,780	
6510.None - Telephone, None	335	335	-	
7620.01 - Data Process Chgs_Basic, None	10,044	10,044	4,865	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7620.02 - Data Process Chgs_Equip Replace, None	800	800	400	
7620.03 - Data Process Chgs_Direct, None	7,225	7,225	1,749	
7640.None - Liability Insurance, None	327	327	425	
7650.01 - Interfund Chgs_General Govt, None	53,805	53,805	55,541	
7680.None - Interfund Fuel, None	440	440	480	
7685.01 - Fleet Accrual_Replacement, None	6,441	6,441	8,341	
7685.02 - Fleet Accrual_Maintenance, None	3,026	3,026	2,088	
7690.01 - Facility Accrual_Maintenance, None	865	865	835	
7695.None - Interfund Utilities, None	10,178	10,178	10,692	
Non Personnel Operating Total	\$ 217,615	\$ 217,615	\$ 216,380	
<u>Debt Service</u>				
8860.None - Bond Principal, None	\$ 210,046	\$ 210,046	\$ 210,046	
8870.None - Interest Expense, None	33,721	33,721	33,721	
Debt Service Total	\$ 243,767	\$ 243,767	\$ 243,767	
Total Expenditures	\$ 669,511	\$ 669,511	\$ 649,046	

309 Ridges Irrigation Fund				
Revenue				
<u>Charges for Service</u>				
4340.None - Service Chgs, None	\$ 279,728	\$ 279,728	\$ 302,100	
Charges for Service Total	\$ 279,728	\$ 279,728	\$ 302,100	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 2,366	\$ 2,260	\$ 1,600	
Interest Total	\$ 2,366	\$ 2,260	\$ 1,600	
Total Revenue	\$ 282,094	\$ 281,988	\$ 303,700	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 81,073	\$ 81,073	\$ 83,477	
5010.None - Cellular Telephone, None	76	76	82	
5390.None - Overtime, None	805	805	-	
5420.None - Gen Retire Plan, None	5,064	5,064	5,216	
5510.None - Social Security Cont, None	5,071	5,071	5,169	
5515.None - Medicare Cont, None	1,192	1,192	1,214	
5610.02 - Worker's Compensation Claims Experience, None	-	-	5,780	
5610.None - Worker's Compensation, None	2,765	2,765	1,158	
5620.None - Dental Insurance, None	810	810	906	
5625.None - Health Insurance, None	18,942	18,942	17,034	
5630.None - Life Insurance, None	122	122	118	
5635.None - Long Term Disability, None	312	312	304	
5820.02 - Allowances_Automobile, None	121	121	121	
Labor and Benefits Total	\$ 116,353	\$ 116,353	\$ 120,579	
<u>Non Personnel Operating</u>				
6105.13 - Operating Supply_Small Tools, None	\$ 300	\$ 300	\$ 300	
6105.None - Operating Supply, None	780	780	780	
6130.02 - Materials_Gravel, Sand, Soil, None	-	-	400	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6150.02 - Pipe & Supplies_Fittings, None	3,400	3,400	3,400
6160.03 - Equip Parts/Supply_Oil & Grease, None	260	260	234
6210.03 - Repairs/Maint_Electrical, None	3,000	3,000	4,500
6210.04 - Repairs/Maint_Equipment, None	1,000	1,000	900
6210.07 - Repairs/Maint_Pipe, None	500	500	20,450
6210.09 - Repairs/Maint_Pumps, None	4,000	4,000	5,000
6210.None - Repairs/Maint, None	325	325	293
6510.02 - Telephone_Cellular, None	150	150	135
6550.05 - Utilities_Sewer, None	270	270	243
6550.07 - Utilities_Water, None	265	265	239
7410.13 - Contract Svcs_Financial Audit, None	76	76	75
7410.19 - Contract Svcs_Patching, None	1,500	1,500	1,350
7410.27 - Contract Svcs_Traffic Control, None	250	250	225
7900.04 - Operating Equip_Machinery & Tool, None	5,000	5,000	4,500
7640.None - Liability Insurance, None	839	839	1,090
7650.01 - Interfund Chgs_General Govt, None	20,980	20,980	22,778
7650.02 - Interfund Chgs_Utility Billing, None	11,280	11,280	10,161
7680.None - Interfund Fuel, None	2,086	2,086	2,040
7685.01 - Fleet Accrual_Replacement, None	2,466	2,466	3,193
7685.02 - Fleet Accrual_Maintenance, None	2,073	2,073	1,390
7695.None - Interfund Utilities, None	101,651	101,651	106,782
Non Personnel Operating Total	\$ 162,451	\$ 162,451	\$ 190,458
Capital Outlay			
8435.None - Irrigation System Improvements, None	\$ 100,000	\$ 50,000	\$ 30,000
Capital Outlay Total	\$ 100,000	\$ 50,000	\$ 30,000
Total Expenditures	\$ 378,804	\$ 328,804	\$ 341,037

