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CITY OF Grand Junction COLORADO

CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 16, 2020
VIRTUAL MEETING
LIVE STREAMED
BROADCAST ON CABLE CHANNEL 191

5:20 PM – PRE-MEETING
5:30 PM – REGULAR MEETING

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

Call to Order, Pledge of Allegiance, Moment of Silence

Citizen Comments

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

Citizens have three options for providing Citizen Comments: 1) Virtually during the meeting (registration required), 2) via phone by leaving a message at 970-244-1504 until noon on December 16, 2020 or 3) submitting comments online until noon on December 16, 2020 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

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

1. Approval of Minutes

a. Summary of the November 30, 2020 Workshop

b. Minutes of the December 2, 2020 Executive Session

c. Minutes of the December 2, 2020 Regular Meeting

d. Summary of the December 10, 2020 Joint City Council - DDA Workshop

2. Set Public Hearings

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

a. Legislative

i. Introduction of an Ordinance Re-Adopting Ordinance 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction and Set a Public Hearing for January 6, 2021

b. Quasi-Judicial

i. Introduction of an Ordinance to Vacate Two Portions of Public Right-of-Way Within the Riverfront at Dos Rios Development Located South of Hale Avenue between the Colorado River and the Riverside Parkway and Set a Public Hearing for January 6, 2021

ii. Introduction of an Ordinance to Vacate a Portion of the Public Right-of-Way of Amir Drive Located at 2026 South Broadway and Set a Public Hearing for January 6, 2021

iii. Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 3.63 Acres from a R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) Located at 2572, 2574, 2576 and 2580 Patterson Road and Set a Public Hearing for January 6, 2021

iv. Introduction of an Ordinance to Vacate Approximately 127 Square Feet of Grand Avenue and First Street Right-of-Way Abutting the Southeastern Property Line of the Property Located at 200 West Grand Avenue and Set a Public Hearing for January 6, 2021

v. Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 1.48 Acres from a B-1 (Neighborhood Business) Zone District to an M-U (Mixed Use) Zone District Located at 518 28 Road and Set a Public Hearing for January 6, 2021

3. Contracts

a. Grand Junction Public Safety Facilities Renovation (Re-Bid)

4. Other Action Items

a. Authorize Payment of Architectural Costs for Las Colonias Retail/Restaurant Space

REGULAR AGENDA

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

5. Public Hearings

Citizens have three options for providing Citizen Comments: 1) Virtually during the meeting (registration required), 2) via phone by leaving a message at 970-244-1504 until noon on December 16, 2020 or 3) submitting comments online until noon on December 16, 2020 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

a. Legislative

i. An Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan

b. Quasi-judicial

i. An Ordinance Approving Assessable Costs for Victor Drive Sanitary Sewer Improvement District No. SS-20

6. Resolutions

a. A Resolution Authorizing a Mail Ballot Election in the City of Grand Junction Regular Municipal Election on April 6, 2021, Authorizing the City Clerk to Sign the Intergovernmental Agreement with Mesa County Clerk and Recorder to Conduct Said Election

b. A Resolution Amending Contribution Rates to the FPPA Defined Benefit System Administered by the Fire and Police Pension Association for Reentry Firefighters

7. 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.

8. Other Business

9. Adjournment

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 30, 2020

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

Meeting Adjourned: 7:24 p.m.

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

Planning Commission present: Chair Andrew Teske and Member Keith Ehlers attended virtually.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Parks and Recreation Director Ken Sherbenou, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval. Attending virtually: Community Development Director Tamra Allen, Senior Planner Lance Gloss, Public Works Director Trent Prall, Senior Assistant to the City Manager Greg LeBlanc, Deputy Police Chief Mike Nordine, and Finance Director Jodi Welch.

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Parks, Recreation and Open Space (PROS) Master Plan: Preliminary Plan Presentation

Mr. Sherbenou introduced the topic. The City, working with a consulting group, is forging a parks, recreation and open space master plan derived from public engagement and input. This effort will produce a Parks, Recreation and Open Space (PROS) Master Plan. The Master Plan will provide clear direction for services, facilities and amenities for the next five to eight years.

The consultant team with GreenPlay reviewed the statistically valid survey, particularly a question related to physical and mental health during the COVID-19 pandemic. The Plan lays out a number of capital priorities based on public input and a level of service analysis.

