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**CITY COUNCIL AGENDA  
WEDNESDAY, AUGUST 5, 2020  
250 NORTH 5<sup>TH</sup> STREET  
5:00 PM – DINNER  
5:30 PM – PRE-MEETING – CITY HALL AUDITORIUM  
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Presentations**

2019 Auditor's Report to City Council - Ty Holman, Haynie & Company

**Appointments**

To the Parks and Recreation Advisory Board

To the Grand Junction Downtown Development Authority/Business Improvement District

**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 July 13, 2020 Workshop
- b. Minutes of the July 15, 2020 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. Quasi-judicial
  - i. Introduction of an Ordinance to Vacate the Platted Public Right-of-Way of West Cliff Drive as Identified on the 2nd Addition to O'Nan Subdivision Located by Horizon Drive, N. 12th Street, Midway Avenue and Budlong Street and Set a Public Hearing for August 19, 2020

**3. Resolutions**

- a. A Resolution to Designate the Colorado Fruit and Commercial Association Building at 601 Pitkin Avenue in the City Register of Historic Structures, Sites and Districts

**REGULAR AGENDA**

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

**4. Public Hearings**

- a. Legislative

- i. An Ordinance Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Property Known as 863 Colorado Avenue into the Boundaries of the Business Improvement District and an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Property Known as 863 Colorado Avenue into the Boundaries of the Downtown Development Authority
- ii. An Ordinance for Supplemental Appropriations
- b. Quasi-judicial
  - i. An Ordinance by the City of Grand Junction to Amend Ordinance No. 4929 Vacating Portions of Public Right-of-Way Within the Proposed Riverfront at Dos Rios Development
  - ii. A Resolution to Approve a Service Plan for the Proposed West Junction Metropolitan District on 177 Acres Northwest of the Highway 6 and 50 and Patterson Road Intersection
  - iii. An Ordinance Amending Ordinance No. 4938 Annexing Territory to the City of Grand Junction, Colorado for the Annexation Known as the Magnus Court Annexation of 45.543-Acres, Located at the West End of Magnus Court

## **5. 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.*

## **6. Other Business**

## **7. Adjournment**



## Grand Junction City Council

### Regular Session

Item #

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**Meeting Date:** August 5, 2020

**Presented By:** Ty Holman

**Department:** Finance

**Submitted By:** Jodi Welch, Finance Director

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#### **Information**

##### **SUBJECT:**

2019 Auditor's Report to City Council - Ty Holman, Haynie & Company

##### **RECOMMENDATION:**

This is a presentation to City Council.

##### **EXECUTIVE SUMMARY:**

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

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

##### **BACKGROUND OR DETAILED INFORMATION:**

The City of Grand Junction 2019 CAFR is available on-line.

##### **FISCAL IMPACT:**

##### **SUGGESTED MOTION:**

I move to (accept/not accept) the Auditors Report and Financial Statements for the City

of Grand Junction, Colorado for the year ended December 31, 2019.

**Attachments**

None



**Grand Junction City Council**

**Regular Session**

**Item #**

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**Meeting Date:** August 5, 2020

**Presented By:** Wanda Winkelmann, City Clerk

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann

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**Information**

**SUBJECT:**

To the Parks and Recreation Advisory Board

**RECOMMENDATION:**

Appoint members to the Parks and Recreation Advisory Board.

**EXECUTIVE SUMMARY:**

There are two vacancies due to an amended bylaw change.

**BACKGROUND OR DETAILED INFORMATION:**

On July 1, 2020 City Council adopted Ordinance No. 4942 that amended the Parks and Recreation Advisory Board bylaws to expand the Board from seven members to nine members.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the interview committee's recommendations to the Parks and Recreation Advisory Board.

**Attachments**

1. Ordinance No. 4942 - PRAB Bylaw Amendment

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4942

**AN ORDINANCE TO AMEND THE GRAND JUNCTION MUNICIPAL CODE REGARDING THE GRAND JUNCTION PARKS AND RECREATION ADVISORY BOARD MEMBERSHIP**

RECITALS:

By and with this Ordinance the City Council amends the Grand Junction Municipal Code (GJMC or Code) to provide for the appointment of two additional members to the Grand Junction Parks and Recreation Advisory Board.

The Parks and Recreation Advisory Board (Board) was established in 1983. The primary purpose of the Board is to assist in planning of recreation activities in the City and to help promote a long-range program for the development of the City's park system.

Presently, the Board has seven City residents as members. The Board desires to expand to nine members to better meet the opportunities and challenges that are before it. The City has recently launched a parks, recreation and open space master planning process, which plan and the outcomes of it, will be the responsibility of the Board to consider and make recommendations to the City Council and City staff. That work, coupled with the interest of the Board in seeking more varied backgrounds and membership on the Board, prompts the City Council to amend the Code to, and consistently with the bylaws of the Board as amended, increase the membership of the Board to nine to help it fulfill its mission.

At the June 17, 2020 meeting the City Council considered this Ordinance and determined that amendment of the Code is necessary as follows.

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

Title 2.32.020 of the Grand Junction Municipal Code is amended as follows (deletions struck through; additions underlined):

2.32.020 Terms of Member – *Ex officio* members.

The President of the Council shall select and with the concurrence of the Council, appoint seven~~nine~~ persons to the Parks and Recreation Advisory Board who are citizens of the City. The~~All~~ members shall serve three-year staggered terms in accordance with the adopted bylaws of the Board as amended. The initial appointments for the 8<sup>th</sup> and 9<sup>th</sup> members shall be two and three years respectively. Two new members shall be appointed annually for three-year terms. Thereafter a member may be reappointed by City Council upon expiration of his/her term for a three-year term for a total of four terms. The City Manager, or his designee, and the Parks and Recreation Director shall be ex officio, non-voting members of the Board.

City Council hereby declares that this ordinance is necessary to preserve and advance the peace and the public health, safety and welfare by effectuating the Council's purposes and policies, which are consistent with and supportive of the best interest of the citizens of the City.

Severability.

This Ordinance is necessary to protect the public health, safety and welfare of the residents of the City. If any provision of this Ordinance is found to be unconstitutional or illegal, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severed or severable and shall continue in full force and effect.

All other provisions of Title 2 of the Grand Junction Municipal Code shall remain in full force and effect.

INTRODUCED on first reading on the 17<sup>th</sup> day of June 2020 and ordered published.

ADOPTED on second reading this 1<sup>st</sup> day of July 2020

  
C.E. Wortmann  
President of the Council

ATTEST:

  
Wanda Winkelmann  
City Clerk





I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4942 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> day of June 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1<sup>st</sup> day of July 2020, at which Ordinance No. 4942 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3<sup>rd</sup> day of July 2020.

  
\_\_\_\_\_  
Deputy City Clerk

Published: June 19, 2020  
Published: July 03, 2020  
Effective: August 02, 2020





**Grand Junction City Council**

**Regular Session**

**Item #**

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**Meeting Date:** August 5, 2020

**Presented By:** Wanda Winkelmann, City Clerk

**Department:** City Clerk

**Submitted By:** Wanda Winkelmann

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**Information**

**SUBJECT:**

To the Grand Junction Downtown Development Authority/Business Improvement District

**RECOMMENDATION:**

Appoint members to the Grand Junction Downtown Development Authority/Business Improvement District.

**EXECUTIVE SUMMARY:**

There are two vacancies.

**BACKGROUND OR DETAILED INFORMATION:**

Vacancies are due to terms expiring.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to (appoint/not appoint) the interview committee's recommendations to the Grand Junction Downtown Development Authority/Business Improvement District.

**Attachments**

None

**CITY COUNCIL WORKSHOP SUMMARY**  
**July 13, 2020**

**Meeting Convened:** 5:30 p.m. in the City Hall Auditorium

**Meeting Adjourned:** 8:07 p.m.

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

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Principal Planner David Thornton, Associate Planner Jace Hochwalt, Management Analyst Johnny McFarland, Senior Assistant to the City Manager Greg LeBlanc, Communication Specialist Kevin Keane, and City Clerk Wanda Winkelmann.

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Mayor Wortmann called the meeting to order.

**Agenda Topic 1. Discussion Topics**

**a. Parks, Recreation, and Open Space Master Plan Council Workshop**

Mr. Sherbenou introduced the consultant teams from GreenPlay LLC and Barker Rinker Seacat. This workshop begins the series of public meetings that will include engaging with the PROS Advisory Committee, the Parks and Recreation Advisory Board, focus groups, public partners, business leaders and others.

Pat O'Toole with GreenPlay LLC is looking for Council feedback. The project will take approximately ten months and will include capital projects, 10-year vision, park development polices, land dedication, fee-in-lieu, open spaces management plan, acquisition and uses. Additionally, there will be an online engagement tool for public participation, a random sample mail survey to 4,000 households, and online surveys.

Discussion included items that Council would like the consultants to be aware of, including being geographically challenged and engaging with different groups such as the senior population, Spanish speaking population, and youth. Mr. O'Toole asked several questions, including: what recreational facilities are needed, what needs to be repaired? Recreation center with indoor amenities, courts, and work out facilities. Concern was expressed about an existing leaking pool. What additional recreational programs are needed? It was suggested that the consultants engage with the group that led the prior recreation center effort. Other suggested amenities include an indoor ice arena, pickle ball courts, and more soccer fields.

Mr. O'Toole reviewed the Issues and Opportunities Report, including riverfront open space and access, park access and facility needs, public lands and areas of natural environment, sustainability and resiliency. Grand Junction's need to have amenities that are accessible; what barriers need to be removed? Additional partnerships and collaboration with the school district and Mesa County will help remove barriers.

Discussion ensued regarding the implementation of the plan and funding mechanisms.

#### **b. Tobacco & Vaping Discussion**

City Manager Caton noted that Jodi Radke with the Campaign for Tobacco-free Kids would provide tonight's presentation virtually. Ms. Radke provided statistics regarding tobacco and e-cigarette use in Mesa County and across the state. She discussed the benefits of tobacco tax increases: for every 10% increase in tax, there is a decline in use rates by 3-5%. The cost of smoking-related illnesses is \$326 billion per year nationwide. \$1.89 billion is spent annually in Colorado for smoking-related healthcare costs, of which Medicaid pays \$386.3 million.

Discussion ensued regarding how cigarette prices/taxes impact low income residents, other health costs of tobacco use, using cigarette taxes for health-related programs and smoking cessation programs, retailers locking tobacco products behind counters, policy considerations that would lower tobacco use, how this policy is directed to break the cycle and interrupt the increase of young smokers, and use of possible tax revenues for education and parks and recreation programs.

#### **c. Marijuana Discussion**

Marijuana Enforcement Division (MED) Agent Rachelle Redmond was present to discuss medical and retail marijuana in Colorado. Ms. Redmond reviewed the history in Grand Junction and the legislative actions that legalized marijuana use. She noted that licensing marijuana is so complicated because it is an illegal substance under Federal law with limited Federal oversight and the focus on public safety. In Colorado, a dual license is required, which means an application must receive local and state approval. Industrial hemp cultivations are regulated by the Department of Agriculture. One hundred eight municipalities in Colorado have opted in to legalize marijuana businesses, and all persons associated with the industry are required to be licensed (owners, managers, employees, etc.).

Discussion ensued about underage marijuana usage, demographics of users, compliance checks, where State tax revenues are spent, average tax rate for municipalities, marijuana as a gateway drug, testing requirements for consumer safety, the regulation of cultivated products, severe fine schedules for infractions, and the possibility of a ballot question regarding marijuana in April 2021.

Support was expressed for additional information and to consider holding a meeting devoted to the topic of marijuana to receive public input and hold a dialogue. A larger facility may be necessary to ensure social distancing requirements can be met.

**Agenda Topic 2. City Council Communication**

For the City Council meeting on Wednesday, it was noted that the Auditorium would have limited seating to allow for social distancing and two over-flow areas would be available to accommodate additional attendees.

A conversation was held about the time and location for Wednesday pre-meetings. Support was expressed to have the pre-meeting start at 5:30 p.m. in the Auditorium.

It was noted that it can be confusing for the public to know which items on the agenda can receive public comment. All items on the Discussion Agenda will allow public comment.

The topic of engaging members of the public who are Spanish-speaking arose – how is the City going to communicate with these members?

It was requested that an update on the Dos Rios bonds be provided at the meeting on Wednesday.

A discussion was held on principles of decorum for meeting attendees to ensure everyone feels free to speak.

Councilmember Norris noted that last year (“pre-pandemic”) City Council met in Executive Session for the evaluations of the City Manager and City Attorney. At that time support was expressed for 360-degree evaluations. Councilmember Norris recommends tabling this project until next year. Conversation ensued regarding using a different evaluation form and using goals as a measurement. Mountain States Employers Council is a helpful resource for evaluations.

**Agenda Topic 3. Next Workshop Topics**

Mr. Caton stated that the August 3 Workshop will cover the Patterson Road Access Control Plan.

**Agenda Topic 4. Other Business**

There was none.

**Adjournment**

The Workshop adjourned at 8:07 p.m.

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

**July 15, 2020**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 15<sup>th</sup> day of July 2020 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout and Council President Duke Wortmann. Councilmember Rick Taggart was absent.

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

Council President Wortmann called the meeting to order. Councilmember Stout recognized student Khalil Adams Perry and then led the Pledge of Allegiance which was followed by a moment of silence.

**Proclamation**

**Proclaiming August 3 - 9, 2020 as Interfaith Awareness Week in the City of Grand Junction**

Councilmember McDaniel read the proclamation. Grand Valley Interfaith Network Chair Reverend Carla Ryan spoke about different beliefs and thanked City Council.

**Certificates of Appointment**

**To the Urban Trails Committee**

Councilmember Andrews recognized recently appointed Urban Trails Committee members Bob Doyle, Stephen Meyer, Ross Mittelman, Diana Rooney and Alisha Wenger.

**To the Parks and Recreation Advisory Board**

Councilmember Pe'a recognized recently appointed Parks and Recreation Advisory Board members William Findlay and Nancy Strippel.

**Citizen Comments**

Bruce Lohmiller spoke about violence reports, using the former City Market on 1<sup>st</sup> Street as a homeless shelter and sales tax.

Lois Dunn thanked Council and staff for all their work.

Eric Niederkruger spoke about police reform.

David Hood read an excerpt from "Understanding Social Equity" by Chris Nani regarding legalizing cannabis.

Richard Swingle thanked City Council for their extensive time commitment and presented a PowerPoint that discussed Council's workload.

Brian Masters asked Council to bring citizens together in order to improve community relations by bridging the social gap.

Susan Potts encouraged everyone to respect each other and work together no matter their background.

Dustin Coren spoke in favor of the City legalizing cannabis.

Joanna Gibson spoke about the May 9<sup>th</sup> shooting of Jayne Thompson and asked Council to ensure policies protect citizens.

Tonya Wren encouraged Council to educate themselves on racism and said it is a long-term issue that needs to be addressed.

Matt Crowe thanked Council for their steps forward and encouraged more action.

John Whipple spoke against smoking and encouraged the use of multilingual signs and translators.

Lisa Frye spoke favorably of the Grand Junction Police Department and City Council.

David Wilkinson said everyone in our community is an American and supports local law enforcement.

Brandy Watters spoke in support of Council and local law enforcement and said citizens need to be the catalyst for change.

Samantha Barker said she witnessed racial inequality in the community.

### **City Manager Report**

City Manager Greg Caton reported the City's May sales tax was down 8.3% and year-to-date it is down 6.4% which is much better than anticipated.

### **Council Reports**

Councilmember Stout reported the Downtown Development Authority/Business Improvement District reviewed committee assignments and that two subcommittees of the yet to be named

“Task Force” addressing discrimination and inclusiveness met and worked on defining the groups mission/vision and structure to ensure all perspectives will be encompassed. She then thanked Council for agreeing to move the Council pre-meeting to the City Hall Auditorium which is a more accessible location.

Council President Wortmann was encouraged by the City Manager’s sales tax update and recognized staff.

### **CONSENT AGENDA**

Councilmember Norris moved to adopt Consent Agenda items #1 - #4. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

#### **1. Approval of Minutes**

- a. Summary of the June 29, 2020 Workshop
- b. Minutes of the July 1, 2020 Regular Meeting

#### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of Ordinances Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Property Known as 863 Colorado Avenue into the Boundaries of the Business Improvement District and Introduce an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Property Known as 863 Colorado Avenue into the Boundaries of the Downtown Development Authority and Set a Public Hearing for August 5, 2020
  - ii. Introduction of an Ordinance for Supplemental Appropriations and Set a Public Hearing for August 5, 2020
- b. Quasi-judicial
  - i. Consider a Request by Foothills Housing 2, LLC to Review a Service Plan for the Proposed West Junction Metropolitan District and Set a Public Hearing for August 5, 2020
  - ii. Introduction of an Ordinance by the City of Grand Junction to Amend Ordinance 4929 Vacating Portions of Public Right-of-Way Within the Proposed Riverfront at Dos Rios Development and Set a Public Hearing for August 5, 2020



- iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introduction of a Proposed Annexation Ordinance for the Airport North Boundary Annexation of 187.69 Acres, Located at Parcels 2705-154-00-003 and 2701-113-00-002 and Set a Public Hearing for September 2, 2020
- iv. Introduction of an Ordinance Amending Ordinance 4938 Annexing Territory to the City of Grand Junction, Colorado for the Annexation Known as the Magnus Court Annexation of 45.543-Acres, Located at the West End of Magnus Court and Set Second Reading for August 5, 2020

**3. Contracts**

- a. Construction Contract for the Riverfront at Dos Rios Phase II Project
- b. Purchase Order for PVC Pipe for Water Supply Line Replacement Projects

**4. Resolutions**

- a. A Resolution Authorizing Public Consumption and Communal Dining Areas in the Downtown Development Authority Boundary Within the City of Grand Junction
- b. A Resolution Authorizing the City to Approve a Grant Offer as a Co-sponsor with the Grand Junction Regional Airport Authority to Rehabilitate Runway 11/29 (design) and Rehabilitate Taxiway A (design)

**REGULAR AGENDA**

**Public Hearing to Consider Funding the 2020 Community Development Block Grant (CDBG) Program Year, and Set a Public Hearing for Adoption of the 2020 Annual Action Plan for August 19, 2020**

City Council received public input regarding the proposed activity and program allocations for the Community Development Block Grant (CDBG) 2020 Program Year. The City will receive \$469,134 for the 2020 Program Year that will begin once the 2020 Annual Action Plan has been completed and funds released by the Department of Housing and Urban Development (HUD).

Principal Planner/CDBG Administrator Kris Ashbeck presented this item.

Discussion included how necessary these funds are for non-profit organizations and how important their work is within the community.

The public hearing opened at 7:04 p.m.

Antonio Clark felt a recreation center would greatly benefit kids and should be considered.

Counseling and Education Center Executive Director Chris Mueller thanked Council and Ms. Ashbeck for their support and said counseling is an important need in the community.

HopeWest Vice President of Development Debbie Horwitz thanked Council and said counseling and therapy are making an immeasurable difference.

The public hearing closed at 7:08 p.m.

Councilmember Pe'a moved to approve the proposed funding requests and set a public hearing for adoption of the 2020 Annual Action Plan for August 19, 2020. Councilmember Stout seconded the motion. Motion carried by unanimous roll call vote.

**A Resolution Accepting the Petition for Annexation and an Annexation Ordinance for the Proposed Redlands 360 Annexation of 237.57 Acres, Located South of the Redlands Parkway/Highway 340 Intersection**

Applicant Grand Junction Land Company, LLC requested to annex 237.57 acres located south of the Redlands Parkway/Highway 340 intersection. The subject property is vacant but is crisscrossed with recreational trails which the property owner has allowed the public to utilize for several decades. The requested annexation is in anticipation of developing this as well as adjacent parcels already within City limits as a Planned Development, which constitutes "annexable development" and as such is required to be annexed in accordance with the Persigo Agreement.

Principal Planner Kris Ashbeck presented this item.

BBC Research and Consulting Managing Director Kevin Williams provided a fiscal impact presentation.

Discussion included City impact fees (the rate, that they do not cover the cost of residential developments, how the fees are allocated and that Council determines the fee schedule), the public safety sales tax, and that growth increases City sales and use tax revenues which help even out development deficits.

The public hearing opened at 7:26 p.m.

Richard Swingle said City impact fees should be increased since they are too low to cover development costs.

Matt Honeycutt said citizens should not be responsible for development costs.

Evan Adolf spoke about the areas high rate of suicide and felt funds should be used to address social needs rather than development.

The public hearing closed at 7:34 p.m.

La Plata Communities Director of Special Projects Don Gravette expressed concerns regarding the BBC Research report's conclusion on the revenue deficit and sales tax figures and said the project should come close to paying for itself with the economic stimulus produced and that, as a metropolitan district, the infrastructure will be paid for by the district.

City Manager Greg Caton said the one-time deficit could balance out with the Use Tax; more concerning is the \$1.3 million deficit incurred over the life of the development. He also noted metro districts could reduce City costs, but only if they replace City services, specifically police and fire or if there is an agreement regarding the property mil rate.

Councilmember Andrews moved to adopt Resolution No. 44-20, 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 Redlands 360 Annexation, located north of the Redlands Parkway/Highway 340 intersection, is eligible for annexation; and Ordinance No. 4944, an ordinance annexing territory to the City of Grand Junction, Colorado, Redlands 360 Annexation, approximately 237.57 acres, located south of the Redlands Parkway/Highway 340 intersection on final passage and ordered final publication in pamphlet form.

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

**Items Relating to Fire Station 3 Replacement: 1) Resolution Authorizing a Land Exchange with Mesa County Valley School District 51 and 2) Resolution Authorizing a Grant Request through the Colorado Department of Local Affairs**

The Fire Department planned a major remodel or replacement of Fire Station 3 located at 582 25 ½ Road as it has reached the end of its useful life. The City will benefit from Station 3 remaining near its present location as it provides an acceptable response time to many existing and growing areas of the City. Staff proposed building a new station just to the south of the current location on property owned by Mesa County Valley School District 51 and applying for a grant to assist with funding the design and construction of the replacement station.

This is a two-part request for a) authorization to complete a land exchange with Mesa County Valley School District 51 and b) authorization to submit a grant request to the Colorado Department of Local Affairs for a Tier II Energy Impact Grant of \$1 million. The required supplemental appropriation is included as a separate item on this agenda with the second reading set for August 5, 2020.

Fire Chief Ken Watkins presented this item.

Discussion included that this project cannot be funded by the First Responder Tax and there are safety and employee separation issues at the current facility.

Citizen comments opened at 8:04 p.m.

There were no citizen comments.

Citizen comments closed at 8:04 p.m.

Councilmember Stout moved to adopt Resolution No. 45-20, a resolution ratifying and authorizing the exchange of real property between the City of Grand Junction and Mesa County Valley School District 51. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Councilmember Stout moved to adopt Resolution No. 46-20, a resolution authorizing the City Manager to submit a grant request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for the replacement of Fire Station 3. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote

**Deed of Conservation Easement - 2312 Monument Road**

Colorado West Land Trust (CWLT) and the City of Grand Junction partnered to acquire a 20-acre parcel in the Monument Road Corridor. A Great Outdoors Colorado (GOCO) grant announced in March 2020 covered most of the cost. This land is required to build the second phase of the Monument Connect Trail, linking the Lunch Loop Trailhead to South Camp Road. Phase II is a future capital project that will be competitive in future funding cycles with GOCO and others. This Conservation Easement, a GOCO requirement, is being placed on the property in anticipation of the CWLT deeding the property to the City of Grand Junction.

Parks and Recreation Director Ken Sherbenou presented this item.

Councilmember McDaniel disclosed he was previously a member on the CWLT Board while this item was being discussed.

CWLT Project Manager Libby Collins explained the property was to be developed by owner Olan Clark and CWLT approached him regarding this property for trail access.

Citizen comments opened at 8:13 p.m.

There were no citizen comments.

Citizen comments closed at 8:13 p.m.

Councilmember Pe'a moved to adopt Resolution No. 47-20, a resolution authorizing a conservation easement for approximately 21 acres of land at 2312 Monument Road for the ongoing development of the Monument Road Trail and other recreation and conservation activities and uses. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

**Non-Scheduled Citizens & Visitors**

Richard Swingle expressed concerns regarding safety protocols at Council meetings.

**Other Business**

Councilmember McDaniel thanked the City Clerk's Office for organizing/coordinating the meeting.

**Adjournment**

The meeting adjourned at 8:16 p.m.

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Wanda Winkelmann, MMC  
City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #2.a.i.**

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**Meeting Date:** August 5, 2020  
**Presented By:** Scott D. Peterson, Senior Planner  
**Department:** Community Development  
**Submitted By:** Scott D. Peterson, Senior Planner

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**Information**

**SUBJECT:**

Introduction of an Ordinance to Vacate the Platted Public Right-of-Way of West Cliff Drive as Identified on the 2nd Addition to O'Nan Subdivision Located by Horizon Drive, N. 12th Street, Midway Avenue and Budlong Street and Set a Public Hearing for August 19, 2020

**RECOMMENDATION:**

The Planning Commission heard this item at their July 28, 2020 meeting and voted (6 - 0) to recommend approval of the request.

**EXECUTIVE SUMMARY:**

The Applicant, Church of Jesus Christ of Latter Day Saints, is requesting the vacation of the platted public right-of-way of West Cliff Drive and public utility and irrigation easements in anticipation of future development of the site. The right of way and easements were originally platted as part of the 2nd Addition to the O-Nan Subdivision, however the subdivision was never developed and remains vacant land. The requested vacations are consistent with the City's Comprehensive Plan and Circulation Plan. The proposed vacation of public Utility and Irrigation Easements are completed via Resolution and will be reviewed separately by the City Council on August 19, 2020.

**BACKGROUND OR DETAILED INFORMATION:**

The existing platted right-of-way for West Cliff Drive and associated public easements were conveyed in 1960 as identified on the 2nd Addition to O'Nan Subdivision by Reception No. 764963 within Mesa County jurisdiction. Properties were then annexed into the City limits in 1980 (North 12th Street Enclave Annexation). The Applicant is

requesting to vacate the existing platted right-of-way of West Cliff Drive between what is now Midway Avenue and Horizon Drive. The recorded plat for the 2nd Addition to O’Nan Subdivision created 30 residential lots which are presently zoned R-4 (Residential – 4 du/ac) zone district, however to date, no development has taken place and no utility infrastructure has ever been installed (water, sewer, streets, etc.) within the subdivision. West Cliff Drive has never been constructed and this right-of-way contains no existing utility infrastructure. Since this platted subdivision has never developed, access to any developed existing residential lot will not be inhibited.

Upon future development of the site, new rights-of-way and/or public easements for the proposed development would be dedicated as necessary on a new subdivision plat or by separate instrument. The Applicant currently has submitted for review an administrative review of a Simple Subdivision in order to consolidate the 30 platted lots that have never been developed into one-lot of 7.48 acres (City file # SSU-2020-183), of which approval of the consolidation is contingent upon vacation of this right of way and easements.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed vacation of right-of-way and public easements was held on March 24, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant’s Representative and City staff were in attendance along with twenty-five area residents. Comments received regarding the two proposals centered around what the future development and/or impacts to the neighborhood would be, if any.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on April 27, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on July 17, 2020. The notice of the Planning Commission public hearing was published on July 21, 2020 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

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

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

The vacation of this right-of-way and public easements does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. The proposed vacation of right-of-way and easements will have no impact on public facilities or services provided to the general public since to date, no development has taken place and no utility infrastructure has ever been installed (water, sewer, streets, etc.) within the existing platted subdivision. Upon future development of the site, new internal rights-of-way and easements would be required to be granted to the City or other utility agencies as part of the development review process as applicable.

Further, the vacation requests are consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A. City and County land use decisions will be consistent with the Future Land Use Map.

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

Goal 3 / Policy A: To create large and small “centers” throughout the community that provide services and commercial areas.

Goal 7 / Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Therefore, staff has found the request to vacate existing public right-of-way and easements does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and therefore this criterion has been met.

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

The existing platted right-of-way for West Cliff Drive and associated public easements were conveyed in 1960 as identified on the 2nd Addition to O’Nan Subdivision but have never been developed or installed. There are currently 30 platted lots on the property in which 12 of the lots, the undeveloped right of way provides access. As noted, the Applicant is concurrently seeking the consolidation of the 30 lots into a single lot through a Simple Subdivision process. As a condition of approval, prior to recording of the Ordinance vacating West Cliff Drive, a subdivision plat or alternative document as approved by the City is required that results in no existing lot being landlocked. With the recommended condition, staff has found this criterion will be met.



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

As provided in (2) above, provided the recommended condition of approval is met, the platted right-of-way of West Cliff Drive and associated public easements requested to be vacated will not impact access to any parcel and as such, staff finds this criterion will be met.

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

The existing platted right-of-way for West Cliff Drive and associated public easements were conveyed in 1960 as identified on the 2nd Addition to O'Nan Subdivision but have never been developed or installed. No comments were received from utilities or other service providers that these vacation requests would impact any existing utilities, create any adverse impacts, or that facilities or services would be diminished, therefore staff has found that this criterion to be met.

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

The existing platted right-of-way for West Cliff Drive and associated public easements were conveyed in 1960 as identified on the 2nd Addition to O'Nan Subdivision but have never been developed nor installed. Therefore, neither staff nor utility providers have identified that the requested right-of-way and easement vacations would not inhibit the provision of adequate public facilities and services, therefore staff finds that this criterion has been met.

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

Maintenance requirements for the City will not change as a result of the proposed vacation requests since no right-of-way nor utility infrastructure has ever been installed. With the elimination of the existing platted right-of-way of West Cliff Drive along with the publicly dedicated utility and irrigation easements, the Applicant can develop the property as needed to avoid the impact to the anticipated building location(s) and will also serve as a general clean-up of the property by removing excess right-of-way and easements from the property that are not currently in use and presumed to be no longer necessary. Upon future development of the site, new rights-of-way and/or public easements for the proposed development would be dedicated as necessary on a new subdivision plat or by separate instrument. As such, Staff finds that

this criterion has been met.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the request to vacate the platted Public Right-of-Way of West Cliff Drive and Public Easements (Utility & Irrigation) as identified on the 2nd Addition to O'Nan Subdivision, City file numbers VAC-2020-184 & VAC-2020-186, for the properties located by Horizon Drive, N. 12th Street, Midway Avenue & Budlong Street, the following findings of fact and condition have been made:

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

Condition 1. Prior to recording of the Ordinance vacating West Cliff Drive, a subdivision plat or alternative document as approved by the City is required that results in no existing lot being landlocked.

Therefore, Staff recommends approval of the requests.

### **FISCAL IMPACT:**

Average value of property and right-of-way can range broadly. A private property sale in the area of Horizon Drive consisting of 2.22-acres recently sold for \$90,000.00, which would equate to \$0.93 per square foot. The applicant's request to vacate approximately 27,443 square feet of right-of-way would result in a value of approximately \$25,522.00.

### **SUGGESTED MOTION:**

I move to introduce an Ordinance vacating Public Right-of-Way of West Cliff Drive as identified on the 2nd Addition to O'Nan Subdivision, for the properties located by Horizon Drive, N. 12th Street, Midway Avenue and Budlong Street and set a public hearing for August 19, 2020.

### **Attachments**

1. Site Location, Aerial Photo & Zoning Maps, etc
2. 2nd Addition to O'Nan Subdivision Plat
3. Neighborhood Meeting Minutes
4. Public Correspondence Received
5. Vacation Ordinance



# Aerial Photo Map



# Comprehensive Plan Future Land Use Map

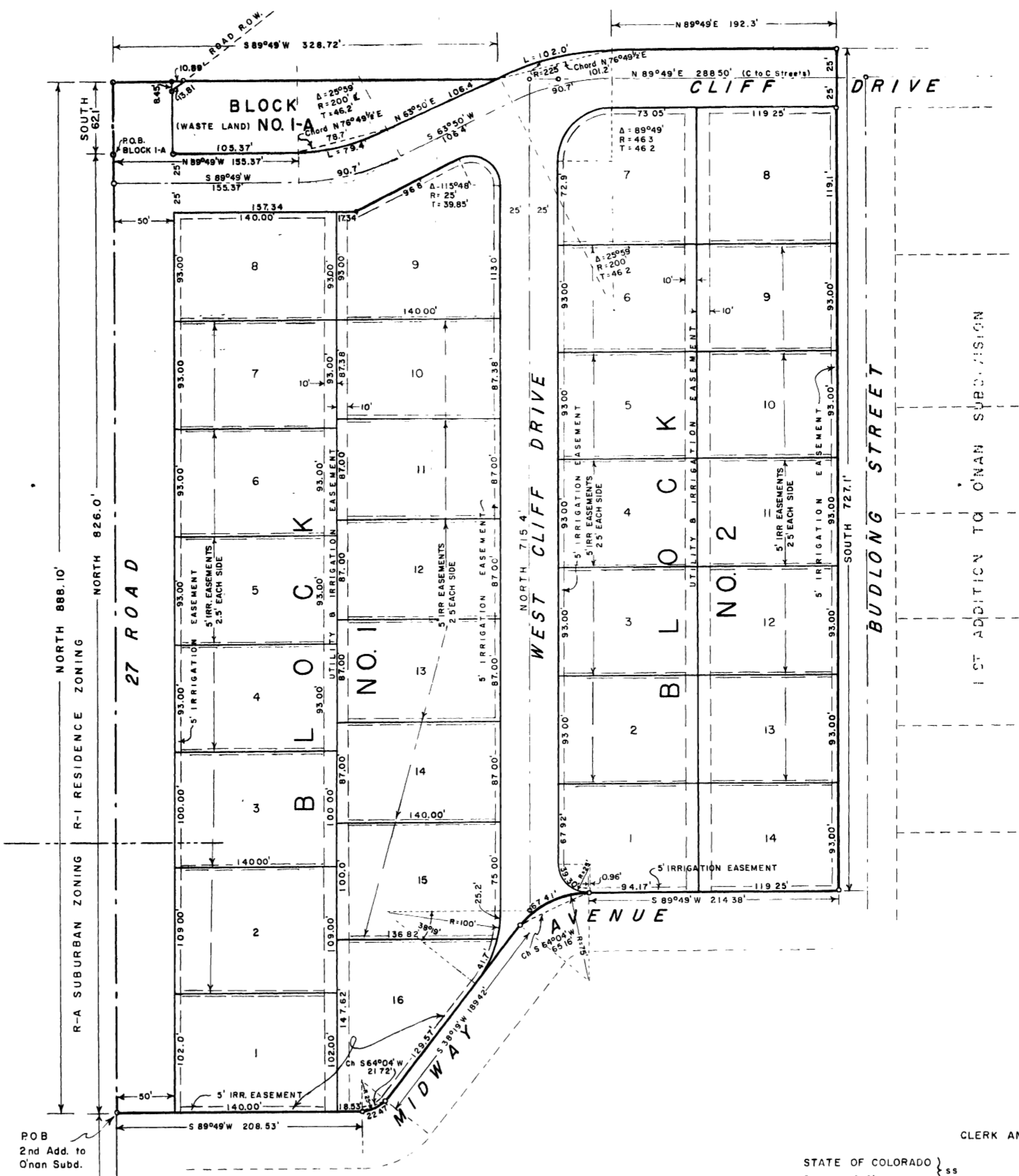


# Existing Zoning Map





Google Street View Located at the intersection of N. 12<sup>th</sup> Street & Horizon Drive looking East (July 2019)



**2 ND. ADD. TO O'NAN SUBD.**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Howard Stewart, C E Livran, L S Onan and Lucy N Onan are the owners of that real property situated in the County of Mesa, State of Colorado as shown on the accompanying plat and described by metes and bounds as follows, to wit:

Beginning at a point which is North 4300 feet from the West 1/4 Corner of Section 1, Township 1 South, Range 1 West of the Ute Meridian, thence North 826.0 feet; thence N 89°49' E 155.37 feet; thence 79.4 feet along the arc of a 175-foot radius curve to the left, the chord of which bears N 76°49 1/2' E 78.7 feet; thence N 63°50' E 106.4 feet; thence 102.0 feet along the arc of a 225-foot radius curve to the right, the chord of which bears N 76°49 1/2' E 101.2 feet; thence N 89°49' E 192.3 feet; thence South 727.1 feet; thence S 89°49' W 214.38 feet; thence 67.41 feet along the arc of a 75-foot radius curve to the left, the chord of which bears S 64°04' W 65.16 feet, thence S 38°19' W 189.42 feet; thence 22.47 feet along the arc of a 25-foot radius curve to the right, the chord of which bears S 64°04' W 21.72 feet, thence S 89°49' W 208.53 feet to the point of beginning. Also beginning 1256.0 feet North of the W 1/4 Cor. of Sec 1, T.1 S., R.1 W., Ute M.; thence N 89°49' E 155.37 feet, thence 79.4 feet along the arc of a 175-foot radius curve to the left, the chord of which bears N 76°49 1/2' E 78.7 feet, thence N 63°50' E 106.4 feet, thence S 89°49' W 328.72 feet; thence South 62.1 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as the SECOND ADDITION TO O'NAN SUBDIVISION, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements on the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines; and those portions of said real property which are labeled as irrigation easements on the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits;

That all expenses for the installation of utilities or ditches referred to above, for grading or landscaping, and for street graveling or improvements shall be financed by the seller or purchaser... not the County of Mesa.

IN WITNESS WHEREOF, said Howard Stewart, C E Livran, L S Onan and Lucy N Onan have caused their names to be hereunto subscribed this 21st day of March, A. D., 1959.

*Howard Stewart*  
Howard Stewart

*L. S. Onan*  
L. S. Onan

*Lucy N. Onan*  
Lucy N. Onan

STATE OF COLORADO } ss.  
County of Mesa }  
The foregoing instrument was acknowledged before me this 21st day of March, A. D., 1959, by Howard Stewart, C E Livran, L S Onan and Lucy N Onan. My commission expires January 6, 1963.  
Witness my hand and official seal.

*L. M. Guinness*  
Notary Public

CLERK AND RECORDER'S CERTIFICATE **764963**

STATE OF COLORADO } ss.  
County of Mesa }  
I hereby certify that this instrument was filed in my office at 10:35 o'clock A.M. MAR. 31, 1960, A. D., 1960, and is duly recorded in Plat Book No. 9, Page 99.

*Ann M. Dunston*  
Clerk and Recorder

Fees \$6.00

Deputy

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 8th day of March, A. D., 1960  
County Planning Commission of the County of Mesa, Colorado

By *E. Lin Gray*  
Chairman

CRESTRIDGE HEIGHTS DISTRICT PLANNING COMMISSION CERTIFICATE

Approved this 9th day of March, A. D., 1960  
Crestridge Heights District Planning Commission

By *Charlie Pleck*  
Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE

Approved this 21st day of March, A. D., 1960  
Board of County Commissioners of the County of Mesa, Colorado

By *Henry J. Zupfer*  
Chairman

SURVEYOR'S CERTIFICATE

I, Richard J. Mandeville, do hereby certify that the accompanying plat of the SECOND ADDITION TO O'NAN SUBDIVISION, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

By *Richard J. Mandeville*  
Registered Engineer & Land Surveyor

CERTIFICATE OF VACATION

Due to the convenience and access needs of the public being adequately served by the platting of public land and rights of way as shown hereon, the vacation of all previous public rights of way within this Second Addition to Onan Subdivision is hereby ordered.

Approved this 21st day of March, A. D., 1960

By *Henry J. Zupfer*

WESTERN ENGINEERS  
MAP OF  
SECOND ADDITION TO  
O'NAN SUBDIVISION  
MESA COUNTY, COLORADO

PREPARED BY: WESTERN ENGINEERS, INC., 1515 E. UNIVERSITY AVENUE, DENVER, COLORADO 80202

DATE: MARCH 21, 1959

SCALE: 1" = 60'





**Horizon Dr. & N 12th Street  
Vacation of ROW, Vacation of Easements, Simple Subdivision**

**SUMMARY OF NEIGHBORHOOD MEETING  
TUESDAY, MARCH 25, 2020  
ON-SITE  
LOCATED AT PARCEL 2945-012-02-001 @ 5:30 PM**

A neighborhood meeting for the above-referenced Vacation of ROW, Vacation of Easements, and Simple Subdivision, was held Tuesday the 24<sup>th</sup> of March, 2020, on-site at parcel 2945-012-02-001, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet of the 27 parcels included in this project was sent on March 6, 2020, per the mailing list received from the City of Grand Junction. Due to School District 51 shutting down for COVID-19 regulations, there was a second flyer sent out on the 18<sup>th</sup> of March to reschedule the Neighborhood Meeting to Tuesday the 24<sup>th</sup> of March, 2020. The neighbors were also given the option to email or phone in questions or concerns. There were two neighbors that emailed concerns and a PDF will be included with this submittal.

The meeting included a presentation and a question and answer session. Tracy States and Bailie Tomlinson, Project Coordinator and Planner with River City Consultants presented information about the proposed Vacation of ROW, Vacation of Easements, and Simple Subdivision. In attendance for the City was Scott Peterson, Senior Planner. There were approximately 25 neighboring property owners that attended the meeting. An attendance list was not included at the meeting to ensure hygiene compliance and the attendees were asked to email Bailie Tomlinson if they attended the neighborhood meeting. While not all who attended followed up with emails, the neighbors who did email their attendance will be included in this submittal. The PDFs of the exhibits used at the meeting are also provided within this submittal.

It was reiterated multiple times that this submittal was solely for Vacation of ROW, Vacation of Easements, and Simple Subdivision and that this submittal does not call for any construction. Most concern was about a potential Site Plan submittal following the approval of the Vacation of ROW, Vacation of Easements, and Simple Subdivision submittal. Some neighbors had looked up the ownership on the Mesa County website and inquired about the potential for a church, if there would be a church built and if a church was allowed in a residential zone. No opposition to the application was expressed at this meeting.

The meeting adjourned at approximately 6:00 PM.

**From:** Danica Anderson <anderson.gjt@gmail.com>  
**Sent:** Wednesday, April 15, 2020 4:53 PM  
**To:** Bailie Tomlinson  
**Subject:** Re: Neighborhood Meeting 12th and Horizon  
**Attachments:** image001.jpg

Hi Bailey

The addresses that may have not gotten 2nd letter were on 15th St and I so not know their specific address. There were a couple people on E Cliff that said they didn't receive the first letter. I'm sure your next mailing will get to them.

Sorry this isn't specific. I don't know everyone but had heard them talking about not seeing the letter. We'll see you at the next meeting.

FYI:

Re: Last standing cottonwood. There is an old Cottonwood tree on Budlong and Midway. The only one left standing on the acreage. Could you go see it and send the church elders a photo of it. It's gorgeous and we would hate to see cut down if it isn't necessary.

Thank you

Danica Anderson

On Tue, Mar 31, 2020, 09:46 Bailie Tomlinson <[btomlinson@rccwest.com](mailto:btomlinson@rccwest.com)> wrote:

Danica,

Thank you for attending the meeting for 12<sup>th</sup> and Horizon. What were the addresses that didn't receive an invitation?

Bailie Tomlinson

Planner

Email: [btomlinson@rccwest.com](mailto:btomlinson@rccwest.com)

Phone: 970.241.4722 ext. 113



**From:** Marsha Devaux <mmdevaux@hotmail.com>  
**Sent:** Monday, March 23, 2020 6:35 PM  
**To:** Bailie Tomlinson  
**Subject:** RE: Neighborhood meeting March 24

Dear Bailie,

I appreciate you taking the time to answer my questions.

Thank you,

Marsha Devaux

---

**From:** [Bailie Tomlinson](#)  
**Sent:** Monday, March 23, 2020 4:17 PM  
**To:** [Marsha Devaux](#)  
**Subject:** RE: Neighborhood meeting March 24

Marsha,

Thank you for emailing me. We will be practicing social distancing at the meeting and asking everyone to stay in their vehicles as we go around and address their concerns and questions.

What street or road is involved in the vacation of right of way?

**Please see the attached exhibit for the road and easements to be vacated. The road was not given a name when it was platted.**

What street or road is involved in the vacation of easements?

**Please see the attached exhibit for the road and easements to be vacated. The road was not given a name when it was platted.**

How many houses will be in the "minor subdivision"? How many stories will these houses have?

**There will be no houses built in this minor subdivision. The 27 lots will be combined.**

Can a church and associated buildings be constructed on this site if it is zoned for residential?

**Yes, a church can be constructed in any zone except industrial.**

What will the associated buildings be?

**The associated buildings are likely going to be a maintenance shed.**

If the proposed site contains approximately 6.36 acres when combined, how can the proposed site still contain approximately 6.36 acres after the right of way and easements are vacated and the lots are replatted as a single parcel as mentioned in your letter of March 17, 2020?

**The platted ROW, easements, and 27 lots will be combined into one 6.36 acre parcel.**

And lastly, what will the lighting situation be?

**The lighting will be per code as far as building and street lighting.**

Bailie Tomlinson

Planner

Email: [btomlinson@rccwest.com](mailto:btomlinson@rccwest.com)

Phone: 970.241.4722 ext. 113



**RIVERCITY**  
CONSULTANTS

---

**From:** Marsha Devaux <[mmdevaux@hotmail.com](mailto:mmdevaux@hotmail.com)>

**Sent:** Monday, March 23, 2020 3:23 PM

**To:** Bailie Tomlinson <[btomlinson@rccwest.com](mailto:btomlinson@rccwest.com)>

**Subject:** Neighborhood meeting March 24

Dear Sir or Madame,

My husband and I will not be attending the above mentioned meeting. We do not want to jeopardize our health by a meeting of a group of most likely more than 10 people due to the seriousness of the current pandemic.

We do have a few questions:

What street or road is involved in the vacation of right of way?

What street or road is involved in the vacation of easements?

How many houses will be in the "minor subdivision"? How many stories will these houses have?

Can a church and associated buildings be constructed on this site of if it is zoned for residential?

What will the associated buildings be?

If the proposed site contains approximately 6.36 acres when combined, how can the proposed site still contain approximately 6.36 acres after the right of way and easements are vacated and the lots are replatted as a single parcel as mentioned in your letter of March 17, 2020?

And lastly, what will the lighting situation be?

Sincerely,

Marsha Devaux

**From:** Joann Huff <larjohuff@msn.com>  
**Sent:** Monday, April 6, 2020 10:57 AM  
**To:** Bailie Tomlinson  
**Subject:** March 24th meeting

To Whom It May Concern

I attended the meeting on March 24th at parcel 2945-012-02-001 near Midway and Cliff drive. Sorry I am so slow to e-mail. I would appreciate information on up coming meetings regarding this property.

Joann Huff  
3701 N 15th Ct  
Grand Junction, Co 81506

**From:** Ivan Geer  
**Sent:** Tuesday, March 24, 2020 4:38 PM  
**To:** greenspring@bresnan.net  
**Cc:** Bailie Tomlinson  
**Subject:** inquiry on 12th and horizon

We received your inquiry below. All that is planned today is to vacate ROW and lots. These parcels are remnants from a plat and are not buildable.

Sorry you aren't feeling well and can't make the meeting. Feel free to send comments to the City planner.

Thanks!