900 Joint Sewer Operations Fund			
Revenue			
<u>Intergovernmental</u>			
4200.04 - Grant/Reimb Rev_Other, None	\$ 16,023	\$ 16,023	\$ 75,000
4200.05 - Grant/Reimb Rev_Pending Award, None	-	-	520,000
Intergovernmental Total	\$ 16,023	\$ 16,023	\$ 595,000
<u>Charges for Service</u>			
4315.None - Development Fees, None	\$ 50,626	\$ 50,626	\$ 50,000
4330.06 - Prof Svcs Rev_Call Out, None	3,060	3,060	1,330
4330.07 - Prof Svcs Rev_Septic Tank Disp, None	175,000	175,000	175,000
4330.08 - Prof Svcs Rev_TV Line, None	2,040	2,040	-
4340.13 - Service Chgs_Lift Station Impact, None	13,861	13,861	19,100
4340.14 - Service Chgs_Lift Station Maint, None	5,348	5,348	5,589
4340.15 - Service Chgs_Indust Pretreat, None	16,626	16,626	10,800
4340.16 - Service Chgs_Indust Users, None	135,252	135,252	135,500
4340.None - Service Chgs, None	12,898,705	12,898,705	13,255,093
4396.02 - Fuel Chgs_Outside Agencies, None	190,000	190,000	150,000
4700.None - Misc Revenue, None	54,007	54,007	62,000



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
Charges for Service Total	\$ 13,544,525	\$ 13,544,525	\$ 13,864,412	
<u>Fines and Forfeitures</u>				
4410.None - Fines, None	\$ 1,000	\$ 1,000	\$ 1,000	
Fines and Forfeitures Total	\$ 1,000	\$ 1,000	\$ 1,000	
<u>Interfund Revenue</u>				
4390.None - Interfund Chgs, None	-	-	6,862	
4396.01 - Fuel Chgs_City, None	\$ 165,000	\$ 165,000	\$ 125,000	
Interfund Revenue Total	\$ 165,000	\$ 165,000	\$ 131,862	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 467,165	\$ 461,983	\$ 404,100	
4620.None - Direct Interest Earnings, None	-	-	2,853	
Interest Total	\$ 467,165	\$ 461,983	\$ 406,953	
<u>Other</u>				
4500.None - Special Assessments, None	\$ 24,801	\$ 24,801	\$ 9,252	
Other Total	\$ 24,801	\$ 24,801	\$ 9,252	
<u>Capital Proceeds</u>				
4685.None - Tap Charges, None	\$ 2,865,726	\$ 2,865,726	\$ 3,074,685	
Capital Proceeds Total	\$ 2,865,726	\$ 2,865,726	\$ 3,074,685	
Total Revenue	\$ 17,084,240	\$ 17,079,058	\$ 18,083,164	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 2,636,034	\$ 2,636,034	\$ 2,670,882	
5010.None - Cellular Telephone, None	2,445	2,445	1,953	
5290.None - Seasonal Part-Time, None	36,455	36,455	41,182	
5390.None - Overtime, None	35,000	35,000	46,175	
5420.None - Gen Retire Plan, None	155,054	155,054	159,885	
5510.None - Social Security Cont, None	165,189	165,189	170,948	
5515.None - Medicare Cont, None	38,684	38,684	40,031	
5610.None - Worker's Compensation, None	95,435	95,435	22,467	
5610.02 - Worker's Compensation Claims Experience, None	-	-	35,675	
5620.None - Dental Insurance, None	27,245	27,245	29,072	
5625.None - Health Insurance, None	519,378	519,378	510,176	
5630.None - Life Insurance, None	3,768	3,768	3,933	
5635.None - Long Term Disability, None	9,601	9,601	10,070	
5820.02 - Allowances_Automobile, None	1,200	1,200	1,200	
Labor and Benefits Total	\$ 3,725,488	\$ 3,725,488	\$ 3,743,649	
<u>Non Personnel Operating</u>				
6105.02 - Operating Supply_Business Meals, None	\$ 250	\$ 250	\$ 225	
6105.03 - Operating Supply_Comput/Printer, None	1,600	1,600	1,440	
6105.08 - Operating Supply_Janitorial, None	8,950	8,950	8,950	
6105.09 - Operating Supply_Medical, None	958	958	800	
6105.10 - Operating Supply_Minor Equip, None	15,200	6,200	11,000	
6105.11 - Operating Supply_Office, None	4,700	4,700	4,480	
6105.13 - Operating Supply_Small Tools, None	13,800	13,800	13,800	
6105.None - Operating Supply, None	36,135	27,135	34,015	