Potential funding mechanisms were discussed, to include tax revenue from recreation and medical marijuana, grants and fundraising, and tax revenue on tobacco and vaping products. The consultant reviewed the four stages of public engagement that were utilized: information gathering; findings and visioning; draft recommendations; and final plan.

Discussion ensued around canal trails, grant opportunities, survey questions, ice rink, sports as an economic driver, disposition of Plan when it is adopted, timing for completion of feasibility study, adoption of the Lincoln Park Master Plan, and possible ballot question(s) regarding a tax for a recreation center.

Support was expressed for the feasibility study and continued exploration of possible ballot question(s).

b. Update on Marijuana Working Group

Ms. Allen introduced the topic and reminded Council of the workshop in September where public comment was received and City Council provided the direction to form a working group (made up of individuals in the marijuana industry, community members, and business owners) to craft a recommendation regarding marijuana businesses.

Mr. Gloss reviewed the timeline of marijuana legalization statewide and citywide. In 2013 marijuana-related businesses were disallowed city wide and in 2016 testing facilities were allowed in certain zones. Staff has been meeting with the community working group to discuss marijuana business types and will explore a ballot measure in April 2021 regarding taxation and repeal of moratorium.

Discussion ensued regarding the criteria for selecting members of the working group, the sentiment of those against marijuana businesses, the past moratorium, possible number of businesses, rate of tax (and recommendations and examples of other community's rates), and the potential uses of tax revenue.

Agenda Topic 2. City Council Communication

Councilmember McDaniel noted that, given the surge of COVID and the restriction on businesses, it would be helpful to receive information and data on the impact to businesses and an update from the Business Incubator Center on the grant program. Councilmember Taggart requested information on the non-profit community.

Councilmember McDaniel discussed the process for Community Development Block Grant (CDBG) funding. Councilmember Stout requested information on the outreach efforts that are being conducted to the non-profit agencies about CDBG funding opportunities and how the pandemic is impacting these agencies.

Agenda Topic 3. Next Workshop Topics

A discussion will be held regarding the impacts of the pandemic on the local economy and outreach efforts to businesses and non-profit agencies.

Mr. Caton noted updates on the Parks and Recreation Open Space Plan and the Comprehensive Plan will be provided at the next workshop (December 14).

Agenda Topic 4. Other Business

None

Adjournment

The Workshop adjourned at 7:24 p.m.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

December 2, 2020

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, December 2, 2020 at 4:30 p.m. in the 1st Floor Breakroom, City Hall, 250 North 5th Street. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, and Mayor Duke Wortmann. Councilmember Rick Taggart participated via conference call.

Staff present for the Executive Session were City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, Public Works Director Trent Prall, and Community Development Director Tamra Allen.

Executive Session

Councilmember Norris moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS THE SALE OF REAL PROPERTY AND/OR DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS REGARDING THE POSSIBLE SALE OF PROPERTY(IES) LOCATED IN DOS RIOS SUBDIVISION, SOUTH, AND EAST OF ROCKAWAY AVENUE IN GRAND JUNCTION, COLORADO PURSUANT TO COLORADO REVISED STATUTE 24-6-402(4)(a) AND/OR 24-6-402(e) (I)

Councilmember Taggart seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 4:32 p.m.

Councilmember McDaniel moved to adjourn. Councilmember Pe'a seconded. Motion carried unanimously.

The meeting adjourned at 5:17 p.m.

Wanda Winkelmann
City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

December 2, 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 2nd day of December 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Rick Taggart (participated remotely), Anna Stout (participated remotely), and Council President Duke Wortmann.

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

Council President Wortmann called the meeting to order and Councilmember Pe'a led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Council President Wortmann provided instructions on how citizens participating remotely could indicate when they wished to speak. There were no public comments.

Proclamations

Proclaiming December 8, 2020 as Grand Valley Gives Day in the City of Grand Junction

Councilmember Andrews read the proclamation. Christian Mueller, Director of Counseling and Education Center, accepted the proclamation virtually.

Proclaiming National Pearl Harbor Remembrance Day in the City of Grand Junction

Councilmember Pe'a read the proclamation.

City Manager Report

City Manager Greg Caton discussed the upcoming Standard and Poor's rating for the City of Grand Junction.

Council Reports

Councilmember Stout gave an update on the Downtown Development Authority.