Mr Thompson;

I had hoped to attend the meeting about the church possibly being built on the corner of 12th and Horizon backing Midway Ave. However, I don't believe I'm feeling well enough. I would like to know if you guarantee that if those lots are rezoned from 27 parcels down to one that ONLY a church will be built on that parcel? Also, I'd like to understand what "associated buildings" means? How many? What type? What size? You stand to affect the property values of the people that live in the subdivision that backs this property, what is the incentive for that subdivision; that these parcels are currently platted in, to allow this to happen?

Thank you for a response,  
Leslie Schaefer

**\*\*PLEASE NOTE OUR NEW ADDRESS EFFECTIVE MARCH 23, 2020 – 215 PITKIN AVE. #201, GRAND JUNCTION, CO 81501\*\***

Ivan Geer, P.E.  
River City Consultants  
970-241-4722 O  
970-261-4420 M

**From:** Robert Walters <robwalt1@yahoo.com>  
**Sent:** Wednesday, March 25, 2020 1:58 PM  
**To:** Bailie Tomlinson  
**Subject:** Attended Neighborhood meeting 3/24/2020 on Midway Ave

Bob & Geri Walters  
666 Eastcliff Drive

[robwalt1@yahoo.com](mailto:robwalt1@yahoo.com)



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING WEST CLIFF DRIVE RIGHT-OF-WAY AS IDENTIFIED  
WITHIN 2<sup>ND</sup> ADDITION TO O'NAN SUBDIVISION AS RECORDED WITHIN  
RECEPTION NUMBER 764963**

**LOCATED BETWEEN HORIZON DRIVE AND MIDWAY AVENUE**

Recitals:

A vacation of the platted right-of-way of West Cliff Drive has been requested by the property owner, Church of Jesus Christ of Latter Day Saints in anticipation of future development of the site. The existing platted right-of-way for West Cliff Drive was conveyed in 1960 as identified on the 2<sup>nd</sup> Addition to O'Nan Subdivision by Reception No. 764963. West Cliff Drive has never been constructed and this right-of-way contains no existing utility infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate the platted right-of-way of West Cliff Drive as identified on the 2<sup>nd</sup> Addition to O'Nan Subdivision by Reception No. 764963 is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any right-of-way/easement documents and/or dedication documents.

A portion of Right-of-Way known as West Cliff Drive as dedicated on 2<sup>nd</sup> Add. To O'nan Subd., a subdivision plat as recorded at Reception Number 764963, situated in the southwest quarter of the northwest quarter of Section 1 Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at a 2" brass cap marked MESA COUNTY SURVEY MONUMENT 202-1 for the north sixteenth corner on the west line of said Section 1, whence a 3.25" aluminum cap marked LS 24306, DH SURVEYS INC, for the west quarter corner of said Section 1 bears South 00°03'21" West, with all bearings herein relative thereto,

Thence South 58°16'52" East, a distance of 387.64 feet to a point on the east line of Block 1 of said 2<sup>nd</sup> Add. to O'nan Subd and the Point of Beginning;

Thence North 52°49'03" East, a distance of 62.80 feet to a point on the west line of Block 2 of said Subdivision;

Thence South 00°02'51" West, a distance of 511.45 feet to the beginning of a curve concave to the northeast having a radius of 25.00 feet and a central angle of 88°09'29" and being subtended by a chord which bears South 44°02'17" East 34.78 feet;

Thence southerly along said curve, a distance of 38.47 feet to a point of cusp on a curve concave to the southeast having a radius of 75.00 feet and a central angle of 51°29'38" and being subtended by a chord which bears South 64°07'22" West 65.16 feet;

Thence westerly along the north right of way of Midway Avenue as recorded at Reception Number 724689 said curve, a distance of 67.41 feet;

Thence South 38°22'22" West continuing along said north line, a distance of 59.98 feet to a point of cusp on a curve concave to the west having a radius of 100.00 feet and a central angle of 38°14'47" and being subtended by a chord which bears North 19°17'52" East 65.52 feet;

Thence northeasterly along the east line of said Block 1 and along said curve, a distance of 66.75 feet;

Thence North 00°02'51" East, a distance of 512.13 feet to the Point of Beginning, containing 0.63 acres more or less.

See Exhibit A.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

# EXHIBIT A



Line #	Length	Direction
L1	62.80'	N52° 49' 03"E
L4	59.98'	S38° 22' 22"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	38.47'	25.00'	088°09'29"	34.78'	S44° 02' 17"E
C2	67.41'	75.00'	051°29'38"	65.16'	S64° 07' 22"W
C3	66.75'	100.00'	038°14'47"	65.52'	N19° 17' 52"E

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

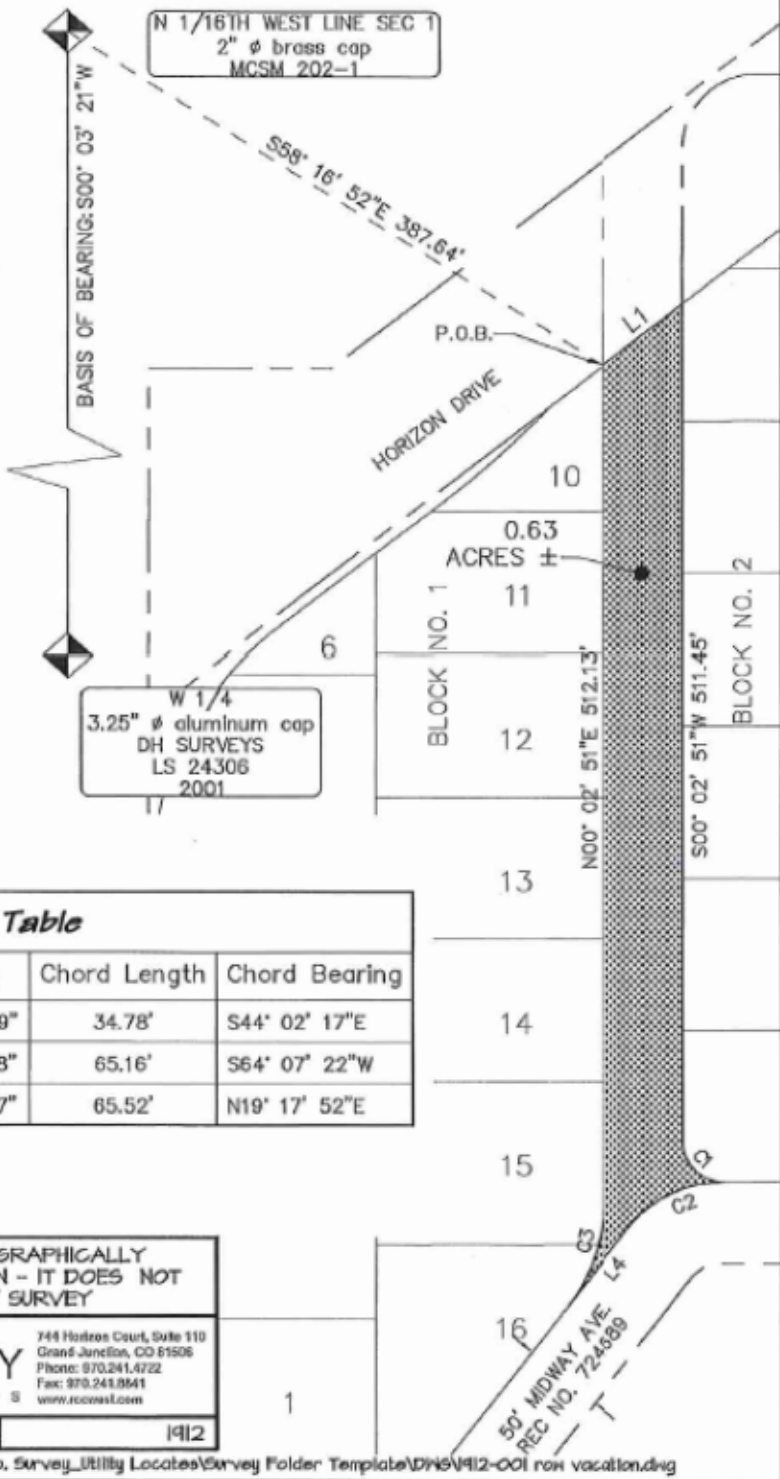


**RIVER CITY**  
CONSULTANTS

744 Horizon Court, Suite 110  
Grand Junction, CO 81506  
Phone: 970.241.4722  
Fax: 970.241.8541  
www.rccwa.com

Drawn: AKT Checked: TPJ 4/30/20 1912

S:\PROJECTS\1912 Confidential Client\001 Onan Sub. Survey\_Utility Locates\Survey Folder Template\DH5V12-001 row vacation.dwg





## Grand Junction City Council

### Regular Session

Item #3.a.

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**Meeting Date:** August 5, 2020

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Principal Planner

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### **Information**

#### **SUBJECT:**

A Resolution to Designate the Colorado Fruit and Commercial Association Building at 601 Pitkin Avenue in the City Register of Historic Structures, Sites and Districts

#### **RECOMMENDATION:**

The Historic Preservation Board, at its July 7, 2020 meeting, recommended approval (5-0) of the historic designation request.

#### **EXECUTIVE SUMMARY:**

Consider a request by the owner of the property at 601 Pitkin Avenue, Gemini Capital of Grand Junction LLC, to designate the building in the City Register of Historic Structures, Sites and Districts (Register). The building was originally a warehouse for the Colorado Fruit and Commercial Association. It is eligible for inclusion on the Register due to its age being more than 50 years old and its architectural, cultural, and historic integrity.

#### **BACKGROUND OR DETAILED INFORMATION:**

City Council adopted Section 21.07.040, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Structures, Sites and Districts, to which eligible historic resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance and are included in the Analysis section of this report.

The purpose and effect of designation is:

- To assist local interests in preservation of physical structures, sites or districts and to recognize locally significant structures, sites and districts;
- To provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development;
- To enable the owners of the property in the City to take advantage of historic preservation programs and opportunities; and
- To make all properties listed on the Register eligible for such incentive programs as may be developed.

The site being considered for designation has been identified as a resource since an early historic survey was completed in the mid-1980s. The building at 601 Pitkin Avenue was originally constructed in 1907 for the Colorado Fruit and Commercial Association (CFCA) as a shipping warehouse and office. It was designed by J.B. Boyer, a Western Slope architect known for designing many homes, businesses and public buildings. The Colorado Fruit and Commercial Association was one of the largest associations to sell and distribute fruit in Mesa County in the early 1900s and represented fruit growers of not only Grand Junction but of the western slope of Colorado and portions of Utah.

By the late 1880s, Mesa County was gaining recognition as a prime fruit producer especially of apples, peaches and pears. In 1889 a horticultural society was established to support the quickly growing fruit industry. Fruit festivals were popular at the time and in 1909 Peach Days was held as part of the Mesa County Fair in Grand Junction where President Taft attended and spoke of the wonderful fruit grown in the area.

Fruit growers from all over the western slope came to the warehouse, as can be seen from stamps on the brick walls and interior pallet wood walls. Growers came from as far as Fort Duchesne, Monticello and Blanding, Utah and more locally Fruita, Montrose, Glenwood Springs, and Rifle, Colorado.

By 1922, the Fruit Association had moved on from the shipping warehouse, but the manager of the CFCA, Alexander Campbell, set up a feed store in the back of the building which remained until 1936. The front portion of the building became a plumbing supply wholesale warehouse occupied by O'Fallon Plumbing Supply until 1927, when Crane-O' Fallon Co. a division of Crane Co., another plumbing supply company, occupied the building until 1957. Mesa Sanitary Supply Company moved into the building in 1957, carved its name in the building and remained there until 1984. Jacobson Ventures (Jay Kee Jacobson) purchased the building then and used part of it as office space and leased the rest out to an electrical supply company. Prior to Jacobson Ventures purchasing the building it was used as a restaurant supply company. In 2005, the building was sold to Rick Yackey of RNY-LLC. Since Yackey purchased the building, it has been vacant.

When the current property owner, Gemini Capital of Grand Junction LLC, purchased the building in the summer of 2018, all of the 1970s-1980s remodeling work that had been done over the years was removed, as well as any asbestos found in drywall, paint and flooring, but left what was original to the time when the Fruit and Commercial Association owned the building.

A few major changes to the building can be seen in old photographs and include:

1. Enclosing the arched brick loading docks with a wooden structure to extend the loading areas. It appears in early photos the east side had a roof covering the arched brick docks. Some investigation is needed to determine if both sides had the shade covering. Little of the exterior brick, archways or steel rolling doors were disturbed with these additions and if removed would expose the original brick loading dock and features with mostly water damage to repair.
2. The cupola seen in earlier photos was removed at the front corner entrance.
3. Over the years the brick has been painted. However, from the earlier photographs, it appears the brick was painted a light color, possibly white. The brick is in decent condition and from the original bid request in 1907 is either Colorado Springs No. 2 red pressed brick or Delta pressed brick. Inspections by masons have found the brick to be in acceptable condition.
4. Signage on the building has "1907" carved in stone. On either side of the stone markers, another sign was added later that says, "Mesa Supply, Since 1957." The only building permit on file is for 1999 for a metal awning at the entry corner arch ways on the front corner entrance. Those metal awnings have since been removed.

## **NOTIFICATION REQUIREMENTS**

Public notice was completed consistent with the provisions in Section 21.02.080(g) of the City's Zoning and Development Code by publication of an advertisement in the Grand Junction Daily Sentinel on June 30, 2020 and signs regarding the application were posted on the site on June 24, 2020.

## **ANALYSIS**

Pursuant to Section 21.07.040(f)(2) of the Zoning and Development Code, designation of a property in the City Register of Historic Structures, Sites and Districts, the structure must be at least 50 years old and meet one or more of the architectural, cultural or geographic/environmental significance criteria. The building at 601 Pitkin Avenue was found to conform with the criteria discussed below.

### **A. Architectural - Exemplifies specific elements of an architectural style or**

**period.**

The Colorado Fruit and Commercial Association shipping house is historically significant under this criteria that it represents a type or period and method of construction. The brick arched entry, brick arched loading docks, entry cupola, corbeled banding and stone parapet elements represent the Victorian vernacular commercial style prevalent in the area during the early 1900s. Other elements such as the flat geometric brickwork and window treatments look ahead to the styles of the 1910s in Grand Junction. On the interior, the simple brick detailing and archways are visible in the loading area with a vast 2-story clerestory space bringing light into the building.

**B. Cultural - Exemplifies the cultural, political, economic or ethnic heritage of the City.**

The building is also significant for its relation to economic growth and development in Mesa County as a prominent successful warehouse that stored, sold and distributed fruit related to this important industry from 1908-1922. The development of the fruit growing community helped to transform a small frontier community into a nationally known western slope hub.

**C. Geographic/Environmental - Enhances the sense of identity of the City.**

As stated above, the presence of the building is a reminder of the City's early (and continuing) fruit-growing industry that enhances the character and identity of the community and its surrounding orchards.

**FINDINGS OF FACT AND RECOMMENDATION**

Upon review of the application for designation of the Colorado Fruit and Commercial Association building in the City Register of Historic Structures, Sites and Districts, Staff and the Historic Preservation made the following findings and recommend approval of the designation.

- 1) The building is more than 50 years old; and
- 2) The building meets the designation criteria outlined in Section 21.07.040(f)(2) of the Zoning and Development Code.

**FISCAL IMPACT:**

This action has no direct fiscal impact to the City.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 48-20, a resolution to designate the Colorado Fruit and Commercial Association Building located at 601 Pitkin Avenue in the City Register of Historic Structures, Sites and Districts.

## **Attachments**

1. Application Materials
2. 601 Pitkin Photos and Site Maps
3. 601 Pitkin Historic Designation Resolution



## 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:

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

Existing Land Use Designation <input type="text"/>	Existing Zoning <input type="text"/>
Proposed Land Use Designation <input type="text"/>	Proposed Zoning <input type="text"/>

**Property Information**

Site Location: <input type="text" value="601 Pitkin Avenue"/>	Site Acreage: <input type="text" value="0.286966"/>
Site Tax No(s): <input type="text" value="2135, 2235"/>	Site Zoning: <input type="text" value="C-1"/>
Project Description: <input type="text" value="designation for the local historic register"/>	

**Property Owner Information**

**Applicant Information**

**Representative Information**

Name: <input type="text" value="Gemini Capital of Grand Junction"/>	Name: <input type="text" value="Bill Plock"/>	Name: <input type="text" value="Erica Hewitt"/>
Street Address: <input type="text" value="2020 Baseline Drive"/>	Street Address: <input type="text" value="PO Box 640"/>	Street Address: <input type="text" value="345 Lincoln Ave, Suite"/>
City/State/Zip: <input type="text" value="Grand Junction, CO"/>	City/State/Zip: <input type="text" value="Fruita, CO 81521"/>	City/State/Zip: <input type="text" value="Steamboat Springs, CO"/>
Business Phone #: <input type="text" value="(970) 201-9590"/>	Business Phone #: <input type="text" value="970.250.4153"/>	Business Phone #: <input type="text" value="970.879.0819"/>
E-Mail: <input type="text" value="johnpooveydm@gmail.com"/>	E-Mail: <input type="text" value="bill@compasscontractingllc.com"/>	E-Mail: <input type="text" value="erica@steamboatarchitectural.com"/>
Fax #: <input type="text"/>	Fax #: <input type="text"/>	Fax #: <input type="text"/>
Contact Person: <input type="text" value="Dr. John Poovey"/>	Contact Person: <input type="text" value="Bill Plock"/>	Contact Person: <input type="text" value="Erica Hewitt"/>
Contact Phone #: <input type="text" value="(970) 201-9590"/>	Contact Phone #: <input type="text" value="970.250.4153"/>	Contact Phone #: <input type="text" value="970.879.0819"/>

**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 <input type="text" value="John Poovey"/>	Date <input type="text" value="6/15/2020"/>
Signature of Legal Property Owner <input type="text" value="Bill Plock"/>	Date <input type="text" value="6/16/2020"/>

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) HEATHER POOVEY, am the owner of the following real property:

(b) 601 Pitkin  
Grand Junction, Co 81501

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

I am the sole owner of the property.

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

[Empty box for other owners]

I have reviewed the application for the (d) Historical Designation pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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

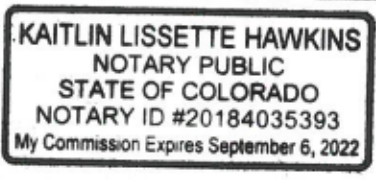
I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: Heather Poovey

Printed name of owner: HEATHER POOVEY

State of Colorado

County of Mesa ) ss.



Subscribed and sworn to before me on this 16 day of June, 20 20

by Heather Poovey

Witness my hand and seal.

My Notary Commission expires on September 6, 2022

Kaitlin Lissette Hawkins  
Notary Public Signature

WARRANTY DEED

THIS DEED, Made this 10th day of September, 2018 between  
RNY LLC a Missouri limited liability company  
of the County of Mesa, State of Colorado, grantor and



Gemini Capital of Grand Junction, LLC, a Colorado limited liability company

whose legal address is: 2020 Baseline Drive, Grand Junction, CO 81507  
of the County of Mesa, State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Three Hundred Seventy Thousand Dollars and No/100's (\$370,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, and State of COLORADO, described as follows:

Lots 1, 2, 3 and 4 in Block 149,  
The City of Grand Junction,  
County of Mesa, State of Colorado.

Doc Fee  
\$ 37.00

also known by street and number as 601 Pitkin Avenue, Grand Junction, CO 81501-7713

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated May 16, 2018, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

*[Signature]*  
Richard K. Yackey, Manager

STATE OF *Missouri*  
COUNTY OF *St. Louis*

The foregoing instrument was acknowledged before me this

10<sup>th</sup> day of September, 2018 by Richard K. Yackey, Manager of

*Charles E. Donovan*  
Notary Public

Witness my hand and official seal.  
My Commission expires: *04/24/19*

CHARLES E. DONOVAN  
Notary Public - Notary Seal  
St Louis County - State of Missouri  
Commission Number 15176977  
My Commission Expires Apr 24, 2019



# Preliminary Property Evaluation Form

NATIONAL REGISTER OF HISTORIC PLACES  
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Historic building name: Colorado Fruit & Commercial Assoc Ship  
 Current building name: Mesa Supply  
 Current owner name and address: Gemini Capital of Grand Junc  
2020 Baseline Drive  
Grand Junction, CO 81507  
 Original owner: Colorado Fruit & Commercial Company  
 Source of information: Mesa County Assessor  
Colorado Historic Newspapers Collection  
 Historic Use(s): Shipping and Storage warehouse and offices  
 Present Use(s): commercial/industrial  
 Local Landmark Designation:  
 yes  no Date of designation: \_\_\_\_\_  
 Designating authority: \_\_\_\_\_

## OFFICE USE ONLY

STATE SITE NUMBER: \_\_\_\_\_  
 Eligible for National Register  yes  no  
 Criteria  A  B  C  D  
 Contributes to a potential National Register district  
 yes  no District name: \_\_\_\_\_  
 Eligible for State Register  yes  no  
 Criteria  A  B  C  D  E  
 Contributes to a potential State Register district  
 yes  no District name: \_\_\_\_\_  
 Areas of significance: \_\_\_\_\_  
 Period of significance: \_\_\_\_\_  
 Needs data   
 Date: \_\_\_\_\_ Initials: \_\_\_\_\_  
 Style: \_\_\_\_\_  
 Building type: \_\_\_\_\_  
 Notes: \_\_\_\_\_

## LOCATION INFORMATION

County: Mesa County City: Grand Junction  Vicinity  
 Building Address: 601 Pitkin Avenue  
 Lot(s): 1-4 Block(s): 149 Addition name: City Year of addition: 1909  
 USGS quadrangle topographic map: Grand Junction, CO 7.5 Minute - 2016

## You must provide at least one of the following:

P.M. UTE Township 1S Range 1W Section 14 Quarter Section(s) \_\_\_\_\_  
 UTM reference: Zone \_\_\_\_\_ mE \_\_\_\_\_ mN \_\_\_\_\_  
 Latitude 39.06410 Longitude -108.562430

## ARCHITECTURAL INFORMATION

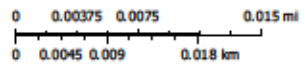
Construction date: 1907  estimate  actual  
 Source of information: Mesa County Assessor, Colorado Historic Newspapers  
 Architect: Jesse B Boyer  
 Builder/Contractor: Unknown - possibly William C Boyer  
 Source of information: Colorado Historic Newspapers  
 Original location  Moved Date of move(s): \_\_\_\_\_  
 Number of stories: 1 Building dimensions: Irregular 91'x126'x75'x125'  
 Exterior materials: Painted concrete; stone sills, headers and caps; painted brick; painted wood; and wood windows.  
 Associated buildings:  yes  no Number of associated buildings: 0  
 Associated building type(s) eg. garage, barn: N/A

Insert aerial map of site (see instructions for information on how to generate the necessary map from your County Assessor's data):



### Mesa County Map

The Geographic Information System (GIS) and its components are developed as a means of reference for community facilities, for planning and for providing GIS to our residents to view and explore legal description information in the state of Colorado. In addition, other information contained in official government records such as the County Clerk and Recorder of Deeds records. In addition, the representations contained in this GIS system are provided for informational purposes only. The information contained herein is intended to be used as a reference only and is not intended to be used as a legal document. Mesa County makes no warranty as to the accuracy or suitability of any information presented herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Print Date: February 20, 2020



Select the correct North Arrow:

Map Source: <https://emap.mesacounty.us/viewer/>

**Architectural description (remember to provide photographs of the building with this form):**

The Colorado Fruit & Commercial shipping warehouse displays a simplistic Victorian vernacular similar to other downtown buildings. Constructed in 1907, the masonry building occupies 91 feet of frontage on the south side of the Pitkin Avenue, Highway 50 in Grand Junction. The primary building material is red brick that has been painted, there are stone accents such as sills, lintels, parapet and ledges. Brick archways accent the entry, some windows and the loading docks. The brick coursing is a simple common bond with a running bond at columns. More detailed contemporary patterning such as corbelled brickwork can be found as decorative elements on frontage side of the building. The roof is a conventional wood framed roof.

The building is irregular shaped with a main level and basement below. Overall the original basic L-shape has been infilled to a current day rectangle. There is a clerestory section in the loading area with clerestory windows that bring natural light into the loading area. Large metal columns support the clerestory. Wooden trusses and beams support the structure as well. The loading dock area runs perpendicular to the frontage part of the building. On either side of the clerestory are 6 brick archways with original steel rolling doors that run parallel with the length of the loading dock. These walls used to be the exterior of the building. The wood floor was extended and space was enclosed to create a larger loading area. These "wing" enclosures were attached to the existing structure and aside from water damage at the roof connection have protected the archways. The main level is raised up from the ground to accommodate the loading docks.

The frontage road or south elevation is more detailed than the rest, showcasing an arched entry corner, arched headers over windows, decorative brick work, and stone detailing. Eight concrete stairs lead up to a 45 degree corner wood door into the building. The entry corner tower has 2 arched openings and is where the cupola was originally located. Up at the parapet is a cornerstone with 1907 and carved in stone signage that says "Mesa Supply Since 1957." The wood windows appear original as double hung with divided lights that vary per window section similar to the original sketch from the architect J.B. Boyer. Most windows have a upper sash with 8-lights and a 2-light lower sash. There is a center window section on the facade that is more celebrated than the rest with additional brick detailing, including a diamond patten light pattern at the center upper window sash.

On the east and west exteriors, the enclosed loading dock area exterior walls are horizontal painted wood with modern wood windows. On the east elevation closer to the frontage, before the wood wall begins, there is a double hung window detailed similarly as the south elevation windows. More contemporary slider windows punch the horizontal enclosure wall. Two more contemporary loading docks are on the east elevation with exterior wood stairs accessing the landing and doorway. The west elevation is much simpler with a large blank painted brick wall. The horizontal wood enclosure wall has a few high clerestory picture windows. There are 2 smaller wood loading docks. The wood enclosures on both sides are covered with a metal roof. The roofs and wood are peeling, deteriorating and detaching from main structure.

The north elevation showcases the wood enclosure additions well with horizontal wood butting up against the original painted red brick. The roof of the original is flat with parapet.

Ice chutes can be seen from all sides except the north elevation to the basement. The frontage facade ice chute has a door covering the opening. These chutes have remained untouched and lead to the basement. The basement also remains relatively untouched. At one point the building was not monitored, local youth were known to throw raves in the basement. Some of the local rave art work can be seen in photos painted on the structure. The foundation is visible in the basement and shows signs of failure. The foundation has several cracks visible, severe spalling and delamination.

**Construction history (include description and dates of major additions, alterations, or demolitions):**

The building was constructed in 1907 for the Colorado Fruit and Commercial Company as a shipping warehouse and office. It was designed by J.B. Boyer a western slope Architect, known for designing homes, businesses and other public buildings, including the high school, public library, the Currie block (Raso Building), the Christian and Methodist churches, the courthouse and jail in Moab, as well as other building in Fruita, Palisades, De Beque, Parachute, and Rifle. At the time the building was built, J.B. Boyer's brother, a well known general contractor moved to town. More research is needed but it is believed W.C. Boyer built the warehouse.

A few major changes to the building can be seen in old photographs and include:

1. Enclosing the arched brick loading docks with a wooden structure to extend the loading areas. It appears in early photos the east side had a roof covering the arched brick docks. Some investigation is needed to determine if both sides had the shade covering. Little of the exterior brick, archways or steel rolling doors were disturbed with these additions and if removed would expose the original brick loading dock and features with mostly water damage to repair.
2. The cupola seen in earlier photo was removed at the front corner entrance.
3. Over the years the brick has been painted, however, from the earlier photographs, it appears the brick was painted a light color, possibly white. The brick is in decent condition and from the original bid request in 1907 is either Colorado Springs No. 2 red pressed brick or Delta pressed brick. Inspections by masons have found the brick to be in acceptable condition.
4. Signage on the building has 1907 carved in stone. On either side of the stone markers another sign was added later that says "Mesa Supply, Since 1957". The only building permit on file is for 1999 for metal awning at the entry corner arch ways on the front corner entrance. Those metal awnings have since been removed.

The current day plan is remove the wood enclosure loading docks exposing the original brick archways, as well as rebuilding the missing cupola.

## HISTORICAL BACKGROUND

Discuss important events, organizations, businesses, individuals, and groups associated with this building:

The building was designed and built for the Colorado Fruit and Commercial Company/Association (CFCC) in 1907 as a warehouse, shipping building and offices. The Colorado Fruit and Commercial Company was one of the largest associations to sell and distribute fruit in Mesa County in the early 1900s and represented fruit growers of not only Grand Junction but of the western slope of Colorado and portions of Utah.

By the late 1880's, Mesa County was gaining recognition as a prime fruit producer especially of apples, peaches and pears. In 1889 a horticultural society was established to support the quickly growing fruit industry. Fruit festivals were popular at the time and in 1909 Peach Days was held as part of the Mesa County Fair in Grand Junction where President Taft attended and spoke of the wonderful fruit grown in the area.

Fruit growers from all over the western slope came to the warehouse, as can be seen from stamps on the brick walls and interior pallet wood walls. Growers came from as far as Fort Duchesne, Monticello, Blanding, Mack, and more locally Fruita, Montrose, Glenwood, and Rifle.

By 1922, the Fruit company had moved on from the shipping warehouse, but the manager of the CFCC, Alexander Campbell, set up a feed store in the back of the building and stayed there until 1936. The front portion of the building became a plumbing supply wholesale warehouse occupied by O'Fallon Plumbing Supply until 1927, when Crane-O' Fallon Co. a division of Crane Co., another plumbing supply company, occupied the building until 1957. Mesa Sanitary Supply Company moved into the building in 1957, carved their name in the building and remained there until 1984. Jacobson Ventures purchased the building then and Jackey Jacobson used part of the building as office space and leased the rest out to an electrical supply company. Prior to Jacobson Ventures purchasing the building it was used as a restaurant supply company. In 2005, the building was sold to Rick Yackey of RNY-LLC. Since Yackey purchased the building, it has sat empty.

When the current property owners purchased the building in summer of 2018, they removed all the 1970s-80's office remodel added over the years, as well as any asbestos found in drywall, paint and flooring; leaving what was original to the when the Fruit and Commercial Company owned the building.

Not only was the building important to the fruit growers in the region, the building was designed by a well-know local architect J.B. Boyer. Boyer had been designing buildings in Colorado since 1884, moving to Grand Junction in 1889. He had designed many of the local residences along with several commercial and government projects that included: the local high school, public library, the historic Currie Building (Raso Building) listed on the local Grand Junction Register of Historic Sites, Structures and Districts, a few local churches and regionally the Moab courthouse and jail, along with buildings in Palisade, De Beque, Fruita, Parachute and Rifle. J. B. Boyer's brother was W.C. Boyer, a well-known builder. They have both been associated with designing and building projects around the area as a team. More information and research is needed but it's possible J. B. Boyer was the architect on the the historic Margery Building listed on the National Register of Historic Places. W.C. is currently listed as both architect and builder. It's also possible that W. C. Boyer was the builder on the Colorado Fruit and Commercial Company shipping house.

Information sources (be specific):

Colorado Cultural Resource Survey, July 23, 1982, Historic Structures in Grand Junction for Resource Number: 5ME.4131  
Mesa County Assessor

Colorado Historic Newspapers - Daily Sentinel (Grand Junction), Volume 10, May 1, 1903, "J.B. Boyer"; Palisade Tribune, Volume 5, Number 27, December 1, 1906, "Hotel Contract Let"; Daily Sentinel (Grand Junction), Volume 13, March 15, 1907 "Will Make Ideal Alderman"; Daily Sentinel (Grand Junction), Volume 13, August 20, 1907 "Bids Wanted"; Daily Sentinel (Grand Junction), Volume 15, Number 42, January 9, 1908 "Strongmen Behind This Splendid Concern"; Eagle Valley Enterprise; Volume 55, Number 16, February 17, 1955, "Crane-O'Fallon Co. advertisement.

Museums of Western Colorado

National Register of Historic Places: 5ME4130

**SIGNIFICANCE** (check appropriate categories)

- |   |   |
|---|---|
| <input type="checkbox"/> represents the work of a master                                    | <input checked="" type="checkbox"/> associated with significant person(s) |
| <input type="checkbox"/> possess high artistic value  | <input type="checkbox"/> associated with significant event                |
| <input checked="" type="checkbox"/> represents a type, period,<br>or method of construction | <input checked="" type="checkbox"/> associated with a pattern of events   |
|   | <input type="checkbox"/> contributes to a historic district               |

Statement of significance (briefly justify the significance checked above):

The vernacular utilitarian structure was built in 1907 according to the Mesa County Assessor. Articles from the Daily Sentinel (Grand Junction newspaper) from 1907 ask for sealed proposals for construction of the Colorado Fruit & Commercial company by architect J. B. Boyer, a well known local regional architect. Another article in 1908 has a rendering of the finished building that was being used as office and warehouse space for the company.

The Colorado Fruit and Commercial Company shipping house is historically significant under the criteria that it represents a type or period and method of construction. The brick arched entry, brick arched loading docks, entry cupola, corbeled banding and stone parapet elements represent the Victorian vernacular commercial style prevalent in the area during the early 1900s. Other elements such as the flat geometric brickwork and window treatments look ahead to the styles of the teens in Grand Junction. On the interior, the simple brick detailing and archways are visible in the loading area with a vast 2-story clerestory space bringing light into the space.

The building is also significant for its relation to economic growth and development in Mesa County with the fruit growers association, as a prominent successful warehouse that stored, sold and distributed fruit from 1908-1922. The development of the fruit growing community helped to transform a small frontier community into a nationally known stable western slope hub.

And finally the building is significant for its association with significant persons as it was designed and possibly built by a well known regional architect J.B. Boyer and his contractor brother W.C. Boyer. While more research is needed, articles from the local Daily Sentinel archives present two regionally successful brothers designing a few of the regions historic buildings including the shipping warehouse as well as the Currie (Raso) Building and the Margery Building with J.B Boyer the architect and W.C. Boyer the builder.

Form completed by: Erica Swissler Hewitt

Address: PO Box 772910, Steamboat Springs, CO 80477

Email: erica@steamboatarchitectural.com

Phone: 970.879.0819

Date: 2/26/2020



## HOW TO COMPLETE THE PRELIMINARY PROPERTY EVALUATION FORM

Email the completed form and photographs to the appropriate National and State Register Historian in History Colorado's Office of Archaeology and Historic Preservation. Visit <https://www.historycolorado.org/contact-national-state-register-staff> for contact information.

**Current Photographs and Historic Photographs:** Provide current photographs showing each side of the building, and any associated buildings, with the completed Preliminary Property Evaluation Form. Provide any available historic photographs of the property along with the current photos. Historic photos help staff evaluate any changes to the property made over time. Provide photographs as individual digital image files or as a separate pdf file.

**Please complete the following form fields to the best of your ability.**

**Historic name(s):** Original and subsequent names of the building, if known.

**Current building name:** Current name of the building.

**Owner name and address:** Provide the name and address of the current owner.

**Original owner:** Name of property owner when building was constructed; provide source of information in field below.

**Use:** Briefly note the building's historic use(s) and present use.

**Local landmark designation:** Indicate whether the building is an official locally designated landmark. State the designating organization and the date the designation took place.

**County and City:** Provide county and municipality in which the building is located. For rural properties, provide nearest municipality and check the "vicinity" box.

**Current building address:** Provide current address and zip code.

**Lot, block, addition and year of addition:** This information can be obtained from the local tax assessors or planning office. Rural addresses rarely have such information. If there are no block or lot numbers, provide township, range, and section.

**USGS topographic quad map name:** Identify the United States Geographical Survey topographical quad map that depicts the property location. USGS topo maps can be viewed and downloaded at <https://nqmdb.usgs.gov/topoview/>.

**Township, range, section:** Forms that lack accurate locational data will be returned for revision. This information should be available online from the county tax assessor or local planning office as part of the property record files. You can also search for this information by entering the property's Latitude/Longitude coordinates at <http://www.earthpoint.us/TownshipsSearchByLatLon.aspx>.

**UTM reference and/or Latitude/Longitude:** Forms that lack accurate locational data will be returned for revision. Latitude/Longitude coordinates can be obtained online via Google Maps. Search for the property and select Satellite imagery. Position the cursor on the center of the primary building and right click. Choose "What's Here" from the menu and a pop up box will appear with the Latitude/Longitude coordinates in decimal degrees format. UTM's can be generated via GIS programs or by converting Latitude/Longitude coordinates. Online GIS portals hosted by several Colorado counties (see attached list of links) can provide UTM's and/or Latitude/Longitude coordinates (see Aerial Map information below). Look for this feature in menus labeled "Coordinate Conversion," "Line Measure" (Coordinates), or "Measurement" (Point).

**Construction date:** Determine the construction date with care. Inclusive dates can be given for buildings built over a period of years (e.g. 1899-1902). If an exact date is unknown, after and before dates can be used (e.g. after 1887 and before 1893). Provide the name of the source for the construction date (e.g. tax assessor office or building permit).

**Architect and builder/contractor:** List the names of the architect and the builder or contractor of the building, if known. Give the information source. Indicate if information is unknown.

**Original site or moved:** Indicate whether the building is on its original site or has been moved. Note the date of the move(s).

**Number of stories and building dimensions:** Indicate the number of stories and the dimensions of the building.

**Exterior materials:** List the exterior building materials.

**Associated buildings:** Indicate the number of buildings other than the primary building located within the property parcel (e.g. privy, separate garage, or shed)

**Aerial map of site:** You must provide an aerial map of the property parcel or the form will be returned for revision. Insert a digital aerial map showing the resource and the boundary of the property parcel. This can be generated from County online GIS maps (see attached list of links).

Navigate to the County's online GIS portal. Colorado's counties use a variety of online GIS software. The instructions that follow apply to many, but not all, of those systems. If you have questions, contact the appropriate National and State Register staff person.

Search for the property parcel. Click on the parcel if necessary to show the parcel boundary and zoom in or out to ensure the entire parcel is visible. If the system does not automatically display aerial imagery, change the basemap to "Imagery" or "Satellite" (basemap menu is indicated by a group of four squares in many systems). Use the "Export" or "Print" function to save a JPEG or PDF image of the map to your computer ("Export" is found under the "Advanced" menu on some systems). If using the "Print" option, right click on the image that appears in your browser and choose "Save image as..." to save to your computer or choose the "Save as PDF" option in the print dialog box.

Click the box on the Preliminary Property Evaluation form to open the "Select Image" dialog box. Select "Browse" and select the exported JPEG image or PDF of the map. Click "OK" to insert the JPEG file. For counties that do not yet provide this service (Baca, Bent, Crowley, Custer, Elbert, Hinsdale, Jackson, Kiowa, Lincoln, Otero, Ouray, Park, Phillips, Prowers, Washington), provide a USGS topographic map with the location of the property clearly marked. Topo maps can be generated at <https://caltopo.com> by clicking the "Add New Object" option and selecting "Marker". In the dialog box, enter the Latitude/Longitude coordinates of the resource and click "OK". Verify that the marker is in the correct location. Select "Print" and choose "Print to PDF or JPG". In the dialog box, verify that the selected scale is 1:24,000. The area that will be printed will be indicated by a red rectangle with a red dot in the center. Click the red dot and hold to center the map box on the property if needed. Click "Generate PDF". Right click on the map that appears in your browser and choose "Save image as..." to save to your computer.

Select the appropriate North Arrow from the options below the map and indicate the website used to generate the map.

**Architectural description:** Briefly describe the physical characteristics of the building. Be sure to mention such features as porches, window and door types, ornamentation, chimneys, roof types and any other distinguishing features. Indicate the material and type whenever possible (eg. wood clapboard siding, metal casement windows).

**Construction history:** Briefly describe any changes to the building and property over time, including major alterations, additions, demolitions, and the construction or demolition of any associated buildings. List the date of each alteration to the property (or indicate date of change as unknown).

**Historical background:** Briefly discuss the history of the building as it relates to important events and persons.

**Information sources:** List the information sources and references used in the preparation of this form. List individuals interviewed, newspapers (with dates), and books consulted or the source of historic photographs and other materials used. This is especially important for the information contained in the construction history and historical background sections.

**Significance:** Indicate the appropriate area(s) of significance for the building.

**Statement of significance:** Provide a statement supporting the selections made above. For example, what type, period, or method of construction does the property represent and why is it considered a good example of that type, period or method? What historical activities/trends/events/cultural practices does the property represent and why are those activities/trends/events/cultural practices important within the local or regional community? For instance, how does a department store building represent the history of a town's commercial development over time?

**Form preparer:** Please provide the name, address, email address, and day-time phone number of the person who completed the evaluation form.

## **County Online GIS Links**

[Adams County Basic Web Map](#)

[Alamosa County Parcel Viewer](#)

[Arapahoe County ArapaMap](#)

[Archuleta County](#)

Baca County: online GIS and online property information unavailable at this time.

Bent County: online GIS and online property information unavailable at this time.

[Boulder County](#)

[Broomfield County Parcel Search](#)

[Chaffee County](#)

[Cheyenne County Online Map Viewer](#)

[Clear Creek County](#)

[Conejos County Parcel Viewer](#)

[Costilla County GIS Property Search](#)

Crowley County: online GIS unavailable at this time; online property information available [here](#).

Custer County: online GIS unavailable at this time; online property information available [here](#).

[Delta County](#)

Denver County: Contact OAHP staff for mapping assistance; online property information available [here](#).

[Dolores County Online Map Viewer](#)

[Douglas County](#)

[Eagle County GIS Viewer](#)

[El Paso County GIS Data](#)

Elbert County: online GIS unavailable at this time; online property information available [here](#).

[Fremont County Maps](#)

[Garfield County Colorado Land Explorer](#)

[Gilpin County GIS Map Viewer](#)

[Grand County Parcel Viewer](#)

[Gunnison County Map Viewer](#)

Hinsdale County: online GIS and online property information unavailable at this time.

[Huefano County Public Map Viewer](#)

Jackson County: online GIS and online property information unavailable at this time.

[Jefferson County iMap:](#)

Kiowa County: online GIS and online property information unavailable at this time.

[Kit Carson County Map Viewer](#)

[La Plata County](#)

[Lake County Tax Parcel Viewer](#)

[Larimer County Land Information Locator](#)

[Las Animas County GIS](#)

Lincoln County: online GIS unavailable at this time; online property information available [here](#).

[Logan County GIS Mapping](#)

[Mesa County](#)

[Mineral County](#)

[Moffat County](#)

[Montezuma County](#)

[Montrose County](#)

[Morgan County Parcel Viewer](#)

Otero County: online GIS unavailable at this time; online property information available [here](#).

Ouray County: online GIS unavailable at this time; online property information available [here](#).

Park County: online GIS unavailable at this time; online property information available [here](#).

Phillips County: online GIS unavailable at this time; online property information available [here](#).

[Pitkin County Maps & More](#)

Prowers County: online GIS and online property search unavailable at this time.

[Pueblo County GIS](#)

[Rio Blanco County Interactive Map](#)

[Rio Grande County GIS Parcel Viewer](#)

[Routt County GIS](#)

[Saguache County Parcel Viewer](#)

[San Juan County Public GIS Portal](#)

[San Miguel County Advanced Map Viewer](#)

[Sedgwick County Assessor Map](#)

[Summit County GIS Parcel Query Tool](#)

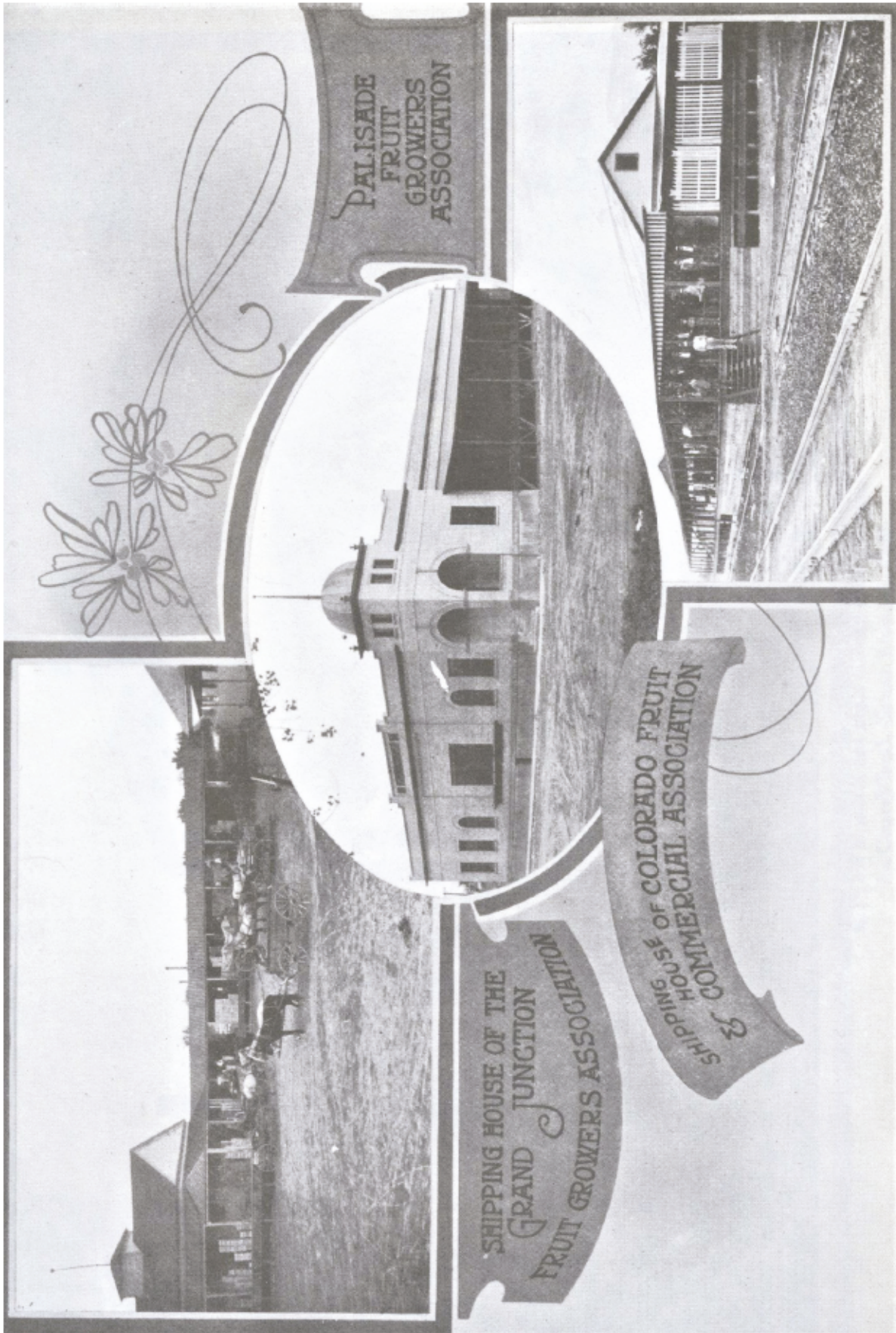
[Teller County Parcel Map](#)

Washington County: online GIS not available; online property information available [here](#).