2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
6120.None - Postage/Freight, None	500	500	450
6125.None - Uniforms/Clothing, None	4,460	4,460	4,014
6145.None - Chemical/Fertilizers, None	246,500	307,500	351,349
6150.None - Pipe & Supplies, None	500	500	450
6160.02 - Equip Parts/Supply_Filters, None	7,150	7,150	6,435
6160.03 - Equip Parts/Supply_Oil & Grease, None	3,850	3,850	3,475
6210.01 - Repairs/Maint_Buildings, None	4,631	4,631	29,750
6210.03 - Repairs/Maint_Electrical, None	80,000	80,000	92,900
6210.04 - Repairs/Maint_Equipment, None	114,369	91,369	177,000
6210.06 - Repairs/Maint_Meters, None	24,000	24,000	38,000
6210.07 - Repairs/Maint_Pipe, None	26,000	26,000	37,500
6210.09 - Repairs/Maint_Pumps, None	15,000	15,000	67,000
6210.19 - Repairs/Maint_CNG/Biogas , None	85,000	85,000	92,000
6210.None - Repairs/Maint, None	51,750	51,750	18,375
6270.02 - Damage Repair_Outside Property, None	40,000	20,000	16,000
6310.None - Printing/Publications, None	2,175	2,175	2,168
6400.None - Advertising, None	1,000	1,000	900
6550.05 - Utilities_Sewer, None	-	-	300
6550.06 - Utilities_Solid Waste, None	-	-	800
6550.07 - Utilities_Water, None	13,500	13,500	13,350
6550.08 - Utilities_Water Fees, None	200	200	180
6550.12 - Utilities_Drainage, None	4,800	4,800	4,800
6825.01 - Allowance/Reimb_Mileage, None	275	275	550
6830.01 - Professional Develop_Training, None	29,250	29,250	51,530
6830.02 - Professional Develop_Travel, None	250	250	-
6835.None - Dues, None	3,500	3,500	3,150
7270.None - Debt Service Fees, None	750	750	750
7310.04 - Charges/Fees_Landfill, None	284,133	284,133	323,796
7310.07 - Charges/Fees_Treasurer, None	2,000	2,000	1,800
7410.03 - Contract Svcs_Bio Monitoring, None	16,000	16,000	14,400
7410.13 - Contract Svcs_Financial Audit, None	5,000	5,000	4,753
7410.15 - Contract Svcs_Laundry, None	500	500	600
7410.37 - Contract Svcs_Lab Testing, None	100	100	200
7410.None - Contract Svcs, None	35,200	45,181	22,183
7430.None - Contract Maintenance, None	4,600	4,600	4,140
7530.None - Licenses/Permits, None	27,500	27,500	24,750
7585.None - Comm Participat, None	3,500	3,500	3,150
7900.02 - Operating Equip_Computer Hardwar, None	1,400	1,400	1,260
7900.None - Operating Equip, None	15,200	15,200	14,700
6510.09 - Telephone_Air Cards/Mobile Device, None	7,728	7,728	8,544
6510.None - Telephone, None	8,712	8,712	7,492
7620.01 - Data Process Chgs_Basic, None	131,074	131,074	138,179
7620.02 - Data Process Chgs_Equip Replace, None	11,060	11,060	12,158
7620.03 - Data Process Chgs_Direct, None	126,526	126,526	87,563
7630.01 - Medical Programs_Health Programs, None	36,195	36,195	32,939



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
7630.02 - Medical Programs_HSA Match, None	6,750	6,750	11,250
7630.03 - Medical Programs_Wellness Awards, None	8,649	8,649	7,800
7640.None - Liability Insurance, None	86,094	86,094	111,814
7650.01 - Interfund Chgs_General Govt, None	667,000	667,000	692,346
7650.02 - Interfund Chgs_Utility Billing, None	499,761	499,761	450,137
7655.None - Interfund Line Rep, None	100,000	100,000	-
7680.None - Interfund Fuel, None	46,269	46,269	42,724
7685.01 - Fleet Accrual_Replacement, None	174,865	174,865	231,050
7685.02 - Fleet Accrual_Maintenance, None	105,177	105,177	81,245
7695.None - Interfund Utilities, None	548,581	548,581	576,274
Non Personnel Operating Total	\$ 3,800,577	\$ 3,810,558	\$ 3,995,133
<u>Debt Service</u>			
8860.02 - Bond Principal_Sewer 2002, None	\$ 450,000	\$ 450,000	\$ 465,000
8860.09 - Bond Principal_Sewer 2009, None	1,040,000	1,040,000	-
8870.02 - Interest Expense_Sewer 2002, None	145,591	145,591	131,884
8870.09 - Interest Expense_Sewer 2009, None	48,807	48,807	-
Debt Service Total	\$ 1,684,398	\$ 1,684,398	\$ 596,884
<u>Capital Outlay</u>			
8100.03 - Capital Equip_Specialty, None	\$ 100,000	\$ 100,000	\$ -
8425.None - Sewer Collection, None	6,285,000	6,927,796	7,090,000
8430.None - Sewer Treatment, None	1,300,100	4,021,493	4,707,000
Capital Outlay Total	\$ 7,685,100	\$ 11,049,289	\$ 11,797,000
Total Expenditures	\$ 16,895,563	\$ 20,269,733	\$ 20,132,666

101 Enhanced 911 Fund

Revenue

Charges for Service

4322.None - 911 Surcharge, None	\$ 2,393,288	\$ 2,393,288	\$ 2,368,625
Charges for Service Total	\$ 2,393,288	\$ 2,393,288	\$ 2,368,625

Interest

4610.None - Interest Income, None	\$ 36,796	\$ 69,128	\$ 8,000
Interest Total	\$ 36,796	\$ 69,128	\$ 8,000