CONSENT AGENDA

Items 3.b., 4.a. and 4.c. were pulled from the Consent Agenda. Councilmember Andrews moved to adopt Consent Agenda items 1, 2, 3.a. 4.b., 4.d. and 5. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

1. **Approval of Minutes**

   a. Summary of the November 16, 2020 Workshop

   b. Minutes of the November 18, 2020 Regular Meeting

2. **Set Public Hearings**

   a. Legislative

      i. Introduction of an Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan and Setting a Hearing for December 16, 2020

3. **Contracts**

   a. CDBG 2020 Program Year Subrecipient Agreements between Karis, Inc., STRiVE and Marillac Clinic and the City of Grand Junction

   b. Contract for Design/Build Delivery of the Bio Compressed Natural Gas (BioCNG) Storage and Fueling Station Optimization Project

4. **Resolutions**

   a. A Resolution Authorizing an Agreement to Provide Emergency Services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict

   b. A Resolution Levying Taxes for the Year 2020 in the City of Grand Junction, Colorado and the Downtown Development Authority

   c. A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2021

   d. A Resolution for Allocation of Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

5. Other Action Items

a. Downtown Grand Junction Business Improvement District's 2020 Annual Report and 2021 Operating Plan and Budget

c. Horizon Drive Association Business Improvement District's 2020 Annual Report and 2021 Operating Plan and Budget

REGULAR AGENDA

Contract for Design/Build Delivery of the Bio Compressed Natural Gas (BioCNG) Storage and Fueling Station Optimization Project

The purpose of this project is to construct additional biogas storage and provide automation and control upgrades to the existing fueling station to eliminate the flaring of biogas at the Persigo Wastewater Treatment Plant and maximize the beneficial use of this renewable resource. Project components will include high pressure storage at the fueling station consisting of two (2) banks of three (3) 20-inch diameter by 23-foot CNG storage packs, enhanced compressor controls, and replacing two (2) existing 40 HP Ingersoll Rand Compressor Packages with a single new 75 HP compressor package.

Utilities Director Randi Kim presented this item.

Conversation ensued regarding the bid coming in below budget.

Councilmember Pe'a moved to authorize the City Purchasing Division to enter into a contract with ZAP Engineering & Construction Services, Inc. for design-build delivery of the biogas storage and automation project for a guaranteed maximum price of $1,013,640.00 which includes a total estimated cost of $874,680.00 and a Fixed Fee of $138,960.00 contingent upon DOLA approval of the revised scope of work. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Authorizing an Agreement to Provide Emergency Services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict

The City provides fire and emergency services to the Grand Junction Rural Fire Protection District and the Redlands Subdistrict (District/Subdistrict) through an intergovernmental agreement. The District/Subdistrict is requesting that this agreement be amended and updated to reflect changes affecting the District/Subdistrict. This new 2-year agreement establishes the financial contributions to the City based on the mill levy certification for the District/Subdistrict. It also provides more complete language related to the provision of emergency services, boundary changes, and clearer language related to the adoption of the fire code and aspects related to fire prevention and investigation.

Fire Chief Ken Watkins presented this item.

Discussion ensued regarding how many districts the Grand Junction Fire Department works and contracts with and the costs to the district for providing the services.

Councilmember Norris moved to adopt Resolution No. 68-20, a resolution authorizing an intergovernmental agreement to provide emergency services to the Grand Junction Rural Fire Protection District and the Redlands Sub-district. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Adopting Rates, Fees, and Charges for Water, Wastewater, and Solid Waste Effective January 1, 2021

Recommended changes to rates, fees, and charges were discussed in the Council Budget Workshops as well as the Joint Sewer Board Meeting. Rate changes for Water, Wastewater, and Solid Waste are in accordance with the financial plan and rate studies conducted and approved. Water rates are increasing, for example $0.40 per month for the minimum water usage up to 3,000 gallons per month. Wastewater monthly service charge is increasing $0.23 per month and a there is a 3% increase in the plant investment fee and a 2% increase to sewer trunk line extension fees. Administrative fees reflect the cost of service and are consistent with other area utility providers and will remain flat in 2021. Solid Waste rates are increasing, for example $0.50 per month for a 96-gallon container. The City's rates for Water, Wastewater, and Solid Waste services remain the lowest in the area.

Finance Director Jodi Welch presented this item.