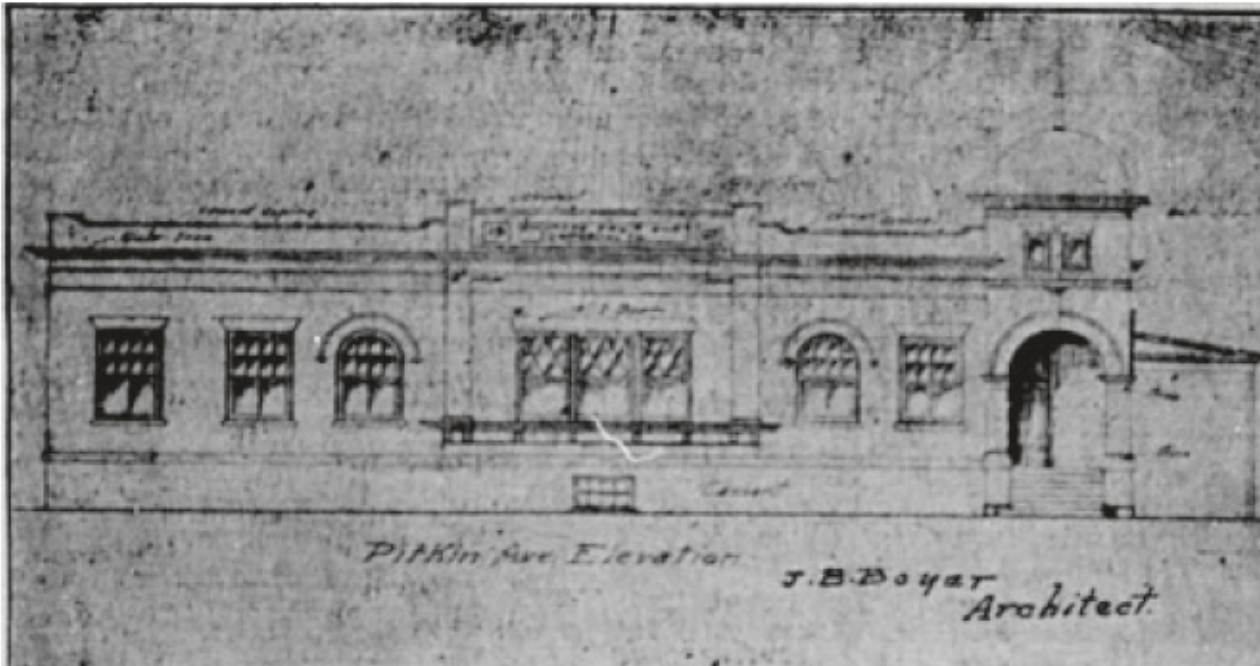
[Weld County Property Portal](#)

[Yuma County GIS Interactive Map](#)

# 601 PITKIN - COLORADO FRUIT & COMMERCIAL CO HISTORIC PHOTOS



# 601 PITKIN - COLORADO FRUIT & COMMERCIAL CO HISTORIC PHOTOS



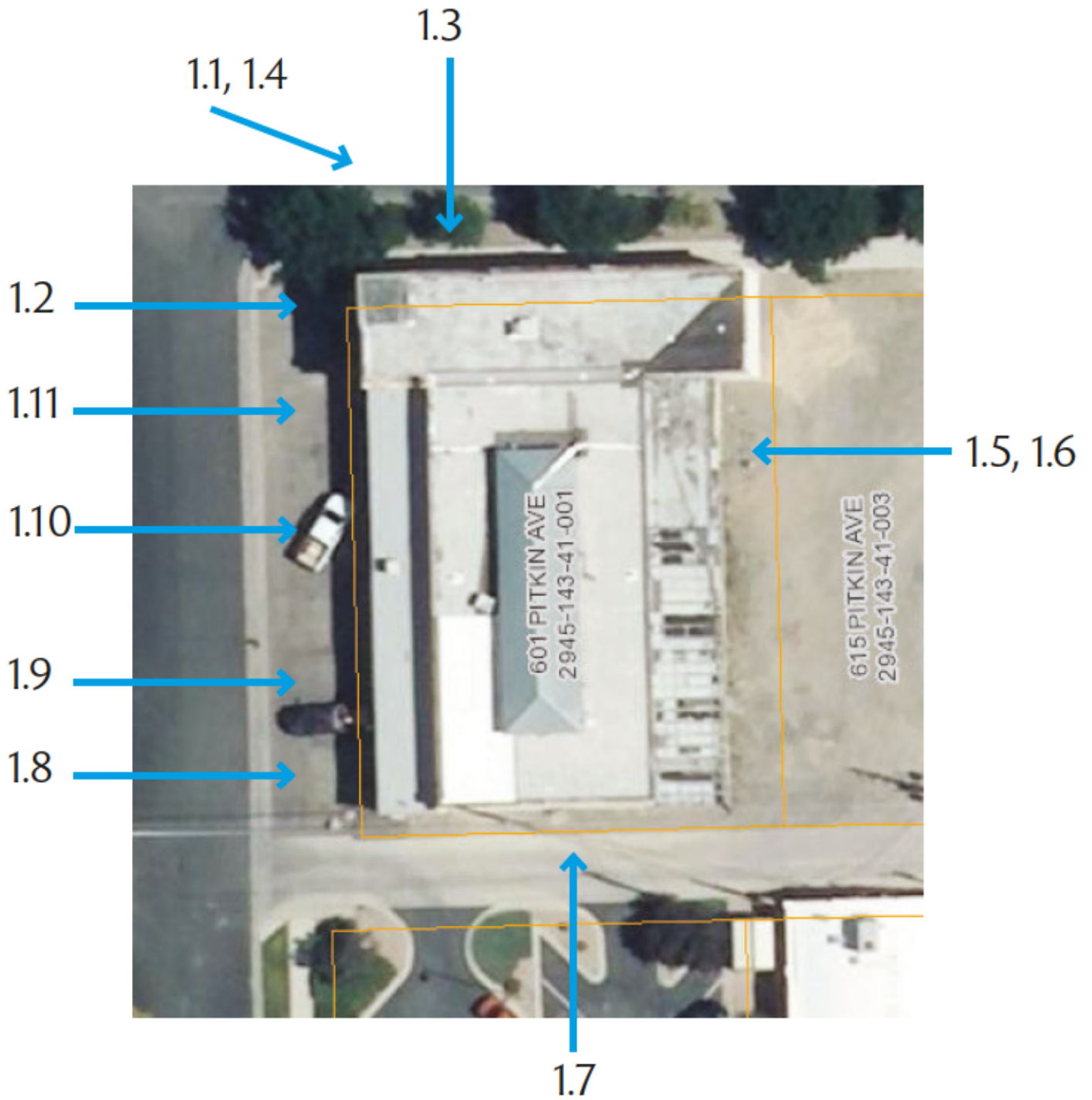
RENDERING FROM 1907 BY J.B. BOYER



1996

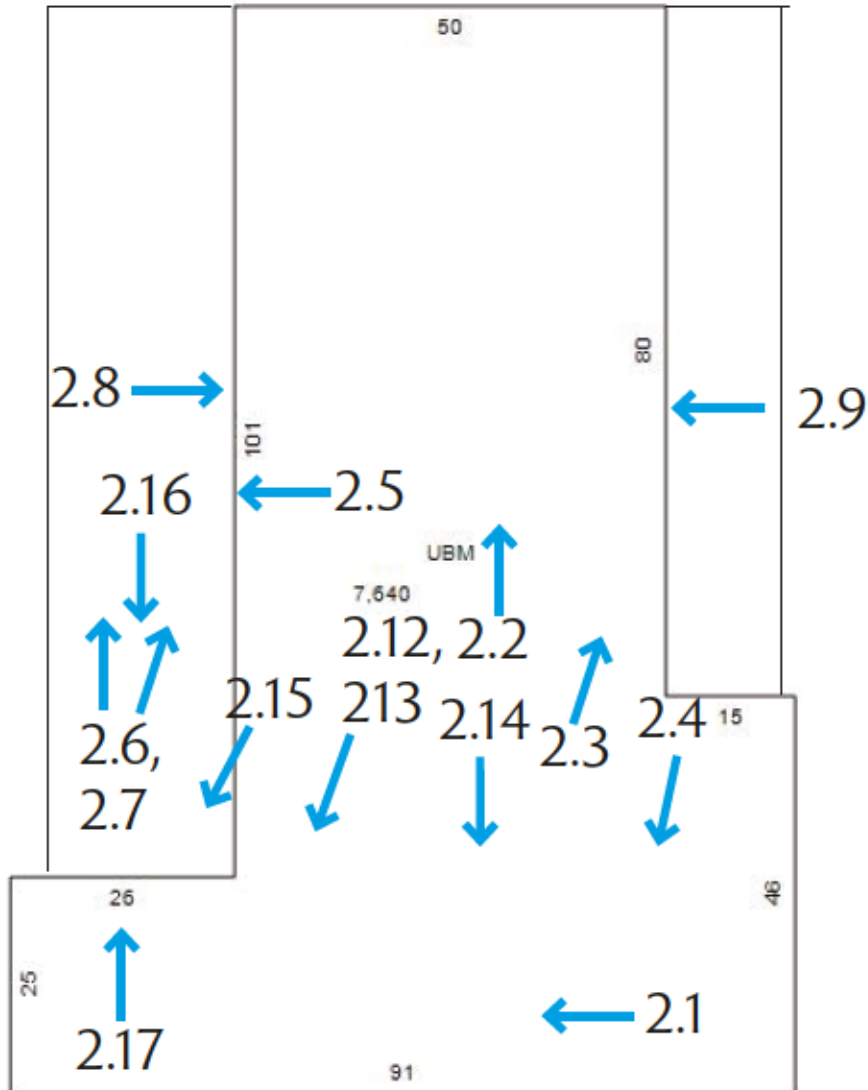
# 601 PITKIN - COLORADO FRUIT & COMMERCIAL CO

## EXTERIOR PHOTO LOG

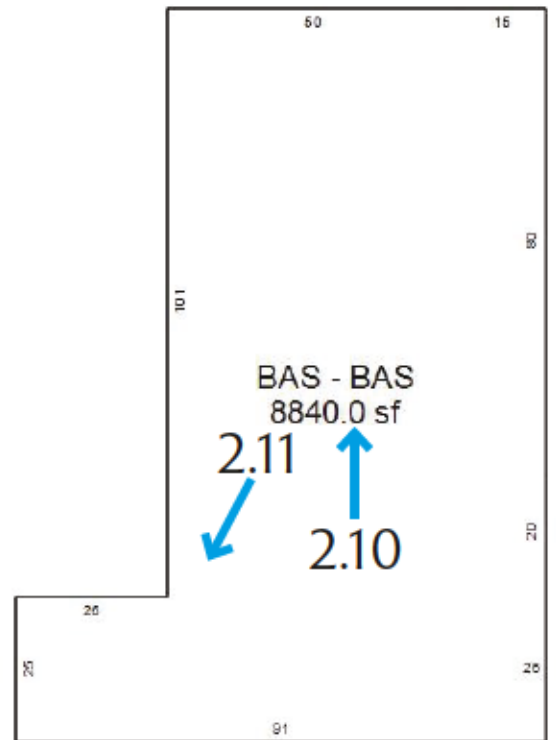


# 601 PITKIN - COLORADO FRUIT & COMMERCIAL CO

## EXTERIOR PHOTO LOG



MAIN LEVEL PLAN



BASEMENT PLAN





1.1



1.2



1.3



1.4



1.5



1.6



1.7



1.8



1.9



1.10



1.11



2.1



2.2



2.3



2.4



2.5

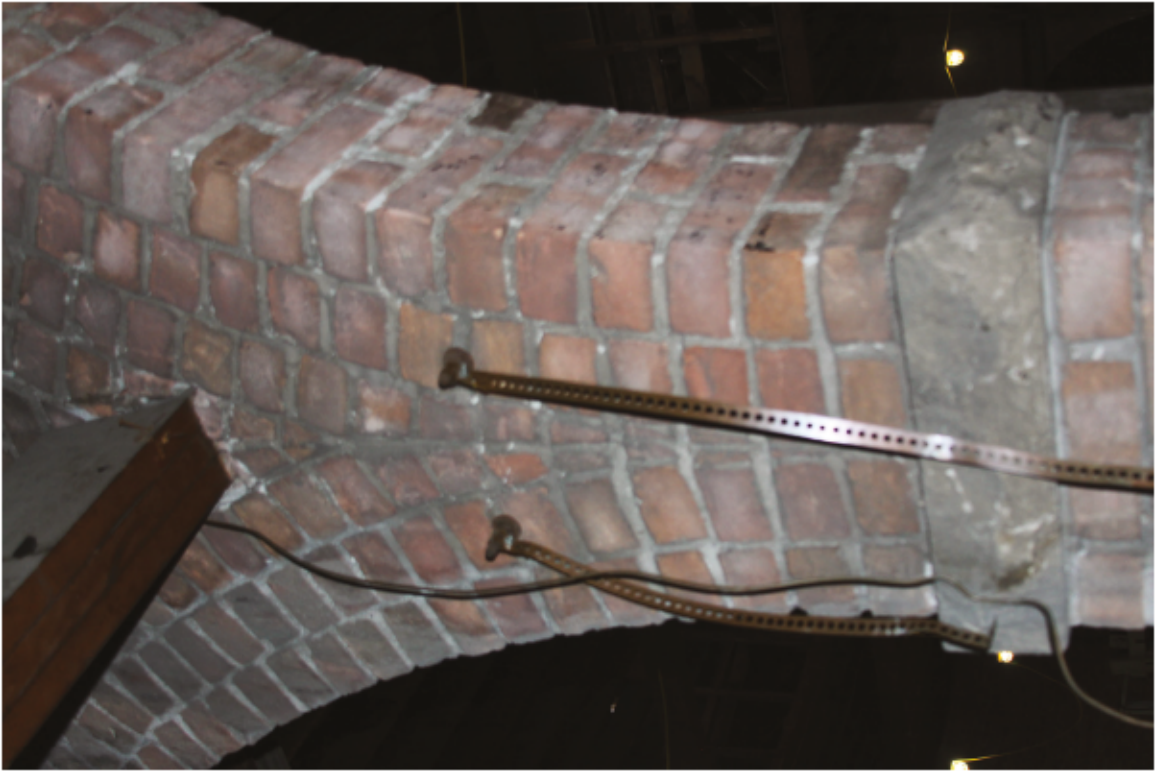




2.6



2.7



2.8



2.9



2.10



2.11



2.12



2.13



2.14



2.15



2.16



2.17

CITY OF GRAND JUNCTION, COLORADO

Resolution No. \_\_\_\_\_

A RESOLUTION TO DESIGNATE THE COLORADO FRUIT AND COMMERCIAL ASSOCIATION BUILDING LOCATED AT 601 PITKIN AVENUE IN THE CITY REGISTER OF HISTORIC STRUCTURES, SITES AND DISTRICTS

WHEREAS, the City Council has established by Ordinance 2765 a City Register of Historic Sites, Structures and Districts in order to officially recognize historic resources of local significance; and

WHEREAS, the Colorado Fruit and Commercial Association building was constructed in 1907 and is at least 50 years old; and

WHEREAS, the Historic Preservation Board has reviewed the Colorado Fruit and Commercial Association building for conformance to the adopted criteria for designating historic structures and found the site exemplifies specific elements of an architectural style or period; exemplifies the cultural, political, economic or ethnic heritage of the City; and enhances the sense of identity of the City.; and

WHEREAS, the Historic Preservation Board recommended approval of the designation at its July 7, 2020 meeting; and

WHEREAS, the City Council finds that the Colorado Fruit and Commercial Association building meets the criteria set forth by the Historic Preservation ordinance and, therefore, is a significant local historic resource that merits recognition and preservation.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THE PROPERTY KNOWN AS THE COLORADO FRUIT AND COMMERCIAL ASSOCIATION BUILDING LOCATED AT 601 PITKIN AVENUE IS HEREBY DESIGNATED IN THE CITY REGISTER OF HISTORIC STRUCTURES, SITES AND DISTRICTS.

PASSED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of Council



## Grand Junction City Council

### Regular Session

Item #4.a.i.

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**Meeting Date:** August 5, 2020

**Presented By:** Brandon Stam, DDA Executive Director

**Department:** Downtown Development Authority

**Submitted By:** Brandon Stam

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### **Information**

#### **SUBJECT:**

An Ordinance Expanding the Boundaries for the Downtown Grand Junction Business Improvement District to Include Property Known as 863 Colorado Avenue into the Boundaries of the Business Improvement District and an Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Property Known as 863 Colorado Avenue into the Boundaries of the Downtown Development Authority

#### **RECOMMENDATION:**

Staff recommends adoption of the ordinances.

#### **EXECUTIVE SUMMARY:**

Consider a request by Anton and Theresa Englbrecht for the property located 863 Colorado Avenue to be included in the boundaries of the Downtown Grand Junction Business Improvement District (BID) and the Downtown Development Authority (DDA).

#### **BACKGROUND OR DETAILED INFORMATION:**

In order to receive the benefits of the DDA and BID, a property must be part of both special districts. Property owners pay a mill levy (5 mills) to the DDA and a special assessment for the BID. It is a function of the DDA and BID Board of Directors to approve requests for inclusion along with the City Council.

Petitions have been submitted requesting inclusion into the BID for property located at 863 Colorado Avenue. Additionally, the property owner is requesting inclusion into the boundaries of the DDA.



The DDA and BID Board of Directors have approved these requests.

**FISCAL IMPACT:**

If this property is included in the, a portion of the property tax will be diverted from the City to the DDA according to the tax increment laws and calculation. Based on the assessed values of the existing property this amount is estimated to be less than \$250 year.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 4945, an ordinance expanding the boundary of and including property located at and known as 863 Colorado Avenue into the Downtown Grand Junction Business Improvement District on final passage and order final publication in pamphlet form; and

Ordinance No. 4946, an ordinance expanding the boundary of the Grand Junction, Colorado Downtown Development Authority to include the property located at and known as 863 Colorado Avenue on final passage and order final publication in pamphlet form.

**Attachments**

1. DDA Inclusion Request
2. 863 Colorado-DDA Boundary
3. BID Inclusion Petition
4. 863 Colorado-BID Boundary
5. ORD-DDA and BID Inclusion

Tony and Theresa Englbrecht  
1911 Monument Canyon Dr  
Grand Junction, CO 81507  
[englbrecht@bresnan.net](mailto:englbrecht@bresnan.net)

February 24, 2020

Brendan Stam  
Downtown Development Authority  
437 Colorado Avenue  
Grand Junction, Colorado 81501

RE: Request for Entry into DDA

Dear Mr. Stam:

Tony and Theresa Englbrecht respectfully request entry of our parcel into the Grand Junction Downtown Development Authority. As of July, 2019 we have been the proud owners of 863 Colorado Avenue. That same month we welcomed Susie Goss and her business, the Beautifeye Day Spa and Salon as our tenants. Susie and her staff offer a wealth of skills and experience to their clients and bring Grand Junctions only truly full-service day spa and salon to our wonderful downtown.

We all appreciate the efforts being made to continue to ensure the viability and growth of our downtown and look forward to contributing to its continued vibrancy and success.

Our property consists of:  
863 Colorado Avenue, Parcel # 2945-144-28-009

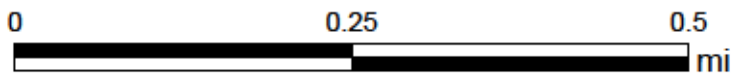
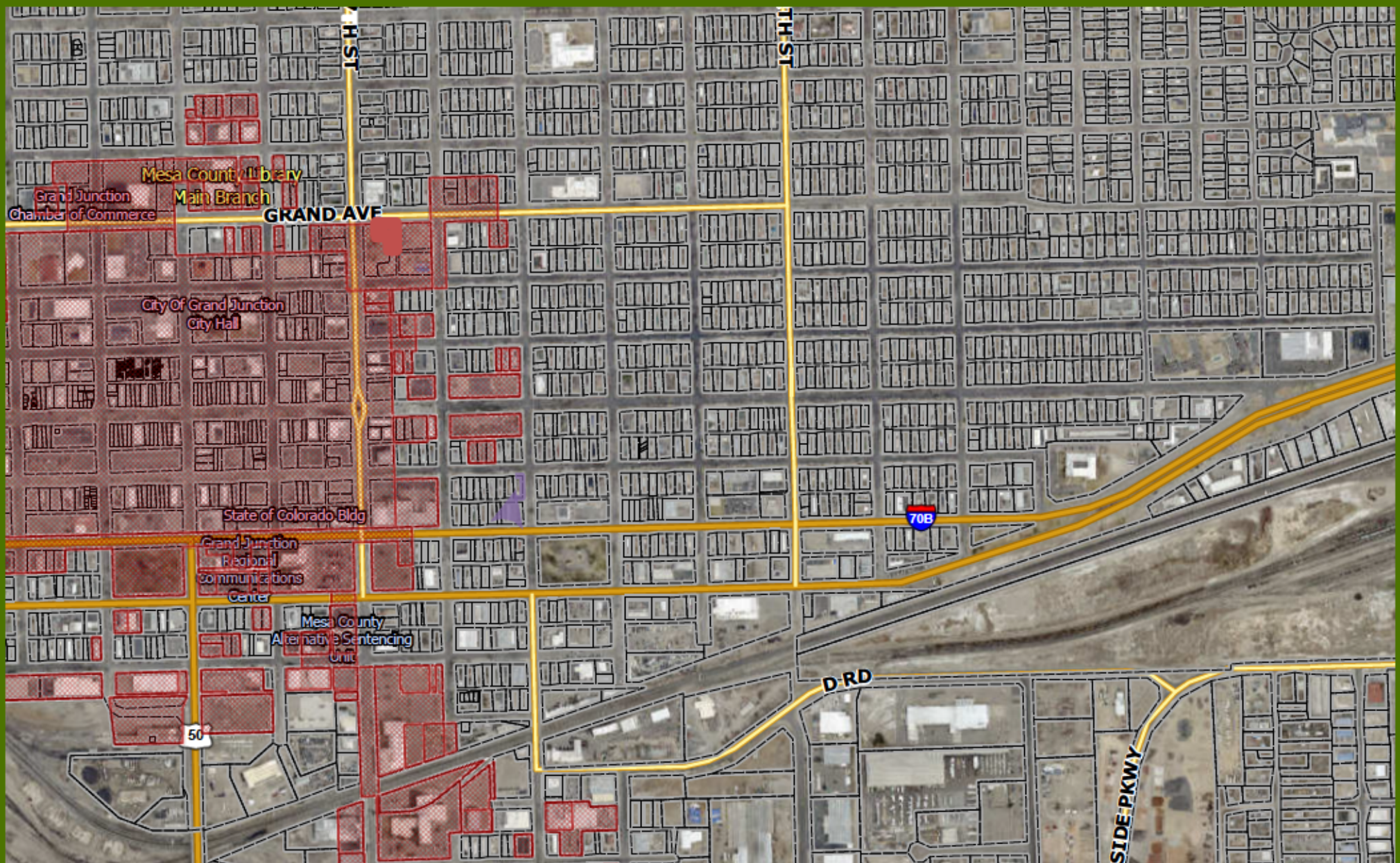
Thank you for your consideration and please contact me if you have any questions.

Sincerely,



Tony and Theresa Englbrecht – Property Owners

# City of Grand Junction



Printed: 7/9/2020  
1 inch equals 752 feet  
Scale: 1:9,028

**VERIFIED PETITION FOR INCLUSION OF PROPERTY  
INTO THE  
DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT**

TO: City Council, City of Grand Junction, Colorado

The undersigned Petitioner, Anton C Englbrecht and Theresa Englbrecht, own, as tenants in common, the following described property located within the boundaries of the City of Grand Junction, in the County of Mesa, Colorado:

LOTS 15 + 16 BLK 129 CITY OF GRAND JUNCTION RESURVEY OF SECOND DIVISION  
SEC 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332 MESA CO RECDS

The address of the Property is **863 Colorado Ave.**

The Petitioners hereby respectfully petition the City Council of the City of Grand Junction, Colorado pursuant to Section 31-25-1220, C.R.S. for the inclusion of the Property into the Downtown Grand Junction Business Improvement District ("the District").

The Petitioners hereby request that the Property be included in the District and that an Ordinance be adopted by the City Council including the Property into the District, and that a certified copy of said Ordinance be recorded with the Mesa County Clerk and Recorder on or about the effective date of said Ordinance, and that from and after the recording of the certified copy of the Ordinance, the Property shall be subject to the levy of taxes for payment of its proportionate share of any indebtedness of the District outstanding at the time of inclusion and liable for assessments for any obligations of the District.

The Petitioners hereby represent to the City Council and verify that they are the owners of the Property described above and that no other persons, entity or entities own an interest therein except as holders of encumbrances.

Acceptance of this Petition shall be deemed to have occurred at the time when the City Council sets the date (by publication of notice thereof) for the public hearing for consideration of the Petition.

In accordance with Section 31-25-1220(1), C.R.S., this Petition is accompanied by a deposit of monies sufficient to pay all costs of the inclusion proceedings.

**PETITIONER:**

**Anton C. Englbrecht**



Address: 1911 Monument Canyon Dr. Grand Junction, CO 81507

STATE OF COLORADO)

) ss.

COUNTY OF MESA)

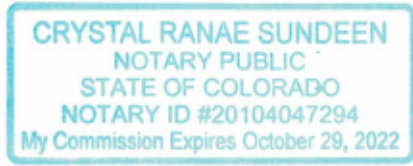
The foregoing instrument was acknowledged and sworn to before me this 26 day of

FEBRUARY, 2020 by Anton C. Englbrecht.

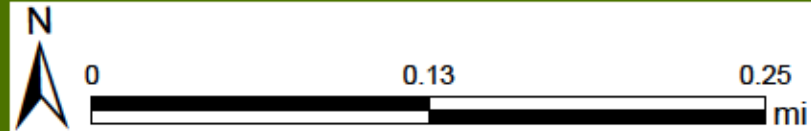
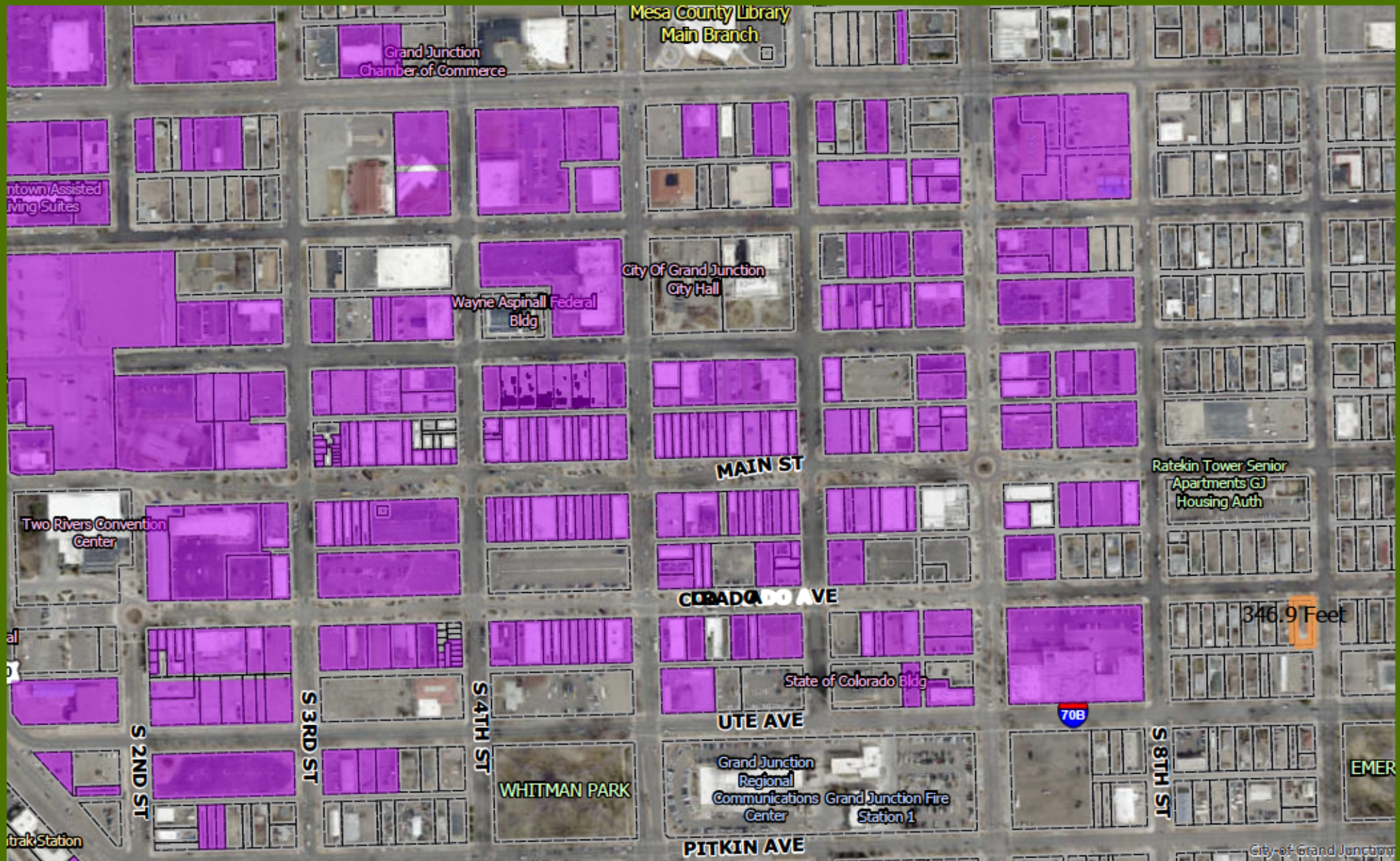
Witness my hand and official seal.

My commission expires: 10-29-2022

  
Notary Public



# City of Grand Junction



Printed: 7/9/2020  
1 inch equals 376 feet  
Scale: 1:4,514

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE EXPANDING THE BOUNDARY OF THE GRAND JUNCTION, COLORADO DOWNTOWN DEVELOPMENT AUTHORITY TO INCLUDE THE PROPERTY LOCATED AT AND KNOWN AS 863 COLORADO AVENUE**

The Grand Junction, Colorado, Downtown Development Authority (“the Authority” or “DDA”) has adopted a Plan of Development (“Plan”) for the boundaries of the Authority. The Plan and boundaries were initially approved by the Grand Junction, Colorado, City Council (“the Council”) on in 1981 and subsequently updated and amended in 2019 and 2020 (“Plan.”)

Pursuant to Section 31-25-822, C.R.S. and Article X of the Authority’s Plan, the Owner of the property has petitioned for inclusion in to the Authority’s boundary.

The Board of the Authority reviewed the proposed inclusion and has determined that the boundary of the DDA should be expanded. With the expansion the Tax Increment Financing (“TIF”) district will be coterminous with the Authority boundary.

The Board of the Authority requests the Council’s approval to expand the Authority’s boundary to include the property included by reference in this ordinance and to expand the Authority to receive a portion or increment of ad valorem and sales taxes collected with the Plan area in accordance with State law, the Plan and other applicable law, rules or regulations.

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

1. The Council finds the existence of blight within the boundary of the Authority, within the meaning of C.R.S. 31-25-802(1.5).
2. The Council hereby finds and determines that the approval of the expansion of the boundary for the Authority and the Plan, as shown on the attached Exhibit A, will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants of the City and of its central business district; will halt or prevent the deterioration of property values or structures; will halt or prevent the growth of blighted area; will assist the City and the Authority in the development and redevelopment of the district and in the overall planning to restore or provide for the continuance of the economic health; and will be of specific benefit to the property to be included within the amended boundary of the Authority and the TIF district.
3. The expansion of the Authority’s boundary, as shown on the attached Exhibit A, is hereby approved by the Council and incorporated into the Plan for TIF purposes. The Authority is hereby authorized to undertake development projects as described in the Plan and to act consistently with the Plan including, but not necessarily limited to, receiving and expending for development and redevelopment efforts a portion or increment of ad valorem and sales taxes generated in the area in accordance with C.R.S. 31-25-801 et. seq. and other applicable law.
4. The Council hereby request that the County Assessor certify the valuation for the assessment of the new property included by this Ordinance within the Authority’s boundaries and the TIF district as of the date of the last certification. The City Finance Director is hereby directed to certify the sales tax receipts for the properties included in and described by the attached Exhibit A for the twelve (12) months prior to the inclusion.
5. Adoption of this Ordinance and amendment to, or expansion of the boundary of the Authority and the TIF District, does not, shall not and will not provide for or allow or authorize receipt or expenditure of tax increments without requisite statutory and Plan compliance.
6. If any provision of the Ordinance is judicially adjudged invalid or unenforceable, such judgment shall not affect the remaining provisions hereof, it being the intention of the City Council that the provisions hereof are severable.

INTRODUCED on first reading the 15<sup>th</sup> day of July 2020 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the \_\_\_ th day of August 2020 and ordered published in pamphlet form.

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C.E. "Duke" Wortmann  
President of the Council

ATTEST:

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Wanda Winkelmann  
City Clerk

Exhibit A

LOTS 15 and 16 Block 129 CITY OF GRAND JUNCTION SEC 14 1S 1W UM

863 Colorado Avenue, Grand Junction Colorado

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE EXPANDING THE BOUNDARY OF AND INCLUDING PROPERTY LOCATED AT AND KNOWN AS 863 COLORADO AVENUE INTO THE DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT

Recitals:



The Downtown Grand Junction Business Improvement District (District) was formed by the Grand Junction City Council by Ordinance No. 3815 in 2005 in accordance with the Business Improvement District Act, Part 12 of Article 25 of Title 31 of the Colorado Revised Statutes (the Act). The District's term was extended from ten to twenty years by Ordinance No. 4651 in 2014.

The District consists of taxable real property that is not classified for property tax purposes as either residential or agricultural (together with the improvements thereon). It was formed to provide resources to promote business activity and improve the economic vitality and overall commercial appeal of the Downtown area. Since its inception the District has operated in compliance with the Act.

The owner of the property at 863 Colorado Avenue (Property) seeks to have it included into the boundary of the District. The owner (Petitioner) has submitted a Verified Petition for Inclusion of Property into the Downtown Grand Junction Business Improvement District (Petition).

The District's Board of Directors supports inclusion of the Property and finds that the rights, contracts, obligations, liens and charges of the District will not be impaired by the expansion of its boundary to include the Property, and believes that the District will benefit from the inclusion.

Notice was posted in accordance with C.R.S. 31-25-1220 informing all persons having objection to appear at the time and place stated in the notice and show cause why the petition should not be granted.

The City Council finds that:

- The Petitioner owns the Property requested to be included;
- The Petition is sufficient;
- The Property is not classified for property tax purposes as either agricultural or residential;
- The District will not be adversely affected by the inclusion of the Property;
- The failure of persons to appear and show cause against inclusion of the Property into the boundary of the District is deemed to be assent to the inclusion;
- No cause has been shown that the Property should not be included;
- Expansion of the boundary of the District to include the Property furthers the goals and policies of the City and DDA plans and serves the interests of the District and the community.

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

The following real property together with improvements thereon shall be included in the Downtown Grand Junction Business Improvement District:

LOTS 15 and 16 Block 129 CITY OF GRAND JUNCTION SEC 14 1S 1W UM

863 Colorado Avenue, Grand Junction Colorado

The City Clerk is directed to file a certified copy of this Ordinance with the Mesa County Clerk and Recorder.

The Property shall thereafter be subject to the levy of taxes and assessments for the payment of its proportionate share of any indebtedness and expenses of the District outstanding at the time of inclusion and thereafter.

Introduced on first reading this 15th day of July 2020 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_ day of \_\_\_ 2020 and ordered published in pamphlet form.

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C.E. "Duke" Wortmann

President of the Council

ATTEST:

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Wanda Winkelmann

City Clerk



**Grand Junction City Council**

**Regular Session**

**Item #4.a.ii.**

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**Meeting Date:** August 5, 2020

**Presented By:** Jodi Welch, Finance Director

**Department:** Finance

**Submitted By:** Jodi Welch, Finance Director

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**Information**

**SUBJECT:**

An Ordinance for Supplemental Appropriations

**RECOMMENDATION:**

Approval of the ordinance making supplemental appropriations to the City of Grand Junction 2020 budget for the construction contract for the Riverfront at Dos Rios Phase II Project and the Fire Station 3 Replacement project.

**EXECUTIVE SUMMARY:**

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to approve new projects or expenditures. When a project includes a transfer from one fund to another, both the transfer and the expenditure have to be appropriated.

Supplemental appropriations are requested for two projects; the Riverfront at Dos Rios Phase II project \$8,457,118 and for the Fire Station 3 Replacement project, \$5,500,000.

**BACKGROUND OR DETAILED INFORMATION:**

This 2020 Supplemental Appropriation includes spending authorization in the following funds.

**General Fund 100**

The General Fund requires a supplemental appropriation of \$5,500,000 in order to

appropriate the cost of the Fire Station 3 Replacement. The Fire Department has been planning a major remodel or replacement of Fire Station 3 located at 582 25 ½ Road for several years. It is proposed to build a new station just to the south of the current location on property owned by Mesa County Valley School District 51 and to apply for a Department of Local Affairs grant (\$1 million) to assist with funding the design and construction of the replacement station. The total cost of the project including demolition of the existing building, design and construction of the new station, and construction of a new parking lot for the Pomona/Kronkright Sports Complex is estimated at \$5.5 million. The City will be pursuing the DOLA grant in August, so although the appropriation would be to use General Fund reserves in 2020, after the \$1 million grant, the net cost would be \$4.5 million. It is anticipated that only \$200,000 would be spent in 2020 which means \$4.3 million would be carried forward to 2021 for completion and funding with the 0.75% sales tax revenues. This will result with only the amount spent in 2020 (estimated at \$200,000) being used out of the General Fund reserves.

After City Council authorization of use of General Fund reserves for COVID-19 relief efforts; \$500,000 for #GJStrong for basic needs; \$540,000 for business stabilization and recovery; and \$87,000 in support of Homeward Bound; and assuming a 20% annual reduction in sales tax revenues (revised from a 25% loss), the estimated General Fund Balance at 12/31/2020 is \$23.77 million with a minimum reserve of \$15.2 million which is based on the 2020 Adopted Budget.

#### 0.75% Sales Tax Capital Improvement Fund 201

The Sales Tax Capital Improvement Fund requires a supplemental appropriation of \$5,500,000 for the Fire Station 3 Replacement project as described above. The fund also requires a supplemental appropriation of \$8,457,118 for the construction contract for Phase II of the Riverfront at Dos Rios project. Because the City will manage and authorize the construction contract, the spending needs to be appropriated in the .75% Sales Tax Capital Improvement Fund. This spending will be fully reimbursed by the Grand Junction Dos Rios General Improvement District (GID) with proceeds from an upcoming bond issuance that pay for improvements to the GID. Total supplemental appropriations in this fund is \$13,957,118.

#### **FISCAL IMPACT:**

As described above the General Fund requires a supplemental appropriation of \$5,500,000 for the replacement of Fire Station 3. The General Fund Reserve has a sufficient balance to appropriate these funds and still remain above the minimum reserve as established by resolution of the City Council as shown below. This table has been updated from previous versions based on actions taken by Council regarding

COVID-19 relief measures, the minimum reserve is based on the 2020 Adopted Budget, and a revision of loss of sales tax revenues from a 25% to a 20% reduction. The revision in sales tax revenues projection reduces the loss by \$2 million and keeping the same amount of expense cuts reduces the potential use of fund balance from \$6.5 million to \$4.5 million.

Projected 12/31/20 Fund Balance Based on Adopted Budget	\$ 29.40
Less Net Reduction Due to Pandemic Economic Impact (updated July 28, 2020)	(4.50)
Less Disbursement for Support to the City's #GJStrong Fund Authorized April 6, 2020	(0.50)
Less Disbursement for City's Business Stabilization and Recovery Fund Authorized May 6, 2020	(0.54)
Less Disbursement of Support to Homeward Bound Homeless Shelter Authorized May 6, 2020	(0.087)
<b>Remaining Fund Balance</b>	<b>\$23.77</b>
Potential Appropriation of Reserves for Fire Station 3 Replacement Project	(5.50)
<b>Remaining Fund Balance</b>	<b>18.27</b>
<b><i>Minimum Reserve Based on 2020 Adopted Budget</i></b>	<b>\$15.20</b>

It is anticipated that only a minimal amount of the \$5.5 million will be spent in 2020, therefore the majority will be carried forward to 2021 and funded instead by the 0.75% Sales Tax revenues. As a result only the amount spent in 2020 will be used out of the General Fund reserves.

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction. The appropriation ordinance is 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 above.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 4947, an ordinance making Supplemental Appropriations to the 2020 Budget of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 for the construction contract for the Riverfront at Dos Rios Phase II project and the Fire Station 3 Replacement project on final passage and order final publication in pamphlet form.

**Attachments**

1. 2020 Supplemental Appropriation ORDINANCE NO

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 BUDGET 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:**

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2020 to be expended from such funds as follows:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
General Fund	100	\$ 5,500,000
Sales Tax CIP Fund	201	\$ 13,957,118

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2020.

**TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #4.b.i.

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**Meeting Date:** August 5, 2020

**Presented By:** Lance Gloss, Associate Planner

**Department:** Community Development

**Submitted By:** Lance Gloss, Associate Planner

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### **Information**

#### **SUBJECT:**

An Ordinance by the City of Grand Junction to Amend Ordinance No. 4929 Vacating Portions of Public Right-of-Way Within the Proposed Riverfront at Dos Rios Development

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, the City of Grand Junction, is requesting an amendment to Ordinance 4929, which conditionally vacated seven portions of public right-of-way within or adjacent to the Riverfront at Dos Rios planned development. The requested amendment would revise the vacation of those portions of the Lawrence Street and Lila Avenue rights-of-way vacated by Ordinance 4929 that are adjacent to property not owned by the City.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The City is in the process of developing the Riverfront as Dos Rios planned development south of the Riverside Neighborhood from Hale Avenue to the 5th Street/Highway 50 viaduct on the northeast bank of the Colorado River. An Amended Outline Development Plan (ODP) was adopted by City Council in April 2020 consisting of a mix of uses including residential, commercial, light industrial, outdoor recreation and open space. Over the past several years, the City has platted this property in anticipation of the development as well as to sell properties within the site. Recent plats



of the property have served specific near-term development opportunities, including the sale of two portions of the development area to private parties. Meanwhile, the City has retained the intent to replat the remaining development area for final construction. The City is now engaged in such a replat, planned to be Riverfront at Dos Rios Filing 3 Subdivision.

As part of the progression toward such a final plat for Riverfront at Dos Rios, as well as detailed engineering plans for construction of infrastructure, the City pursued seven right-of-way vacations. These vacations were accepted by the City Council at its public hearing on May 20, 2020, at which the City Council adopted Ordinance 4929. Ordinance 4929 was adopted on May 20, 2020, but has not yet gone into effect because the Ordinance was adopted with two conditions, one of which has not yet been met. The unmet condition is the recording of a new plat for the Riverfront at Dos Rios, intended to be the Riverfront at Dos Rios Filing 3 Subdivision. City staff has thus engaged in completing and reviewing the proposed plat and accompanying construction documents for the Riverfront at Dos Rios Filing 3 Subdivision and accompanying public improvements including streets, curbs, gutters, sidewalks, recreation amenities, landscaping, and wet and dry utilities.

While engaged in producing this proposed plat and development plan, the City Public Works Community Development departments have determined that portions of the right-of-way that were identified for vacation in Ordinance 4929 should not have been part of the earlier vacation request. Therefore, this request is to rectify the situation by revising parts of the earlier action.

Specifically, there are two portions of the public right-of-way that are identified for vacation in Ordinance 4929 that would have negative impacts on the public welfare due to the significant disruption they would cause for the progression of the Riverfront at Dos Rios project. These portions of rights-of-way are all of the area of Lawrence Street that was identified for vacation in Ordinance 4929, and the westernmost portion of Lila Avenue identified for same. The proposed plat and construction plans for Dos Rios require that the majority of these two areas remain right-of-way. Was Ordinance 4929 to take effect as currently in place, these two areas could not be replatted as right-of-way, as they would no longer be under City control following vacation. Instead, they would revert to the private ownership of Lot 12 of Block 1 of the OBoyles Subdivision, with significant negative impacts on the design, viability, and costs for the Riverfront at Dos Rios project. Adoption of this proposed amendment to Ordinance 4929 would avoid such costs and negative impacts, and is thus considered necessary in service of the public welfare.

#### **NOTIFICATION REQUIREMENTS**

Notice for the original right-of-way vacation request, which resulted in Ordinance 4929, was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning

and Development Code. The subject property was posted with an application sign on April 14, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 17, 2020. The notice of the Planning Commission public hearing was published on April 21, 2020 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The criteria for review of vacation requests are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. Staff found that all criteria were met in the original proposal that resulted in the adoption of Ordinance 4929, and also found that the request was consistent with the Comprehensive Plan. The criteria (listed below) are still considered to be met under the corrections to the vacated rights-of-way that are proposed with this amendment to the original ordinance. These criteria are:

- (1) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City.
- (2) No parcel shall be landlocked as a result of the vacation;
- (3) Access to any parcel shall be not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;
- (4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);
- (5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
- (6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

## **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the request to amend the configuration and number of portions of right-of-way within the proposed Riverfront at Dos Rios development to be vacated by Ordinance 4929, concerning rights-of-way located along the northeast bank of the Colorado River between Hale Avenue and the 5th Street/Highway 50 viaduct, City file number VAC-2020-176, the following findings of fact have been made:

1. The request conforms with Section 21.02.100 (c) of the of the Zoning and

Development Code.

Therefore, Staff recommends approval of the request.

**FISCAL IMPACT:**

There are no fiscal impacts related to this request.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 4948, an ordinance amending Ordinance No. 4929 vacating previously-platted public rights-of-way within the Riverfront at Dos Rios Development located along the northeast bank of the Colorado River between Hale Avenue and near the 5th Street/Highway 50 viaduct on final passage and order final publication in pamphlet form.

**Attachments**

1. Ordinance No. 4929
2. Draft Ordinance
3. Exhibit A

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4929**

**AN ORDINANCE VACATING PREVIOUSLY-PLATTED PUBLIC RIGHTS-OF-WAY WITHIN THE RIVERFRONT AT DOS RIOS DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HALE AVENUE AND NEAR THE 5<sup>TH</sup> STREET/HIGHWAY 50 VIADUCT**

Recitals:

The City is in the process of developing the Riverfront at Dos Rios planned development south of the Riverside Neighborhood from Hale Avenue to near the 5<sup>th</sup> Street/Highway 50 viaduct on the northeast bank of the Colorado River. An Outline Development Plan (ODP) was adopted by City Council in April 2019 consisting of a mix of uses including residential, commercial, light industrial, outdoor recreation and open space. Over the past several years, the City has platted this property in anticipation of the development as well as to sell properties within the site. To date, two properties have been transferred to private property owners.