Total Revenue \$ 2,430,084 \$ 2,462,416 \$ 2,376,625

Expenditures

Transfers Out

9405.None - Transfers to Comm Center Fund, None	\$ 2,374,468	\$ 2,742,764	\$ 1,984,470
9610.11 - Transfer to Debt Serv_PSI COP's 2010, None	500,000	500,000	500,000
Transfers Out Total	\$ 2,874,468	\$ 3,242,764	\$ 2,484,470

401 Information Technology Fund

Revenue

Charges for Service

4360.None - Fee Revenue, None	\$ 96,660	\$ 96,660	\$ 96,660
Charges for Service Total	\$ 96,660	\$ 96,660	\$ 96,660

Interfund Revenue



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
4392.01 - Basic Telephone Chgs_Mobile Device, None	\$ 257,040	\$ 257,040	\$ 249,096	
4392.None - Basic Telephone Chgs, None	213,126	213,126	220,123	
4394.01 - Data Proc Chgs_Basic, None	2,973,517	2,973,517	2,956,741	
4394.02 - Data Proc Chgs_Direct, None	3,490,983	3,471,543	3,856,167	
4394.03 - Data Proc Chgs_Equip Replace, None	388,895	383,095	393,387	
Interfund Revenue Total	\$ 7,323,561	\$ 7,298,321	\$ 7,675,514	
<u>Interest</u>				
4610.None - Interest Income, None	\$ 36,235	\$ 49,867	\$ 37,600	
Interest Total	\$ 36,235	\$ 49,867	\$ 37,600	
Total Revenue	\$ 7,456,456	\$ 7,444,848	\$ 7,809,774	
Expenditures				
<u>Labor and Benefits</u>				
5000.None - Full Time Salaries, None	\$ 2,084,316	\$ 2,084,316	\$ 1,967,837	
5010.None - Cellular Telephone, None	-	-	1,202	
5420.None - Gen Retire Plan, None	121,986	121,986	114,007	
5450.None - Leave Payout, None	14,036	14,036	-	
5510.None - Social Security Cont, None	126,908	126,908	122,014	
5515.None - Medicare Cont, None	30,440	30,440	28,548	
5610.02 - Worker's Compensation Claims Experience, None	-	-	24,280	
5610.None - Worker's Compensation, None	4,555	4,555	1,197	
5620.None - Dental Insurance, None	17,326	17,326	16,440	
5625.None - Health Insurance, None	368,255	368,255	321,679	
5630.None - Life Insurance, None	2,625	2,625	2,753	
5635.None - Long Term Disability, None	6,952	6,952	7,410	
Labor and Benefits Total	\$ 2,777,399	\$ 2,777,399	\$ 2,607,367	
<u>Non Personnel Operating</u>				
6105.None - Operating Supply, None	\$ 37,150	\$ 27,150	\$ 27,100	
6120.None - Postage/Freight, None	400	400	400	
6155.None - Food for Concessions, None	500	500	-	
6310.None - Printing/Publications, None	300	300	200	
6505.01 - Line Charge_Basic Service, None	65,700	65,700	65,700	
6505.02 - Line Charge_Data Line, None	72,000	72,000	72,000	
6505.04 - Line Charge_Internet, None	40,800	15,000	15,000	
6510.02 - Telephone_Cellular, None	270,480	270,480	231,336	
6510.03 - Telephone_Long Distance, None	2,000	-	-	
6825.01 - Allowance/Reimb_Mileage, None	200	200	-	
6830.01 - Professional Develop_Training, None	94,200	94,200	106,200	
6830.02 - Professional Develop_Travel, None	500	500	-	
6835.None - Dues, None	4,435	4,435	4,620	
7410.38 - Contract Svcs_E Waste Disposal, None	2,000	2,000	2,000	
7410.None - Contract Svcs, None	91,000	91,000	111,000	
7430.03 - Contract Maintenance_Software, None	2,200,831	2,160,831	2,381,520	
7430.None - Contract Maintenance, None	917,791	917,791	954,877	
7900.None - Operating Equip, None	1,244,484	1,044,484	961,600	
6105.04 - Operating Supply_Copy Mach, None	83,000	83,000	75,000	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6105.05 - Operating Supply_Copy Mach Chgs, None	51,000	51,000	35,000	
6510.09 - Telephone_Air Cards/Mobile Device, None	13,440	13,440	17,700	
7620.03 - Data Process Chgs_Direct, None	79,180	79,180	79,180	
7630.01 - Medical Programs_Health Programs, None	21,290	21,290	26,126	
7630.02 - Medical Programs_HSA Match, None	1,500	1,500	3,000	
7630.03 - Medical Programs_Wellness Awards, None	5,088	5,088	6,300	
7640.None - Liability Insurance, None	1,004	1,004	1,305	
7680.None - Interfund Fuel, None	254	254	248	
7685.01 - Fleet Accrual_Replacement, None	2,039	2,039	2,641	
7685.02 - Fleet Accrual_Maintenance, None	864	864	683	
7690.01 - Facility Accrual_Maintenance, None	49,963	49,963	53,935	
7695.None - Interfund Utilities, None	10,479	10,479	11,008	
Non Personnel Operating Total	\$ 5,363,872	\$ 5,086,072	\$ 5,245,679	
Capital Outlay				
8100.None - Capital Equip, None	\$ 729,000	\$ 974,250	\$ 826,217	
Capital Outlay Total	\$ 729,000	\$ 974,250	\$ 826,217	
Total Expenditures	\$ 8,870,271	\$ 8,837,721	\$ 8,679,263	