Councilmember Andrews moved to adopt Resolution No. 71-20, a resolution adopting rates, fees and charges for water, wastewater and solid waste utilities. Councilmember Pe’a seconded the motion. Motion carried by roll call vote.

An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2021 and Ending December 31, 2021

The budget represents the allocation of resources to achieve the goals identified in the City of Grand Junction's Strategic Plan. The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2021 Recommended Budget has been discussed with City Council during four budget workshops (October 5th, October 19th, October 28th, and November 2nd). The 2021 Recommended Budget is $213,016,163 ($213 million), a $52 million, or 32% increase from the 2020 Adopted Budget. This increase is predominantly due to an increase in capital investment including

transportation, utility infrastructure, construction of two fire stations, and improvements to the Stadium at Lincoln Park. The recommended operating budget in 2021 is nearly flat compared to the 2020 Adopted Budget. The 2021 Recommended Budget is not only balanced, but the General Fund has an operating surplus of $1.5 million before a fund transfer for Fire Station 3 Capital Construction. The project General Fund balance is $29.1 million.

Complete documents have been provided to City Council and the public throughout the budget process including presentations, capital projects, economic development funding, and non-profit funding as well as a complete line-item budget detail by fund and a line-item budget detail by department. The first public presentation and hearing was November 18th, 2020. This meeting, December 2, 2020 is the second public hearing and consideration of the 2021 Recommended Budget for final approval and adoption of the appropriation ordinance.

City Manager Greg Caton presented this item.

The public hearing was opened at 6:07 p.m.

There were no public comments made at this time. A written comment was received from Scott Beilfuss (attached).

The public hearing was closed at 6:08 p.m.

Conversation ensued regarding the format and process of the budget presented to Council.

Councilmember Pe'a move to adopt Ordinance No. 4966, together with the documentation of the proposed revenue and expenses prepared in support of the budget and ordinance, all as if fully set forth, appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the year beginning January 1, 2021 and ending December 31, 2021, also known as the annual appropriation ordinance on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call with Councilmember Stout voting no.

An Ordinance Making Supplemental Appropriations for 2020 in the Downtown Development Authority and Golf Funds

City Council provides formal authorization of spending through the approval of appropriation ordinances which provide spending by each accounting fund. Supplemental appropriations are required when the adopted budget is increased to approve unexpected expenses or completion of projects. A final supplemental is needed for two of the Downtown Development Authority (DDA) Funds and the Golf Fund.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 6:20 p.m.

Citizen Richard Swingle participated virtually, however due to technical difficulties, no comments were received. There were no other public comments.

The public hearing was closed at 6:24 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4968, an ordinance making Supplemental Appropriations to the 2020 Budget of the City of Grand Junction, Colorado and Downtown Development Authority for the year beginning January 1, 2020 and ending December 31, 2020 on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance to Amend and Extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications

The purpose of this item is to amend and extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications for 180 days from the effective date of the proposed ordinance. This allows for 1) neighborhood meetings to be conducted virtually and 2) alternative hearing procedures.

Community Development Director Tamra Allen presented this item.

The public hearing was opened at 6:30 p.m.

There were no public comments.

The public hearing was closed at 6:30 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4967, an ordinance to amend and extend Ordinance 4923 that amends the Grand Junction Municipal Code regarding neighborhood meetings and to allow for alternative hearing procedures for land use applications on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Rezoning 0.144 Acres from C-1 (Light Commercial) to R-O (Residential Office) Located at 1032 Belford Avenue

The Applicant, Maverick Place, LLC represented by Dave Kimbrough, requested a rezone for a 0.144-acre property located at 1032 Belford Avenue. The request to Rezone the property from a C-1 (Light Commercial) zone district to a R-O (Residential Office) zone district is in anticipation of a future multi-family development. The requested R-O zone district works to implement the Future Land Use

designation of Neighborhood Center.

Associate Planner Senta Costello presented this item.

The public hearing was opened at 6:37 p.m.

There were no public comments.

The public hearing was closed at 6:37 p.m.

Councilmember Andrews moved to adopt Ordinance No. 4969, an ordinance approving the request for a rezone from a C-1 (Light Commercial) zone district to a R-O (Residential Office) zone district for a 0.144-acre property located at 1032 Belford Avenue on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority

Four Points Funding and its LLC, The Eddy at Grand Junction, requested two parcels of property (formerly known as Brady Trucking) be included in the Grand Junction Downtown Development Authority (DDA).