The rights-of-way within the site have been platted to serve the intended development. However, as detailed engineering plans have been drawn in order to construct the interior streets, some portions of the previously platted rights-of-way have been identified as no longer needed or that they do not fit with the current proposed street alignments.

In addition, the City has continued to acquire property in the northeast corner of the proposed development. In this area, there are streets that were platted (O'Boyles Subdivision – 1908) to serve these parcels that are no longer needed to provide access. The new streets within the planned development will provide access as these parcels are absorbed into the ODP. There are two parcels (636 and 636-1/2 Lawrence Street) that have not yet been acquired by the City. Thus, the street and alley access to these properties are not a part of the current vacation request.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate portions of public rights-of-way is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code subject to the following conditions:

Condition 1: The portions of right-of-way for Lila Avenue (Parcels 4 and 5) and Lawrence Street (north-south portion of Parcel 1) and the eastern end of the alleyway (Parcels 2 and 3) requested to be vacated shall be retained as public utility easement. Refer to Exhibit E.

Condition 2: The vacations shall not be effective until a new subdivision plat for the Riverfront at Dos Rios is recorded.

## Parcel 1

A Portion of the Alley right-of-way and Lawrence Street right-of-way located in O'Boyle's Sub-Division Reception No. 61369, in the NE1/4, NE1/4 of Section 22, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows;

Beginning at the Southwest Corner of the East 175 feet of Lot A, Block 2 of said Subdivision, whence the Southeast Corner of Lot A, Block 2 Bears S 89°56'44" E, with all bearings being relative thereto, thence the following courses and distances;

1. Along the southerly line of Lot A, S 89°56'44" E a distance of 174.80 feet, to the Southeast Corner of said lot;
2. Along the easterly line said lot, N 00°13'53" E, a distance of 110.00 feet;
3. Leaving said easterly line of Lot A, S 89°56'52" E, a distance of 2.15 feet;
4. S 00°13'53" W, a distance of 56.39 feet;
5. Along the arc of a 1,767.00 foot radius curve to the right, for a distance of 73.67 feet, with a chord which bears S 01°25'33" W, a distance of 73.66 feet, having an interior angle of 02°23'19";
6. S 89°56'44" E, a distance of 54.38 feet, to the Northwest Corner of Lot 12 Block 1 of said subdivision;
7. Along westerly line of said Lot 12, Block 1, S 00°09'53" W a distance of 129.98 feet, to the southeast Corner of said lot;
8. N 89°56'44" W, a distance of 54.95 feet, to the southeast corner of Lot 21, Block 2 of said subdivision;
9. N 00°08'36" E, a distance of 129.98 feet, to the Northeast Corner of said Lot 21;
10. Leaving said Northeast Corner of Lot 21, along the northerly line of Lots 21, through 27, N 89°56'44" W a distance of 174.80 feet;
11. N 00°13'53" E, a distance of 20.00 feet, to the Point of Beginning.

Containing approximately 10,884 square feet. (Exhibit "A")

**Parcel 2**

All that portion of the 20.0 Foot wide Alley within Block 1 of O'Boyle's Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado lying East of the East line of Lot 8 Block 1 of said O'Boyle's Sub-Division;  
Containing approximately 500 square feet. (Exhibit "B")

**Parcel 3**

All that certain 20 foot alley right-of-way, as same is recorded in Book 511 at Page 81 Public Records of Mesa County, Colorado.  
Containing approximately 1,004 square feet. (Exhibit "B")

**Parcel 4**

All that portion of the 60.0 Foot wide right-of-way for Lila Avenue lying within the O'Boyle's Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado lying East of the East line of Block 2 and South of the south line of Block 1 of said O'Boyle's Sub-Division;  
Containing approximately 12,294 square feet. (Exhibit "B")

**Parcel 5**

All that certain 60 foot right-of-way for Lila Ave, as same is recorded in Book 505 at Page 570 Public Records of Mesa County, Colorado.  
Containing approximately 3.006 square feet. (Exhibit "B")

**Parcel 6**

Right-Of-Way Vacation, located in the NE1/4, NE1/4 of Section 22, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows;

Beginning at the Southwest Corner of Right-Of-Way described at Reception No. 727833, from whence the N1/16 Corner of Section 22 Bears S 89°57'26" E, a distance of 314.35 feet, with all bearings being relative thereto, thence the following courses and distances;

1. N 01°37'36" E a distance of 5.90 feet;
2. Along the arc of a 279.00 foot radius curve to the left, for a distance of 61.57 feet, with a chord which bears N 63°20'09" E, a distance of 61.44 feet, having an interior angle of 12°38'36";
3. Along the arc of a 36.00 foot radius curve to the right, for a distance of 44.81 feet, with a chord which bears S 87°19'50" E, a distance of 41.97 feet, having an interior angle of 71°18'37";
4. S 51°40'32" E a distance of 52.65 feet,
5. Along the arc of a 297.50 foot radius curve to the left, for a distance of 6.93 feet, with a chord which bears S 52°20'33" E, a distance of 6.93 feet, having an interior angle of 01°20'03",

to the southerly right-of-way of the additional right-of-way, described on the plat of Jarvis Subdivision Filing One, Reception Number 2790938;

6. Along said southerly right-of-way, N 87°36'50" W a distance of 128.59 feet;

7. Continuing on said southerly right-of-way, N 89°57'28" W a distance of 15.31 feet, to the Point of Beginning;

Containing approximately 3,522 square feet. (Exhibit "C")

**Parcel 7**

All that portion of the 20.0 Foot wide Alley within Block 3 of O'Boyle's Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado lying South of the South line of Lots 1 through 8 Block 3 of said O'Boyle's Sub-Division;

Containing approximately 3,998 square feet. (Exhibit "D")

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PREVIOUSLY-DESCRIBED DEDICATED RIGHTS-OF-WAY ARE HEREBY VACATED SUBJECT TO THE LISTED CONDITION.

Introduced on first reading this 6<sup>th</sup> day of May 2020 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of May 2020 and ordered published in pamphlet form.

ATTEST:

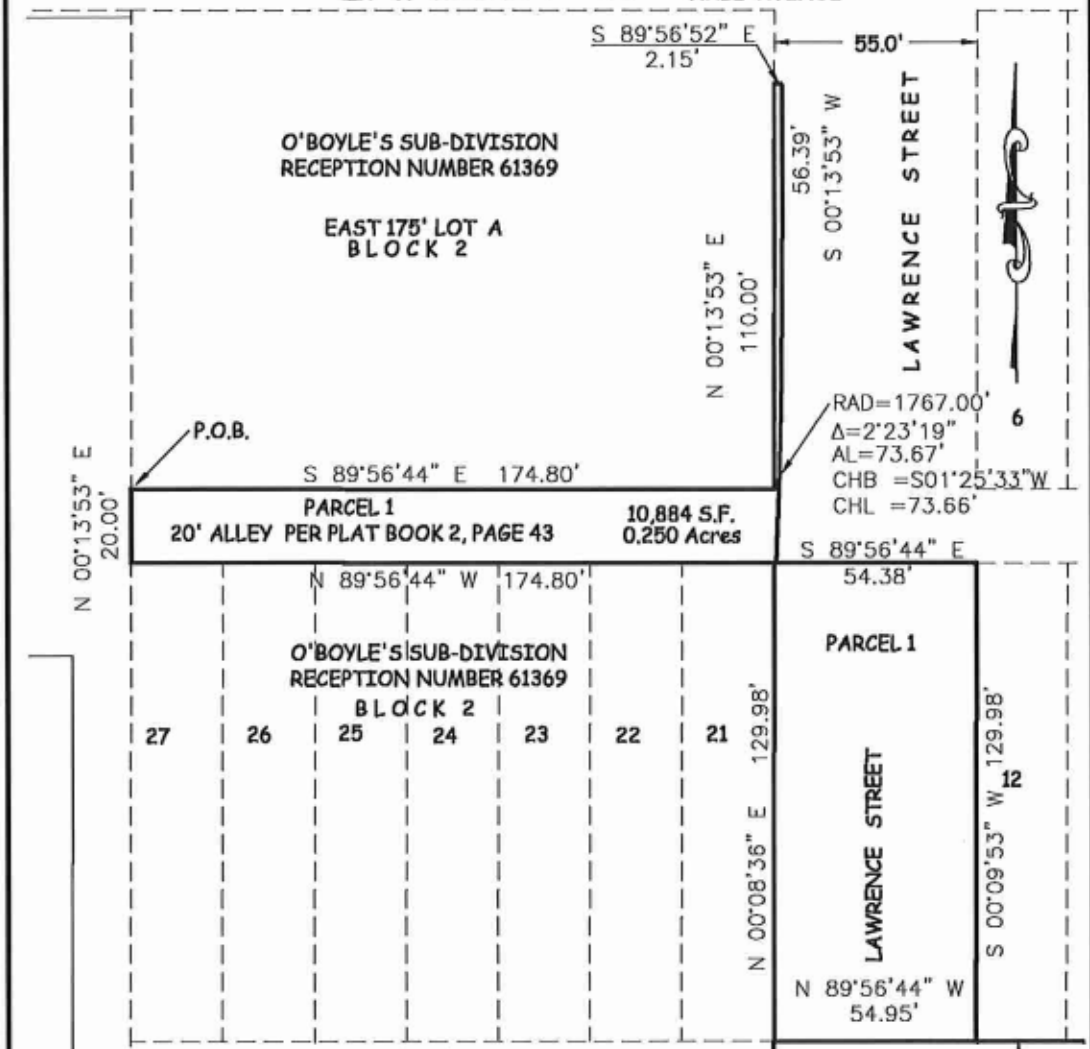
W Winkelmann  
City Clerk

C. S. Steve Wazman  
Mayor



# EXHIBIT "A"

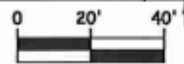
HALE AVENUE



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

ABBREVIATIONS

P.O.C. POINT OF BEGINNING  
R.O.W. SECTION



1 inch = 40 ft.  
Lineal Units = U.S. Survey Foot

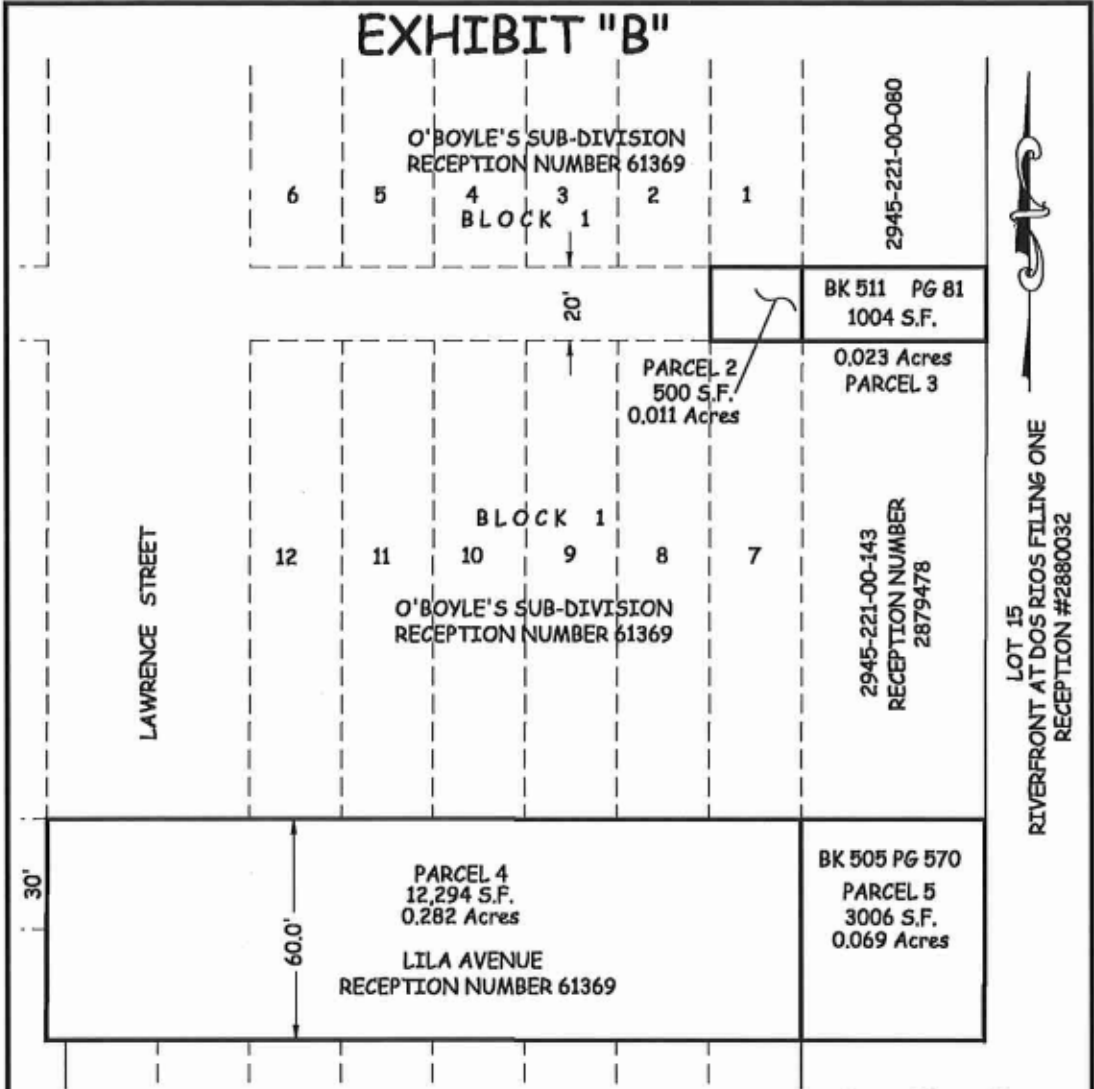
DRAWN BY: J.L.G.  
DATE: 03/19/20  
SCALE: 1" = 40'  
APPR. BY: J.A.M.

**RIGHT-OF-WAY VACATION  
PARCEL 1  
T.1S, R.1W, U.M.**

**CITY OF  
Grand Junction  
COLORADO**  
PUBLIC WORKS  
& PLANNING

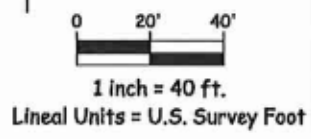


# EXHIBIT "B"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

ABBREVIATIONS  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE

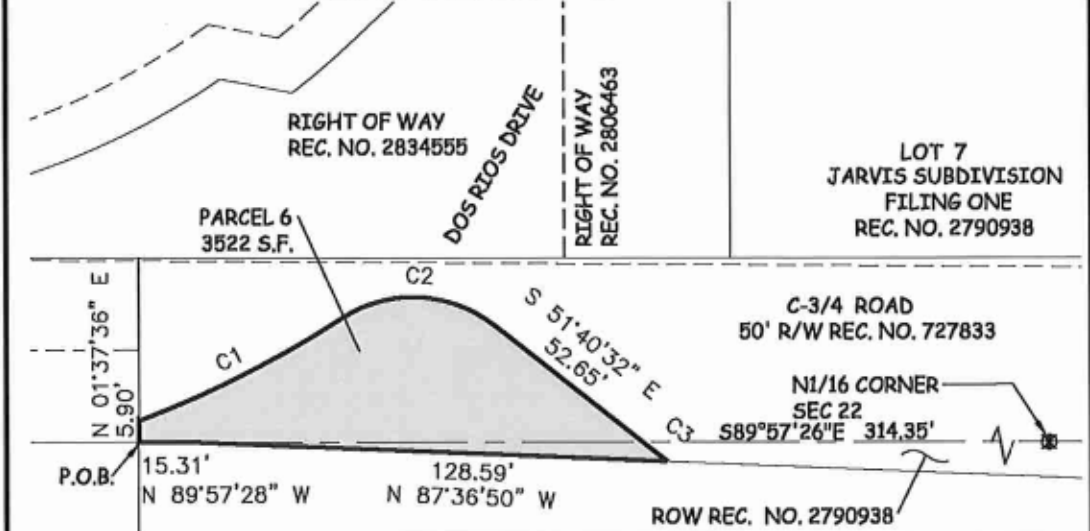


DRAWN BY: J.L.G.  
 DATE: 03/19/20  
 SCALE: 1" = 40'  
 APPR BY: J.A.M.

RIGHT-OF-WAY VACATION  
 PARCELS 2-5  
 T.1S, R.1W, U.M.

CITY OF  
**Grand Junction**  
 COLORADO  
 PUBLIC WORKS  
 & PLANNING

# EXHIBIT "C"



CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	61.57'	279.00'	12°38'36"	N 63°20'09" E	61.44'
C2	44.81'	36.00'	71°18'37"	S 87°19'50" E	41.97'
C3	6.93'	297.50'	1°20'03"	S 52°20'33" E	6.93'

7.15'



1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

### ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.P.M. UTE PRINCIPAL MERIDIAN

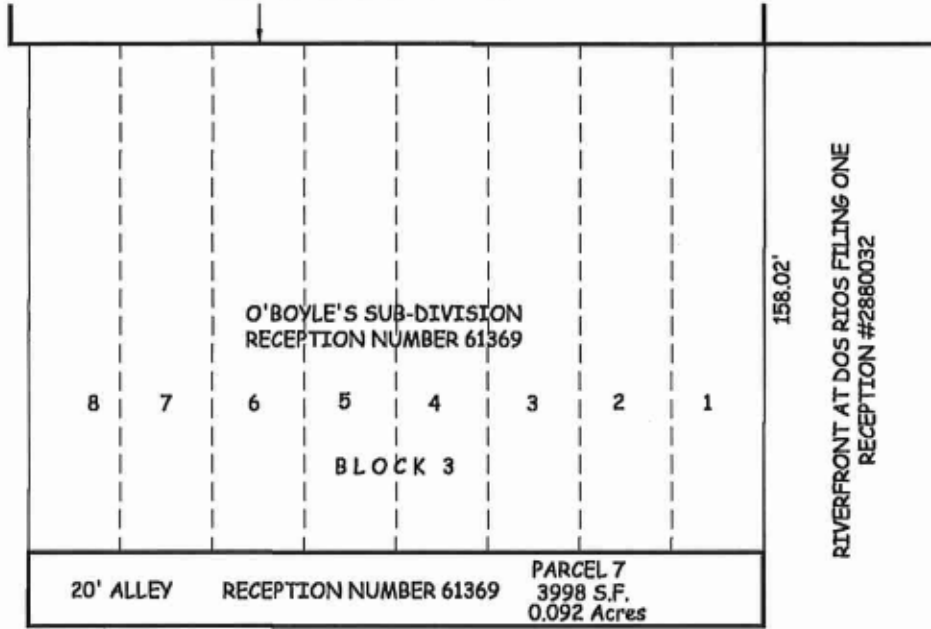


DRAWN BY: J.L.G.  
 DATE: 03/19/20  
 SCALE: 1" = 40'  
 APPR. BY: J.A.M.

RIGHT-OF-WAY VACATION  
 PARCEL 6  
 IN THE NE1/4 NE1/4 SEC. 22  
 T.1S, R.1W, U.M.

CITY OF  
**Grand Junction**  
 COLORADO  
 PUBLIC WORKS  
 & PLANNING

# EXHIBIT "D"



SOUTH LINE OF O'BOYLE'S SUB-DIVISION

LOT 15  
RIVERFRONT AT DOS RIOS FILING ONE  
RECEPTION #2880032



1 inch = 40 ft.  
Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

ABBREVIATIONS

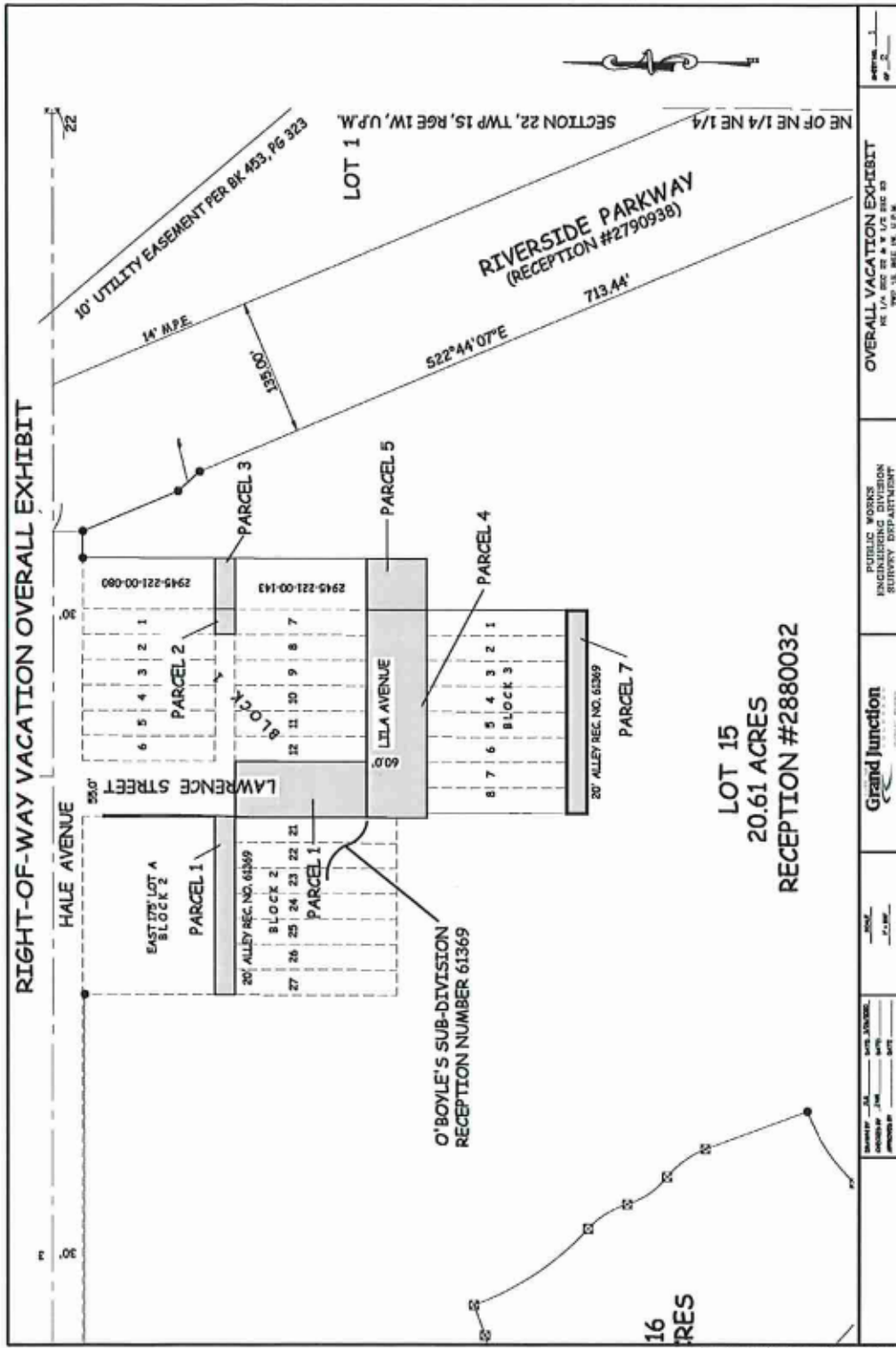
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE

DRAWN BY: J.L.G.  
DATE: 03/19/20  
SCALE: 1" = 40'  
APPR BY: J.A.M.

RIGHT-OF-WAY VACATION  
PARCEL 7  
T.1S, R.1W, U.M.



# EXHIBIT E




DATE: _____	SCALE: _____	PROJECT: _____	OVERALL VACATION EXHIBIT RECEPTION #2790938B
DRAWN BY: _____	CHECKED BY: _____	DESIGNED BY: _____	DATE: _____
APPROVED BY: _____	DATE: _____	DATE: _____	DATE: _____
Grand Junction			PUBLIC WORKS ENGINEERING DIVISION SURVEY DEPARTMENT

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4929 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6<sup>th</sup> day of May 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20<sup>th</sup> day of May 2020, at which Ordinance No. 4929 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22<sup>nd</sup> day of May 2020.

  
\_\_\_\_\_  
Deputy City Clerk

Published: May 8, 2020  
Published: May 22, 2020  
Effective: June 21, 2020

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 4929 VACATING PREVIOUSLY-  
PLATTED PUBLIC RIGHTS-OF-WAY WITHIN THE RIVERFRONT AT DOS RIOS  
DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF THE COLORADO  
RIVER BETWEEN HALE AVENUE AND NEAR THE 5<sup>th</sup> STREET/HIGHWAY 50  
VIADUCT**

Recitals:

At a public hearing of May 20, 2020, the City of Grand Junction City Council adopted Ordinance 4929, vacating seven portions of right-of-way within the Riverfront at Dos Rios development. The rights-of-way vacated by Ordinance 4929 include portions of the Lawrence Street right-of-way, the entirety of the Lila Avenue right-of-way, and nearby alleyways originally dedicated as rights-of-way by the O'Boyle's Subdivision platted in 1908. Though Ordinance 4929 was adopted it has not yet gone into effect, as one of the two conditions of the Ordinance were not met. Namely, a final plat for the Riverfront at Dos Rios has not been recorded.

In the process of preparing said plat, planned to be named Riverfront at Dos Rios Filing Three Subdivision, it has become apparent that errors were made in the right-of-way vacations accomplished by Ordinance 4929. Specifically, under Ordinance 4929, portions of Lawrence Avenue and Lila Avenue would, upon vacation, revert to ownership other than that of the City of Grand Junction, significantly disrupting the design and progression of the Riverfront at Dos Rios development.

The City of Grand Junction City Council finds that the right-of-way vacations accomplished by Ordinance 4929 should be amended to serve the public welfare, and that the right-of-way vacations as amended will continue to be consistent with the Comprehensive Plan, the Grand Valley Circulation Plan, and Section 21.02.100 of the Grand Junction Municipal Code. This Ordinance shall not amend the conditions of Ordinance 4929, which shall remain in effect.

Below are descriptions of two areas of right-of-way vacated under Ordinance 4929 that, by recording of this Ordinance, shall not be vacated.

**Parcel A – Area Not To Be Vacated**

A portion of the 55.0 Foot wide Lawrence Street Right-of-Way within Block 1 of O'Boyle's Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado, described more particularly as follows;

Beginning at the northwest corner of Lot 12 Block 1 of said subdivision, thence Along the westerly line of said Lot 12 Block 1, S 00°09'53" W, a distance of 129.98 feet to the

southwest corner of said Lot 12 Block 1; Leaving said westerly line, N 89°56'44" W, for a distance of 27.50 feet, to the centerline of said Lawrence street right-of-way; Along said centerline of right-of-way N 00°09'53" E, a distance of 129.98 feet; Leaving said centerline S 89°56'44" E, for a distance of 27.50 feet, to the Point of Beginning.

Containing approximately 3,565 square feet. (Exhibit "A")

**Parcel B – Area Not To Be Vacated**

A portion of the 60.0 Foot wide right-of-way for Lila Avenue lying within the O'Boyle's Sub-Division, as same is recorded at Reception Number 61369, Public Records of Mesa County, more particularly described as follows;

Beginning at the southeast corner of Lot 8 Block 1 of said subdivision, thence S 00°13'53" W, for a distance of 30.00 feet, to the centerline of said Lila Avenue right-of-way; Along said centerline of right-of-way N 89°56'44" W, a distance of 152.31 feet; Leaving said centerline N 00°09'53" E, for a distance of 30.00 feet to the northerly right of-way of Lila Avenue; thence along said northerly right-of-way S 89°56'44" E, for a distance of 152.35 feet, to the Point of Beginning.

Containing approximately 4,570 square feet. (Exhibit "A")

This description was prepared by Jodie Grein LS-38075, for The City of Grand Junction, CO.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT ORDINANCE 4929 SHALL BE AMENDED SUCH THAT THE PREVIOUSLY-DESCRIBED PORTIONS OF RIGHTS-OF-WAY SHALL NOT BE VACATED.**

Introduced on first reading this \_\_\_\_ day of \_\_\_\_\_, 2020 and ordered published in pamphlet form.

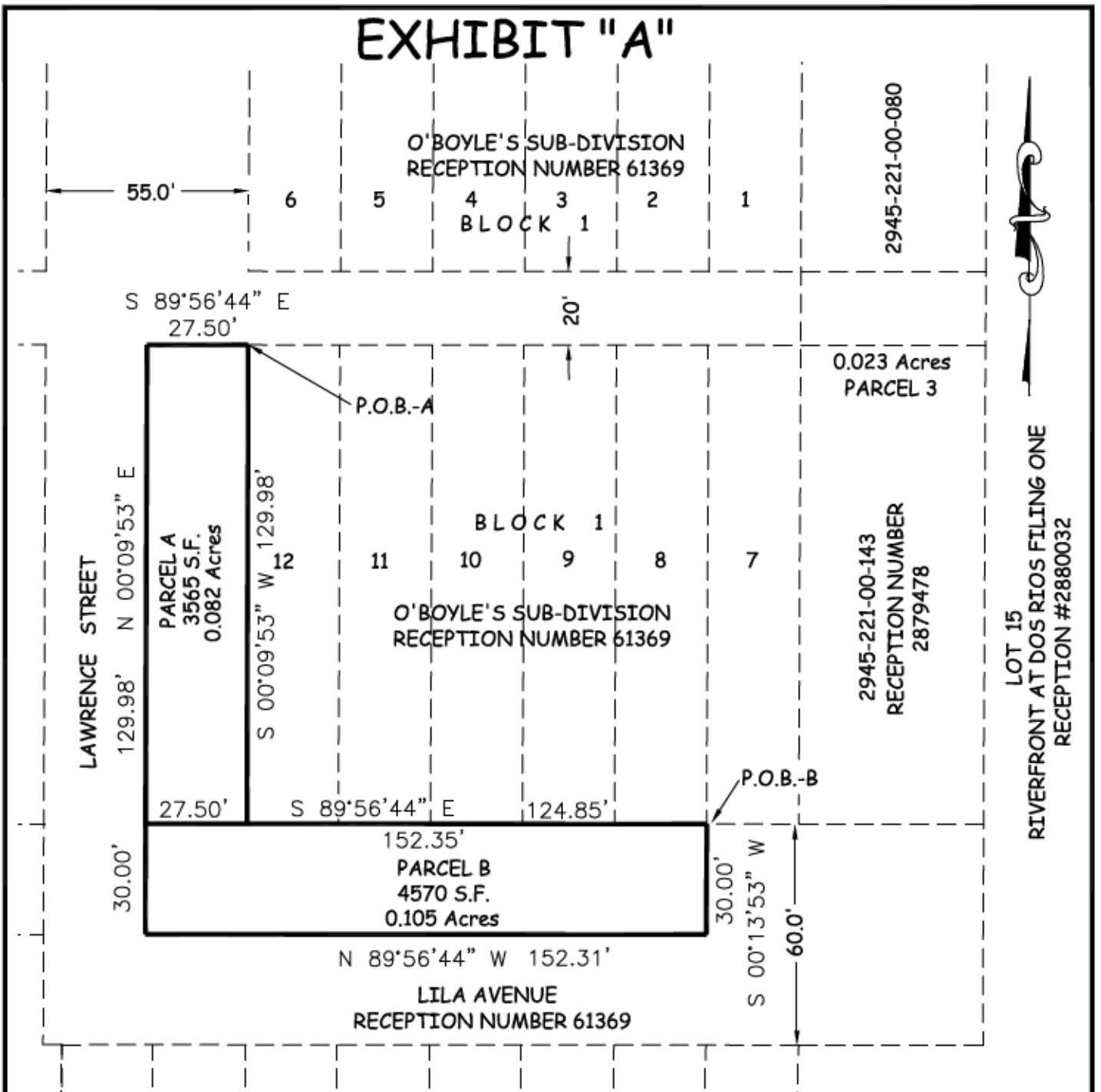
Adopted on second reading this \_\_\_\_ day of \_\_\_\_\_, 2020 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

# EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

ABBREVIATIONS  
 P.O.B. POINT OF BEGINNING  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE



1 inch = 40 ft.  
 Lineal Units = U.S. Survey Foot

DRAWN BY: J.L.G.  
 DATE: 03/19/20  
 SCALE: 1" = 40'  
 APPR. BY: J.A.M.

RIGHT-OF-WAY, NOT TO BE VACATED  
 PARCELS A & B  
 T.1S, R.1W, U.M.

CITY OF  
**Grand Junction**  
 COLORADO  
 PUBLIC WORKS  
 & PLANNING





## Grand Junction City Council

### Regular Session

Item #4.b.ii.

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**Meeting Date:** August 5, 2020

**Presented By:** Jace Hochwalt, Associate Planner

**Department:** Community Development

**Submitted By:** Jace Hochwalt, Associate Planner

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### **Information**

#### **SUBJECT:**

A Resolution to Approve a Service Plan for the Proposed West Junction Metropolitan District on 177 Acres Northwest of the Highway 6 and 50 and Patterson Road Intersection

#### **RECOMMENDATION:**

The Planning Commission heard this request at their July 28, 2020 meeting and voted (6-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Foothills Housing 2, LLC ("Applicant") is proposing to form a Metropolitan District called the West Junction Metropolitan District. Per Title 32 of the Colorado Revised Statutes (C.R.S.), the first step is to develop a Service Plan for the District, which is to be considered and, if found acceptable, approved by the City. Prior to consideration by the City Council and in accordance with State statute, the Council must take action to set a date for the public hearing to consider the formation of the Service Plan for the Metropolitan District. The actual composition and distribution of future development shall be reflected in site development approvals to be issued by the City and nothing in the proposed Metropolitan District Service Plan shall be construed as the City granting prior approval for any site development.

The service area encompasses approximately 177 acres of land with a northern boundary of G Road, southern boundary of Highway 6 and 50, eastern boundary of 23 ¾ Road, and western boundary of 23 ¼ Road. The service area comprises one unaddressed parcel known as Mesa County parcel number 2945-051-14-003. Uses proposed include single-family and multi-family residential, as well as commercial and

industrial uses. The Service Plan will provide for the construction of infrastructure services including streets, traffic and safety controls, water, and storm and sanitary sewer. In addition, the Service Plan provides that both parks and recreation facilities will be provided, including public parks, open space, bike paths, and a recreation facility. The District will be authorized to operate and maintain the services that are not conveyed to the City or other governmental entities having proper jurisdiction.

### **BACKGROUND OR DETAILED INFORMATION:**

Special districts are quasi-municipal corporations and political subdivisions that are organized to act for a particular purpose. A metropolitan district is a special district that provides any two or more services which may include fire protection, parks and recreation, safety protection, sanitation, solid waste, street improvements or water, to name a few. A district may issue bonds for the construction of the improvements and levy taxes within the Service Plan Boundaries to repay those bonds. The financing, construction, and operation and maintenance of improvements and services to support new development is legally the responsibility of the district, if formed. In many jurisdictions, both municipalities and counties, special districts have been used as a tool to harness private investment to achieve a city's planning, redevelopment, infill, and economic goals.

The trend with special district legislation has been to allow general purpose local governments to exert greater control over the formation and operation of special districts. The service plan approval process is the key to exercising that control.

The legislative declaration found in Article 1 of Title 32 refers to "the Coordination and orderly creation of special districts and the logical extension of special district services throughout the state." It further declares that the review procedures in Part 2 (the "Control Act") are created to "prevent unnecessary proliferation and fragmentation of local government and to avoid excessive diffusion of local tax sources." Also cited as reasons for these measures are "the elimination of the overlapping services provided by local governments" and efforts to "reduce duplication, overlapping and fragmentation of the functions and facilities of special districts."

Service Plans and statements of purposes in effect create binding agreements between the special district and the approval authority. "Upon final approval by the court for the organization of the special district, the facilities, services, and financial arrangements of the special district shall conform so far as practicable to the approved Service Plan." (C.R.S. §32-1-201(1)).

The jurisdiction may request the filing of an annual report of any special district. This report must be made available to the Division of Local Affairs and to all "interested parties" as defined in C.R.S. §32-1-207(3)(c)(d). The statute does not specify what an annual report should consist of; therefore, should the jurisdiction desire an annual

report, it should provide guidelines and rationale for the request. Article III of the proposed Service Plan does include the requirement for an Annual Report to be submitted to the City no later than August 1st of each year as well as outlines requirements for its contents. This requirement will be reiterated in the Intergovernmental Agreement (IGA).

The formation of a special district entails a three-part process that requires: 1) obtaining review and approval from the local governmental jurisdiction; 2) review by district court; and 3) a special election. The Grand Junction Municipal Code does not contain specific provisions related to the review of service plans, therefore the process of submittal and review of the plans must be in compliance with requirements of Title 32 of the Colorado Revised Statutes. Those statutory requirements include submittal of the service plans to the Clerk for the City Council, referral of the plans to the Planning Commission for review and recommendation (if consistent with City policy), referral to City Council within thirty (30) days of plan submittal, and a public hearing with the City Council not more than thirty (30) days after setting the public hearing date.

In summary, metropolitan districts are formed and operated as follows:

- City Council must vote to approve a district service plan based on statutory approval criteria.
- Affected property owners must vote to approve district formation by a simple majority.
- Sale of municipal bonds generates funding for infrastructure and amenities.
- As development occurs and property values increase, bonds are repaid by homeowners within the district via the additional taxes paid by district residents. The district does not tax anyone outside of its boundaries.
- The developer maintains oversight of the district, an annual outside audit is conducted of the district, and annual transparency reports are submitted to the City and State and made publicly available.
- The City has no legal or financial liability during the life of the district; it does not reduce current or future tax revenues of other public agencies and it does not draw from the City's capital improvement budget or capital reserves.

The Applicant submitted and requested review of its proposed Service Plan on June 16, 2020 and it was provided to the City Clerk for notification to the Colorado Department of Local Affairs (DOLA) on June 17, 2020. The Service Plan proposes to serve the West Junction development, which consists of approximately 177 acres of land. This district area is also defined as Pods 1 through 4 of The Community Planned Development, which was approved in two parts as a five-pod (approximately 30-40 acres each) development of approximately 217 acres. The West Junction development is anticipated to be developed to include single-family units, multi-family units, commercial and industrial areas. The estimated population within the district boundaries at build-out is expected to be approximately 2,453 persons. In addition, the

district will include various commercial and light industrial uses.

While an Outline Development Plan (ODP) does exist for the development, it is limited to zoning and allowed uses as well as basic circulation patterns, drainage and greenways. At this time, it does not include a specific site plan per pod.

As proposed, the primary purpose of the District is to provide for the Public Improvements associated with development and, if applicable, regional needs, and operate and maintain Public Improvements not conveyed to the City, other appropriate jurisdiction or an owners' association. Section §32-1-103 (10) C.R.S states that a metropolitan district may include any of the following services but is required to provide at least two of the following services that will benefit the public.

- a) Fire Protection;
- b) Mosquito Control;
- c) Parks and recreation;
- d) Safety protection;
- e) Sanitation;
- f) Solid Waste disposal facilities or collection and transportation of solid waste;
- g) Street improvement;
- h) Television relay and translation;
- i) Transportation; or
- j) Water

The Service Plan for the West Junction Metropolitan District is being established to finance the construction, acquisition, and/or operation of the Projects' Public Improvements and all necessary appurtenances as listed below.

- Streets and roadway rights-of-way
- Traffic and safety control facilities
- Domestic water supply systems
- Irrigation water supply systems
- Storm sewer facilities
- Sanitary sewer facilities
- Landscaping
- Parks and trails
- Recreation facilities
- Other public improvements approved by the City

Certain Public Improvements will be conveyed to the City, Ute Water, Colorado Department of Transportation (CDOT), or other governmental entities for the use and benefit of the general public. At the discretion of the Board of Directors of the District, some Public Improvements may remain with the Districts, and some Public

Improvements may be deeded to one or more property owners' associations. Generally, the "public" receiving services from the districts will be the "property owners/inhabitants of the development that are subject to the metropolitan district mill levy."

The Service Plan has been designed with sufficient flexibility to enable the District to provide required Public Improvements for the project under evolving circumstances without the need for numerous amendments. Modification of the types of Public Improvements, as well as changes in proposed configurations, locations, dimensions of facilities and improvements will be permitted to accommodate development needs consistent with City zoning and planning for the Project.

The Service Plan proposes a single district structure pursuant to the requirements of the Special District Act §32-1-101, et seq., C.R.S.. General provisions of the Service Plan will apply to the West Junction Metropolitan District except when specifically noted. The District will be responsible for the financing and construction of Public Improvements, some of which will be conveyed to the City, Ute Water, CDOT, or other governmental entities and others will either remain with the District or will be given to property owners associations for maintenance and operation.

The Service Plan states the debt is not backed by any pledge of revenue from the City and approval of the Plan is not a guarantee of debt repayment by the City. The mill levy dedicated to repayment of the bonds is 50 mills for the General Obligation (GO) bonds.

The Service Plan includes a detailed cost estimate of these improvements totaling \$65,208,829 and proposes a Maximum Debt Mill Levy of 50 Mills. This rate in addition to the current rate of 64.967 mills for Tax District-10301 result in a total levy within the district boundaries of up to 114.967 mills. In addition to the Maximum Debt Mill Levy applicable to the District's debt service mill levy, an Operating Mill Levy will be imposed by the District to fund administrative, operating, and facilities maintenance expenses, including the repayment of any advances provided to the District for such purposes. This rate is anticipated to be 10 mills.

To finance Public Improvements, the Developer is requesting that the City authorize the Service Plan for the District and provide the District with the authority to utilize General Obligation Bonds. The Service Plan established the specific location and size of the District, including the legal description and boundary map.

The proposed District is organized to serve as a method by which development can occur with the City in such a way as to eliminate economic risk to the City, provide economic benefits to the property owners, and place the risk of development on property developers. The Financial Plan has been designed to assure that at no time will the City have any legal responsibility for District obligations and to assure that the

risk of development remains with the developer until a sufficient tax base has been achieved to pay the District debt through mill levy assessments. Mill levy assessments will be imposed only on properties within the boundaries of the Districts.

### **Land Use and Zoning**

The property is currently situated in the City limits with a zoning designation of Planned Development (PD). An Outline Development Plan is in place, known as "The Community" and as further described in City Ordinance No. 4676 and amended in City Ordinance No. 4855. Allowed land uses include single-family attached and detached, duplexes, business residences, retail, landscaping (greenhouses), government and public purpose facilities, parks and open space, and agricultural uses. The Planned Development will provide a mix of manufacturing, office park employment centers, health care facilities, retail services, multifamily residential, attached residential, and detached residential uses with appropriate screening, buffering and open space, enhancement of natural features and other amenities such as shared drainage facilities and common landscape and streetscape character.

### **NOTIFICATION REQUIREMENTS**

In compliance with statutory requirements, the following steps have or will occur as the Service Plan review proceeds:

- 1) City Clerk received a petition for review of a service plan for the West Junction Metropolitan District on June 17, 2020.
- 2) The City Clerk reported the filing to the Colorado Department of Local Affairs on June 17, 2020.
- 3) The City shall provide notification of the public hearing no less than 20 days prior to the hearing.
- 4) City Council shall set a date for a meeting for a hearing on the Service Plan that must be within 30 days of the first meeting.
- 5) The City shall provide written notice of the hearing to the Department of Local Affairs.

### **ANALYSIS**

Statutory Compliance of Submittal Elements

The required submittal elements for a Service Plan included in C.R.S. §32-1-202 (2) are listed below.

(a) A description of the proposed services;

The Service Plan provides a list of potential services, to provide public and semi-private services, but also states that these may or may not be services that the district provides. The Service Plan provides the District to have the authority to provide for the acquisition, design, finance, construction, installation, repair, and replacement of Public Improvements and related operation and maintenance services within the boundaries of the District. The exact design, phasing of construction and location of the Public Improvements will be determined at the time of and pursuant to City approval of Approved Development Plans and such decisions shall not be considered material modifications of the Service Plan.

An estimate of the costs of the improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed is based upon Preliminary Engineering Surveys and estimates. The Service Plan states that total debt issuance shall not exceed \$65,000,000. The specific services proposed in the West Junction Metropolitan District Service Plan for the residential and commercial development, parks and open space include: 1) Streets and roadway rights-of-way; 2) traffic and safety controls and facilities; 3) Domestic water supply systems; 4) Irrigation water supply systems 5) Storm sewer facilities; 6) Sanitary sewer facilities; 7) Landscaping; 8) Parks and trails; 9) Recreation facilities; and 10) Such other public improvements approved by the City for the development of the project.

Exhibit D of the Service Plan includes Preliminary Utility Plans (conceptual) which adequately depict the locations of these proposed improvements throughout the District.

Staff concludes this element has been met.

(b) A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the district, which shall not be materially exceeded except as authorized pursuant to § 32-1-207 or §29-1-302, C.R.S. All proposed indebtedness for the district shall be displayed together with a schedule indicating the year or years in which the debt is scheduled to be issued. The board of directors of the district shall notify the board of county commissioners or the governing body of the municipality of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan;

A financial plan was included in the Service Plan. It proposes the total debt that the District shall be permitted to issue shall not exceed \$65,000,000 and shall be permitted to be issued on a schedule as provided in the Service Plan. The Financial Plan was reviewed by the City's Director of General Services, Jay Valentine. In his review, Mr. Valentine noted the petition states the debt is not backed by any pledge of revenue

from the City and approval of the Service Plan is not a guarantee of debt repayment by the City. Mr. Valentine's summary and analysis are below.

- The public improvements will be primarily financed by the issuance of General Obligation (GO) bonds secured by 50 mills ad valorem tax. Bonds will be issued in two separate series; Series 2021 will include a Par amount of \$46,025,000 and Series 2026 will include a Par amount of \$56,520,000.
  - o Both Series 2021 and 2026 will be 30-year terms.
  - o The proposed maximum interest rate on any debt may not exceed 12% and the maximum underwriting discount will not exceed 3%.
  - o The debt service coverage on Series 2021 and 2026 are 1.3 and 1.25 respectively.
  - o Net bond proceeds are expected to be \$32.9 million on the 2021 series and \$48.7 on 2026 series.
- Buildout of the district is anticipated in to be completed in 2025.
- A commercial building valued at \$600,000 will have a property tax payment to the district in the amount of \$10,440.
- A residential home valued at \$300,000 will have a property tax payment to the district in the amount of \$1,431.

The repayment of the debt incurred is proposed to be achieved by imposing a mill levy of up to 50 mills each, on the taxable property of this district for the repayment of General Obligation Bonds. The mill levy rate may be increased up to the maximum or decreased to the extent the actual tax revenues generated by the mill are sufficient to pay the debt. Although the mill levy will be the District's primary source of revenue for the debt, the District will also have the discretion and power to assess fees, rates or charges. The District is not pledging any revenue or property of the City as security for the debt; and approval of the Service Plan shall not be construed as a grantee by the City of payment of any of the District's obligations or as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

Staff concludes this element has been met.

(c) A preliminary engineering or architectural survey showing how the proposed services are to be provided;

Preliminary Utility Plans for Public Improvements were included as Exhibit D in the Service Plan. Conceptually, the Surveys depict the various services to be provided and generally illustrate where the improvements will occur throughout the District, as well as conceptually illustrate the ultimate build-out of the development. These general drawings provide an overall conceptual design for the construction of improvements from which cost estimates included in the financial plan of the Service Plan were



developed.