402 Fleet and Equipment Fund				
Revenue				
Charges for Service				
4396.02 - Fuel Chgs_Outside Agencies, None	\$ 310,955	\$ 310,955	\$ 314,078	
4398.None - Maintenance Chgs, None	435,000	435,000	455,000	
4700.None - Misc Revenue, None	1,000	1,000	-	
Charges for Service Total	\$ 746,955	\$ 746,955	\$ 769,078	
Interfund Revenue				
4393.02 - Insurance_Veh Damage/Repair, None	\$ 55,000	\$ 55,000	\$ 55,000	
4395.01 - Fleet Accrual Chgs_Replacement, None	3,000,000	2,767,000	3,687,845	
4395.02 - Fleet Accrual Chgs_Maintenance, None	1,742,793	1,742,793	1,797,351	
4396.01 - Fuel Chgs_City, None	592,945	592,945	620,591	
Interfund Revenue Total	\$ 5,390,738	\$ 5,157,738	\$ 6,160,787	
Interest				
4610.None - Interest Income, None	\$ 18,213	\$ 64,963	\$ 46,800	
Interest Total	\$ 18,213	\$ 64,963	\$ 46,800	
Capital Proceeds				
4665.None - Sale of Equipment, None	\$ 150,000	\$ 26,000	\$ 80,000	
Capital Proceeds Total	\$ 150,000	\$ 26,000	\$ 80,000	
Other				
4760.None - Insurance Reimbursement, None	\$ 2,000	\$ 2,000	\$ 2,000	
Other Total	\$ 2,000	\$ 2,000	\$ 2,000	
Total Revenue	\$ 6,307,906	\$ 5,997,656	\$ 7,058,665	

Expenditures

Labor and Benefits

5000.None - Full Time Salaries, None	\$ 761,577	\$ 761,577	\$ 849,410
5010.None - Cellular Telephone, None	992	992	451



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
5390.None - Overtime, None	18,636	18,636	19,058
5420.None - Gen Retire Plan, None	46,130	46,130	50,971
5450.None - Leave Payout, None	7,147	7,147	-
5510.None - Social Security Cont, None	48,821	48,821	53,849
5515.None - Medicare Cont, None	11,423	11,423	12,599
5610.02 - Worker's Compensation Claims Experience, None	-	-	12,785
5610.None - Worker's Compensation, None	16,315	16,315	9,306
5620.None - Dental Insurance, None	8,372	8,372	8,975
5625.None - Health Insurance, None	174,709	174,709	187,196
5630.None - Life Insurance, None	1,201	1,201	1,274
5635.None - Long Term Disability, None	2,963	2,963	3,149
Labor and Benefits Total	\$ 1,098,286	\$ 1,098,286	\$ 1,209,023
Non Personnel Operating			
6020.01 - Fuel_Gasoline, Unleaded, None	\$ 299,783	\$ 299,783	\$ 310,462
6020.02 - Fuel_Diesel, None	290,773	290,773	172,477
6020.05 - Fuel_CNG, None	430,554	430,554	457,141
6105.11 - Operating Supply_Office, None	800	800	600
6105.13 - Operating Supply_Small Tools, None	7,000	7,000	7,000
6105.None - Operating Supply, None	11,000	11,000	9,900
6125.None - Uniforms/Clothing, None	300	300	300
6160.03 - Equip Parts/Supply_Oil & Grease, None	54,500	54,500	55,500
6160.04 - Equip Parts/Supply_Parts, None	610,000	610,000	635,485
6160.05 - Equip Parts/Supply_Tires, None	213,000	213,000	191,231
6210.01 - Repairs/Maint_Buildings, None	15,000	15,000	13,500
6210.04 - Repairs/Maint_Equipment, None	50,000	50,000	45,000
6210.None - Repairs/Maint, None	160,000	160,000	195,000
6400.None - Advertising, None	800	800	300
6510.08 - Telephone_Other, None	675	675	675
6825.02 - Allowance/Reimb_Tool, None	9,600	9,600	10,400
6830.01 - Professional Develop_Training, None	10,000	10,000	12,000
6835.None - Dues, None	500	500	500
7410.15 - Contract Svcs_Laundry, None	4,160	4,160	4,800
7430.None - Contract Maintenance, None	16,200	16,200	16,200
7530.None - Licenses/Permits, None	500	500	450
6510.None - Telephone, None	3,686	3,686	1,729
6550.09 - Utilities_Energy Service Contract, None	11,943	11,943	12,266
7620.01 - Data Process Chgs_Basic, None	35,154	35,154	34,058
7620.02 - Data Process Chgs_Equip Replace, None	2,660	2,660	2,560
7620.03 - Data Process Chgs_Direct, None	15,313	15,313	12,312
7630.01 - Medical Programs_Health Programs, None	12,774	12,774	13,629
7630.02 - Medical Programs_HSA Match, None	1,500	1,500	3,000
7630.03 - Medical Programs_Wellness Awards, None	3,053	3,053	3,300
7640.None - Liability Insurance, None	49,571	49,571	49,571
7656.01 - Interfund Insur_Veh Damage/Rep, None	55,000	55,000	55,000
7680.None - Interfund Fuel, None	2,547	2,547	2,491



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
7685.01 - Fleet Accrual_Replacement, None	6,893	6,893	8,925	
7685.02 - Fleet Accrual_Maintenance, None	6,365	6,365	4,907	
7690.01 - Facility Accrual_Maintenance, None	34,162	34,162	46,344	
7695.None - Interfund Utilities, None	35,359	35,359	37,144	
Non Personnel Operating Total	\$ 2,461,125	\$ 2,461,125	\$ 2,426,157	
Capital Outlay				
8100.04 - Capital Equip_Vehicles/Machinery, None	\$ 3,000,000	\$ 3,833,787	\$ 3,735,000	
8100.05 - Capital Equip_Vehicles/Machinery_New Acquisition, None	\$ 384,000	\$ 384,000	\$ -	
Capital Outlay Total	3,384,000	4,217,787	3,735,000	
Total Expenditures	\$ 6,943,411	\$ 7,777,198	\$ 7,370,180	
Transfers In				
4817.None - Transfer in First Responder Sales Tax, None	\$ -	\$ -	\$ 70,581	
4821.None - Transfer in Sales Tax CIP, None	384,000	384,000	156,000	
Transfers In Total	\$ 384,000	\$ 384,000	\$ 226,581	
404 Insurance Fund				
Revenue				
Charges for Service				
4700.None - Misc Revenue, None	\$ 25,500	\$ 15,000	\$ 30,000	
Charges for Service Total	\$ 25,500	\$ 15,000	\$ 30,000	
Interfund Revenue				
4393.01 - Insurance_Premiums, None	\$ 2,673,145	\$ 2,736,538	\$ 13,292,328	
4393.03 - Medical Programs_Health Programs, None	606,786	606,786	641,730	
4393.04 - Medical Programs_HSA Match, None	156,750	156,750	199,500	
4393.05 - Medical Programs_Wellness Awards, None	145,000	145,000	129,300	
Interfund Revenue Total	\$ 3,581,681	\$ 3,645,074	\$ 14,262,858	
Interest				
4610.None - Interest Income, None	\$ 109,617	\$ 57,325	\$ 92,700	
Interest Total	\$ 109,617	\$ 57,325	\$ 92,700	
Other				
4730.None - Claim Reimbursement, None	\$ -	\$ -	\$ 1,012,800	
4755.01 - Contributions_Employee, None	271,436	-	-	
4755.02 - Contributions_Retiree Dependents, None	91,029	-	-	
4755.03 - Contributions_Buy-In, None	25,500	-	-	
4755.07 - Contributions_Retiree Premiums, None	35,101	-	-	
Other Total	\$ 423,066	\$ -	\$ 1,012,800	
Total Revenue	\$ 4,139,864	\$ 3,717,399	\$ 15,398,358	
Expenditures				
Labor and Benefits				
5000.None - Full Time Salaries, None	\$ 130,456	\$ 130,456	\$ 136,063	
5010.None - Cellular Telephone, None	45	45	-	
5290.None - Seasonal Part-Time, None	-	-	30,000	
5410.01 - Awards_Safety, None	17,500	17,500	17,500	
5410.13 - Awards_Wellness, None	145,000	145,000	-	
5420.None - Gen Retire Plan, None	8,195	8,195	8,166	