The City Development Engineer reviewed the Preliminary Utility Plans included in the Service Plan and has deemed them acceptable for purposes of organization of the District. As plans proceed for the West Junction Metropolitan District, the developer will submit plans in much greater detail to show that improvements will be constructed per City standards. The Development Plans in the Service Plan generally depict the proposed construction from which cost estimates were developed.

Staff concludes this element has been met.

(d) A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district;

A Boundary Map and legal description was included in the Service Plan as Exhibit B. While number of residential units and total square footage of commercial and industrial space has not been provided at this point, the Service Plan provides an assessed value estimate of \$80,277,979 at build out. Additionally, there will be an estimated population within the District Boundaries at build out of approximately 2,453 persons.

Staff concludes this element has been met.

(e) A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of any county within which all or any portion of the proposed special district is to be located, and of municipalities and special districts which are interested parties pursuant to C.R.S. §32-1-204.

The Service Plan states, "The District will ensure that the Public Improvements it finances, designs, installs and constructs are in accordance with the applicable standards and specifications of the City, including without limitation any Subdivision Improvement Agreement(s) with the City applicable to such Public Improvements, and of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the City's standard warranty procedures."

As previously stated, more detailed plans such as the recreational facility(ies) will be submitted to the City for review either a part of the Intergovernmental Agreement development and/or at the time of subdivision or site plan review. Such specific facilities include those listed in criterion (a) above. The Preliminary Utility Plans conceptually depict facilities proposed in the West Junction Service Plan.

Staff concludes this element has been met.

(f) A general description of the estimated cost of acquiring land, engineering services, legal services, administrative service, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the district.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of each District's organization and initial operations, is part of the estimated cost of Public Improvements, which will be eligible for reimbursement from Debt proceeds. In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget for the District is anticipated to be approximately \$100,000 and will be derived from District revenues (including Developer advances and other payments). In addition to the Maximum Debt Mill Levy (of 50 Mills) applicable to the District's debt service mill levy, an Operating Mill Levy (anticipated at 10 mills) will be imposed by the District to fund administrative, operating, and facilities maintenance expenses, including the repayment of any advances provided to the District or such purposes, as shown in Exhibit D of the Service Plan.

The estimated total cost of the improvements including public sanitary sewer, water, streets, storm drainage facilities, irrigation, and landscaping excluding related soft costs (collectively the "Public Improvements") is approximately \$65,208,869 (2020).

Staff concludes this element has been met.

(g) A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision, and, if the form contract to be used is available, it shall be attached to the service plan;

The Applicant has not proposed an Intergovernmental Agreement (IGA) for the performance of services between the City and the district. The Applicant has indicated via a separate memo attached herein as "Attachment 3 – IGA Memo" that three separate IGAs will be proposed and submitted to the City for review/negotiation in the future. All proposed IGAs will be a condition of Service Plan approval, and included in the agreement(s) should be language stating that the District will dedicate the Public Improvements (as defined in the Service Plan) to the City or other appropriate jurisdiction or owners' association in a manner consistent with the Service Plan and other rules and regulations of the City and applicable provisions of the City Code. The District is expected to undertake all ownership, operations and maintenance responsibilities for the Public Improvements that are not conveyed to the City or other

governmental entities as appropriate and will do so either itself or by contract with owner associations. If the District operates the facilities, revenue to pay the expenses of operations may be obtained from ad valorem tax revenues or from the assessment of rates, fees, tolls, and charges imposed pursuant to the Colorado Special District Act. User fees for use of recreational facilities may be different for residents of the District than for outside users. Approval of the Service Plan by the City constitutes the City's agreement that the District may perform these functions. The District will acquire by easement or plat dedication all real property interests for construction of public improvements that will be conveyed to the City by the District.

In conclusion, while this element has not been met at this time, a condition of approval for the Service Plan will be the City review and approval of one or more IGAs.

(h) Information, along with other evidence presented at the hearing, satisfactory to establish that each of the criteria set forth in section 32-1-203, if applicable, is met;

This statutory requirement gives the City Council broad power to establish requirements for service plan approval that exceed or enhance those specifically cited in the statutes. The requirement that these be enacted by resolution formalizes the request for additional information and makes the demands for information uniform for all applications (where the information request is relevant to the proposed services). For this proposed Service Plan, Staff and other review agencies/reviewers did not identify the need for any additional information in order to render a sound decision on the proposed district and Service Plan.

#### **STAFF FINDINGS OF FACT**

In accordance with Law, the findings of the City shall be based solely upon the Service Plan and evidence presented at the hearing by the petitioners, planning commission, and any interested party.

Pursuant to C.R.S. §32-1-203 the City Council may:

- Approve the Service Plan without condition or modification;
- Disapprove the Service Plan; or
- Conditionally approve the Service Plan subject to the submission of additional information relating to or the modification of the proposed Service Plan.

In accordance with Law, the City may conditionally approve the service plan of a proposed special district upon satisfactory evidence that it does not comply with one or more of the criteria; final approval shall be contingent upon modification of the Service Plan to include such changes or additional information as shall be specifically stated in the findings of the City Council.

After reviewing SDS-2020-322, a request to consider formation of a metropolitan

district service plan for the West Junction development to be developed on 177 acres northwest of the Highway 6 and 50 and Patterson Road intersection, the following findings of fact may reasonably be made by the Planning Commission:

1. The West Junction Metropolitan District Service Plan is consistent with the Comprehensive Plan; and
2. The West Junction Metropolitan District Service Plan meets Title 32 of the Colorado Revised Statutes for formation of a metropolitan district.

**FISCAL IMPACT:**

The City has no legal or financial liability during the life of the District; it does not reduce current or future tax revenues of other public agencies; and it does not draw from the City's capital improvement budget or capital reserves.

**SUGGESTED MOTION:**

I move to (adopt/deny) Resolution No. 49-20, a resolution approving the Service Plan for the West Junction Metropolitan District with the following condition that shall be met prior to the District Service Plan becoming effective and before the proposed District may exercise the powers and authority described herein:

Condition 1: Approval and execution of one or more Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the West Junction Metropolitan District.

**Attachments**

1. West Junction Metropolitan District Service Plan
2. Maps and Exhibits
3. IGA Memo
4. Notice of Filing to DOLA
5. Organizational Calendar
6. Ute Water Conservancy District Comments
7. Proposed Resolution
8. West Junction Metropolitan District - Minutes - Planning Commission - 2020 - July 28

# **SERVICE PLAN**

**WEST JUNCTION METROPOLITAN DISTRICT**

**CITY OF GRAND JUNCTION, COLORADO**

Prepared by:

**FRITSCH LAW LLC  
1888 SHERMAN STREET, SUITE 200  
DENVER, CO 80203**

**Submittal: June 16, 2020  
Re-Submittal July 10, 2020  
Re-Submittal July 20, 2020**

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**LIST OF EXHIBITS**

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<b>EXHIBIT C</b>	<b>Capital Cost Estimate</b>
<b>EXHIBIT D</b>	<b>Preliminary Utility Plans</b>
<b>EXHIBIT E</b>	<b>Financial Plan</b>
<b>EXHIBIT F</b>	<b>City Resolution of Approval (Certified Resolution to be inserted)</b>

## I. INTRODUCTION

### A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the City of Grand Junction and, except as may otherwise be provided for by state or local law or this Service Plan, its activities are subject to review by the City if it deviates in a material way from the requirements of the Service Plan. It is intended that the District will provide a part or all of the various Public Improvements, as described in Section V.A.1, necessary and appropriate for the development of the Project within the City. The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants and taxpayers of the District and the general public, subject to such policies, rules and regulations as may be permitted under applicable law. A primary purpose of the District will be to finance the construction and installation of the Public Improvements and to provide ongoing operations and maintenance services as specifically set forth in this Service Plan.

### B. Need for the District.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that have the means or desire to undertake the planning, design, acquisition, construction, installation, and financing of the Public Improvements needed for the Project. Formation of the District is necessary in order for the Public Improvements required for the Project to be provided in the most economical manner possible.

### C. Objective of the City Regarding District Service Plan.

The City's objective in approving the Service Plan for the District is to authorize the District to provide for the financing, planning, design, acquisition, construction, and installation of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy and from other legally available revenues. Debt, issued within these parameters and as further described in the Financial Plan, will result in a timely and reasonable discharge of the Debt. Under no circumstances is the City agreeing or undertaking to be financially responsible for the Debt or the construction of Public Improvements.

Further, the objective of the City is to authorize the District to undertake operations and maintenance functions for Public Improvements that are not dedicated to the City, Ute Water Conservation District ("Water District"), Colorado Department of Transportation ("CDOT"), or to another appropriate governmental entity to perform such functions. The District intends to own and maintain certain park and recreation improvements, including a multi-purpose recreation facility that shall be operated by the City under a separate intergovernmental agreement with the City. All of the other Public Improvements are anticipated to be dedicated to the City, Water District or CDOT for ownership, operations and maintenance.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the



Maximum Debt Mill Levy together with other legally available revenues, which may include, without limitation, fees, rates, tolls, charges and penalties. The cost of Public Improvements beyond the Debt capacity of the District shall be considered Developer contributions.

## II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a recorded plat, ODP, PD amendment or subdivision improvement agreement approved by the City.

Board: means the Board of Directors of the District.

Bond, Bonds or Debt: means bonds, notes, debentures, certificates, contracts, capital leases or other multiple-fiscal year obligations for the payment of which the District has promised to impose an ad valorem tax or pledge of fees or other revenue source, not subject to annual appropriation.

City: means the City of Grand Junction, Colorado.

C.R.S.: means the Colorado Revised Statutes.

Developer: means Foothills Housing 2, LLC or successor entities.

District: means the West Junction Metropolitan District.

District Activities: means any and all services, functions, and powers that special districts organized under the Special District Act may provide, perform or exercise as of the date of this Service Plan, except that the District shall not be authorized to provide fire protection facilities or services, nor shall it be authorized to provide operations for domestic water and/or sanitary sewer service.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan found in Section VI and Exhibit D of this Service Plan, which describes the following, based on current estimates which may change based on market conditions and subject to the limitations and requirements of this Service Plan: (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be

incurred; and (iii) repayment of Debt derived from property tax revenues. Any change to the Financial Plan, within the limitations of this Service Plan, shall not constitute a material modification of this Service Plan.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose upon taxable property within the District for payment of Debt as set forth in Section VI.C below.

Operating Mill Levy: means the mill levy the District is permitted to impose to fund administrative, operating, and facilities maintenance expenses, as set forth in Section VI.F below.

Project: means a portion of the development or property known as The Community Planned Development and as shown on the District Boundary Map.

Public Improvements: means those improvements permitted under the Special District Act, subject to any limitations established in this Service Plan, and limitations or requirements set forth in Approved Development Plans addressing improvements required for the Project that the District is authorized to provide as described in Section V.A below.

Service Area: means the District boundaries as shown on the District Boundary Map.

Service Plan: means the District's service plan as approved by City Council.

Service Plan Amendment: means a material modification to the Service Plan approved by City Council in accordance with Section 32-1-207(2), C.R.S.

Special District Act or Act: means Sections 32-1-101, et seq., of the Colorado Revised Statutes.

State: means the State of Colorado.

TABOR: means Article X, Section 20 of the Colorado Constitution.

Total Debt Issuance Limit: means the maximum amount of general obligation Debt the District may issue, as stated in Section VI.C below.

### **III. BOUNDARIES**

A vicinity map depicting the location of the Project is attached hereto as Exhibit A and a legal description and map of the property located within the District Boundaries is attached hereto as Exhibit B.

#### **IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION**

The Project area and District boundaries consists of approximately one hundred seventy-seven (177) acres of land. The Project is zoned for single and multi-family residential and commercial and industrial uses. The assessed valuation of the Project area is assumed to be zero dollars for purposes of this Service Plan and, at build out, is expected to be approximately Eighty Million Two Hundred Seventy-Seven Thousand Nine Hundred Seventy-Nine Dollars (\$80,277,979), which amount is expected to be sufficient to reasonably discharge the Debt to be incurred by the District. The estimated population within the District Boundaries at build out is expected to be approximately 2,453 persons.

#### **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES**

##### **A. Powers of the District and Service Plan Amendment**

The District shall have the power and authority to provide for the acquisition, design, finance, construction, installation, repair and replacement of Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the state constitution, subject to the limitations set forth herein. The Capital Cost Estimate attached as Exhibit C lists the anticipated types of Public Improvements the District may provide with estimated costs in current dollars. The exact design, phasing of construction and location of the Public Improvements will be determined at the time of and pursuant to City approval of Approved Development Plans and such decisions shall not be considered material modifications of the Service Plan. The District shall be authorized to finance and construct such Public Improvements without the necessity to seek an amendment of this Service Plan.

##### **1. General Powers.**

**Streets.** Streets, curbs, gutters, culverts, other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, monumentation, signage, streetscapes and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

**Traffic and Safety Controls.** Traffic and safety protection facilities and services provided through traffic and safety controls and devices on streets, highways and at railroad crossings, including traffic signals and signage, striping, area identification signs, directional assistance, driver information signs, lighting, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

**Water.** Potable and nonpotable water supply systems, including water rights, storage facilities, transmission and distribution lines, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all

necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

Storm and Sanitary Sewer. Storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, transmission lines, storm sewer, flood and surface drainage facilities and systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities.

Parks and Recreation. Public park, open space, and recreation facilities and services, including a recreation facility with a fieldhouse, pool, and other amenities, parks, bike paths, pedestrian ways, signage, monumentation, playground areas, public area landscaping and weed control, streetscaping, perimeter fencing, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities.

2. Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City, Water District, CDOT or other governmental entity having proper jurisdiction. It is anticipated by the City and Developer that the District will own, operate and maintain certain parks, trails, open space and common areas, and the District will own a multi-purpose recreation facility designed in collaboration with the City's Parks and Recreation Department to be operated by the City through a separate intergovernmental agreement, and providing a separate tier schedule and pricing structure for District residents and taxpayers.

3. Construction Standards Limitation. The District will ensure that the Public Improvements it finances, designs, installs and constructs are built in accordance with the applicable standards and specifications of the City, including without limitation any development improvement agreements or to the standards and specifications of other governmental entities having proper jurisdiction. All facilities conveyed or otherwise dedicated to the City, Water District or CDOT shall be free and clear of any lien, claim, encumbrance or demand and shall be subject to the applicable jurisdiction's standard warranty procedures.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt to the Project Developer or its affiliated entities, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt],

including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion/Exclusion Limitation. The District shall not include additional property within its Boundaries without the prior written consent of the City given by the City Council. For any proposed exclusion, the District shall give the City Attorney thirty (30) days advance written notice of any proposed exclusion hearing. City approval of the exclusion may be given by the City Manager and any action on such exclusion shall be completed promptly by the City Attorney following the hearing at which the District considers the exclusion.

6. Total Debt Issuance Limitation. The District shall not issue Debt, collectively, in excess of Sixty-Five Million Dollars (\$65,000,000), and the District may issue Debt on a schedule and in such year or years as the District determines and phased to serve development as it occurs. Refunded Debt shall not count against the Total Debt Issuance Limitation.

7. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other grant funds available from or through governmental or non-profit entities that the City is eligible to apply for and has applied for, except pursuant to approval of the City.

8. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

- a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and
- b. Are, together with all other requirements of Colorado law, including in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable non-bankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

9. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for amendment. Actions of the District which violate the Service Plan shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under state and local law to enjoin such actions of the District, and to seek other remedies provided in law or in equity. The Financial Plan and specific Public Improvements presented herein are estimates only and are subject to change due to market conditions at the time of issuance. Any such change, within the limitations of this Service Plan, shall not constitute a material modification of the Service Plan.

**B. Preliminary Engineering Survey.**

The District shall have authority to provide for the financing, planning, design, acquisition, construction, installation and maintenance of the Public Improvements within and without the Boundaries of the District, as more specifically defined by Approved Development Plans. Such Public Improvements will benefit District taxpayers and residents through the provision of financing shared transportation access, water, wastewater, storm water systems and recreation facilities. A description of the Public Improvements necessary for the Project and eligible for District financing was prepared based upon a preliminary capital cost estimate of Sixty-Five Million Two Hundred and Eight Thousand Eight Hundred Sixty-Nine Dollars (\$65,208,869), as shown in Exhibit C attached hereto. The Public Improvements and associated costs shown in Exhibit C are subject to change based on future development approvals and market costs at the time of construction and any such variations from Exhibit C shall not constitute a material modification of this Service Plan.

All Public Improvements shall meet the standards and specifications adopted and/or required by the City, Water District, CDOT or other governmental entity having jurisdiction over such Public Improvements.

**VI. FINANCIAL PLAN**

**A. General.**

The District shall be authorized to finance the planning, design, acquisition, construction, and/or installation of the Public Improvements from any lawful revenue source, including but not limited to the proceeds of Debt to be issued by the District. A Financial Plan, attached as Exhibit D, includes the estimated indebtedness, timing, and interest rates of Debt anticipated to be issued by the District. The Financial Plan is one projection of Debt to be issued by the District, and it is expected that the terms of Debt when issued by the District may vary from the Financial Plan based on market conditions and other factors at the time of issuance. Such variations shall not constitute a material modification of this Service Plan. The total Debt that the District shall be permitted to issue shall not exceed the Total Debt Issuance Limit and shall be permitted to be issued on a schedule and in such year or years as the District determines and phased to serve development as it occurs; provided, however, refundings shall not count against the Total Debt Issuance Limit. All Bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes and Fees to be imposed upon all Taxable Property of the District. The District may also rely upon various other revenue sources authorized by law. These may include, but not be limited to, revenues from fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1)(j), C.R.S. It is anticipated that the Developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the District; these direct payments and/or advances shall be reimbursable by the District from Debt, contractual reimbursement agreements and/or any legally available revenue source.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt may not exceed twelve percent (12%). The maximum underwriting discount will not exceed three percent (3%). Debt, when issued, will comply with all relevant requirements of this Service Plan and state and Federal law.

C. Maximum Debt Mill Levy.

The Maximum Debt Mill Levy shall be fifty (50) mills, provided that if, on or after January 1, 2020, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2020, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Prior to the issuance of Debt, the District shall obtain an opinion of an underwriter, if the District has engaged an underwriter for the proposed Debt transaction, and an opinion of a nationally recognized bond counsel. All issuances of general obligation Bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. "Minimum Criteria" shall mean that the general obligation Bonds are: (1) subject to the Maximum Debt Mill Levy, if required by this Service Plan; (2) together with other outstanding general obligation Bonds of the District, not in excess of the Total Debt Issuance Limitation set forth in this Service Plan, as may be amended; (3) together with other outstanding general obligation Bonds of the District, not in excess of the general obligation debt authority provided by the District's electorate; and (4) issued in compliance with the applicable requirements of Section 32-1-1101(6), C.R.S. Any issuance of general obligation Bonds that does not satisfy the Minimum Criteria shall constitute a material modification of this Service Plan.

The costs of constructing the Public Improvements may be paid from available District mill levy revenues, Debt and/or advances from the Developer of the Project. The District shall be authorized to reimburse Developer advances, if any, with interest at a market reasonable rate from District mill levy revenues and/or proceeds from Debt privately placed with the Developer, and other legally available revenues of the District. Any such privately placed Debt shall be subject to the limitations set forth in Section V.A.4. and the Minimum Criteria.

In the event that the District determines that it is in the best interests of the District and its taxpayers to issue general obligation Bonds to parties other than the Developer to: (i) reimburse the Developer for Developer advances; (ii) refund or restructure Debt previously placed with the Developer; or (iii) finance Public Improvements, the District shall prepare a plan of finance for the purpose of determining whether the proposed issuance satisfies the Minimum Criteria. The plan of finance will include the amount of Bonds to be issued, uses of proceeds therefrom (including, if any, capitalized interest and costs of issuance), sources of revenues securing repayment of the

Bonds and the repayment schedule for the Bonds. At least thirty (30) calendar days prior to any such issuance, the District shall submit the plan of finance together with an opinion of an underwriter or bond counsel to the City for review to determine whether the proposed issuance satisfies the Minimum Criteria. If the City does not provide the District with written objections to the proposed issuance concerning conforming to the Minimum Criteria within the thirty (30) day review period, City consent to the proposed issuance shall be deemed given.

Any Debt issued by the District with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

D. Security for Debt.

The District shall not pledge any revenue or property of the City or infrastructure to be conveyed to the City by the District, as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

E. TABOR Compliance.

The District will comply with the provisions of TABOR.

F. District Operating Costs and Operating Mill Levy.

The first year's operating budget is estimated to be \$100,000, which is anticipated to be derived from other District revenues (including Developer advances or other payments). The first year's operating budget is an estimate only, and variations from this estimate shall not be considered a material modification of this Service Plan.

In addition to the Maximum Debt Mill Levy applicable to the District's debt service mill levy, an Operating Mill Levy will be imposed by the District to fund administrative, operating, and facilities maintenance expenses, including the repayment of any advances provided to the District for such purposes, as shown in Exhibit D.

**VII. ANNUAL REPORT**

A. General.

The District shall be responsible for submitting an annual report to the City Manager no later than August 1st of each year following the year in which the Order and Decree creating the District has been issued.



**B. Reporting of Significant Events.**

The annual report shall include information as to any of the following as of December 31st of the prior year:

1. Boundary changes made to the District's Boundaries.
2. Intergovernmental agreements with other governmental entities entered into.
3. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City or other governmental entity.
4. The assessed valuation of the District for the current year.
5. Current year budget including a description of the Public Improvements to be constructed in such year.
6. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles, if required by law, or an Audit Exemption.
7. Notice of any uncured events of default by the District under any Debt instrument, which continue beyond a ninety (90) day period.
8. Summary of any litigation where the District is a party (including a list of the parties or anticipated parties, claims or anticipated claims, etc.).

**VIII. DISSOLUTION**

The District is not intended to dissolve because it will continue to own and maintain certain park and recreation Public Improvements. However, upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate District Court for dissolution, pursuant to §§ 32-1-701, et seq., C.R.S. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required by the Special District Act and that any ownership, operations, maintenance, repair and replacement obligations for District owned and/or operated Public Improvements have been conveyed to another public entity.

**IX. DISCLOSURE TO PURCHASERS**

In addition to recording the Court Order and Decree forming the District against all property within the District boundaries, the District will use reasonable efforts to assure that property owners provide written notice to initial end user purchasers regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, fees, tolls and charges. The form of notice shall be filed with the City, which filing shall be deemed satisfied upon the filing of the annual disclosure form (§ 32-1-809, C.R.S.) with the

**X. INTERGOVERNMENTAL AGREEMENTS**

Upon District formation, the District and City shall execute multiple intergovernmental agreements (the “City IGAs”) for the purposes of: (1) creating a contractual relationship between the parties; (2) addressing the terms of the operation and maintenance of the recreation facility; and (3) a cost allocation and district financing reimbursement agreement using City fee revenue sharing to complete in a timely manner and finance City obligation street improvements required by City Ordinance #4878. The District shall not incur any Debt or impose any taxes or fees until its Board has approved and executed the City IGAs, as applicable.

**XI. CONCLUSION**

It is submitted that this Service Plan for the District meets the requirements of the Special District Control Act, §§ 32-1-201, et seq., C.R.S., the applicable requirements of the Colorado Constitution, and those of the City. It is further submitted that this Service Plan meets the criteria set forth in § 32-1-203(2), C.R.S., establishing that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the District. The District will provide basic public infrastructure to service the Project and will provide a sought-after amenity in the form of the recreation facility, all of which will add value to the Project and surrounding properties.

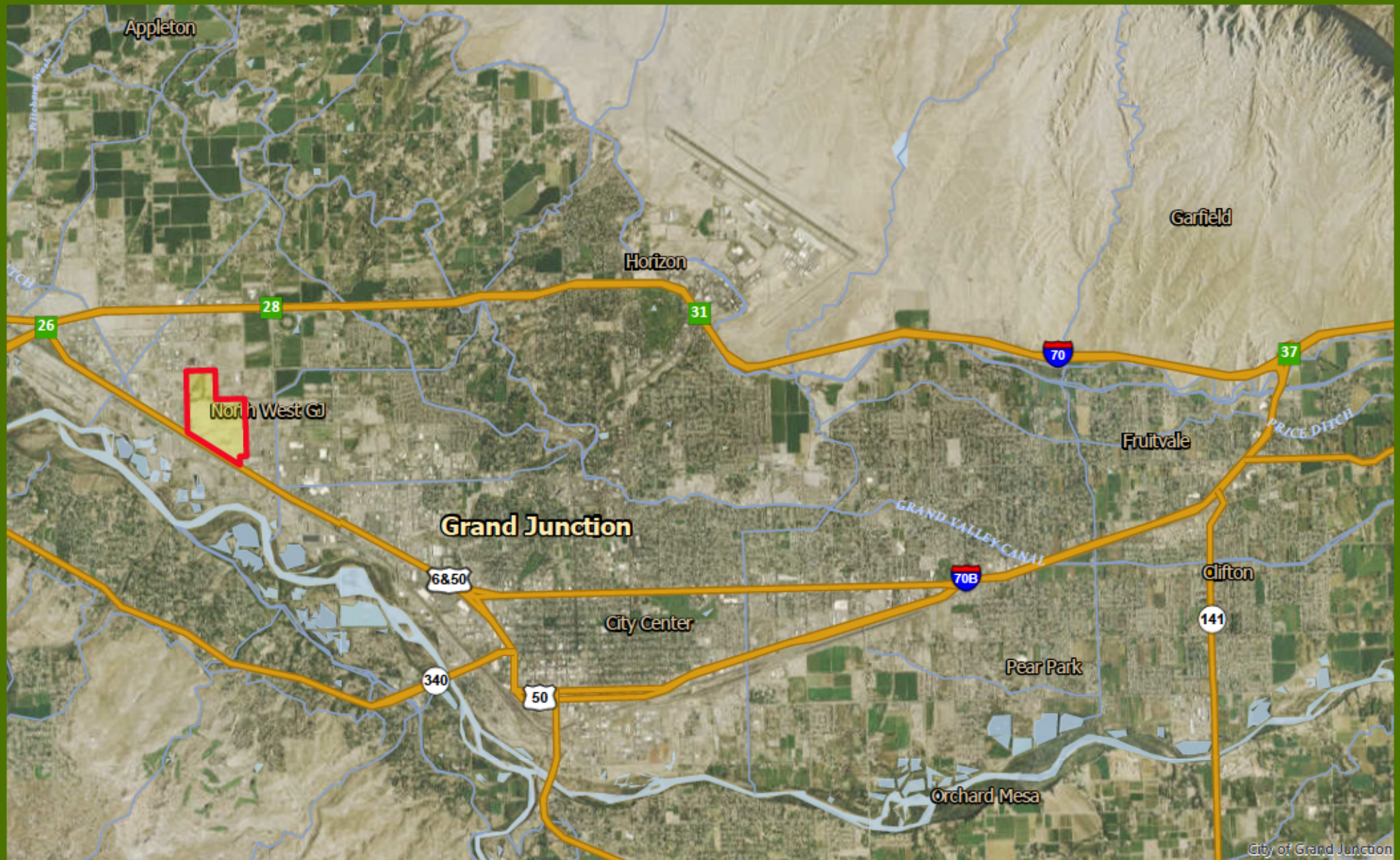
B. The existing service in the area to be served by the District is inadequate for present and projected needs. The current status of the property is undeveloped land. No other public entity, including the City, is willing to construct and provide public services to this Project. It is cost prohibitive for the Developer to pass along the costs of public infrastructure installed to last for decades to the first home buyers and property owners. Growth should pay its way over the life of the infrastructure.

C. The District is capable of providing economical and sufficient service to the proposed development within its boundaries. The Capital Cost Estimate and Financial Plan attached as exhibits to the Service Plan demonstrate the District's ability to finance, design, construct and acquire the necessary public infrastructure in an economical and timely fashion for dedication to public entities.

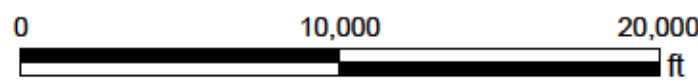
D. The area to be included within the District does have and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. The Financial Plan attached hereto utilizes a conservative approach to estimating the debt capacity of the District to finance the Public Infrastructure.

**EXHIBIT A**  
**VICINITY MAP**

# EXHIBIT A VICINITY MAP



City of Grand Junction



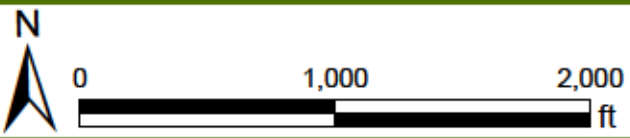
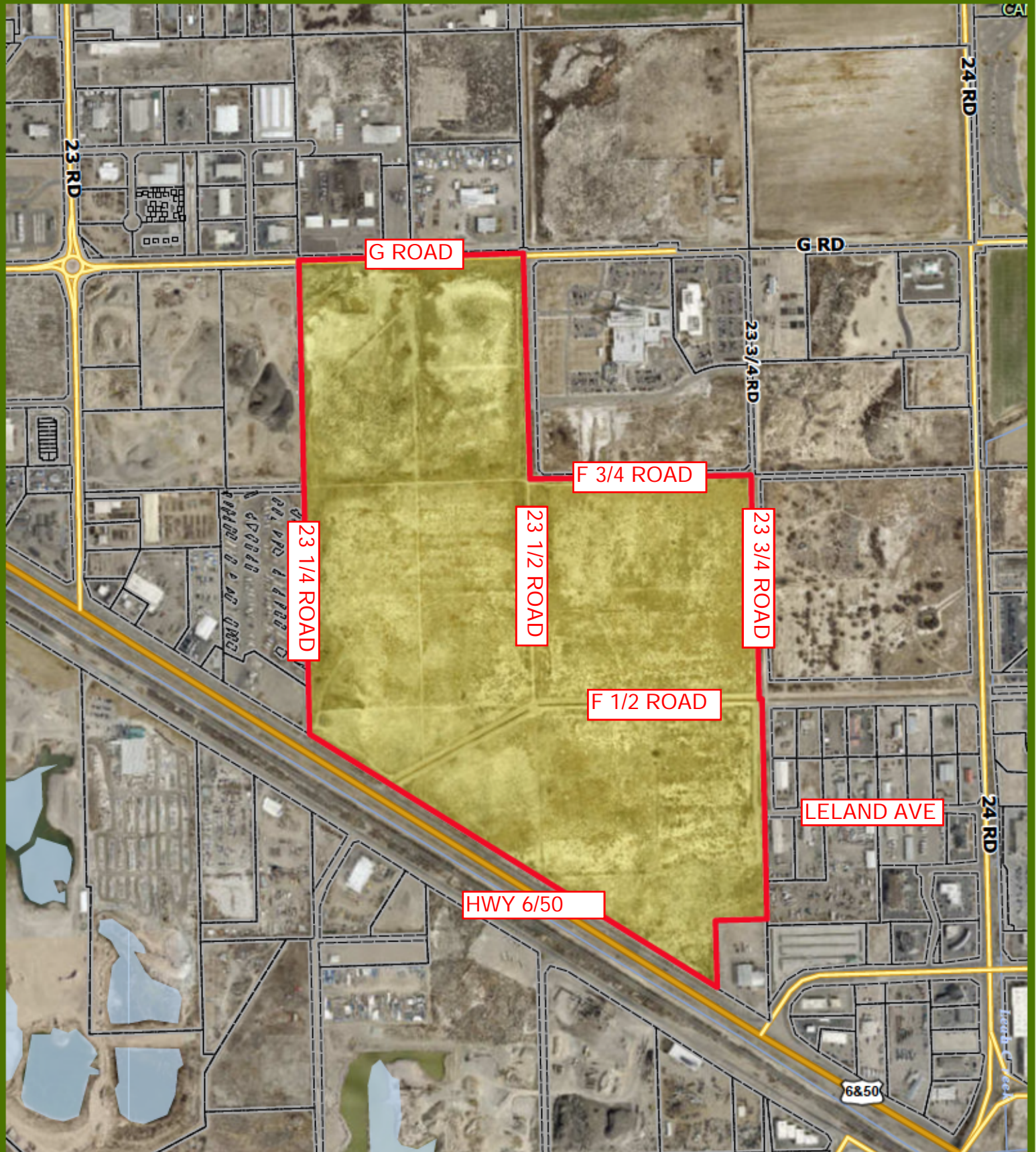
Printed: 7/7/2020  
1 inch equals 6,019 feet  
Scale: 1:72,224



**EXHIBIT B**

**DISTRICT BOUNDARY MAP AND LEGAL DESCRIPTION**

# EXHIBIT B - BOUNDARY MAP



Printed: 7/6/2020  
1 inch equals 752 feet  
Scale: 1:9,028

**LEGAL DESCRIPTION**

LOT 2 OF CENTENNIAL COMMERCIAL CENTER, COUNTY OF MESA, STATE OF COLORADO.

ALSO KNOWN AS: PARCEL NO. 2945-0511-4003, COUNTY OF MESA, STATE OF COLORADO.

**EXHIBIT C**

**CAPITAL COST ESTIMATE**



**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>A. SANITARY SEWER</b>					
1	12" PVC Sanitary Sewer Main	LF	1,350	\$ 35.00	\$ 47,250.00
2	10" PVC Sanitary Sewer Main	LF			\$ -
3	8" PVC Sanitary Sewer Main	LF	48,582	\$ 32.00	\$ 1,554,624.00
4	6" PVC Sanitary Sewer Main	LF			\$ -
5	5' DIA Sewer Manhole	EA			\$ -
6	4' DIA Sewer Manhole	EA	114	\$ 4,200.00	\$ 480,748.80
7	Sewer Clean Out w/Cover	EA			\$ -
8	Sanitary Sewer Drop Manhole	EA			\$ -
9	Sewer services	LF			\$ -
10	Connection to Existing Manhole	EA	5	\$ 1,500.00	\$ 7,500.00
11	Manhole Stabilization (20%)	EA	46	\$ 3,500.00	\$ 160,249.60
12	Trench Stabilization (25%)	LF	51,215	\$ 15.00	\$ 768,225.00
13	Concrete Encasement	CY	300	\$ 110.00	\$ 33,000.00
	<b>Subtotal Part A Sanitary Sewer</b>				<b>\$ 3,051,597.40</b>
<b>B1. DOMESTIC WATER</b>					
1	12" PVC Water Main	LF			\$ -
2	10" PVC Water Main	LF	10,018	\$ 32.00	\$ 320,576.00
3	8" PVC Water Main	LF	55,150	\$ 28.00	\$ 1,544,200.00
4	6" PVC Water Main	LF			\$ -
5	4" PVC Water Main	LF			\$ -
6	2" PVC Water Main	LF			\$ -
7	12" Gatevalve	EA			\$ -
8	10" Gatevalve	EA	28	\$ 2,000.00	\$ 56,000.00
9	8" Gatevalve	EA	80	\$ 1,700.00	\$ 136,000.00
10	6" Gatevalve	EA			\$ -
11	4" Gatevalve	EA			\$ -
12	2" Gatevalve	EA			\$ -
13	Water Services	EA			\$ -
14	Connect to Existing Water Line	EA	4	\$ 1,500.00	\$ 6,000.00
15	Fire Hydrant with Valve	EA	113	\$ 5,100.00	\$ 578,666.40
16	Wet Taps On Main By Ute	EA	4	\$ 2,500.00	\$ 10,000.00
17	___ "Above Ground Double Check Valve w/Enclosure	EA			
18	Utility Adjustments	EA			\$ -
19	Blowoff	EA			\$ -
20	Flushing and Testing	EA	20	\$ 1,200.00	\$ 24,000.00
<b>B2. IRRIGATION WATER</b>					
1	12" Irrigation Pipe	LF			\$ -
2	10" Irrigation Pipe	LF	4,000	\$ 42.00	\$ 168,000.00
3	8" Irrigation Pipe	LF			\$ -

**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
4	6" Irrigation Pipe	LF	14,829	\$ 22.00	\$ 326,238.00
5	4" Irrigation Pipe	LF	4,190	\$ 20.00	\$ 83,800.00
6	3" Irrigation Pipe	LF			\$ -
7	12" Irrigation Valve	EA			\$ -
8	10" Irrigation Valve	EA	3	\$ 1,100.00	\$ 3,300.00
9	8" Irrigation Valve	EA			\$ -
10	6" Irrigation Valve	EA	10	\$ 900.00	\$ 9,000.00
11	4" Irrigation Valve	EA	42	\$ 400.00	\$ 16,800.00
12	3" Irrigation Valve	EA			\$ -
13	Irrigation Manhole	EA	15	\$ 2,500.00	
14	6" Air Vac	EA	3	\$ 1,200.00	\$ 3,600.00
15	4" Air Vac	EA			\$ -
16	Irrigation Lot Service Connections	EA	1	\$ 800.00	\$ 800.00
17	Concrete Sediment Pond Structure	EA	1	\$ 45,000.00	\$ 45,000.00
18	Pond Aeration	LS			\$ -
19	Pond Edge Treatment	LF			\$ -
20	Pond Liner	SF			\$ -
21	Pressure Pump and Control System	EA	1	\$ 65,000.00	\$ 65,000.00
22	Irrigation Clock / Timer System	EA	10	\$ 1,000.00	\$ 10,000.00
					\$ -
					\$ -
<b>Subtotal Part B - Domestic and Irrigation Water</b>					<b>\$ 3,406,980.40</b>
<b>C1</b>	<b>STREETS</b>				
1	10" PVC Utility sleeves	LF			\$ -
2	6" PVC Utility sleeves	LF			\$ -
3	4" PVC Utility sleeves	LF	18,000	\$ 7.00	\$ 126,000.00
4	Subgrade Reconditioning	SY	239,430	\$ 2.00	\$ 478,860.67
5	Subgrade Stabilization - Remove 2' Unsuitable, Replace with 2-ft Class 3 W/Geogrid (ASSUMED 30% OF ROADS)	SY	71,829	\$ 32.00	\$ 2,298,531.20
6	24" Class 3 Subbase Material	SY			\$ -
7	18" Class 3 Subbase Material	SY			\$ -
8	14" Class 3 Subbase Material	SY	329,805	\$ 12.00	\$ 3,957,660.00
9	12" Class 3 Subbase Material	SY			\$ -
10	Class VI-ABC - 16" Compacted Thickness	SY			\$ -
11	Class VI-ABC - 13" Compacted Thickness	SY			\$ -
12	Class VI-ABC - 10" Compacted Thickness	SY			\$ -
13	Class VI-ABC - 8" Compacted Thickness	SY			\$ -
14	Class VI-ABC - 6" Compacted Thickness	SY	329,805	\$ 9.00	\$ 2,968,245.00
15	5" HBP ASPHALT, PG-64-22, 75 GYRATION Arterial Street	SY	37,401	\$ 34.00	\$ 1,271,634.00

**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
16	4" HBP ASPHALT, PG-64-22, 75 GYRATION Collectors	SY	139,390	\$ 27.00	\$ 3,763,539.00
17	3" HBP ASPHALT, PG-64-22, 75 GYRATION Local Streets	SY			\$ -
18	8" Thk Concrete Pavement (Class P)	SY			\$ -
19	6" Thk Concrete Pavement (Class P)	SY			\$ -
20	4" Thk Concrete - Class GV-B	SY			\$ -
21	Geotextile	SY	239,430	\$ 4.00	\$ 957,721.33
22	2-ft Concrete Curb and Gutter	LF	4,190	\$ 13.50	\$ 56,565.00
23	1.5-ft Concrete Curb and Gutter	LF			\$ -
24	1.5-ft Concrete Barrier Curb (8" Tall)	LF	4,652	\$ 13.50	\$ 62,802.00
25	7-ft Monolithic Vertical Curb/Gutter/Walk	LF	78,155	\$ 39.00	\$ 3,048,045.00
26	7-ft Monolithic Commercial Driveway Section (8" Thk) Vertical Curb/Gutter/Walk	LF			\$ -
27	7-ft Monolithic Residential Driveway Section (6" Thk) Vertical Curb/Gutter/Walk	LF			\$ -
28	6.5-ft Monolithic Drive Over Curb/Gutter/Walk	LF			\$ -
29	Concrete Corner Fillet (29 @ 1600 SF)	SY	10,310	\$ 72.00	\$ 742,320.00
30	Concrete Curb Ramp	EA			\$ -
31	Alternate Ramp	EA			\$ -
32	Sidewalk Drain Thru	LF			
33	Retaining Walls	LF			\$ -
34	Stop Signs	EA	79	\$ 250.00	\$ 19,750.00
35	Speed Limit Signs	EA	10	\$ 250.00	\$ 2,500.00
36	Misc Signs	EA	30	\$ 250.00	\$ 7,500.00
37	Striping (New, Remove/Replace)	LF			\$ -
38	Street Lights	EA	300	\$ 4,000.00	\$ 1,199,146.67
39	Pedestrian Street Lights	EA	256	\$ 2,800.00	\$ 716,856.00
40	End of Roadway Markers/Signs	EA	6	\$ 250.00	\$ 1,500.00
41	Flowable Fill	CY			\$ -
					\$ -
					\$ -
<b>C2</b>	<b>BRIDGES</b>				
					\$ -
1	Box Culvert Pre-Cast	LS			\$ -
2	Box Culvert Cast-in-Place	LS			\$ -
3	Wingwalls	LS			\$ -
4	Parapet Wall	LS			\$ -
5	Railing (handrail, guardrail)	LS			\$ -
<b>C3</b>	<b>OFFSITE IMPROVEMENTS</b>				
8	Traffic Signal / Lanes @ F-1/2 & Hwy 50	LS	1.00	\$ 1,500,000	\$ 1,500,000.00
9	Right in / Right Out Highway 50	LS	1.00	\$ 500,000	\$ 500,000.00

**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>Subtotal Part C - Streets, Bridges, &amp; Offsite</b>					<b>\$ 23,679,175.87</b>
<b>D1</b>	<b>EARTHWORK</b>				
1	Mobilization	LS	1	\$ 60,000.00	\$ 60,000.00
2	Clearing and Grubbing	AC	30	\$ 1,500.00	\$ 45,000.00
3	Unclassified Excavation - Cut	CY	209,336	\$ 6.00	\$ 1,256,013.42
4	Unclassified Embankment	CY			\$ -
	Finish Grading	SY	239,430	\$ 2.00	\$ 478,860.67
5	Utility Trenching	LF	82,345	\$ 6.00	\$ 494,070.00
<b>D2</b>	<b>REMOVALS AND RESETTING</b>				
1	Removal of Asphalt	SY	1,600	\$ 5.00	\$ 8,000.00
2	Removal of Miscellaneous Concrete	SY			\$ -
3	Remove Curb and Gutter	LF			\$ -
4	Removal of Culverts	LF			\$ -
5	Remove Structures	EA			\$ -
6	Remove Signs	EA			\$ -
7	Remove Fence	LF	4,000	\$ 3.00	\$ 12,000.00
8	Adjust Manhole	EA	14	\$ 500.00	\$ 7,000.00
9	Adjust Valvebox	EA	12	\$ 200.00	\$ 2,400.00
10	Relocate or Adjust Utilities	LS			\$ -
<b>D3</b>	<b>EROSION CONTROL, SEEDING, AND SOIL RETENTION</b>				
1	Sod	SY			\$ -
2	Seeding (Native)	AC	10	\$ 3,500.00	\$ 35,000.00
3	Seeding (Bluegrass/Lawn)	SF			\$ -
4	Hydraulic Seed and Mulching	AC	15	\$ 1,500.00	\$ 22,500.00
5	Soil Retention Blanket	SY			\$ -
6	Silt Fence	LF			\$ -
7	Straw Waddles	LF			\$ -
8	Temporary Berms	LF	6,000	\$ 2.00	\$ 12,000.00
9	Inlet Protection	EA	135	\$ 300.00	\$ 40,449.00
10	Sediment Trap/Basin	EA			\$ -
11	Monthly Maintenance/Inspection	Month	32	\$ 1,100.00	\$ 35,200.00
12	Watering (Dust Control)	LS	1	\$ 30,000.00	\$ 30,000.00
13	Temporary Irrigation				\$ -
<b>D4</b>	<b>STORM DRAINAGE FACILITIES</b>				

**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
1	60" Storm Drain Pipe	LF	2,410	\$ 200.00	\$ 482,000.00
2	54" Storm Drain Pipe	LF			\$ -
3	48" Storm Drain Pipe	LF			\$ -
4	32" Storm Drain Pipe	LF			\$ -
5	24" Storm Drain Pipe	LF	4,712	\$ 74.00	\$ 348,688.00
6	18" Storm Drain Pipe	LF	5,933	\$ 37.00	\$ 219,521.00
7	12" Storm Drain Pipe	LF			\$ -
8	8" Storm Drain Pipe	LF			\$ -
9	6" Storm Drain Pipe	LF			\$ -
10	60" Flared End Section	EA	1	\$ 4,000.00	\$ 4,000.00
11	24" Flared End Section	EA	2	\$ 2,000.00	\$ 4,000.00
12	18" Flared End Section	EA	2	\$ 1,100.00	\$ 2,200.00
13	7.5' Dia Storm Drain Manhole	EA	7	\$ 5,800.00	\$ 40,600.00
14	6' Storm Drain Manhole	EA			\$ -
15	5' Storm Drain Manhole	EA	9	\$ 3,900.00	\$ 35,100.00
16	4' Storm Drain Manhole	EA	26	\$ 3,200.00	\$ 83,200.00
17	Connection to Existing MH	EA	2	\$ 2,000.00	\$ 4,000.00
18	Single Curb Opening Storm Drain	EA	33	\$ 2,900.00	\$ 95,700.00
19	Double Curb Opening Storm Drain	EA	5	\$ 3,800.00	\$ 19,000.00
20	Large Area Inlet Storm Drain	EA			\$ -
21	Small Area Storm Drain	EA			\$ -
22	CDOT Type R Inlet	EA			\$ -
23	CDOT Type 13 Inlet	EA			\$ -
24	Detention Area Outlet structure	EA	1	\$ 15,000.00	\$ 15,000.00
25	Rip-Rap D <sub>50</sub> = ____"	CY			\$ -
26	3-ft Wide Concrete V-Pan 8" Thk w/6" Class VI ABC	LF	1,000	\$ 24.00	\$ 24,000.00
27	2-ft Wide Concrete V-Pan 8" Thk w/6" Class VI ABC	LF			\$ -
28	Stormwater Pump Systems including Electrical	LS			\$ -
	<b>Subtotal Part D - Grading and Drainage</b>				<b>\$ 3,915,502.08</b>
<b>E1</b>	<b>PARK, RECREATION AND OPEN SPACE</b>				
1	Shrub Beds/Rock Mulch/Fabric/Drip	SF	640,000	\$ 3.75	\$ 2,400,000.00
2	Trees - 2" Caliper	EA	1,129	\$ 650.00	\$ 733,525.00
3	Shrubs - 5 Gallon Mind	EA			\$ -
4	Warranty	LS			\$ -
5	Offsite Landscape Areas	SF	73,000	\$ 1.00	\$ 73,000.00
6	Perimeter Fencing	LF	30,000	\$ 30.00	\$ 900,000.00
7	Entry Monument Signs - Major Areas	LS	1	\$ 60,000.00	\$ 60,000.00
8	Entry Monument Signs - Minor Areas	LS	2	\$ 30,000.00	\$ 60,000.00
9	Clubhouse Amenity	LS			\$ -
<b>E2</b>	<b>RECREATION / EVENT CENTER</b>				
1	SEE SEPARATE COST ESTIMATE				

**EXHIBIT C - CAPITAL COST ESTIMATE**

**Proposed West Junction Metropolitan District**

DATE: JULY 10, 2020

LOCATION: 23 1/2 and F-1/2 Road

PREPARED BY: Mark Austin, P.E., Austin Civil Group, Inc.