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
5510.None - Social Security Cont, None	8,118	8,118	10,298	
5515.None - Medicare Cont, None	1,902	1,902	2,410	
5610.02 - Worker's Compensation Claims Experience, None	-	-	4,360	
5610.None - Worker's Compensation, None	1,126	1,126	102	
5620.None - Dental Insurance, None	2,120	2,120	1,566	
5625.13 - Health Insurance_Wellness, None	-	-	129,300	
5625.15 - Health Insurance_HSA Match, None	122,250	122,250	114,000	
5625.16 - Health Insurance_Retirees, None	483,796	-	-	
5625.17 - Health Insurance_Retiree Dependants, None	95,023	-	-	
5625.None - Health Insurance, None	40,242	40,242	29,419	
5630.None - Life Insurance, None	212	212	158	
5635.None - Long Term Disability, None	496	496	386	
5820.02 - Allowances_Automobile, None	420	420	-	
Labor and Benefits Total	\$ 1,056,901	\$ 478,082	\$ 483,728	
<u>Non Personnel Operating</u>				
6105.12 - Operating Supply_Safety, None	\$ 1,500	\$ -	\$ 2,700	
6105.None - Operating Supply, None	650	650	585	
6310.None - Printing/Publications, None	200	200	180	
6710.02 - Claims_3rd Party Admin, None	63,800	63,800	69,000	
6710.None - Claims, None	1,065,000	1,065,000	1,007,800	
6720.01 - Insurance Premiums_Boiler, None	14,800	14,800	14,800	
6720.02 - Insurance Premiums_Excess, None	2,000	2,000	-	
6720.None - Insurance Premiums, None	1,076,928	1,076,928	10,962,674	
6770.None - CIRSA Deductibles, None	562,500	662,500	875,000	
6825.01 - Allowance/Reimb_Mileage, None	200	-	200	
6830.01 - Professional Develop_Training, None	5,500	5,500	7,500	
6835.None - Dues, None	435	435	400	
7310.01 - Charges/Fees_Bond Insurance, None	-	4,954	-	
7410.07 - Contract Svcs_Consultant, None	46,750	46,750	46,750	
7505.06 - Personnel Prog_Loss Control, None	5,000	-	4,500	
7505.12 - Personnel Prog_Telehealth, None	54,210	54,210	55,878	
7505.13 - Personnel Prog_Wellness, None	6,000	6,000	22,400	
7505.16 - Personnel Prog_Health Clinic, None	555,456	492,576	551,159	
6510.09 - Telephone_Air Cards/Mobile Device, None	-	-	660	
6510.None - Telephone, None	670	670	288	
7620.01 - Data Process Chgs_Basic, None	15,066	15,066	14,596	
7620.02 - Data Process Chgs_Equip Replace, None	1,300	1,300	1,300	
7620.03 - Data Process Chgs_Direct, None	2,456	2,456	1,550	
Non Personnel Operating Total	\$ 3,480,421	\$ 3,515,795	\$ 13,639,920	
<u>Capital Outlay</u>				
8215.None - Facility Improvements, None	\$ -	\$ 100,487	\$ -	
8220.None - Facility Acquisition, None	-	116,358	-	
Capital Outlay Total	\$ -	\$ 216,845	\$ -	
Total Expenditures	\$ 4,537,322	\$ 4,210,722	\$ 14,123,648	
<u>Contingency and Reserves</u>				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund			
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget
8930.None - Unallocated appropriation, None	2,897,208	1,769,951	650,000
Contingency and Reserves Total	\$ 2,897,208	\$ 1,769,951	\$ 650,000

406 Facilities Management Fund

Revenue

Interfund Revenue

4389.01 - Facility Chgs_Maintenance, None	\$ 905,687	\$ 905,687	\$ 998,928
4389.03 - Facility Chgs_Uilities, None	1,663,620	1,663,620	1,747,601
Interfund Revenue Total	\$ 2,569,307	\$ 2,569,307	\$ 2,746,529

Interest

4610.None - Interest Income, None	\$ 1,599	\$ -	\$ 1,200
Interest Total	\$ 1,599	\$ -	\$ 1,200

Other

4650.None - Lease Revenue, None	\$ 20,460	\$ 20,460	\$ 17,760
Other Total	\$ 20,460	\$ 20,460	\$ 17,760

Total Revenue \$ 2,591,366 \$ 2,589,767 \$ 2,765,489

Expenditures

Labor and Benefits

5000.None - Full Time Salaries, None	\$ 366,197	\$ 366,197	\$ 359,666
5010.None - Cellular Telephone, None	541	541	451
5390.None - Overtime, None	3,650	3,650	3,733
5420.None - Gen Retire Plan, None	21,980	21,980	21,581
5510.None - Social Security Cont, None	22,932	22,932	22,537
5515.None - Medicare Cont, None	5,365	5,365	5,277
5610.02 - Worker's Compensation Claims Experience, None	-	-	6,740
5610.None - Worker's Compensation, None	5,807	5,807	4,797
5620.None - Dental Insurance, None	3,707	3,707	3,157
5625.None - Health Insurance, None	82,223	82,223	83,236
5630.None - Life Insurance, None	532	532	565
5635.None - Long Term Disability, None	1,291	1,291	1,392
Labor and Benefits Total	\$ 514,225	\$ 514,225	\$ 513,132

Non Personnel Operating

6105.03 - Operating Supply_Comput/Printer, None	\$ 1,900	\$ 1,900	\$ 1,900
6105.08 - Operating Supply_Janitorial, None	20,500	20,500	28,500
6105.11 - Operating Supply_Office, None	1,000	1,000	900
6105.12 - Operating Supply_Safety, None	200	200	200
6105.13 - Operating Supply_Small Tools, None	6,700	6,700	500
6105.None - Operating Supply, None	6,500	6,500	-
6125.None - Uniforms/Clothing, None	1,950	1,950	750
6210.01 - Repairs/Maint_Buildings, None	19,000	19,000	19,000
6210.04 - Repairs/Maint_Equipment, None	6,000	6,000	6,000
6270.03 - Damage Repair_Vehicles, None	7,500	7,500	-
6550.01 - Utilities_Electricity, None	1,427,482	1,427,482	1,067,029
6550.04 - Utilities_Gas, None	254,394	254,394	258,744
6550.05 - Utilities_Sewer, None	6,765	6,765	6,833