Item #	Item Description	Unit	Quantity	Unit Price	Extended Price
<b>Subtotal Part E - Park, Recreation and Open Space</b>					<b>\$ 4,226,525.00</b>
<b>Subtotal Construction Costs</b>					<b>\$ 38,279,780.75</b>
<b>F.</b>	<b>Miscellaneous Items</b>				
1	Construction staking/surveying	%	0.50	\$ 38,279,781	\$ 191,398.90
2	Developer's inspection cost	%	0.50	\$ 38,279,781	\$ 191,398.90
3	General construction supervsn	%	0.50	\$ 38,279,781	\$ 191,398.90
4	Quality control testing	%	0.50	\$ 38,279,781	\$ 191,398.90
5	Construction traffic control	%	1.00	\$ 38,279,781	\$ 382,797.81
6	City inspection fees	%	0.20	\$ 38,279,781	\$ 76,559.56
7	As-builts	%	0.10	\$ 38,279,781	\$ 38,279.78
<b>Subtotal Part F - Miscellaneous Items</b>					<b>\$ 1,263,232.76</b>
<b>G.</b>	<b>COST SUMMARY</b>				
1	Total Improvement Costs				\$ 39,543,013.51
2	CONTINENCY	20%			\$ 7,908,602.70
3	Total Estimate Amount*				\$ 47,451,616.22
<b>F.</b>	<b>CITY OF GRAND JUNCTION STREET CONTRIBUTION (ORDINANCE #: 4878)</b>				<b>\$ 4,288,559.47</b>
1	G Road			\$ 170,233.93	
2	23-1/2 Rd			\$ 457,809.33	
3	F-3/4 Rd			\$ 313,304.28	
4	F-1/2 Road			\$ 1,277,384.31	
5	23-3/4 Road			\$ 569,827.62	
6	F-1/2 Rd Intersection W/ Highway 6/50			\$ 1,500,000	

\* Estimate excludes recreation facility costs - separate estimate.

## **Recreation Facility - Total \$17,757,253**

Base Budget - \$14,757,253

Recreation Activity Construction Contingency \$3,000,000

City permitting cost and impact fees are not included.

Site layout is TBD and we took total area of building/parking and the remaining was allocated to landscaping. This is estimated for a full site develop of 14 acres.

- Asphalt 4" thick approx. 336,900 SF with 12" of soil improvements/9" class 6 road base
- Landscaping Budgeted approx. 89,496 SF
- Sidewalk 5" thick approx. 23,916 SF with 12" of soil improvements/6" of class 6 road base
- Bldg. Slab 5" thick approx. 100,000 SF with 12" of soil improvements/24" of pit run/6" of class 6 road base/4" of ¾ crush rock
- 8" Stemwall with Footers with 24" of pit run, approx. 600 LF
- Footing Pads at PEMB point loads
- Cross Ties approx. 4,200 LF at PEMB Steel Lines
- Slab around pool 5" thick approx. 26,080 SF with 24" of pit run and 6" of class 6 road base
- Estimated 4,000 LF of Curb/Gutter until G&D is complete
- Helical Piers, Estimated at 35' in depth
- 10" and 6" Fire Line approx. 1,750 LF
- Fire Hydrants (4ea)
- 6" Storm Sewer approx. 1,000 LF
- Catch Basins (6ea)
- 8" and 6" Sanitary Sewer approx. 1,385 LF
- 4" Elect and Tele to Bldg. approx. 750 LF each
- 4" Elect for Site Lighting approx. 2,250 LF (10ea pole bases)
- Gas Line Trench and Backfill approx. 750 LF
- Trash Enclosure (2ea)
- Bike Racks (10ea)

The main building design is budgeted with 28' eave height, insulated wall panels and metal roof, with R-30 simple saver insulation system. An additional 20,000 SF has eave height at 20', to allow for variation in the building with walls and roof line. We included a portion of the exterior building for storefront glazing for the common areas, concessions, etc. Also included a few overhead doors for the loading and unloading for events.

- Insulated Wall Panel 3" thick (7.2/inch = R-21.6)
- Roof Standing Seam CRF 24ga with Simple Saver R-30
- Pipe Bollards to deter damage to the building at overhead doors
- Steel Stairs/Railings (2sets)
- Storefront Drs 6070 (12ea)
- Storefront Glass Budget approx. 1,600 SF
- OVRDR 12x14 (2ea)
- HM Drs 6070 (12ea)
- Full Finish Bld. Out Allowance 48,000 SF (\$28.75/SF+10% Design Allowance)
- PEMB Package Erected (\$3.1 Million+10% Design Allowance), Material Package (Budget \$14.50/SF)
- Plumbing Restroom Fixtures 216ea

- Plumbing Throughout Facility Allowance (\$2.87/SF+10% Design Allowance)
- Ice System (Budget \$287,000+10% Allowance)
- HVAC Budget (\$9.20/SF+10% Design Allowance)
- De-Humidification System Budget (\$287K)
- Fire Sprinkler (\$5.81/SF+10% Design Allowance)
- Electrical (\$10.35/SF+10% Design Allowance)
- Fire Alarm (\$4.00/SF+10% Design Allowance)
- Phone/Data (\$0.75/SF+10% Design Allowance)
- Pool 184 x 64 (Budget \$460,000+10% Allowance)

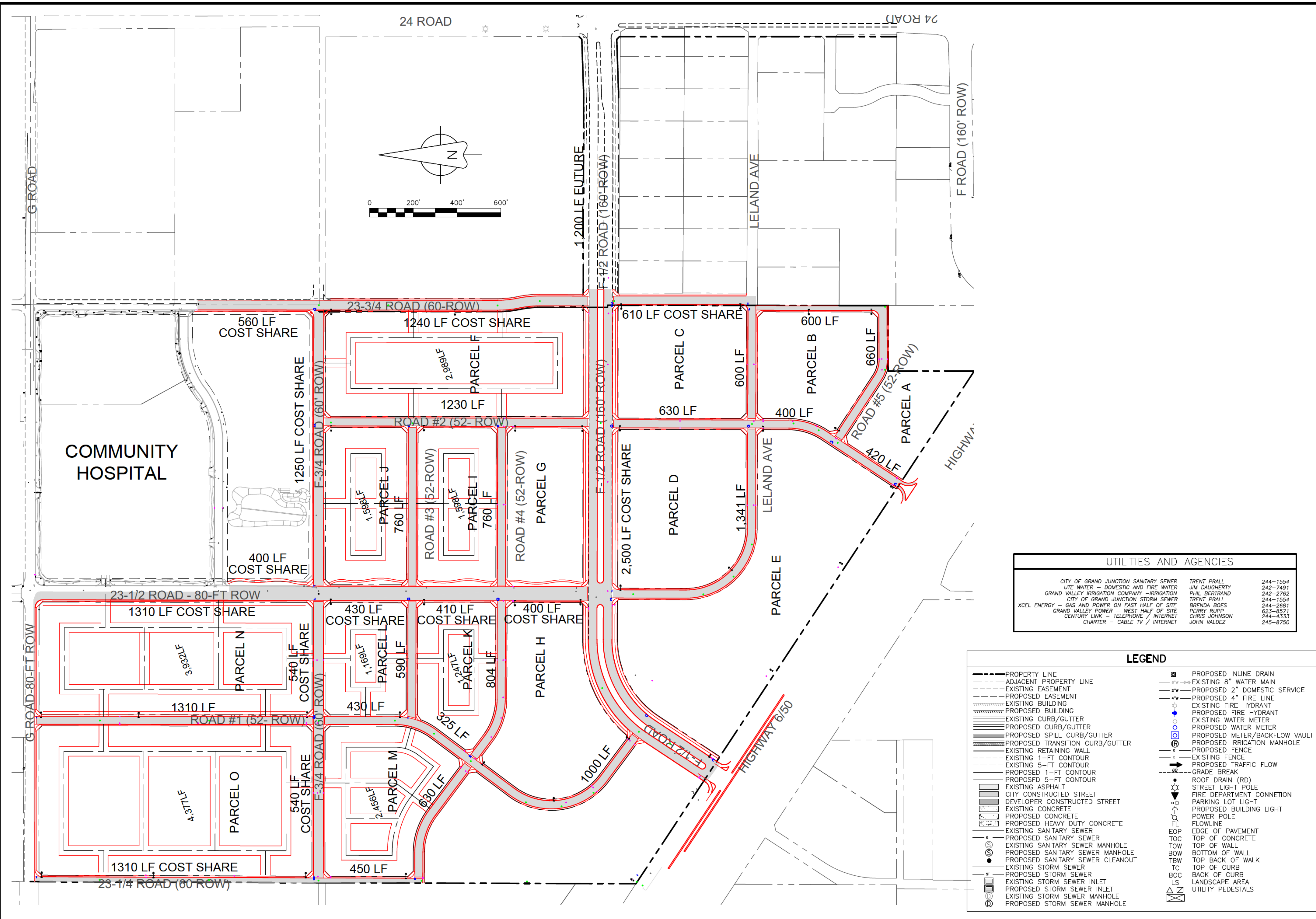
Parking based off of area and City Code. The City Code does not define parking requirements for an outdoor pool and states decision is up to the City Planner. We have allotted 1 space/500 SF of area for budgeting purposes. We have estimated total parking spaces at approx. 1,123 spaces including handicap.



**EXHIBIT D**

**PRELIMINARY UTILITY PLANS**

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UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	TRENT PRALL	244-1554
UTE WATER - DOMESTIC AND FIRE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY IRRIGATION COMPANY - IRRIGATION	PHIL BERTRAND	242-2762
CITY OF GRAND JUNCTION STORM SEWER	TRENT PRALL	244-1554
XCEL ENERGY - GAS AND POWER ON EAST HALF OF SITE	BRENDA BOES	244-2681
GRAND VALLEY POWER - WEST HALF OF SITE	PERRY RUPP	623-8571
CENTURY LINK - TELEPHONE / INTERNET	CHRIS JOHNSON	244-4333
CHARTER - CABLE TV / INTERNET	JOHN VALDEZ	245-8750

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING CURB/GUTTER
	PROPOSED CURB/GUTTER
	PROPOSED SPILL CURB/GUTTER
	PROPOSED TRANSITION CURB/GUTTER
	EXISTING RETAINING WALL
	EXISTING 1-FT CONTOUR
	EXISTING 5-FT CONTOUR
	PROPOSED 1-FT CONTOUR
	PROPOSED 5-FT CONTOUR
	EXISTING ASPHALT
	CITY CONSTRUCTED STREET
	DEVELOPER CONSTRUCTED STREET
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING STORM SEWER INLET
	PROPOSED STORM SEWER INLET
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED IN-LINE DRAIN
	EXISTING 8" WATER MAIN
	PROPOSED 2" DOMESTIC SERVICE
	PROPOSED 4" FIRE LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER METER
	PROPOSED WATER METER
	PROPOSED METER/BACKFLOW VAULT
	PROPOSED IRRIGATION MANHOLE
	PROPOSED FENCE
	EXISTING FENCE
	PROPOSED TRAFFIC FLOW
	GRADE BREAK
	ROOF DRAIN (RD)
	STREET LIGHT POLE
	FIRE DEPARTMENT CONNECTION
	PARKING LOT LIGHT
	PROPOSED BUILDING LIGHT
	POWER POLE
	FLOWLINE
	EDGE OF PAVEMENT
	TOP OF CONCRETE
	TOP OF WALL
	BOTTOM OF WALL
	TOP BACK OF WALK
	TOP OF CURB
	BACK OF CURB
	LANDSCAPE AREA
	UTILITY PEDESTALS

**HALANDRAS PROPERTY**  
STREET PLAN

DATE: 06-10-20  
SCALE: 1"=300'  
SHEET NO: C-4

Know what's below.  
Call before you dig.

SCALE VERIFICATION  
BAR IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

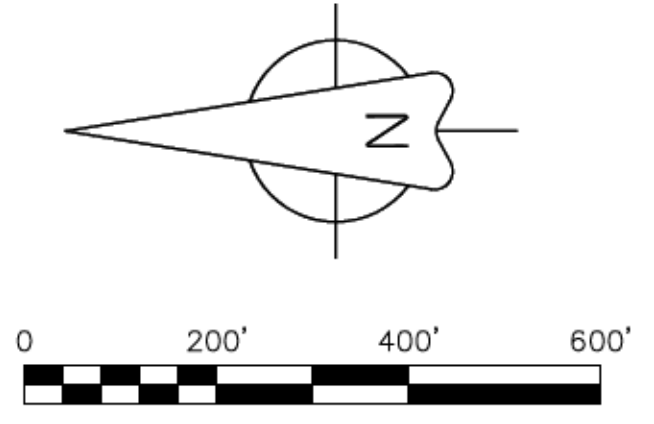
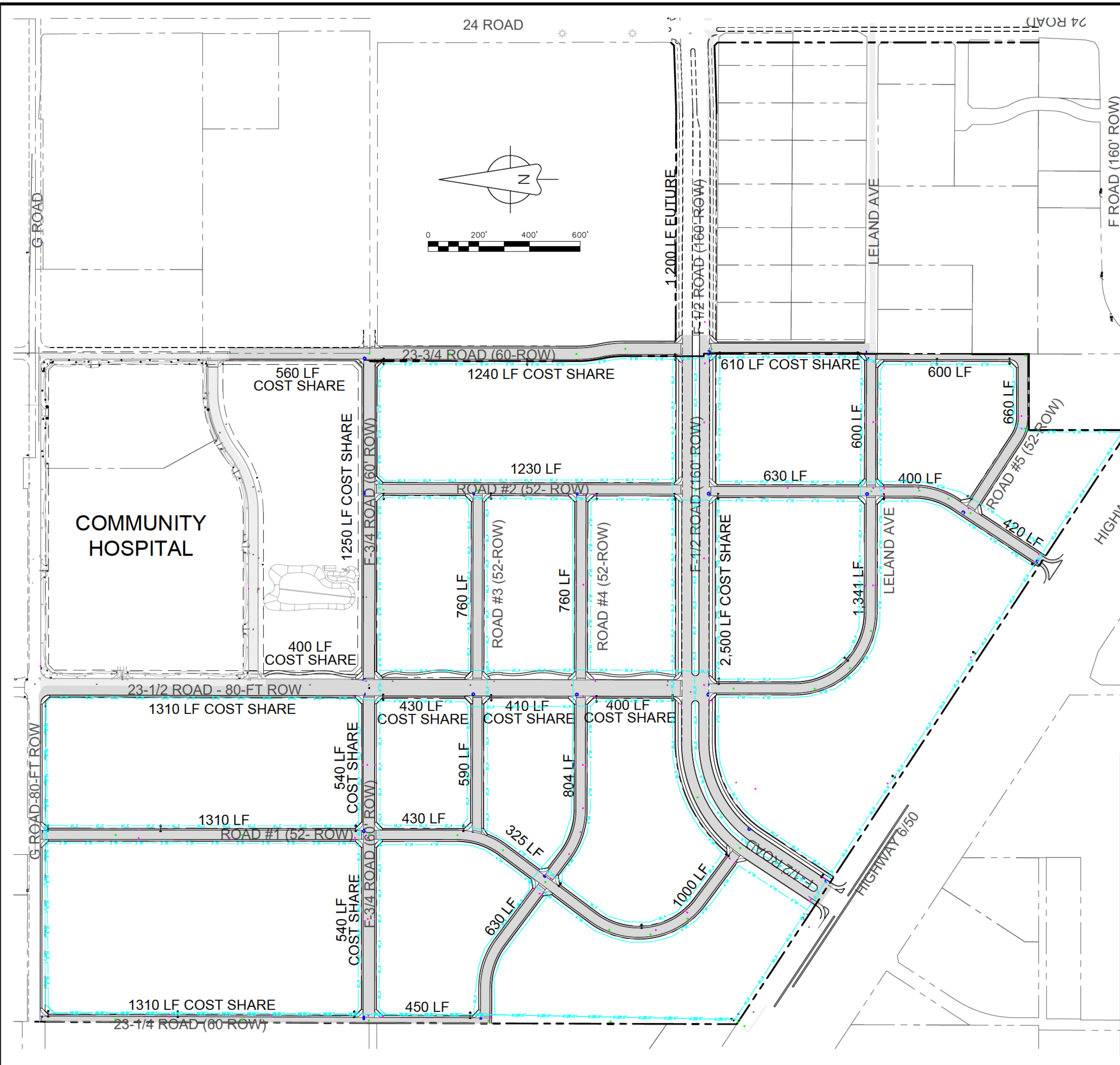
**A · C · G**  
**AUSTIN CIVIL GROUP, INC.**  
Land Planning • Civil Engineering • Development Services  
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501  
(970) 242-7540

NO.	REVISIONS	DATE	BY

DRAWN BY: MRH  
DESIGNED BY: MRH  
CHECKED BY: MRA  
APPROVED BY: MRA

JOB NUMBER: 1399.0001

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COMMUNITY HOSPITAL

UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	TRENT PRALL	244-1554
UTE WATER - DOMESTIC AND FIRE WATER	JIM DAUGHERTY	242-7491
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CHARTER - CABLE TV / INTERNET	JOHN VALDEZ	245-8750

LEGEND	
---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT
▨	EXISTING BUILDING
▨	PROPOSED BUILDING
▨	EXISTING CURB/GUTTER
▨	PROPOSED CURB/GUTTER
▨	PROPOSED SPILL CURB/GUTTER
▨	PROPOSED TRANSITION CURB/GUTTER
▨	EXISTING RETAINING WALL
▨	EXISTING 1-FT CONTOUR
▨	EXISTING 5-FT CONTOUR
▨	PROPOSED 1-FT CONTOUR
▨	PROPOSED 5-FT CONTOUR
▨	EXISTING ASPHALT
▨	CITY CONSTRUCTED STREET
▨	DEVELOPER CONSTRUCTED STREET
▨	EXISTING CONCRETE
▨	PROPOSED CONCRETE
▨	PROPOSED HEAVY DUTY CONCRETE
○	EXISTING SANITARY SEWER
○	PROPOSED SANITARY SEWER
○	EXISTING SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER MANHOLE
○	EXISTING SANITARY SEWER CLEANOUT
○	PROPOSED SANITARY SEWER CLEANOUT
○	EXISTING STORM SEWER
○	PROPOSED STORM SEWER
○	EXISTING STORM SEWER INLET
○	PROPOSED STORM SEWER INLET
○	EXISTING STORM SEWER MANHOLE
○	PROPOSED STORM SEWER MANHOLE
○	PROPOSED INLINE DRAIN
○	EXISTING 8" WATER MAIN
○	PROPOSED 2" DOMESTIC SERVICE
○	PROPOSED 4" FIRE LINE
○	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
○	EXISTING WATER METER
○	PROPOSED WATER METER
○	PROPOSED METER/BACKFLOW VAULT
○	PROPOSED IRRIGATION MANHOLE
○	PROPOSED FENCE
○	EXISTING FENCE
○	PROPOSED TRAFFIC FLOW
○	GRADE BREAK
○	ROOF DRAIN (RD)
○	STREET LIGHT POLE
○	FIRE DEPARTMENT CONNECTION
○	PARKING LOT LIGHT
○	PROPOSED BUILDING LIGHT
○	POWER POLE
○	FLOWLINE
○	EDGE OF PAVEMENT
○	TOP OF CONCRETE
○	TOP OF WALL
○	BOW BOTTOM OF WALL
○	TBW TOP OF WALK
○	TC TOP OF CURB
○	BOC BACK OF CURB
○	LS LANDSCAPE AREA
○	UTILITY PEDESTALS

Know what's below.  
Call before you dig.

SCALE VERIFICATION  
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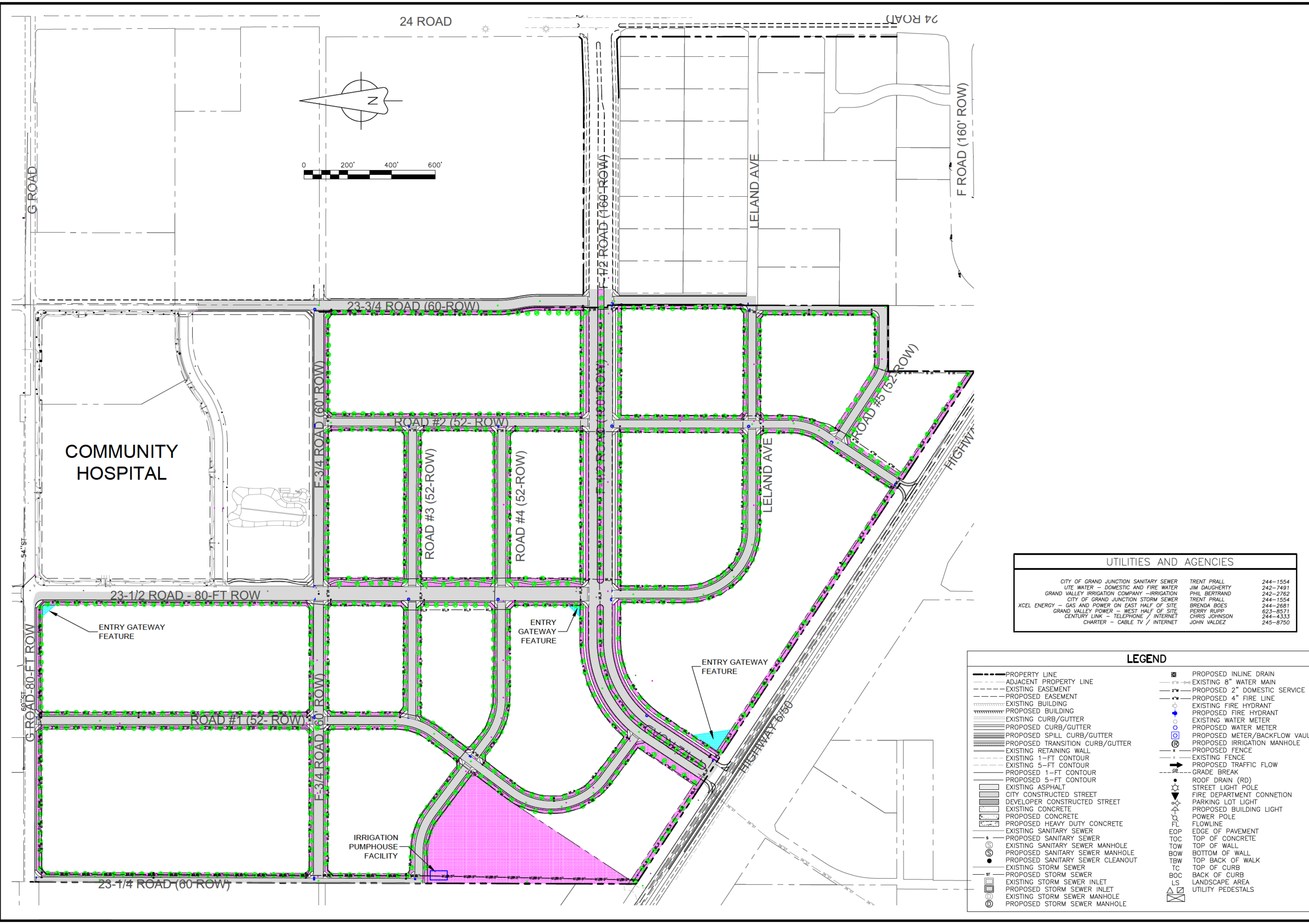
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**HALANDRAS PROPERTY**  
*Irrigation Plan*

prepared for  
**Denver Law Group**

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY: MRA	APPROVED BY: MRA
JOB NUMBER: 1399.0001			
DATE: 06-10-20			
SCALE: 1"=300'			
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UTILITIES AND AGENCIES		
CITY OF GRAND JUNCTION SANITARY SEWER	TRENT PRALL	244-1554
UTE WATER - DOMESTIC AND FIRE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY IRRIGATION COMPANY - IRRIGATION	PHIL BERTRAND	242-2762
CITY OF GRAND JUNCTION STORM SEWER	TRENT PRALL	244-1554
XCEL ENERGY - GAS AND POWER ON EAST HALF OF SITE	BRENDA BOES	244-2681
GRAND VALLEY POWER - WEST HALF OF SITE	PERRY RUPP	623-8571
CENTURY LINK - TELEPHONE / INTERNET	CHRIS JOHNSON	244-4333
CHARTER - CABLE TV / INTERNET	JOHN VALDEZ	245-8750

LEGEND	
---	PROPOSED INLINE DRAIN
---	EXISTING 8" WATER MAIN
---	PROPOSED 2" DOMESTIC SERVICE
---	PROPOSED 4" FIRE LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING WATER METER
---	PROPOSED WATER METER
---	PROPOSED METER/BACKFLOW VAULT
---	PROPOSED IRRIGATION MANHOLE
---	PROPOSED FENCE
---	EXISTING FENCE
---	PROPOSED TRAFFIC FLOW
---	GRADE BREAK
---	ROOF DRAIN (RD)
---	STREET LIGHT POLE
---	FIRE DEPARTMENT CONNECTION
---	PARKING LOT LIGHT
---	PROPOSED BUILDING LIGHT
---	POWER POLE
---	FLOWLINE
---	EDGE OF PAVEMENT
---	TOP OF CONCRETE
---	TOP OF WALL
---	BOW BOTTOM OF WALL
---	TBW TOP OF BACK OF WALK
---	TC TOP OF CURB
---	BOC BACK OF CURB
---	LS LANDSCAPE AREA
---	UTILITY PEDESTALS
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER CLEANOUT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER INLET
---	PROPOSED STORM SEWER INLET
---	EXISTING STORM SEWER MANHOLE
---	PROPOSED STORM SEWER MANHOLE

**HALANDRAS PROPERTY**  
LANDSCAPE

prepared for  
**Denver Law Group**

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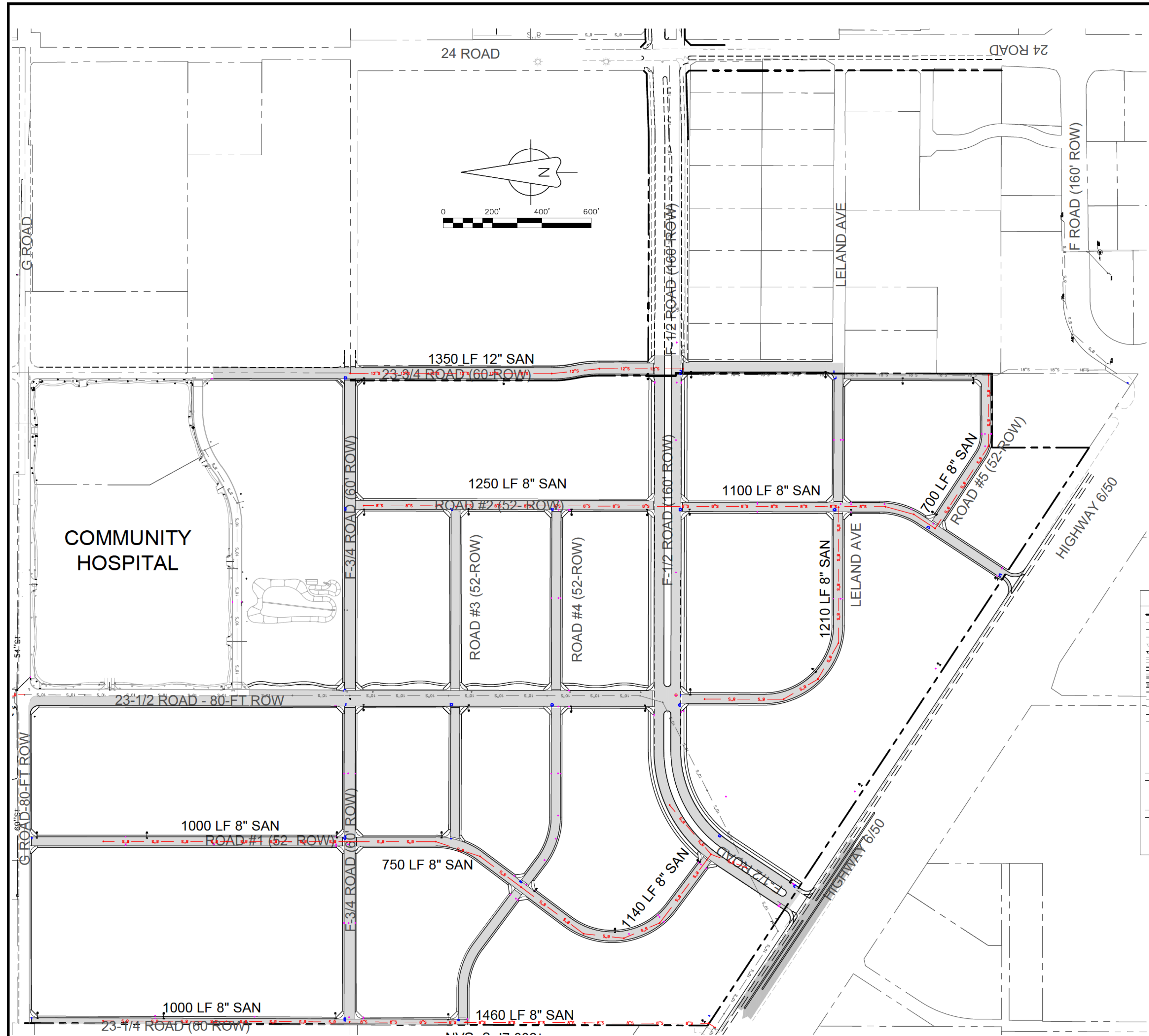
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**LEGEND**

---	PROPERTY LINE	—	PROPOSED INLINE DRAIN
- - -	ADJACENT PROPERTY LINE	—	EXISTING 8" WATER MAIN
- - -	EXISTING EASEMENT	—	PROPOSED 2" DOMESTIC SERVICE
- - -	PROPOSED EASEMENT	—	PROPOSED 4" FIRE LINE
	EXISTING BUILDING	—	EXISTING FIRE HYDRANT
	PROPOSED BUILDING	—	PROPOSED FIRE HYDRANT
	EXISTING CURB/GUTTER	—	EXISTING WATER METER
	PROPOSED CURB/GUTTER	—	PROPOSED WATER METER
	PROPOSED SPILL CURB/GUTTER	—	PROPOSED METER/BACKFLOW VAULT
	PROPOSED TRANSITION CURB/GUTTER	—	PROPOSED IRRIGATION MANHOLE
	EXISTING RETAINING WALL	—	PROPOSED FENCE
---	EXISTING 1-FIT CONTOUR	—	EXISTING FENCE
---	EXISTING 5-FIT CONTOUR	—	PROPOSED TRAFFIC FLOW
---	PROPOSED 1-FIT CONTOUR	—	GRADE BREAK
---	PROPOSED 5-FIT CONTOUR	—	ROOF DRAIN (RD)
---	EXISTING ASPHALT	—	STREET LIGHT POLE
---	CITY CONSTRUCTED STREET	—	FIRE DEPARTMENT CONNECTION
---	DEVELOPER CONSTRUCTED STREET	—	PARKING LOT LIGHT
---	EXISTING CONCRETE	—	PROPOSED BUILDING LIGHT
---	PROPOSED CONCRETE	—	POWER POLE
---	PROPOSED HEAVY DUTY CONCRETE	—	FLOWLINE
---	EXISTING SANITARY SEWER	—	EDGE OF PAVEMENT
---	PROPOSED SANITARY SEWER	—	TOC TOP OF CONCRETE
---	EXISTING SANITARY SEWER MANHOLE	—	TOW TOP OF WALL
---	PROPOSED SANITARY SEWER MANHOLE	—	BOW BOTTOM OF WALL
---	PROPOSED SANITARY SEWER CLEANOUT	—	TBW TOP BACK OF WALK
---	EXISTING STORM SEWER	—	TC TOP OF CURB
---	PROPOSED STORM SEWER	—	BOC BACK OF CURB
---	EXISTING STORM SEWER INLET	—	LS LANDSCAPE AREA
---	PROPOSED STORM SEWER INLET	—	UTILITY PEDESTALS
---	EXISTING STORM SEWER MANHOLE	—	
---	PROPOSED STORM SEWER MANHOLE	—	

**UTILITIES AND AGENCIES**

CITY OF GRAND JUNCTION SANITARY SEWER	TRENT PRALL	244-1554
UTE WATER - DOMESTIC AND FIRE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY IRRIGATION COMPANY - IRRIGATION	PHIL BERTRAND	242-2762
CITY OF GRAND JUNCTION STORM SEWER	TRENT PRALL	244-1554
GRAND VALLEY POWER - WEST HALF OF SITE	BRENDA BOES	244-2681
CENTURY LINK - TELEPHONE / INTERNET	PERRY RUPP	623-8571
CHARTER - CABLE TV / INTERNET	CHRIS JOHNSON	244-4333
	JOHN VALDEZ	245-8750

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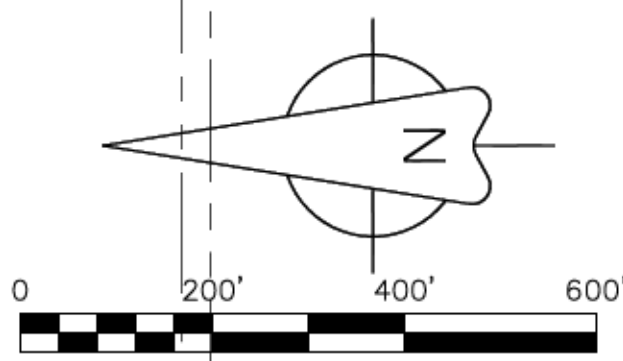
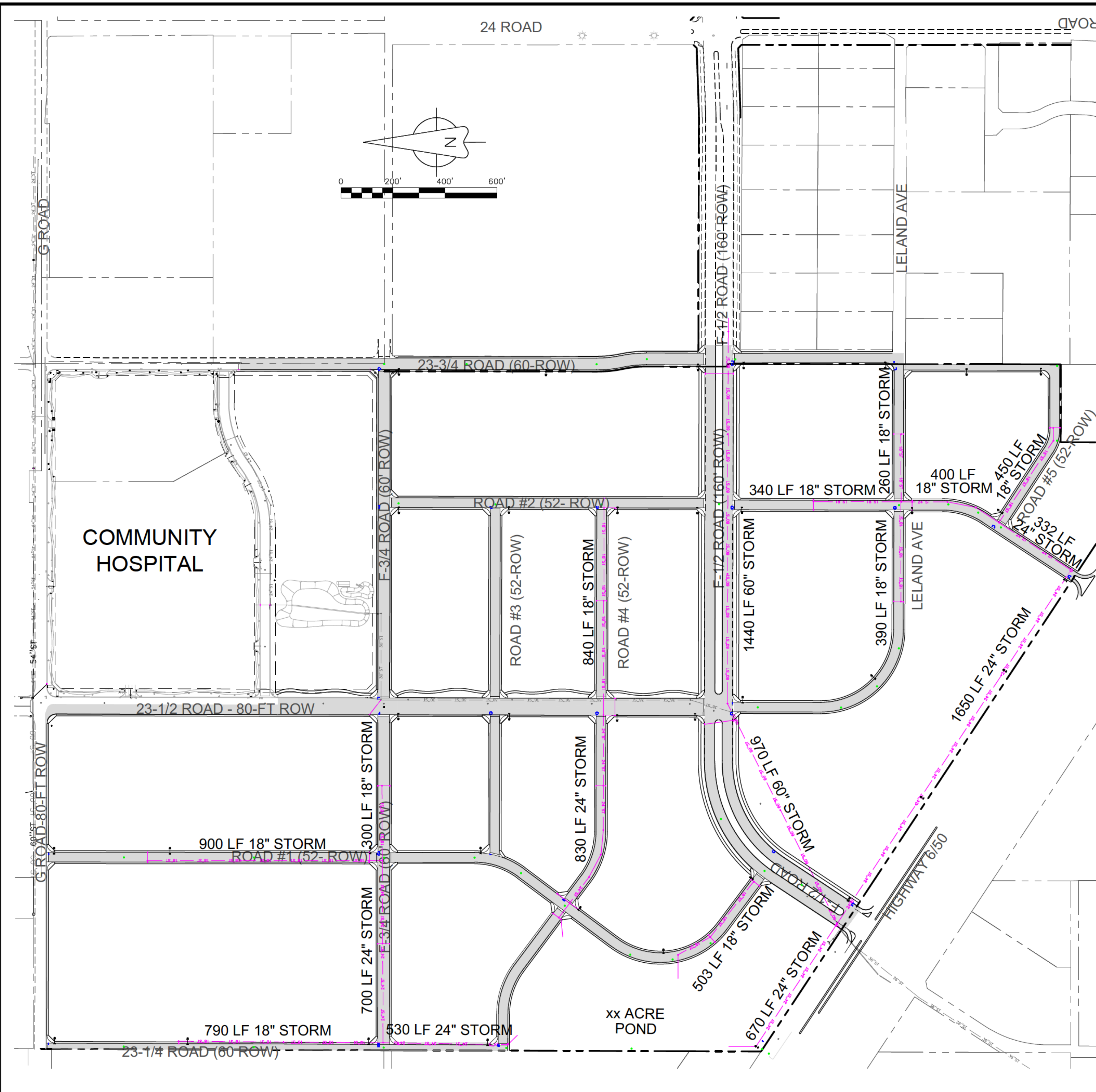
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**HALANDRAS PROPERTY**  
**SANITARY SEWER MAIN PLAN**

prepared by: **Denver Law Group**

DRAWN BY: MRH	DESIGNED BY: MRH	CHECKED BY: MRA
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SCALE: 1"=200'		
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LEGEND			
---	PROPERTY LINE	—	PROPOSED INLINE DRAIN
- - -	ADJACENT PROPERTY LINE	—	EXISTING 8" WATER MAIN
- · - · -	EXISTING EASEMENT	—	PROPOSED 2" DOMESTIC SERVICE
- · - · -	PROPOSED EASEMENT	—	PROPOSED 4" FIRE LINE
▭	EXISTING BUILDING	—	EXISTING FIRE HYDRANT
▭	PROPOSED BUILDING	—	PROPOSED FIRE HYDRANT
▭	EXISTING CURB/GUTTER	—	EXISTING WATER METER
▭	PROPOSED CURB/GUTTER	—	PROPOSED WATER METER
▭	PROPOSED SPILL CURB/GUTTER	—	PROPOSED METER/BACKFLOW VAULT
▭	PROPOSED TRANSITION CURB/GUTTER	—	PROPOSED IRRIGATION MANHOLE
▭	EXISTING RETAINING WALL	—	PROPOSED FENCE
▭	EXISTING 1-FT CONTOUR	—	EXISTING FENCE
▭	EXISTING 5-FT CONTOUR	—	PROPOSED TRAFFIC FLOW
▭	PROPOSED 1-FT CONTOUR	—	GRADE BREAK
▭	PROPOSED 5-FT CONTOUR	—	ROOF DRAIN (RD)
▭	EXISTING ASPHALT	—	STREET LIGHT POLE
▭	CITY CONSTRUCTED STREET	—	FIRE DEPARTMENT CONNECTION
▭	DEVELOPER CONSTRUCTED STREET	—	PARKING LOT LIGHT
▭	EXISTING CONCRETE	—	PROPOSED BUILDING LIGHT
▭	PROPOSED CONCRETE	—	POWER POLE
▭	PROPOSED HEAVY DUTY CONCRETE	—	FLOWLINE
▭	EXISTING SANITARY SEWER	—	EDGE OF PAVEMENT
▭	PROPOSED SANITARY SEWER	—	TOC TOP OF CONCRETE
▭	EXISTING SANITARY SEWER MANHOLE	—	TOW TOP OF WALL
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UTILITIES AND AGENCIES		
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GRAND VALLEY POWER - WEST HALF OF SITE	PERRY RUPP	623-8571
CENTURY LINK - TELEPHONE / INTERNET	CHRIS JOHNSON	244-4333
CHARTER - GABLE TV / INTERNET	JOHN VALDEZ	245-8750

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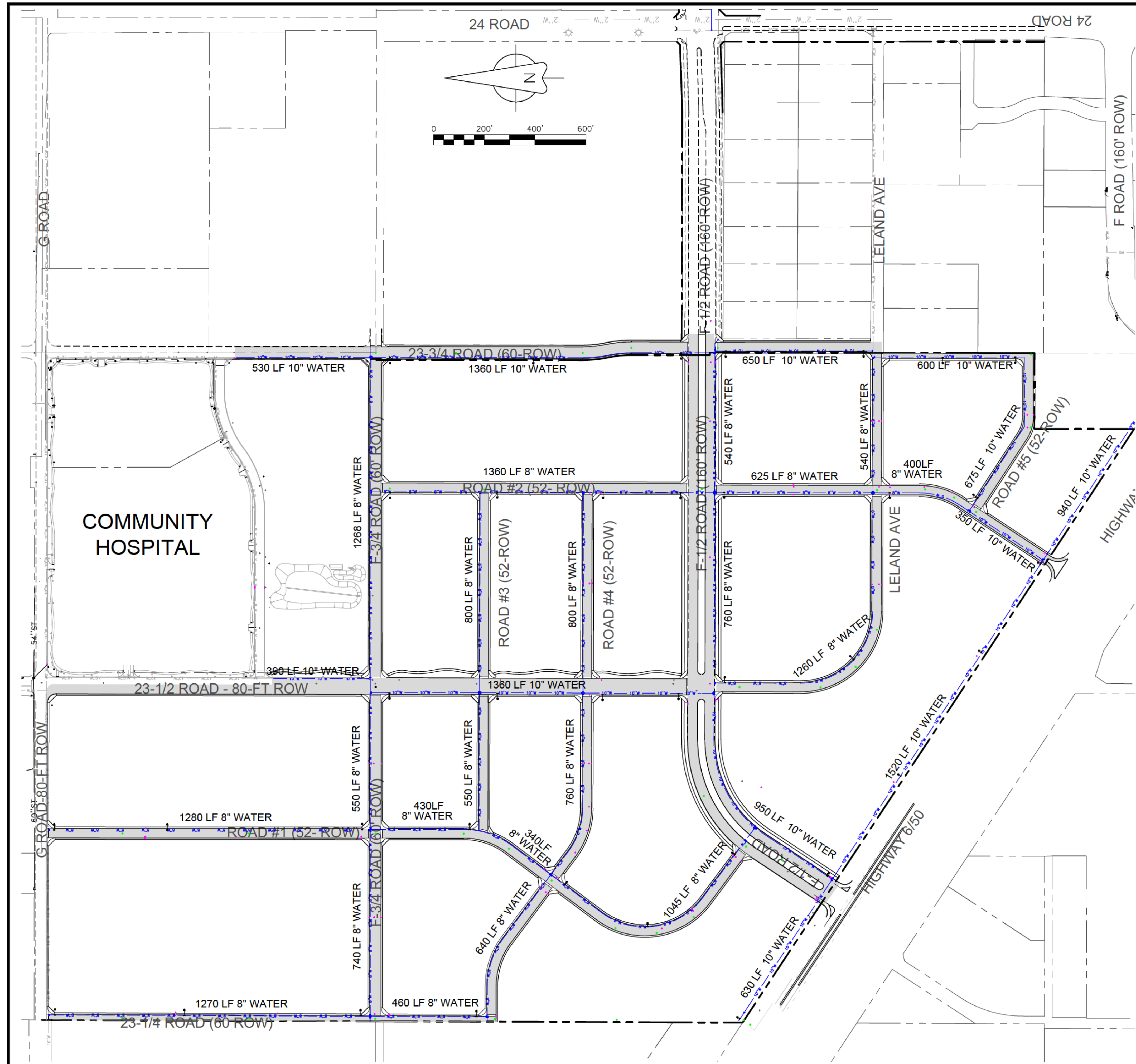
**HALANDRAS PROPERTY**

**STORM SEWER MAIN PLAN**

prepared for  
**Denver Law Group**

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—	PROPOSED STORM SEWER MANHOLE	—	

**UTILITIES AND AGENCIES**

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<b>HALANDRAS PROPERTY</b>	<b>WATER MAIN PLAN</b>
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CHECKED BY: MRH	APPROVED BY: MRA
JOB NUMBER: 1399.0001	
DATE: 06-10-20	
SCALE: 1"=200'	
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**EXHIBIT E**  
**FINANCIAL PLAN**



# West Junction Metropolitan District

## Limited Tax General Obligation Bonds

Cover

June 16, 2020

### Table of Schedules

Assumptions Non-Rated 30 Year, Fixed Rate

Preliminary as of June 16, 2020 Assumes 98% of Revenue Available for Debt Service

Series 2021 5.50%

Series 2026 5.00%

50 Mills of Debt Service

10 Mills for O&M

Issue	Term	Repayment Source	Par Amount	Project Fund Proceeds
Series 2021	30 Year	Residential & Commercial	\$46,025,000	\$32,913,483
Series 2026	30 Year	Residential & Commercial	\$56,520,000	\$6,219,423
Total:			\$102,545,000	\$39,132,906

- 1 . Cover Page
- 2 . Bonding Capacity
- 3 . O&M Revenues
- 4 . Assessed Valuation
- 5 . Commercial Development
- 6 . Residential Development
- 7 . Estimated Lot Values