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund				
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget	
6550.06 - Utilities_Solid Waste, None	13,604	13,604	14,148	
6550.07 - Utilities_Water, None	8,345	8,345	8,846	
6550.12 - Utilities_Drainage, None	1,045	1,045	941	
6640.02 - Rent_Land/Lease, None	10,500	10,500	2,100	
6830.01 - Professional Develop_Training, None	4,000	4,000	2,500	
7410.22 - Contract Svcs_Recycling, None	1,000	1,000	1,500	
7410.24 - Contract Svcs_Security, None	-	-	8,750	
7410.29 - Contract Svcs_Building, None	-	-	29,500	
7410.30 - Contract Svcs_Electrical, None	-	-	9,140	
7410.31 - Contract Svcs_Equipment, None	-	-	9,500	
7410.32 - Contract Svcs_Plumbing, None	-	-	12,600	
7410.33 - Contract Svcs_HVAC, None	-	-	51,000	
7410.34 - Contract Svcs_Roofs, None	-	-	2,500	
7410.None - Contract Svcs, None	100,000	100,000	-	
7430.04 - Contract Maintenance_Garage, None	-	-	7,150	
7430.05 - Contract Maintenance_Building, None	-	-	41,400	
7430.07 - Contract Maintenance_Equipment, None	-	-	6,400	
7430.08 - Contract Maintenance_Plumbing, None	-	-	1,400	
7430.09 - Contract Maintenance_HVAC, None	-	-	27,500	
7430.10 - Contract Maintenance_Roofs, None	-	-	2,500	
7430.11 - Contract Maintenance_Security, None	-	-	700	
7430.12 - Contract Maintenance_Janitorial, None	17,000	17,000	20,000	
7430.13 - Contract Maintenance_Elevator, None	-	-	15,000	
7430.None - Contract Maintenance, None	110,000	110,000	-	
7900.None - Operating Equip, None	1,000	1,000	1,000	
6510.09 - Telephone_Air Cards/Mobile Device, None	660	660	660	
6510.None - Telephone, None	3,016	3,016	1,153	
6550.09 - Utilities_Energy Service Contract, None	14,906	14,906	251,000	
7620.01 - Data Process Chgs_Basic, None	10,044	10,044	9,731	
7620.02 - Data Process Chgs_Equip Replace, None	2,500	2,500	1,150	
7620.03 - Data Process Chgs_Direct, None	45,187	45,187	38,517	
7630.01 - Medical Programs_Health Programs, None	7,452	7,452	9,087	
7630.03 - Medical Programs_Wellness Awards, None	1,781	1,781	1,800	
7640.None - Liability Insurance, None	64,836	64,836	84,205	
7680.None - Interfund Fuel, None	2,550	2,550	2,854	
7685.01 - Fleet Accrual_Replacement, None	5,811	5,811	7,525	
7685.02 - Fleet Accrual_Maintenance, None	8,781	8,781	7,469	
7690.01 - Facility Accrual_Maintenance, None	14,296	14,296	12,574	
7695.None - Interfund Utilities, None	5,720	5,720	6,009	
Non Personnel Operating Total	\$ 2,213,925	\$ 2,213,925	\$ 2,100,165	
Total Expenditures	\$ 2,728,150	\$ 2,728,150	\$ 2,613,297	
Capital Outlay				
8215.None - Facility Improvements, None	\$ -	\$ 111,173	\$ -	
Capital Outlay Total	\$ -	\$ 111,173	\$ -	
Transfers In				



2019 Adopted, 2019 Amended, 2020 Recommended Budget by Fund
November 20th, 2019

Budget by Fund					
Classification-Account-Description	2019 Adopted Budget	2019 Amended Budget	2020 Recommended Budget		
4821.None - Transfer in Sales Tax CIP, None	\$ -	\$ 200,000	\$ 300,000		
Transfers In Total	\$ -	\$ 200,000	\$ 300,000		
<u>Contingency and Reserves</u>					
8930.None - Unallocated appropriation, None	\$ 139,982	\$ 28,809	\$ 300,000		
Contingency and Reserves Total	\$ 139,982	\$ 28,809	\$ 300,000		

Downtown Development Authority

2020 Recommended Budget		11/15/2019 PROJECTED													
Row Labels		BEGINNING FUND BALANCES	TOTAL REVENUE	LABOR	NON PERSONNEL OPERATING	TOTAL OPERATING EXPENSE	DEBT SERVICE	MAJOR CAPITAL	TOTAL EXPENSE	TRANSFERS IN	TRANSFERS OUT	NET SOURCE (USE) OF FUNDS	Contingency Funds	Net Change in Fund Balance	ENDING FUND BALANCE
103 Downtown Development Authority		1,307,709	1,328,767	179,942	638,473	818,415	-	-	818,415	-	-	510,352	250,000	260,352	1,568,061
203 DDA Capital Improv Fund		487,322	6,600	10,502	-	10,502	-	-	10,502	-	-	(3,902)	-	(3,902)	483,420
611 DDA TIF Debt Service Fund		1,977,489	1,952,122	-	-	-	1,653,500	-	1,653,500	-	-	298,622	-	298,622	2,276,112
Total All Funds		\$ 3,772,520	\$ 3,287,489	\$ 190,444	\$ 638,473	\$ 828,917	\$ 1,653,500	\$ -	\$ 2,482,417	\$ -	\$ -	\$ 805,072	\$ 250,000	\$ 555,072	\$ 4,327,592

1) Amount in Fund Balance represents interest earnings and debt proceeds for the hotel connection. All will have to be used according to bond disclosure.

2) Debt Service Reserve \$1,237,712