Series 2021 & Series 2026

West Junction Metropolitan District

Limited Tax General Obligation Bonds

Bonding Capacity

Year	Revenue Summary					\$46,025,000 SERIES 2021 BONDS (New Money)					\$56,520,000 SERIES 2026 BONDS (Refunding Series 2021 and New Money)									
	Assessed Value	Bond Levy	Property Tax Revenue <sup>(1)</sup>	SO Tax <sup>(1)</sup>	Net Prop Tax Revenue	Principal	Coupon	Interest	CAPI	DSRF <sup>(1)</sup>	Net Debt Service	Coverage	Surplus/ (Deficit)	Principal	Coupon	Interest	DSRF <sup>(1)</sup>	Net Debt Service	Coverage	Surplus/ (Deficit)
2021	-	50.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	343,638	50.0	16,838	1,010	17,849	-	-	2,531,375	(2,531,375)	(43,469)	(43,469)	-0.41	61,317	-	-	-	-	-	-	-
2023	4,836,256	50.0	236,977	14,219	251,195	-	-	2,531,375	(2,531,375)	(43,469)	(43,469)	-5.78	294,664	-	-	-	-	-	-	-
2024	18,191,256	50.0	891,372	53,482	944,854	-	-	2,531,375	(2,531,375)	(43,469)	(43,469)	-21.74	988,323	-	-	-	-	-	-	-
2025	33,432,739	50.0	1,736,204	104,172	1,840,376	-	-	2,531,375	-	(43,469)	2,487,906	0.74	(647,530)	-	-	-	-	-	-	-
2026	57,127,603	50.0	2,799,253	167,955	2,967,208	-	-	2,531,375	-	(43,469)	2,487,906	1.19	479,302	665,000	5.00%	706,500	(48,904)	1,322,596	1.15	378,924
2027	76,547,847	50.0	3,750,845	225,051	3,975,895	370,000	5.50%	2,531,375	-	(43,469)	3,057,906	1.30	917,989	435,000	5.00%	2,792,750	(48,904)	3,178,846	1.25	797,049
2028	78,078,804	50.0	3,825,861	229,552	4,055,413	660,000	5.50%	2,500,025	-	(43,469)	3,116,556	1.30	938,857	520,000	5.00%	2,771,000	(48,904)	3,242,096	1.25	813,317
2029	78,078,804	50.0	3,825,861	229,552	4,055,413	695,000	5.50%	2,463,725	-	(43,469)	3,115,256	1.30	940,157	545,000	5.00%	2,745,000	(48,904)	3,241,096	1.25	814,317
2030	79,640,380	50.0	3,902,379	234,143	4,136,521	795,000	5.50%	2,423,500	-	(43,469)	3,177,031	1.30	959,490	640,000	5.00%	2,717,750	(48,904)	3,308,846	1.25	827,675
2031	79,640,380	50.0	3,902,379	234,143	4,136,521	840,000	5.50%	2,381,775	-	(43,469)	3,178,306	1.30	958,215	670,000	5.00%	2,685,750	(48,904)	3,306,846	1.25	829,675
2032	81,233,188	50.0	3,980,426	238,826	4,219,252	950,000	5.50%	2,335,575	-	(43,469)	3,242,106	1.30	977,146	770,000	5.00%	2,652,250	(48,904)	3,373,346	1.25	845,905
2033	81,233,188	50.0	3,980,426	238,826	4,219,252	1,005,000	5.50%	2,283,325	-	(43,469)	3,244,856	1.30	974,396	810,000	5.00%	2,613,750	(48,904)	3,374,846	1.25	844,405
2034	82,857,852	50.0	4,060,035	243,602	4,303,637	1,125,000	5.50%	2,228,050	-	(43,469)	3,309,381	1.30	994,056	915,000	5.00%	2,573,250	(48,904)	3,439,346	1.25	864,290
2035	82,857,852	50.0	4,060,035	243,602	4,303,637	1,185,000	5.50%	2,166,175	-	(43,469)	3,307,706	1.30	995,931	960,000	5.00%	2,527,500	(48,904)	3,438,596	1.25	865,040
2036	84,515,009	50.0	4,141,235	248,474	4,389,710	1,315,000	5.50%	2,101,000	-	(43,469)	3,372,531	1.30	1,017,178	1,080,000	5.00%	2,479,500	(48,904)	3,510,596	1.25	879,113
2037	84,515,009	50.0	4,141,235	248,474	4,389,710	1,390,000	5.50%	2,028,675	-	(43,469)	3,375,206	1.30	1,014,503	1,130,000	5.00%	2,425,500	(48,904)	3,506,596	1.25	883,113
2038	86,205,309	50.0	4,224,060	253,444	4,477,504	1,535,000	5.50%	1,952,225	-	(43,469)	3,443,756	1.30	1,033,748	1,260,000	5.00%	2,369,000	(48,904)	3,580,096	1.25	897,407
2039	86,205,309	50.0	4,224,060	253,444	4,477,504	1,615,000	5.50%	1,867,800	-	(43,469)	3,439,331	1.30	1,038,173	1,320,000	5.00%	2,306,000	(48,904)	3,577,096	1.25	900,407
2040	87,929,415	50.0	4,308,541	258,512	4,567,054	1,775,000	5.50%	1,778,975	-	(43,469)	3,510,506	1.30	1,056,548	1,460,000	5.00%	2,240,000	(48,904)	3,651,096	1.25	915,957
2041	87,929,415	50.0	4,308,541	258,512	4,567,054	1,875,000	5.50%	1,681,350	-	(43,469)	3,512,081	1.30	1,054,173	1,535,000	5.00%	2,167,000	(48,904)	3,653,096	1.25	913,957
2042	89,688,004	50.0	4,394,712	263,683	4,658,395	2,045,000	5.50%	1,578,225	-	(43,469)	3,579,756	1.30	1,078,639	1,685,000	5.00%	2,090,250	(48,904)	3,726,346	1.25	932,049
2043	89,688,004	50.0	4,394,712	263,683	4,658,395	2,160,000	5.50%	1,465,750	-	(43,469)	3,582,281	1.30	1,076,114	1,765,000	5.00%	2,006,000	(48,904)	3,722,096	1.25	936,299
2044	91,481,764	50.0	4,482,606	268,956	4,751,563	2,330,000	5.50%	1,346,950	-	(43,469)	3,653,481	1.30	1,098,082	1,930,000	5.00%	1,917,750	(48,904)	3,798,846	1.25	952,716
2045	91,481,764	50.0	4,482,606	268,956	4,751,563	2,480,000	5.50%	1,217,700	-	(43,469)	3,654,231	1.30	1,097,332	2,025,000	5.00%	1,821,250	(48,904)	3,797,346	1.25	954,216
2046	93,311,399	50.0	4,572,259	274,336	4,846,594	2,690,000	5.50%	1,081,300	-	(43,469)	3,727,831	1.30	1,118,763	2,205,000	5.00%	1,720,000	(48,904)	3,876,096	1.25	970,498
2047	93,311,399	50.0	4,572,259	274,336	4,846,594	2,835,000	5.50%	933,350	-	(43,469)	3,724,881	1.30	1,121,713	2,315,000	5.00%	1,609,750	(48,904)	3,875,846	1.25	970,748
2048	95,177,627	50.0	4,663,704	279,822	4,943,526	3,065,000	5.50%	777,425	-	(43,469)	3,798,956	1.30	1,144,570	2,505,000	5.00%	1,494,000	(48,904)	3,950,096	1.25	993,430
2049	95,177,627	50.0	4,663,704	279,822	4,943,526	3,235,000	5.50%	608,850	-	(43,469)	3,800,381	1.30	1,143,145	2,630,000	5.00%	1,368,750	(48,904)	3,949,846	1.25	993,680
2050	97,081,179	50.0	4,756,978	285,419	5,042,396	7,835,000	5.50%	430,925	(4,390,361)	(43,469)	3,875,564	1.30	1,166,833	2,845,000	5.00%	1,237,250	(48,904)	4,033,346	1.25	1,009,050
2051	97,081,179	50.0	4,756,978	285,419	5,042,396	-	-	-	-	-	-	-	-	2,985,000	5.00%	1,095,000	(48,904)	4,031,096	1.25	1,011,300
2052	99,022,803	50.0	4,852,117	291,127	5,143,244	-	-	-	-	-	-	-	-	3,215,000	5.00%	945,750	(48,904)	4,111,846	1.25	1,031,398
2053	99,022,803	50.0	4,852,117	291,127	5,143,244	-	-	-	-	-	-	-	-	3,375,000	5.00%	785,000	(48,904)	4,111,096	1.25	1,032,148
2054	101,003,259	50.0	4,949,160	296,950	5,246,109	-	-	-	-	-	-	-	-	3,625,000	5.00%	616,250	(48,904)	4,192,346	1.25	1,053,763
2055	101,003,259	50.0	4,949,160	296,950	5,246,109	-	-	-	-	-	-	-	-	8,700,000	5.00%	435,000	(4,939,267)	4,195,733	1.25	1,050,376
<b>Totals:</b>						<b>46,025,000</b>	<b>54,822,900</b>	<b>-7,594,125</b>			<b>87,646,284</b>			<b>56,520,000</b>	<b>57,914,500</b>			<b>108,077,028</b>		

Notes:

- (1) Estimated SO Tax: 6.00%
- (2) Estimated Collection Fees: 2.00%
- (3) Estimate Int Earnings: 1.00%

**Series 2021:**

Par Amount	46,025,000
Net Proceeds	32,913,483
DSRF-Requirement	4,346,892
Capitalized Interest	7,594,125

**Series 2026:**

Par Amount	56,520,000
Net Proceeds	6,219,423
Escrow for Series 2021 Bonds	48,659,306
DSRF-Requirement	4,890,363

Notes: Preliminary and subject to change; Interest rate assumptions are based on current market conditions and similar credits; issuer's actual results may differ, and Stifel makes no commitment to underwrite at these levels; and costs of issuance and underwriter's discount are estimates for discussion purposes.

## West Junction Metropolitan District

### Limited Tax General Obligation Bonds

#### Operations and Maintenance Revenue

Collection	Assessed Value	DISTRICT REVENUE SUMMARY FOR OPERATIONS			
		Mill Levy	Property Tax Revenue <sup>(2)</sup>	SO Tax <sup>(1)</sup>	Revenue for Operations
2021	-	10.000	-	-	-
2022	343,638	10.000	3,368	202	3,570
2023	4,836,256	10.000	47,395	2,844	50,239
2024	18,191,256	10.000	178,274	10,696	188,971
2025	35,432,739	10.000	347,241	20,834	368,075
2026	57,127,603	10.000	559,851	33,591	593,442
2027	76,547,847	10.000	750,169	45,010	795,179
2028	78,078,804	10.000	765,172	45,910	811,083
2029	78,078,804	10.000	765,172	45,910	811,083
2030	79,640,380	10.000	780,476	46,829	827,304
2031	79,640,380	10.000	780,476	46,829	827,304
2032	81,233,188	10.000	796,085	47,765	843,850
2033	81,233,188	10.000	796,085	47,765	843,850
2034	82,857,852	10.000	812,007	48,720	860,727
2035	82,857,852	10.000	812,007	48,720	860,727
2036	84,515,009	10.000	828,247	49,695	877,942
2037	84,515,009	10.000	828,247	49,695	877,942
2038	86,205,309	10.000	844,812	50,689	895,501
2039	86,205,309	10.000	844,812	50,689	895,501
2040	87,929,415	10.000	861,708	51,702	913,411
2041	87,929,415	10.000	861,708	51,702	913,411
2042	89,688,004	10.000	878,942	52,737	931,679
2043	89,688,004	10.000	878,942	52,737	931,679
2044	91,481,764	10.000	896,521	53,791	950,313
2045	91,481,764	10.000	896,521	53,791	950,313
2046	93,311,399	10.000	914,452	54,867	969,319
2047	93,311,399	10.000	914,452	54,867	969,319
2048	95,177,627	10.000	932,741	55,964	988,705
2049	95,177,627	10.000	932,741	55,964	988,705
2050	97,081,179	10.000	951,396	57,084	1,008,479

Total:

#### Notes:

(1) Estimated SO Tax : 6.00%

(2) Estimated Collection Fees: 2.00%

## West Junction Metropolitan District

### Limited Tax General Obligation Bonds

#### Assessed Valuation Summary

Completion Year	Assessment Year	Collection Year	Residential AV		Commercial AV	Cumulative Assessed Value		
			Lot AV	Home Sale AV	Const. Value	Incremental AV	Biennial Assessment <sup>(1)</sup>	Cumulative AV
	2020	2021	-	-	-	-	-	-
2020	2021	2022	343,638	-	-	343,638	-	343,638
2021	2022	2023	872,248	1,705,930	1,914,439	4,492,618	-	4,836,256
2022	2023	2024	369,808	6,053,919	6,834,548	13,258,275	96,725	18,191,256
2023	2024	2025	376,035	7,902,425	8,963,022	17,241,482	-	35,432,739
2024	2025	2026	53,975	9,758,334	11,173,901	20,986,210	708,655	57,127,603
2025	2026	2027	(2,015,704)	10,038,569	11,397,379	19,420,244	-	76,547,847
2026	2027	2028	-	-	-	-	1,530,957	78,078,804
2027	2028	2029	-	-	-	-	-	78,078,804
2028	2029	2030	-	-	-	-	1,561,576	79,640,380
2029	2030	2031	-	-	-	-	-	79,640,380
2030	2031	2032	-	-	-	-	1,592,808	81,233,188
2031	2032	2033	-	-	-	-	-	81,233,188
2032	2033	2034	-	-	-	-	1,624,664	82,857,852
2033	2034	2035	-	-	-	-	-	82,857,852
2034	2035	2036	-	-	-	-	1,657,157	84,515,009
2035	2036	2037	-	-	-	-	-	84,515,009
2036	2037	2038	-	-	-	-	1,690,300	86,205,309
2037	2038	2039	-	-	-	-	-	86,205,309
2038	2039	2040	-	-	-	-	1,724,106	87,929,415
2039	2040	2041	-	-	-	-	-	87,929,415
2040	2041	2042	-	-	-	-	1,758,588	89,688,004
2041	2042	2043	-	-	-	-	-	89,688,004
2042	2043	2044	-	-	-	-	1,793,760	91,481,764
2043	2044	2045	-	-	-	-	-	91,481,764
2044	2045	2046	-	-	-	-	1,829,635	93,311,399
2045	2046	2047	-	-	-	-	-	93,311,399
2046	2047	2048	-	-	-	-	1,866,228	95,177,627
2047	2048	2049	-	-	-	-	-	95,177,627
2048	2049	2050	-	-	-	-	1,903,553	97,081,179
2049	2050	2051	-	-	-	-	-	97,081,179
2050	2051	2052	-	-	-	-	1,941,624	99,022,803
2051	2052	2053	-	-	-	-	-	99,022,803
2052	2053	2054	-	-	-	-	1,980,456	101,003,259
2053	2054	2055	-	-	-	-	-	101,003,259

Total:

#### Notes:

(1) Biennial Reassessment

2%

## West Junction Metropolitan District

### Limited Tax General Obligation Bonds

#### Commercial Development

Completion Year	Assessment Year	Collection Year	Commercial Mix (Office/Warehouse)		Mix Commercial		Commercial/Retail		Mix Use (Office/Retail)		Const. Value	Assessed 29.00%
			Sq Feet	Value/ Sq Ft	Sq Feet	Value/ Sq Ft	Sq Feet	Value/ Sq Ft	Sq Feet	Value/ Sq Ft		
	2020	2021	-	-							-	-
2020	2021	2022	-	-							-	-
2021	2022	2023	10,977	150	5,554	200	10,727	200	8,494	200	6,601,515	1,914,439
2022	2023	2024	38,420	153	19,439	204	37,543	204	29,730	204	23,567,409	6,834,548
2023	2024	2025	49,397	156	24,993	208	48,270	208	38,224	208	30,906,973	8,963,022
2024	2025	2026	60,374	159	30,546	212	58,997	212	46,718	212	38,530,693	11,173,901
2025	2026	2027	60,374	162	30,546	216	58,997	216	46,718	216	39,301,307	11,397,379
<b>TOTAL</b>			<b>219,542</b>		<b>111,078</b>		<b>214,533</b>		<b>169,884</b>			

**Notes:**

(1) Inflation 2%

\*Values and absorption schedule provided by the Developer.

West Junction Metropolitan District

Limited Tax General Obligation Bonds

Residential Development

Completion Assesmer Collection			Townhomes 3-Story		Townhomes 2-Story		Multi-Family		Senior Apartments		Active Living		Multi-Family Residential		Age-In-Place Residential		Residential	Assessed
Year	Year	Year	Units	Price	Units	Price	Units	Price	Units	Price	Units	Price	Units	Price	Units	Price	Const Value	7.15%
	2020	2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	2021	2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	2022	2023	18	337,500	10	337,500	16	291,667	13	262,500	13	160,000	10	300,000	4	312,500	23,859,167	1,705,930
2022	2023	2024	61	344,250	34	344,250	57	297,500	46	267,750	46	163,200	34	306,000	15	318,750	84,670,200	6,053,919
2023	2024	2025	79	351,135	43	351,135	73	303,450	59	273,105	59	166,464	43	312,120	19	325,125	110,523,426	7,902,425
2024	2025	2026	96	358,158	53	358,158	89	309,519	70	278,567	70	169,793	52	318,362	23	331,628	136,480,192	9,758,334
2025	2026	2027	96	365,321	52	365,321	90	315,709	72	284,138	72	173,189	53	324,730	23	338,260	140,399,569	10,038,569
<b>TOTAL</b>			<b>350</b>		<b>192</b>		<b>325</b>		<b>260</b>		<b>260</b>		<b>192</b>		<b>84</b>			

Notes:

(1) Home Price Inflation 2%

\*Home values and absorption schedule provided by the Developer.

West Junction Metropolitan District

Limited Tax General Obligation Bonds

Lot Values

Completion/Assessment/Collection			Townhomes 3-Story			Townhomes 2-Story			Multi-Family			Senior Apartments			Active Living			Multi-Family Residential			Age-In-Place Residential			Improved Lot	Assessed
Year	Year	Year	Lots	Units	Value per	Lots	Units	Value per	Lots	Units	Value per	Lots	Units	Value per	Lots	Units	Value per	Lots	Units	Value per	Lots	Units	Value per	Value per	29%
	2020	2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	2021	2022	18	-	16,875	10	-	16,875	16	-	14,583	13	-	13,125	12	-	8,000	10	-	15,000	4	-	15,625	1,184,958	343,638
2021	2022	2023	61	18	17,213	34	10	17,213	57	16	14,875	46	13	13,388	41	12	8,160	34	10	15,300	15	4	15,938	4,192,710	1,215,886
2022	2023	2024	79	61	17,557	43	34	17,557	73	57	15,173	59	46	13,655	52	41	8,323	43	34	15,606	19	15	16,256	5,467,909	1,585,694
2023	2024	2025	96	79	17,908	53	43	17,908	89	73	15,476	70	59	13,928	63	52	8,490	52	43	15,918	23	19	16,581	6,764,582	1,961,729
2024	2025	2026	96	96	18,266	52	53	18,266	90	89	15,785	72	70	14,207	64	63	8,659	53	52	16,236	23	23	16,913	6,950,703	2,015,704
2025	2026	2027	-	96	-	-	52	-	-	90	-	-	72	-	-	64	-	-	53	-	-	23	-	-	-
2026	2027	2028	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>350</b>			<b>192</b>			<b>325</b>			<b>260</b>			<b>232</b>			<b>192</b>			<b>84</b>				

(1) Lot Values as % of Sale Price 5%

\*Lot values and absorption schedule provided by the Developer.

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Limited Tax General Obligation Bonds, Series 2021**

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**SOURCES AND USES OF FUNDS****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2021**

Dated Date	12/01/2021
Delivery Date	12/01/2021

## Sources:

<b>Bond Proceeds:</b>	
Par Amount	46,025,000.00
	<u>46,025,000.00</u>

## Uses:

<b>Project Fund Deposits:</b>	
Project Fund	32,913,482.76
<b>Other Fund Deposits:</b>	
Debt Service Reserve Fund	4,346,892.24
Capitalized Interest Fund	<u>7,594,125.00</u>
	11,941,017.24
<b>Cost of Issuance:</b>	
Other Cost of Issuance	250,000.00
<b>Delivery Date Expenses:</b>	
Underwriter's Discount	920,500.00
	<u>46,025,000.00</u>

**BOND PRICING**

**West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2021**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond:	12/01/2050	46,025,000	5.500%	5.500%	100.000
		46,025,000			

Dated Date	12/01/2021		
Delivery Date	12/01/2021		
First Coupon	06/01/2022		
Par Amount	46,025,000.00		
Original Issue Discount			
Production	46,025,000.00	100.000000%	
Underwriter's Discount	-920,500.00	-2.000000%	
Purchase Price	45,104,500.00	98.000000%	
Accrued Interest			
Net Proceeds	45,104,500.00		

**BOND DEBT SERVICE****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2021**

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2022			2,531,375	2,531,375
12/01/2023			2,531,375	2,531,375
12/01/2024			2,531,375	2,531,375
12/01/2025			2,531,375	2,531,375
12/01/2026			2,531,375	2,531,375
12/01/2027	570,000	5.500%	2,531,375	3,101,375
12/01/2028	660,000	5.500%	2,500,025	3,160,025
12/01/2029	695,000	5.500%	2,463,725	3,158,725
12/01/2030	795,000	5.500%	2,425,500	3,220,500
12/01/2031	840,000	5.500%	2,381,775	3,221,775
12/01/2032	950,000	5.500%	2,335,575	3,285,575
12/01/2033	1,005,000	5.500%	2,283,325	3,288,325
12/01/2034	1,125,000	5.500%	2,228,050	3,353,050
12/01/2035	1,185,000	5.500%	2,166,175	3,351,175
12/01/2036	1,315,000	5.500%	2,101,000	3,416,000
12/01/2037	1,390,000	5.500%	2,028,675	3,418,675
12/01/2038	1,535,000	5.500%	1,952,225	3,487,225
12/01/2039	1,615,000	5.500%	1,867,800	3,482,800
12/01/2040	1,775,000	5.500%	1,778,975	3,553,975
12/01/2041	1,875,000	5.500%	1,681,350	3,556,350
12/01/2042	2,045,000	5.500%	1,578,225	3,623,225
12/01/2043	2,160,000	5.500%	1,465,750	3,625,750
12/01/2044	2,350,000	5.500%	1,346,950	3,696,950
12/01/2045	2,480,000	5.500%	1,217,700	3,697,700
12/01/2046	2,690,000	5.500%	1,081,300	3,771,300
12/01/2047	2,835,000	5.500%	933,350	3,768,350
12/01/2048	3,065,000	5.500%	777,425	3,842,425
12/01/2049	3,235,000	5.500%	608,850	3,843,850
12/01/2050	7,835,000	5.500%	430,925	8,265,925
	46,025,000		54,822,900	100,847,900

**BOND SUMMARY STATISTICS****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2021**

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2050
Arbitrage Yield	5.500000%
True Interest Cost (TIC)	5.666613%
Net Interest Cost (NIC)	5.592347%
All-In TIC	5.712736%
Average Coupon	5.500000%
Average Life (years)	21.657
Duration of Issue (years)	12.409
Par Amount	46,025,000.00
Bond Proceeds	46,025,000.00
Total Interest	54,822,900.00
Net Interest	55,743,400.00
Total Debt Service	100,847,900.00
Maximum Annual Debt Service	8,265,925.00
Average Annual Debt Service	3,477,513.79
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond	46,025,000.00	100.000	5.500%	21.657	66,276.00
	46,025,000.00			21.657	66,276.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	46,025,000.00	46,025,000.00	46,025,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-920,500.00	-920,500.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	45,104,500.00	44,854,500.00	46,025,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	5.666613%	5.712736%	5.500000%

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**SOURCES AND USES OF FUNDS****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Dated Date	09/01/2026
Delivery Date	09/01/2026

**Sources:**

<b>Bond Proceeds:</b>	
Par Amount	56,520,000.00
<b>Other Sources of Funds:</b>	
Debt Service Reserve Fund	4,346,892.24
	<u>60,866,892.24</u>

**Uses:**

<b>Project Fund Deposits:</b>	
Project Fund	6,219,422.99
<b>Refunding Escrow Deposits:</b>	
Cash Deposit	1.00
SLGS Purchases	<u>48,659,305.00</u>
	48,659,306.00
<b>Other Fund Deposits:</b>	
Debt Service Reserve Fund	4,890,363.25
<b>Cost of Issuance:</b>	
Other Cost of Issuance	250,000.00
<b>Delivery Date Expenses:</b>	
Underwriter's Discount	847,800.00
	<u>60,866,892.24</u>

**BOND PRICING**

**West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond:	12/01/2055	56,520,000	5.000%	5.000%	100.000
		56,520,000			

Dated Date	09/01/2026		
Delivery Date	09/01/2026		
First Coupon	12/01/2026		
Par Amount	56,520,000.00		
Original Issue Discount			
Production	56,520,000.00	100.000000%	
Underwriter's Discount	-847,800.00	-1.500000%	
Purchase Price	55,672,200.00	98.500000%	
Accrued Interest			
Net Proceeds	55,672,200.00		

**BOND DEBT SERVICE****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2026	665,000	5.000%	706,500	1,371,500
12/01/2027	435,000	5.000%	2,792,750	3,227,750
12/01/2028	520,000	5.000%	2,771,000	3,291,000
12/01/2029	545,000	5.000%	2,745,000	3,290,000
12/01/2030	640,000	5.000%	2,717,750	3,357,750
12/01/2031	670,000	5.000%	2,685,750	3,355,750
12/01/2032	770,000	5.000%	2,652,250	3,422,250
12/01/2033	810,000	5.000%	2,613,750	3,423,750
12/01/2034	915,000	5.000%	2,573,250	3,488,250
12/01/2035	960,000	5.000%	2,527,500	3,487,500
12/01/2036	1,080,000	5.000%	2,479,500	3,559,500
12/01/2037	1,130,000	5.000%	2,425,500	3,555,500
12/01/2038	1,260,000	5.000%	2,369,000	3,629,000
12/01/2039	1,320,000	5.000%	2,306,000	3,626,000
12/01/2040	1,460,000	5.000%	2,240,000	3,700,000
12/01/2041	1,535,000	5.000%	2,167,000	3,702,000
12/01/2042	1,685,000	5.000%	2,090,250	3,775,250
12/01/2043	1,765,000	5.000%	2,006,000	3,771,000
12/01/2044	1,930,000	5.000%	1,917,750	3,847,750
12/01/2045	2,025,000	5.000%	1,821,250	3,846,250
12/01/2046	2,205,000	5.000%	1,720,000	3,925,000
12/01/2047	2,315,000	5.000%	1,609,750	3,924,750
12/01/2048	2,505,000	5.000%	1,494,000	3,999,000
12/01/2049	2,630,000	5.000%	1,368,750	3,998,750
12/01/2050	2,845,000	5.000%	1,237,250	4,082,250
12/01/2051	2,985,000	5.000%	1,095,000	4,080,000
12/01/2052	3,215,000	5.000%	945,750	4,160,750
12/01/2053	3,375,000	5.000%	785,000	4,160,000
12/01/2054	3,625,000	5.000%	616,250	4,241,250
12/01/2055	8,700,000	5.000%	435,000	9,135,000
	56,520,000		57,914,500	114,434,500



**BOND SUMMARY STATISTICS**

**West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Dated Date	09/01/2026
Delivery Date	09/01/2026
First Coupon	12/01/2026
Last Maturity	12/01/2055
Arbitrage Yield	5.000629%
True Interest Cost (TIC)	5.125917%
Net Interest Cost (NIC)	5.073194%
All-In TIC	5.163416%
Average Coupon	5.000000%
Average Life (years)	20.493
Duration of Issue (years)	12.324
Par Amount	56,520,000.00
Bond Proceeds	56,520,000.00
Total Interest	57,914,500.00
Net Interest	58,762,300.00
Total Debt Service	114,434,500.00
Maximum Annual Debt Service	9,135,000.00
Average Annual Debt Service	3,912,290.60
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	15.000000
Total Underwriter's Discount	15.000000
Bid Price	98.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond	56,520,000.00	100.000	5.000%	20.493	86,475.60
	56,520,000.00			20.493	86,475.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	56,520,000.00	56,520,000.00	56,520,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-847,800.00	-847,800.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	55,672,200.00	55,422,200.00	56,520,000.00
Target Date	09/01/2026	09/01/2026	09/01/2026
Yield	5.125917%	5.163416%	5.000629%

**SUMMARY OF BONDS REFUNDED**

**West Junction Metropolitan District  
 Limited Tax General Obligation Bonds, Series 2026**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
Limited Tax General Obligation Bonds, Series 2021, 2021, TERM:	12/01/2050	5.500%	46,025,000.00	12/01/2026	103.000
			46,025,000.00		

**SUMMARY OF REFUNDING RESULTS****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Dated Date	09/01/2026
Delivery Date	09/01/2026
Arbitrage yield	5.000629%
Escrow yield	0.099738%
Value of Negative Arbitrage	585,160.45
Bond Par Amount	56,520,000.00
True Interest Cost	5.125917%
Net Interest Cost	5.073194%
Average Coupon	5.000000%
Average Life	20.493
Par amount of refunded bonds	46,025,000.00
Average coupon of refunded bonds	5.500000%
Average life of refunded bonds	16.907
PV of prior debt to 09/01/2026 @ 5.000629%	49,144,645.22
Net PV Savings	-612,460.78
Percentage savings of refunded bonds	-1.330713%
Percentage savings of refunding bonds	-1.083618%

**SAVINGS**

**West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Date	Prior Debt Service	Refunding Debt Service	Savings	Present Value to 09/01/2026 @ 5.0006293%
12/01/2026	1,265,687.50	1,371,500.00	-105,812.50	-104,513.98
12/01/2027	3,101,375.00	3,227,750.00	-126,375.00	-121,880.64
12/01/2028	3,160,025.00	3,291,000.00	-130,975.00	-120,230.61
12/01/2029	3,158,725.00	3,290,000.00	-131,275.00	-114,801.70
12/01/2030	3,220,500.00	3,357,750.00	-137,250.00	-114,224.13
12/01/2031	3,221,775.00	3,355,750.00	-133,975.00	-106,305.65
12/01/2032	3,285,575.00	3,422,250.00	-136,675.00	-103,282.12
12/01/2033	3,288,325.00	3,423,750.00	-135,425.00	-97,551.20
12/01/2034	3,353,050.00	3,488,250.00	-135,200.00	-92,823.26
12/01/2035	3,351,175.00	3,487,500.00	-136,325.00	-89,190.05
12/01/2036	3,416,000.00	3,559,500.00	-143,500.00	-89,345.97
12/01/2037	3,418,675.00	3,555,500.00	-136,825.00	-81,342.25
12/01/2038	3,487,225.00	3,629,000.00	-141,775.00	-80,261.39
12/01/2039	3,482,800.00	3,626,000.00	-143,200.00	-77,273.31
12/01/2040	3,553,975.00	3,700,000.00	-146,025.00	-75,088.05
12/01/2041	3,556,350.00	3,702,000.00	-145,650.00	-71,437.83
12/01/2042	3,623,225.00	3,775,250.00	-152,025.00	-70,999.91
12/01/2043	3,625,750.00	3,771,000.00	-145,250.00	-64,838.89
12/01/2044	3,696,950.00	3,847,750.00	-150,800.00	-64,122.60
12/01/2045	3,697,700.00	3,846,250.00	-148,550.00	-60,321.17
12/01/2046	3,771,300.00	3,925,000.00	-153,700.00	-59,470.08
12/01/2047	3,768,350.00	3,924,750.00	-156,400.00	-57,714.37
12/01/2048	3,842,425.00	3,999,000.00	-156,575.00	-55,158.71
12/01/2049	3,843,850.00	3,998,750.00	-154,900.00	-52,141.07
12/01/2050	8,265,925.00	4,082,250.00	4,183,675.00	1,259,905.98
12/01/2051		4,080,000.00	-4,080,000.00	-1,176,230.24
12/01/2052		4,160,750.00	-4,160,750.00	-1,141,119.31
12/01/2053		4,160,000.00	-4,160,000.00	-1,085,408.78
12/01/2054		4,241,250.00	-4,241,250.00	-1,052,708.95
12/01/2055		9,135,000.00	-9,135,000.00	-2,155,474.54
	89,456,712.50	114,434,500.00	-24,977,787.50	-7,375,354.78

**Savings Summary**

PV of savings from cash flow	-7,375,354.78
Less: Prior funds on hand	-4,346,892.24
Plus: Refunding funds on hand	11,109,786.24
<b>Net PV Savings</b>	<b>-612,460.78</b>

**PRIOR BOND DEBT SERVICE****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2026			1,265,687.50	1,265,687.50
12/01/2027	570,000	5.500%	2,531,375.00	3,101,375.00
12/01/2028	660,000	5.500%	2,500,025.00	3,160,025.00
12/01/2029	695,000	5.500%	2,463,725.00	3,158,725.00
12/01/2030	795,000	5.500%	2,425,500.00	3,220,500.00
12/01/2031	840,000	5.500%	2,381,775.00	3,221,775.00
12/01/2032	950,000	5.500%	2,335,575.00	3,285,575.00
12/01/2033	1,005,000	5.500%	2,283,325.00	3,288,325.00
12/01/2034	1,125,000	5.500%	2,228,050.00	3,353,050.00
12/01/2035	1,185,000	5.500%	2,166,175.00	3,351,175.00
12/01/2036	1,315,000	5.500%	2,101,000.00	3,416,000.00
12/01/2037	1,390,000	5.500%	2,028,675.00	3,418,675.00
12/01/2038	1,535,000	5.500%	1,952,225.00	3,487,225.00
12/01/2039	1,615,000	5.500%	1,867,800.00	3,482,800.00
12/01/2040	1,775,000	5.500%	1,778,975.00	3,553,975.00
12/01/2041	1,875,000	5.500%	1,681,350.00	3,556,350.00
12/01/2042	2,045,000	5.500%	1,578,225.00	3,623,225.00
12/01/2043	2,160,000	5.500%	1,465,750.00	3,625,750.00
12/01/2044	2,350,000	5.500%	1,346,950.00	3,696,950.00
12/01/2045	2,480,000	5.500%	1,217,700.00	3,697,700.00
12/01/2046	2,690,000	5.500%	1,081,300.00	3,771,300.00
12/01/2047	2,835,000	5.500%	933,350.00	3,768,350.00
12/01/2048	3,065,000	5.500%	777,425.00	3,842,425.00
12/01/2049	3,235,000	5.500%	608,850.00	3,843,850.00
12/01/2050	7,835,000	5.500%	430,925.00	8,265,925.00
	46,025,000		43,431,712.50	89,456,712.50

**ESCROW REQUIREMENTS****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
12/01/2026	1,265,687.50	46,025,000.00	1,380,750.00	48,671,437.50
	1,265,687.50	46,025,000.00	1,380,750.00	48,671,437.50

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**GENERAL INFORMATION EXCLUSION DISCLOSURE****West Junction Metropolitan District  
Limited Tax General Obligation Bonds, Series 2026**

Stifel, Nicolaus & Company, Incorporated ("Stifel") has prepared the attached materials. Such material consists of factual or general information (as defined in the SEC's Municipal Advisor Rule). Stifel is not hereby providing a municipal entity or obligated person with any advice or making any recommendation as to action concerning the structure, timing or terms of any issuance of municipal securities or municipal financial products. To the extent that Stifel provides any alternatives, options, calculations or examples in the attached information, such information is not intended to express any view that the municipal entity or obligated person could achieve particular results in any municipal securities transaction, and those alternatives, options, calculations or examples do not constitute a recommendation that any municipal issuer or obligated person should effect any municipal securities transaction. Stifel is acting in its own interests, is not acting as your municipal advisor and does not owe a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934, as amended, to the municipal entity or obligated party with respect to the information and materials contained in this communication.

Stifel is providing information and is declaring to the proposed municipal issuer and any obligated person that it has done so within the regulatory framework of MSRB Rule G-23 as an underwriter (by definition also including the role of placement agent) and not as a financial advisor, as defined therein, with respect to the referenced proposed issuance of municipal securities. The primary role of Stifel, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction. Serving in the role of underwriter, Stifel has financial and other interests that differ from those of the issuer. The issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

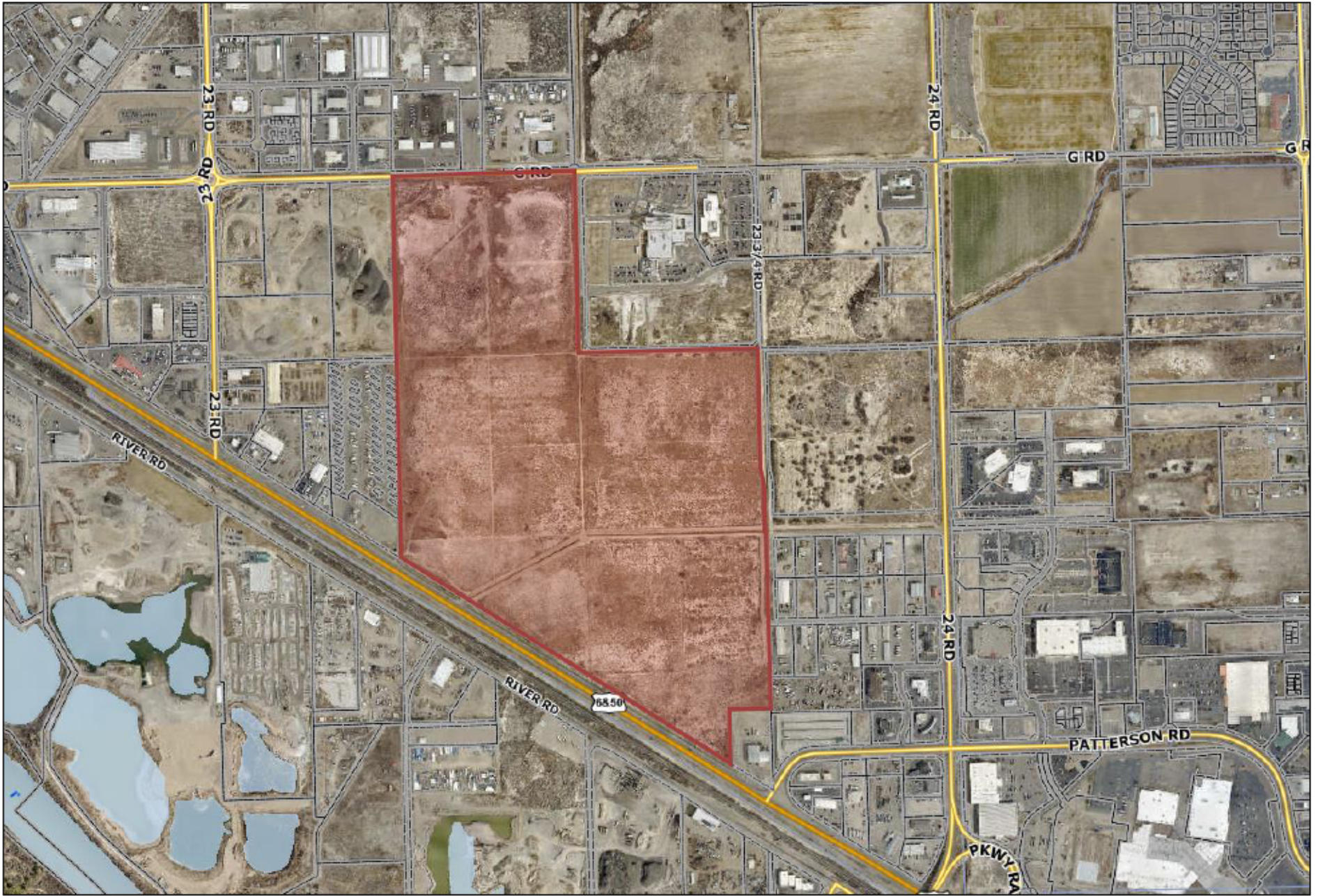
These materials have been prepared by Stifel for the client or potential client to whom such materials are directly addressed and delivered for discussion purposes only. All terms and conditions are subject to further discussion and negotiation. Stifel does not express any view as to whether financing options presented in these materials are achievable or will be available at the time of any contemplated transaction. These materials do not constitute an offer or solicitation to sell or purchase any securities and are not a commitment by Stifel to provide or arrange any financing for any transaction or to purchase any security in connection therewith and may not be relied upon as an indication that such an offer will be provided in the future. Where indicated, this presentation may contain information derived from sources other than Stifel. While we believe such information to be accurate and complete, Stifel does not guarantee the accuracy of this information. This material is based on information currently available to Stifel or its sources and is subject to change without notice. Stifel does not provide accounting, tax or legal advice; however, you should be aware that any proposed indicative transaction could have accounting, tax, legal or other implications that should be discussed with your advisors and /or counsel as you deem appropriate.

**EXHIBIT F**

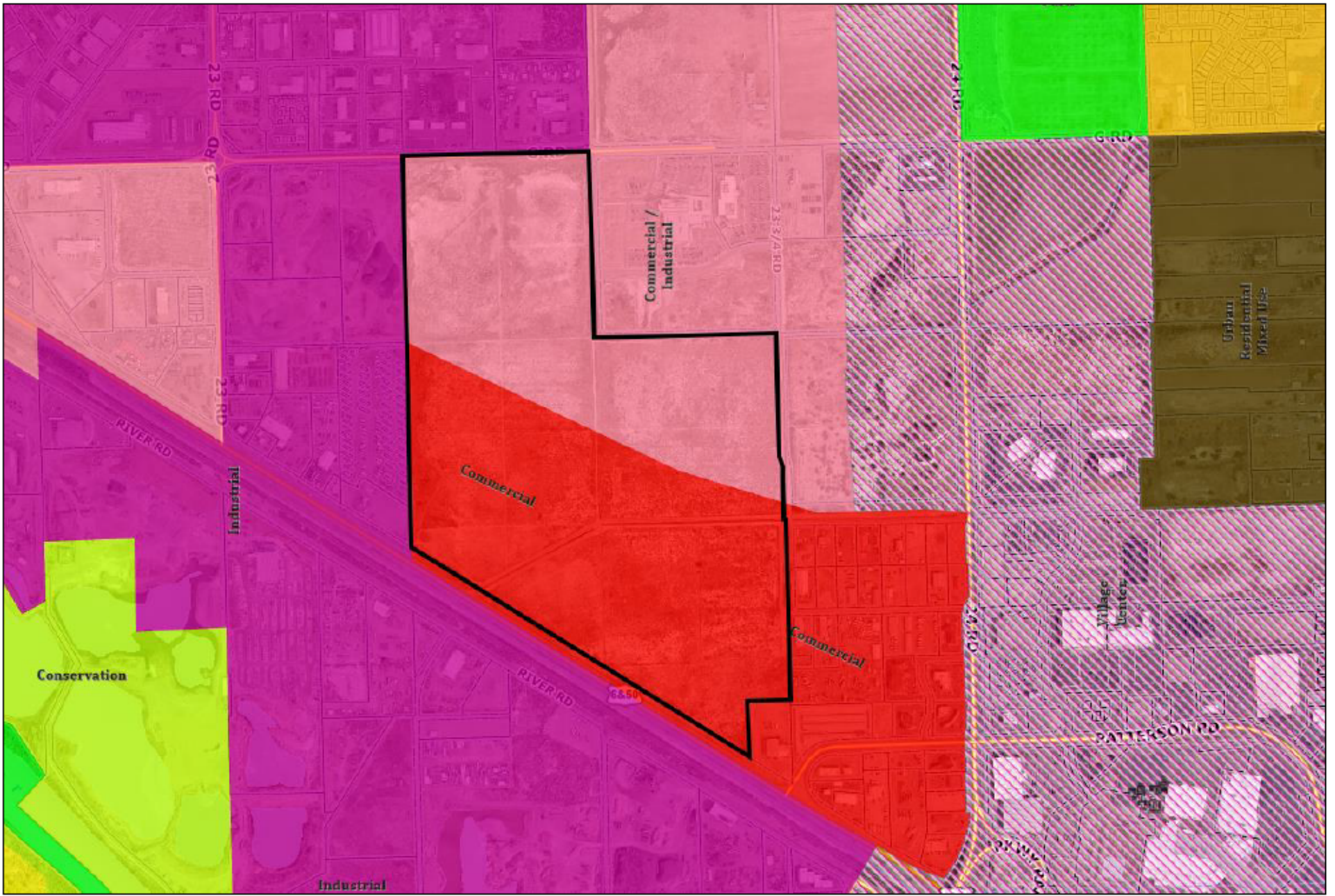
**CITY RESOLUTION OF APPROVAL  
(TO BE ATTACHED)**



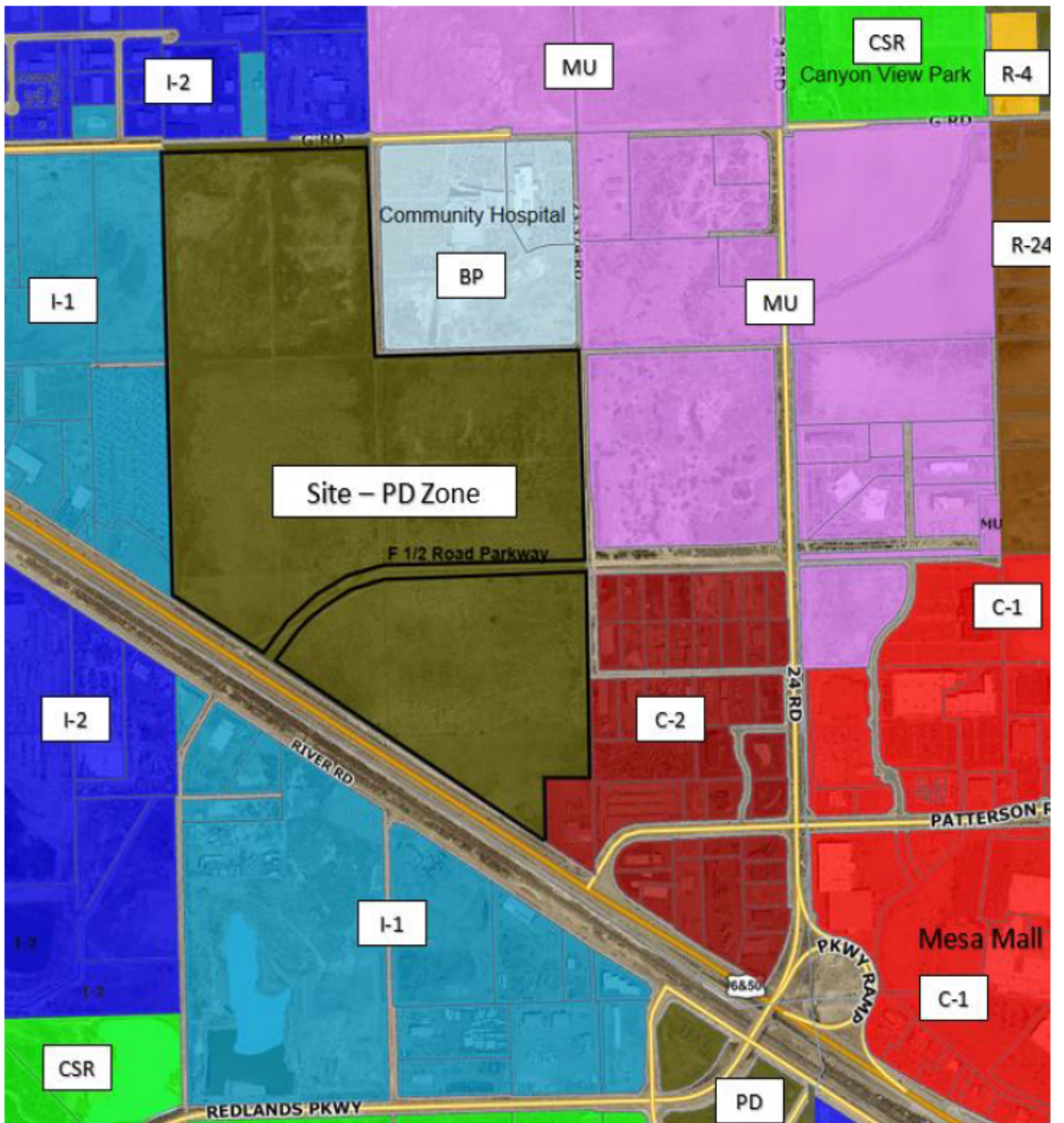
# VICINITY MAP



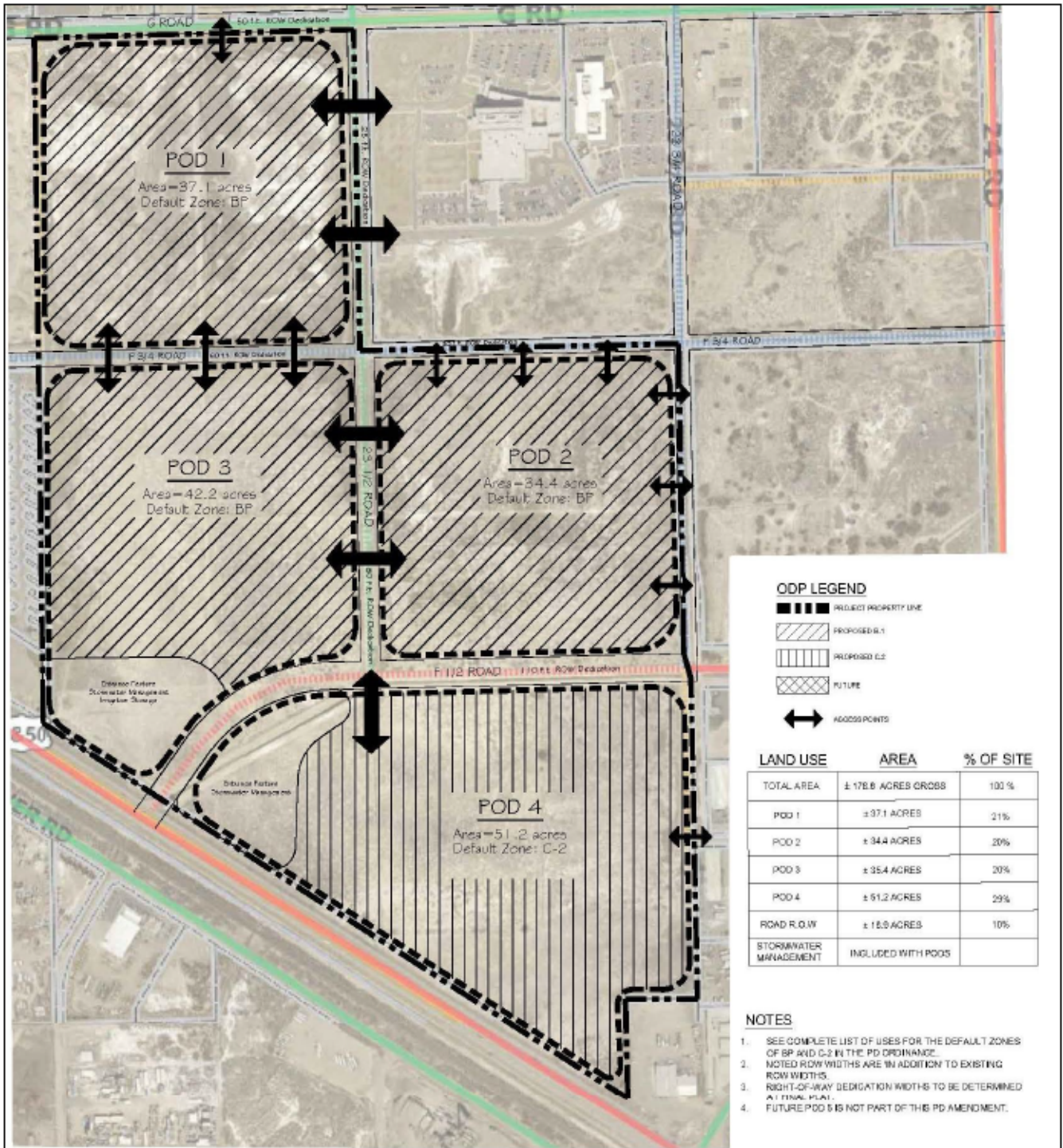
# FUTURE LAND USE MAP



# CURRENT ZONING MAP



# PD MAP LAYOUT



SCALE 1"=200'

SHEET NO. <b>1</b>	OUTLINE DEVELOPMENT PLAN	THE COMMUNITY TO AMENDMENT		<b>THE COMMUNITY</b> GRAND JUNCTION, CO	DRAWN BY: <u>          </u> CHECKED BY: <u>          </u> DATE: <u>05/13/2016</u> REVISIONS: 01 2/1/2016 02 1/20/2016
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# FRITSCHÉ LAW

Joan M. Fritsche, Esq.  
(720) 833-4223  
joan@fritschelaw.com

July 10, 2020

**Via Email:** davidth@gjcity.org  
David Thornton, AICP  
Community Development Department  
250 N. 5th Street  
Grand Junction, CO 8150

**Re: Proposed Intergovernmental Agreements**

Dear Mr. Thornton:

This office represents the Applicant for the proposed West Junction Metropolitan District (“District”). Pursuant to our conversations regarding various public improvements anticipated to be financed by the District, the Applicant is proposing the following intergovernmental agreements between the City of Grand Junction and the District:

1. **Contractual Obligation IGA**. Proposed form is attached as Exhibit F to the Service Plan. The purpose of this IGA is to create a contractual obligation between the City and District as a mechanism for enforcement of the Service Plan provisions by either party.
2. **Recreation Facility IGA**. The Developer will design and construct to City standards and specifications a multi-purpose recreation facility to be conveyance to the District for ownership and operation. The District will own the building and grounds and finance the cost of the building. The recreation facility will be operated and maintained by the City through an operating agreement with the District. We recommend a restriction on conveyance of the recreation facility to the District until the City and District have an executed IGA in place for operations and maintenance.
3. **Roadway Improvements**. Pursuant to certain City ordinances, the City is obligated to construct certain sections of City streets within and adjacent to the District boundaries. See Exhibit B to the Service Plan. It will be more economical, efficient and beneficial to the development and the City if all City streets are fully built out as part of the initial construction or expansion of the roadways, including the intersection improvements at F½ Road and the Business loop. We are proposing the District finance street improvements subject to a cost recovery agreement between the parties based on a formula of sharing the revenue generated by certain permit fees and

use taxes imposed on construction occurring within the District's boundaries. The capital cost estimate, attached as Exhibit C to the Service Plan, includes certain City obligations.

It is too early in the development process to finalize the details of the Recreation Facility IGA and the Permit Fees and Use Tax Revenue Sharing Cost Recovery IGA between the parties and the District will not be a legal entity for several months. We look forward to finalizing the terms of these agreements over the next few months with City staff.

Fritsche Law LLC

A handwritten signature in blue ink that reads "Joan M. Fritsche". The signature is written in a cursive style with a clear, legible font.

Joan M. Fritsche



**NOTICE OF FILING OF SPECIAL DISTRICT SERVICE PLAN**

Pursuant to CRS 32-1-202(1), the County Clerk and Recorder or Municipal Clerk shall notify the Division of Local Government within five days after the filing of a service plan for the formation of a new Special District. Please provide the information indicated and return this form to the Division of Local Government.

**Petitioner Information**

West Junction Metropolitan District	June 16, 2020
Name of Proposed District Metropolitan	Filing Date City of Grand Junction, City Council
Type of Proposed District Joan Fristche, Esq.	Approving Authority Receiving Plan (720) 833-4223; joan@fritschelaw.com
Contact Person Filing Service Plan	Phone/Email

**Hearing Information<sup>1</sup>**

City of Grand Junction City Hall, 250 N. 5th Street, Grand Junction, CO 81501	
Location of Hearing	
6:00 p.m.	August 5, 2020
Time of Hearing	Date of Hearing

Wanda Winkelmann  
 Clerk Signature

June 17, 2020  
 Date

<sup>1</sup>Pursuant to C.R.S. 32-1-202(1) the board of county commissioners shall provide written notice of the date, time, and location of the hearing on the service plan to the division. Hearing information may be provided when submitting this notice of filing of service plan if known.



**WEST JUNCTION METROPOLITAN DISTRICT  
ORGANIZATIONAL DEADLINES  
INDEPENDENT MAIL BALLOT ELECTION – NOVEMBER 3, 2020**

City Council Meetings: Planning Commission 250 N. 5th Street Grand Junction, CO 8150	6:00 pm 1st & 3rd Wednesdays. 6:00 pm 2nd & 4th Tuesdays
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Publication of legal notices:

The Daily Sentinel	Published every day. Submit 4 days prior to publication date.
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Service Plan Deadlines: Regular Font

District Court Deadlines: *Italics*

Election Deadlines: **Shaded**

Planning and Council Hearings: **Yellow**

DATE	ACTION	AUTHORITY
Prior to Submittal	Request property owner list and list of all taxing entities within a 3-mile radius of the District's boundaries.	32-1-204(1)
June 16, 2020	Formal Service Plan submitted to the City. Service Plan also filed with the Division of Local Government (DLG) and State Auditor.	32-1-202(1)
Prior to 07/01/20	Provide notice to the Board of County Commissioners and County Assessor of the District's intent to levy a property tax for collection in 2021. <i>NOT APPLICABLE</i>	39-1-110(1)(a)
July 10, 2020 <i>(prior to PC Hearing)</i>	Submit Notice of Service Plan hearing to publishers for publication on July 16, 2020.	PUBLICATION DEADLINE
July 15, 2020	City Council First Reading	
July 28, 2020	<b>Planning Commission Hearing on proposed Service Plan and recommendation to City Council.</b>	
Mailed: July 16, 2020	Last day for Petitioners send letter notification of the hearing to property owners (unless petitioners represent 100% property owners)	32-1-204(1)
Published: July 16, 2020	Last day for COUNCIL to provide publication and written notice of public hearing on service plan to interested parties including 3-mile radius taxing districts and adjacent property owners (at least 20 days prior to the City Council hearing).	



DATE	ACTION	AUTHORITY
<i>Week of July 20, 2020</i>	<i>Qualify taxpaying electors of the proposed district, record Notices of Contracts to Purchase.</i>	32-1-808
August 5, 2020	<b>City Council conducts public hearing to approve service plan and issues Resolution Approving Service Plan.</b>	32-1-204.5
<i>Immediately following COUNCIL Hearing</i>	<b>Obtain Certified copy of Resolution.</b>	32-1-301(3)
<i>Immediately following COUNCIL Hearing</i>	<i>Circulate Petition for Organization (must follow approval of Service Plan)</i>	32-1-301
<i>Week of August 10, 2020</i>	<i>File the Petition for Organization with the District Court, attach Service Plan and certified Resolution of Approval. File Motion for Court Order, Notice, Bond, Proposed Order. District Court sets hearing date (not less than 21 nor more than 42 days after petition is filed).</i>	32-1-301(1) 32-1-301(2) 32-1-301(3) 32-1-304 32-1-803.5
<i>Submit to paper by /2020 to Publish on /2020 (TBD after hearing is set)</i>	<i>Publish notice of the District Court hearing one time. Mail copies of the Notice to the Board of County Commissioners, COUNCIL, owners of record, and any other interested party.</i>  <i>Mail copies of the Notice to DLG and County Assessor.</i>  <b>As soon as possible after District Court hearing is set, no specific timeframe.</b>	32-1-304
08/10/2020	<b>Submit Call for Nominations to newspaper for publication.</b>	32-1-804.1
08/20/20	<b>Last day to publish call for nominations (not less than 75 or more the 100 day before election.)</b>	32-1-804.1
08/28/20	<b>Self-Nomination and Acceptance forms for first Board of Directors filed with the DEO (or the date as ordered by the District Court).</b>	32-1-305.5(4), 32-1-803.5
	<i>1 week prior to Hearing File Offers of Proof</i>	
August 31, 2020	<i>First Day- District Court conducts uncontested statutory hearing (21-42 days after the Petition is filed). Court approves all actions to date and orders November 3<sup>rd</sup> election, appoints, DEO, sets date for Self-Nomination form submittal (08/28/20), TABOR Ballot requirements. Obtain Certified Court Order.</i>	32-1-304 32-1-305(4) 32-1-305.5(1)

DATE	ACTION	AUTHORITY
09/04/20	<b>CERTIFY BALLOT CONTENT</b> TABOR ballot issues shall be placed on the ballot in the following order: measures to increase taxes; measures to increase debt; other referred measures, including “de-brucing” and term limit waiver. (no later than 60 days before the election).	1-13.5-511 1-13.5-902(7)
09/18/20	Written comments for and against the TABOR ballot issue(s) must be received by the DEO (45 days before the election). (Comments must be filed by the end of the business day on the Friday before the 45th day before the election). DEO shall mail ballots to those eligible electors who reside within the special district and who have applied and are designated as a “covered voter” under the Uniform and Overseas Citizens Absentee Voting Act (UOCAVA) (not later than 45 days before the election).	1-13.5-503(1) 1-7-901(4) Article X, Section 20, Colorado Constitution  1-13.5-1103(4) 1-8.3-103(1)(d) 1-8.3-110(1)
September 21, 2020	<i>Last Day - District Court conducts uncontested statutory hearing (21-42 days after the Petition is filed). Court approves all actions to date and orders November 3<sup>rd</sup> election, appoints, DEO, sets date for Self-Nomination form submittal (08/28/20), TABOR Ballot requirements.</i>	32-1-304 32-1-305(4)
	<i>Obtain Certified Court Order from District Court Clerk</i>	
10/12/20	DEO may begin mailing to each active registered elector, a mail ballot package, including property owners who are active registered electors, but may not reside within the special district. Mail ballots shall be made available at the office of the Designated Election Official, for eligible electors who are not listed on the voter registration or property owners lists, but who are authorized to vote (not sooner than 22 days prior to election).	1-13.5-1105(4)(a) 1-13.5-1105(4)(d)
10/14/20	Last Day - Publish Notice of the election once (at least 20 days before the election). Post Notice in the office of the Designated Election Official. Mail a copy of the Notice to the County Clerk and Recorder of each county in which the special district is located. <b>THIS NOTICE MUST CONTAIN THE SPECIFIC INFORMATION FOR AN ORGANIZATION ELECTION PURSUANT TO 1-13.5-510(2).</b>  <b>DEBT OR OTHER FINANCIAL OBLIGATION ELECTION</b> Post Notice to Create a Financial Obligation	1-13.5-1105(2)(d) 1-13.5-502  1-13.5-503(2)

DATE	ACTION	AUTHORITY
	on the special district's website, or if no website, in the chief administrative office of the special district (no later than 20 days before the election).	1-7-908(1)(a)
10/19/20	Last Day - mail ballot packets (no later than 15 days before the election).	1-13.5-1105(4)(a)
11/03/20	<b>ELECTION DAY. 7:00 A.M. to 7:00 P.M.</b>	
11/17/20	Last Day - Canvass Board shall certify the official abstract of votes cast at the election (no later than the 14 <sup>th</sup> day after the election). A copy of the certificate of election results shall be filed with the DLG.	1-13.5-1305(1) 1-13.5-1305(2)
<b>Immediately After Canvass Board Meeting</b>	<i>File election results with District Court and Motion for Court to issue a Decree organizing District and Certificates of Election</i>	
<b>Following Court Approval</b>	<i>Record certified copy of Decree organizing District and Certificates of Election with the County Clerk and Recorder. File recorded certified copy of Decree with Division of Local Government and County Assessor.</i>	32-1-305(6) 32-1-305.5(5) 32-1-306 32-1-105
	<b>File Approved Service Plan as required by statute</b>	
12/03/20	Last Day - File a copy of the certificate of election results with the DLG. (30 days after election).	32-1-104(1)
12/03/20	Last Day - Administer Oaths of Office to new Board (30 days after election) and file Oaths and Bonds with District Court, DLG and County Clerk.	32-1-901(1) 32-1-901(2)
<b>Prior to Organizational Board Meeting</b>	<b>Submit Notice of Budget Hearing for publication and publish notice of budget hearing</b>	29-1-106
<b>Prior to 12/15/20</b>	<b>Conduct Organizational Board Meeting and 2020 and 2021 Budget Hearings if certifying a mill levy, otherwise hold Org Mtg prior to 12/31/2020.</b>	32-1-903 29-1-103(1)
12/15/2020	<b>Last day to certify 2020 mill levy.</b>	
12/18/20	Last Day - For TABOR debt authorization elections, mail the election results by certified mail to the Board of County Commissioners of each county in which the special district is located or to the governing body of a municipality that has adopted a resolution of approval of the special district	32-1-1101.5(1)

DATE	ACTION	AUTHORITY
	and to the Division of Securities 1580 Lincoln, Ste., 420, Denver, CO 80203 (within 45 days after the election).	
01/30/21	File 2020 and 2021 Budget Documents	29-1-106
01/30/21	Record Special District public disclosure document and map.	32-1-104.8

## Ute Water Conservancy District Comments:

Representatives of Ute Water Conservancy District (Ute Water) met with representatives of the Applicant for the proposed West Junction Metropolitan District (Metro District) by telephone on July 24, 2020. The parties discussed the draft service plan for the Metro District, which identifies Ute Water as the entity that will provide domestic water service within the Metro District. The service plan provides that all Public Improvements (as that term is defined in the service plan) shall meet the standards and specifications required by Ute Water and other public entities, and the parties discussed some of Ute Water's requirements, standards and specifications. The parties also discussed the following specific matters relating to the proposed service plan:

1. Since Ute Water does not provide irrigation water, Ute Water's representatives requested that the "Water" paragraph of Section V.A.1 of the proposed service plan be divided into two paragraphs, one dealing with potable domestic water (which will be provided by Ute Water) and a second dealing with nonpotable irrigation water (which will be provided by a different entity). Corresponding changes should also be made to the water provisions of Exhibit C, with one Part dealing with domestic water and a separate Part dealing with irrigation water.

2. In connection with Section VI.D. of the proposed service plan, Ute Water noted that any infrastructure that will be conveyed to Ute Water must be conveyed free and clear of any liens or encumbrances.

3. Ute Water noted that it would like a few changes to be made to the Water Main Plan that is attached to the proposed service plan, and its representatives offered to meet with the Applicant's engineer to review those changes. Ute Water's understanding is that the Water Main Plan is preliminary and that changes can be made to it through the City's land use approval process.

Otherwise, the proposed service plan that Ute Water discussed with the Metro District's representatives (which was dated July 10, 2020) is satisfactory to Ute Water. Ute Water appreciates the opportunity to review and comment upon the proposed service plan.

**CITY OF GRAND JUNCTION, COLORADO**  
**RESOLUTION NO. \_\_\_\_\_**  
**A RESOLUTION APPROVING THE SERVICE PLAN FOR**  
**THE WEST JUNCTION METROPOLITAN DISTRICT**

A. Pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan for the proposed West Junction Metropolitan District (“District”) has been submitted to the City Council (“Council”) of the City of Grand Junction, Colorado (“City”). A copy of the Service Plan including all exhibits is attached hereto as Exhibit “A”.

B. Pursuant to the provisions of Title 32, Article 1, Colorado Revised Statutes (C.R.S.), as amended, and the Grand Junction Municipal Code (“GJMC”) on May 20, 2020 the Council scheduled a public hearing on the Service Plan for August 5, 2020.

C. Notice of the hearing before the Council on August 5, 2020 was duly published in the *Daily Sentinel*, a newspaper of general circulation within the City, on July 10, 2020 (minimum 20 days prior to hearing), as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Department of Local Affairs, and the governing body of each municipality and Title 32 Special District that has levied *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District.

D. The Council has considered the Service Plan and all other testimony and evidence presented at the hearing.

E. The Council finds that the Service Plan shall be approved with the following conditions which shall be met prior to the West Junction Metropolitan District Service Plan becoming effective and before the proposed District may exercise the powers and authority described therein, as permitted by Sections 32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended:

1. Condition 1: Approval and execution of one or more Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the West Junction Metropolitan District.

F. For purposes of this Resolution, the effective date is the date which the election results are accepted/certified by the Colorado Department of Local Affairs.

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

1. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, relating to the filing of the Service Plan for the District has been fulfilled and that notice of the hearing was given in the time and manner required by law.

2. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the Council of each of the following was presented:

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

(b) The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

(c) The proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

3. This Resolution shall be filed in the records of the City and a copy thereof submitted to the petitioners for the District for filing in the District Court of Mesa County, Colorado.

4. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

**PASSED, ADOPTED AND APPROVED** this 5<sup>th</sup> day of August 2020.

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Duke Wortmann, Mayor

ATTEST:

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Wanda Winkelmann, City Clerk

**[Agenda item can be viewed at 2:01](#)**

Consider a request by Foothills Housing 2 LLC for review and approval of the Consolidated Service Plan for the West Junction Metropolitan District, for the Halandras Planned Development on 177 acres of land within the City of Grand Junction.

**Staff Presentation**

Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

Commissioner Ehlers asked a question about risks involved with this proposal.

**Applicant's Presentation**

Stuart Borne, Developer Representative, Foothills Housing 2 LLC, was present and gave a presentation regarding the request.

Joan Fritsche, Metropolitan District Counsel, Fritsche Law LLC, and Michael Lund, Director Public Finance, Stifel, also were present available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, July 21, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org). Option for public comment via voicemail was also available starting Tuesday, July 21, 2020 as described on the meeting notice as well as the agenda.

Mark Hermundstad, General Counsel, Ute Water, submitted a comment via GJSpeaks.

The public hearing was closed at 8:50 p.m. on July 28, 2020.

**Questions for Applicant**

Commissioner Ehlers asked about overall impacts of the metropolitan district and the costs associated for a homeowner within the district.

**Discussion**

Commissioners Scissors and Gatseos made comments in support of the request.

**Motion and Vote**

Commissioner Susuras made the following motion, "Mr. Chairman, on the request for review and approval of the Service Plan for the West Junction Metropolitan District, a



metropolitan district intended to serve the proposed West Junction development, SDS-2020-322, I move that the Planning Commission forward a recommendation of conditional approval with the following condition:

Condition 1: Approval and execution of one or more Intergovernmental Agreement (IGA) describing the improvements and responsibilities of the City of Grand Junction and the West Junction Metropolitan District.”

Commissioner Wade seconded the motion. The motion carried 6-0.

DRAFT



## Grand Junction City Council

### Regular Session

Item #4.b.iii.

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**Meeting Date:** August 5, 2020

**Presented By:** Scott D. Peterson, Senior Planner

**Department:** Community Development

**Submitted By:** Scott D. Peterson, Senior Planner

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### **Information**

#### **SUBJECT:**

An Ordinance Amending Ordinance No. 4938 Annexing Territory to the City of Grand Junction, Colorado for the Annexation Known as the Magnus Court Annexation of 45.543-Acres, Located at the West End of Magnus Court

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

Ordinance 4938, and specifically the exhibit and plat regarding the Magnus Court Annexation are being amended to include the work prepared by City Surveyor Renee Parent.

#### **BACKGROUND OR DETAILED INFORMATION:**

City Council reviewed and approved Ordinance 4938 on June 15, 2020 for the Magnus Court Annexation, which annexed a total of 45.543-Acres located at the west end of Magnus Court in the Redlands. The Annexation Plat was prepared by the previous City Surveyor. During the review and approval process, the City hired a new City Surveyor who will prepare the annexation plat. No other aspects of the annexation are changing with this amended Ordinance; however, the record annexation documents are being finalized by City Surveyor Parent and that work is included in the amended ordinance.

#### **FISCAL IMPACT:**

There are no fiscal impacts related to this request.

**SUGGESTED MOTION:**

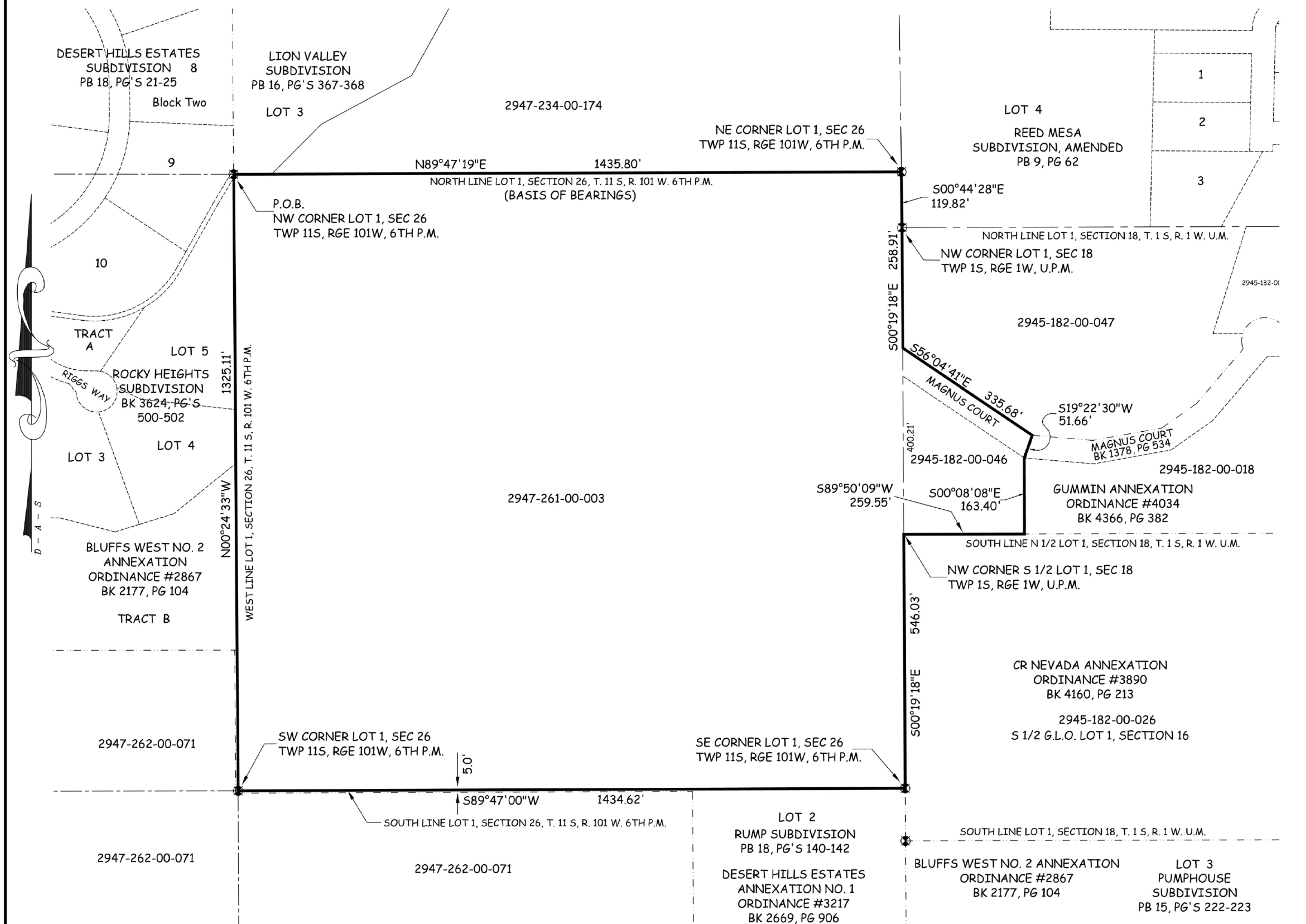
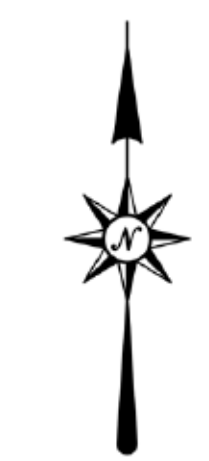
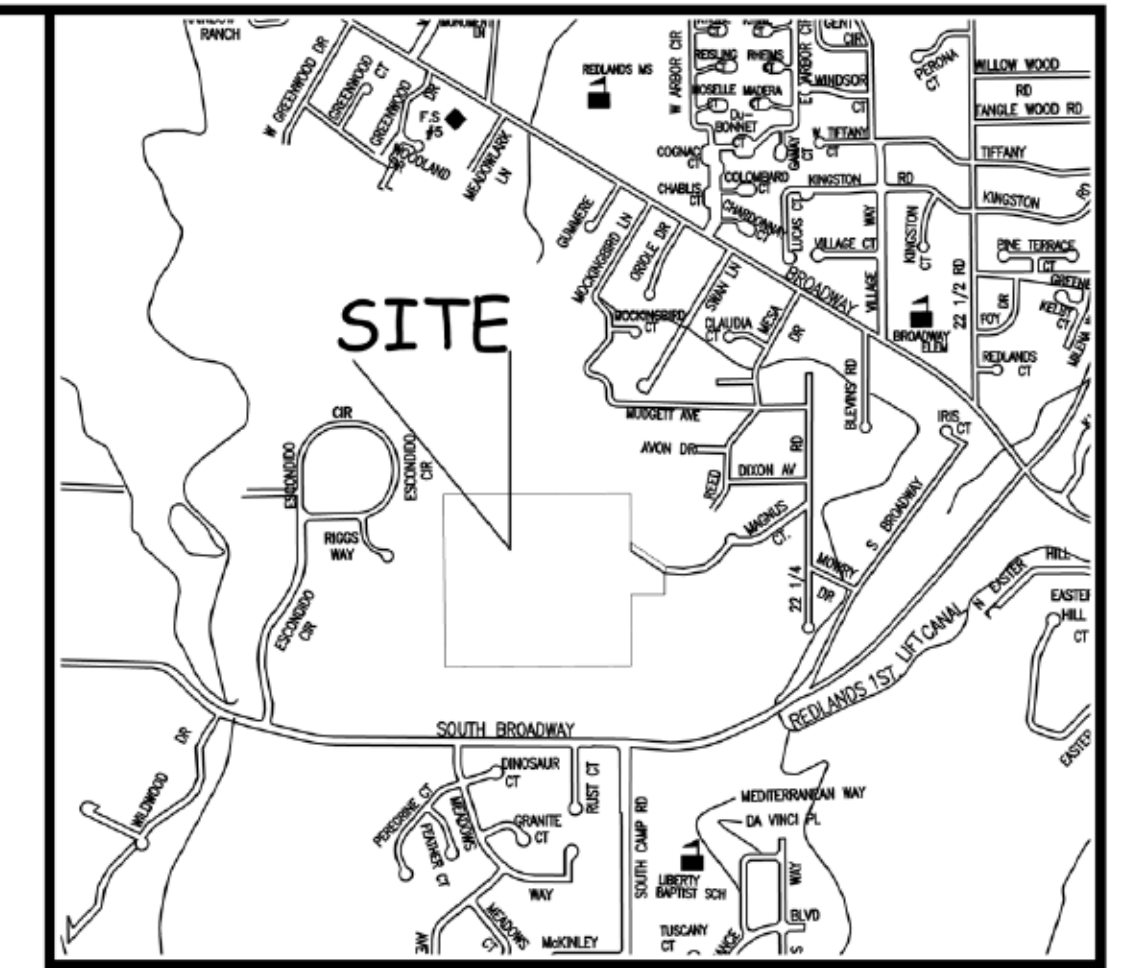
I move to (adopt/deny) Ordinance No. 4949, an ordinance amending Ordinance 4938 concerning the Magnus Court Annexation of approximately 45.543-acres, located at the West End of Magnus Court, to the City of Grand Junction, Colorado on final passage and order final publication in pamphlet form.

**Attachments**

1. Magnus Court Annexation Plat - Approved
2. Magnus Court Annexation Plat - Parent Updates
3. Annexation Ordinance - Amending Ordinance 4938 - Magnus Court Annexation

# MAGNUS COURT ANNEXATION

LYING IN THE N 1/2 OF LOT 1 OF SECTION 18, TWP 1 SOUTH, RGE 1 WEST, UTE PRINCIPAL MERIDIAN  
AND LOT 1 OF SECTION 26, TWP 11 SOUTH, RGE 101 WEST, 6TH PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



## DESCRIPTION

A certain parcel of land lying in the North Half (N-1/2) of Government Lot 1 of Section 18, Township 1 South, Range 1 West of the Ute Principal Meridian and all of Government Lot 1 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Government Lot 1 of Section 26 and assuming the North line of said Government Lot 1 of Section 26 bears N 89°47'19" E with all other bearings contained herein being relative thereto: thence from said Point of Beginning, N 89°47'19" E, along the North line of said Government Lot 1, a distance of 1,435.80 feet to a point being the Northeast corner of said Government Lot 1; thence S 00°44'28" E, along the East line of said Government Lot 1, a distance of 119.82 feet, more or less, to a point being the Northwest corner of Government Lot 1 of said Section 18; thence S 00°19'18" E, along the West line of Government Lot 1 of said Section 18, a distance of 258.91 feet, more or less, to a point on the North right of way for Magnus Court, as same is recorded in Book 1378, Page 534, Public Records of Mesa County, Colorado; thence S 56°04'41" E, along the North right of way for said Magnus Court, a distance of 335.68 feet, more or less, to a point being the Northwest corner of Gummy Annexation, City of Grand Junction Ordinance No. 4034, as same is recorded in Book 4366, Page 382, Public Records of Mesa County, Colorado; thence S 19°22'30" W, along the West line of said Gummy Annexation, a distance of 51.66 feet; thence S 00°08'08" E, continuing along the West line of said Gummy Annexation, a distance of 163.40 feet to a point on the South line of the N-1/2 of said Government Lot 1 of Section 18; thence S 89°50'09" W, along said South line and the North line of the CR Nevada Annexation, City of Grand Junction Ordinance No. 3890, as same is recorded in Book 4160, Page 213, Public Records of Mesa County, Colorado, a distance of 259.55 feet to a point being on the East line of said Government Lot 1 of Section 26; thence S 00°19'18" E, along the East line of said Government Lot 1 of Section 26, a distance of 546.03 feet to a point being the Southeast corner of said Government Lot 1 of Section 26; thence S 89°47'00" W, along the South line of said Government Lot 1 of Section 26, a distance of 1,434.62 feet to a point being the Southwest corner of said Government Lot 1 of Section 26; thence N 00°24'33" W, along the West line of said Government Lot 1 of Section 26, a distance of 1,325.11 feet, more or less, to the Point of Beginning.

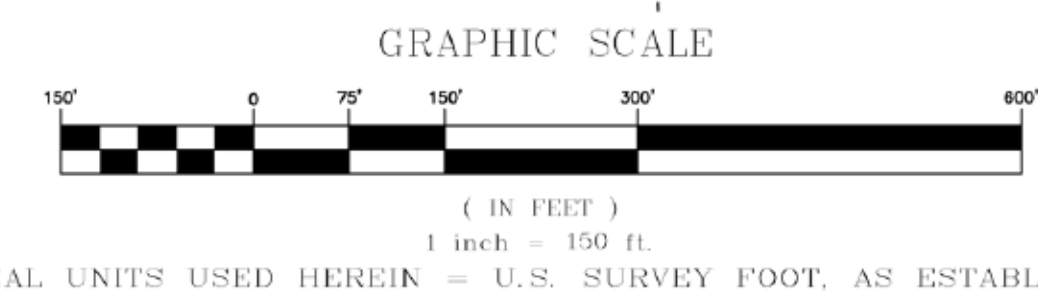
NOTE: The Gummy Annexation was prepared and became effective March 25th, 2007. A Boundary Line Agreement was re-recorded on 4/12/2016 with Reception Number 2756698, Public Records of Mesa County, Colorado. The Gummy Annexation was prepared using a line that differs from the later agreed upon Boundary Line Agreement.

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.P.M.	UTE PRINCIPAL MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

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

AREA OF ANNEXATION	
ANNEXATION PERIMETER	5,930.57 FT.
CONTIGUOUS PERIMETER	3,520.82 FT.
AREA IN SQUARE FEET	1,983,885***
AREA IN ACRES	45.543
***[16,257 SQ. FT OR 0.37 ACRES LIES IN MAGNUS COURT R/W]	

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



ORDINANCE NO. \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY	P.T.K.	DATE	06-20-2019
DESIGNED BY		DATE	
CHECKED BY	P.T.K.	DATE	
APPROVED BY		DATE	

SCALE  
1" = 150'



PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

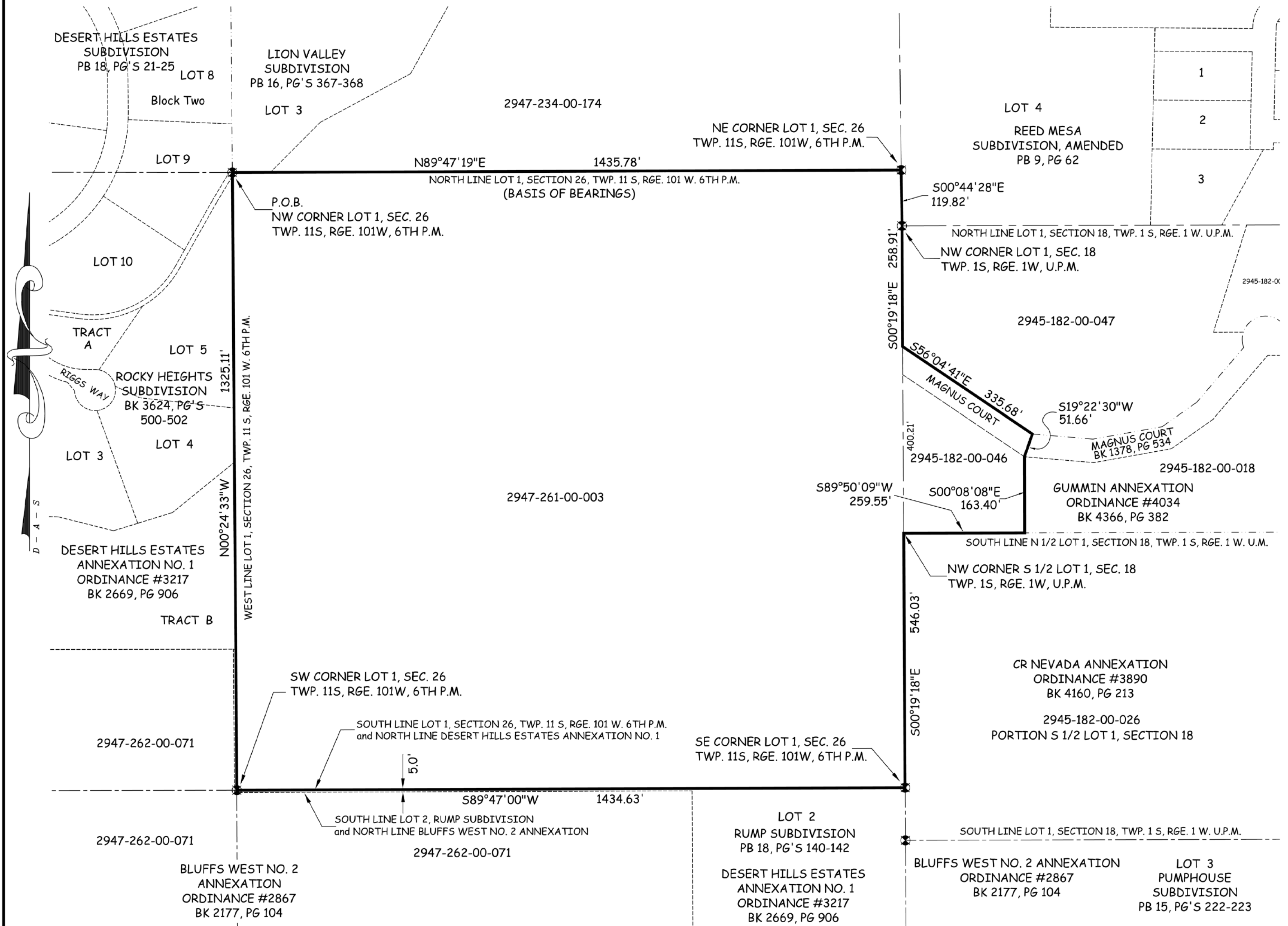
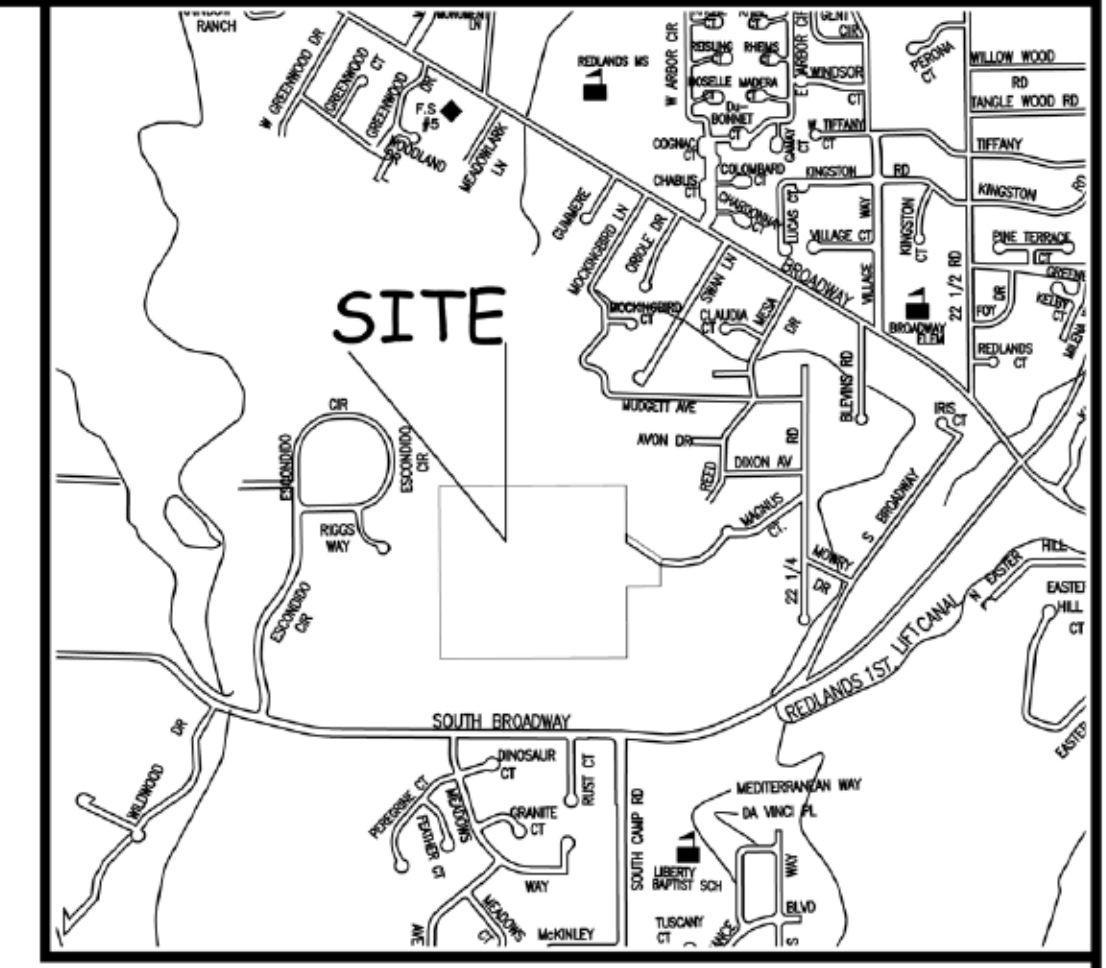
MAGNUS COURT  
ANNEXATION



PETER T. KRICK, PLS No. 32824  
Professional Land Surveyor for the  
City of Grand Junction  
DATE: \_\_\_\_\_

# MAGNUS COURT ANNEXATION

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AND LOT 1 OF SECTION 26, TWP. 11 SOUTH, RGE. 101 WEST, 6TH PRINCIPAL MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



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ABBREVIATIONS

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CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
P.M.	PRINCIPAL MERIDIAN
P.L.S.S.	PUBLIC LAND SURVEY SYSTEM

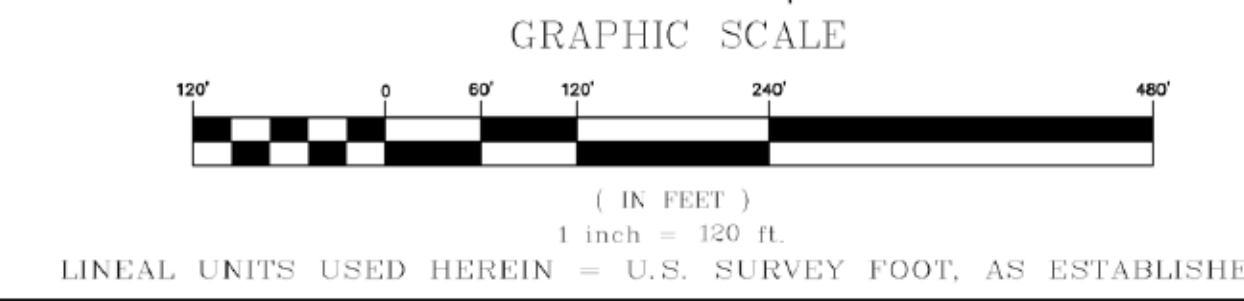
The Sketch and Description contained herein have been derived from subdivision plats, annexation plats, deposited land survey plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as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

AREA OF ANNEXATION

ANNEXATION PERIMETER	5,930.57 FT.
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AREA IN SQUARE FEET	1,983,863 SQ. FT.
AREA IN ACRES	45.543
***16,260 SQ. FT OR 0.37 ACRES LIES IN MAGNUS COURT R.O.W.	

LEGEND

P.L.S.S. Lines	---
LOT & PARCEL BOUNDARIES	---
ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---
CORNER OF P.L.S.S. PARCEL	⊗



ORDINANCE NO.  
4938

EFFECTIVE DATE  
July 17, 2020

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

THIS IS NOT A BOUNDARY SURVEY

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

DRAWN BY	R.B.P.	DATE	07-10-2020
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE

1" = 120'



PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY DEPARTMENT

MAGNUS COURT  
ANNEXATION

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING ORDINANCE 4938 CONCERNING THE  
MAGNUS COURT ANNEXATION**

**RECITALS:**

On June 15, 2020 City Council reviewed and approved Ordinance 4938 for the Magnus Court Annexation. Ordinance 4938 annexed a total of 45.543 acres located at the west end of Magnus Court in the Redlands to the City.

The Annexation Plat was prepared by the previous City Surveyor; however, during the review and approval process, the City hired a new City Surveyor who will prepare the annexation documents. No other aspect of the annexation or Ordinance 4938 is changing with this amended Ordinance; however, the record annexation documents are being prepared and finalized by City Surveyor Parent and those are included in this amending ordinance.

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

That Ordinance 4938 is hereby amended to reflect and include the survey, plat and annexation documents prepared by and made of record by City Surveyor Parent.

The annexation documents, which were prepared by City Surveyor Parent, are substantially and materially the same as those referenced in and supporting Ordinance 4938 and differ only in the regard that Ms. Parent is, as of the date of this Ordinance, the Surveyor of record for the City.

To the extent necessary or required the revised and amended annexation documents shall relate back and otherwise be controlling for purposes of the annexation

**INTRODUCED** on first reading on the 15<sup>th</sup> day of July 2020 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_\_ day of \_\_\_\_\_, 2020 and ordered published in pamphlet form.

---

C.E. "Duke" Wortmann  
President of the Council

Attest:

---

Wanda Winkelmann  
City Clerk