DDA Executive Director Brandon Stam presented this item.

Conversation ensued regarding excitement about the development of this land and whether the developer has considered allowing a trail to go through the southern end of the property.

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

There were no public comments.

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

Councilmember Pe'a moved to adopt Ordinance No. 4970, an ordinance expanding the boundary of the Grand Junction, Colorado Downtown Development Authority to include property located at 2757 C ½ Road and an unaddressed parcel bearing Mesa County Tax Parcel Number 2945-244-00-080 in Grand Junction, Colorado on final passage and ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

Resolution Regarding Property Purchase - 301 South 4th Street

The structure on the property at 301 S. 4th Street, Grand Junction Colorado, has become dilapidated

over time. Grand Valley Catholic Outreach Inc. (Catholic Outreach) has interest in acquisition of the property and as assignee to a purchase contract facilitated by City negotiations. The City and Catholic Outreach have the opportunity to remedy the current blight and provide Catholic Outreach with ownership of the property for possible redevelopment.

City Attorney John Shaver presented this item.

Conversation ensued regarding asbestos remediation and demolition of the building.
The floor was opened to public comment at 6:49 p.m.

There were no public comments.

Councilmember Norris moved to adopt Resolution No. 74-20, a resolution regarding and authorizing the purchase of the property located at 301 S. 4th Street, Grand Junction Colorado (Lots 14-16 Block 141), as provided in the contract and this Resolution. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 6:53 p.m.

_____
Wanda Winkelmann, MMC
City Clerk

Citizen Comment Form - December 2

City of Grand Junction

Submitted On:
December 2, 2020 10:08am
America/Denver

Full Name	Scott Beilfuss
Phone Number - Please include if you would like to receive a call back regarding your comments.	9702502838
Citizen Comments (for topics not on the Regular Agenda)	
6.a.i. An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado and the Downtown Development Authority for the Year Beginning January 1, 2021 and Ending December 31, 2021	Mr Mayor and Councilmembers, Regarding solid waste fees. As Grand Junction is one of the few cities that has no comprehensive recycling program and the Mesa County Landfill continues it's march to being full, it may be time to take some baby steps. While we don't want to to force people to recycle, we will force them to buck up for a new landfill when it is full. The costs of this may be astronomical and an ounce of prevention may provide many additional years of service. Landfill costs are not cheap..this week the county bought a new compactor for the landfill that was slightly more than $1M dollars. As I frequently am in on sustainability conversations..the consensus in the public realm is why doesn't the city intensify recycling? This can be done by either including it in the trash service fee as a preemptor to bigger costs of building a new landfill or by raising the trash service by $2 and discounting the $2 for those who sign up for recycling. Either solution (there may be more) would be acceptable to most people and would help adding another petition to the April election. Please consider planning for the future, this shouldn't be a partisan issue. Thank you, Scott Beilfuss
6.a.ii. An Ordinance Making Supplemental Appropriations for 2020 in the Downtown Development Authority and Golf Funds	
6.a.iii. An Ordinance to Amend and Extend Ordinance 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications	
6.b.i. An Ordinance Rezoning 0.144 Acres from C-1 (Light Commercial) to R-O (Residential Office) Located at 1032 Belford	

Avenue	
6.b.ii. An Ordinance Expanding the Boundaries of the Grand Junction, Colorado Downtown Development Authority	

GRAND JUNCTION CITY COUNCIL - DOWNTOWN DEVELOPMENT AUTHORITY

WORKSHOP SUMMARY - December 10, 2020

Meeting Convened: 7:32 a.m. via Zoom virtual meeting

Meeting Adjourned: 8:58 a.m.

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

DDA Board members present: Cole Hanson, Dan Meyer, Libby Olson, Maria Rainsdon, Duncan Rowley, Vance Wagner, Vice Chair Josh Niernberg, and Board Chair Doug Simons, Jr.

City Staff present: City Manager Greg Caton, City Attorney John Shaver, Public Works Director Trent Prall, Senior Planner Lance Gloss, and City Clerk Wanda Winkelmann.

Downtown Development Authority (DDA) Staff present: DDA Executive Director Brandon Stam, Administrative Specialist Vonda Bauer, Marketing and Communications Specialist David Goe, and Event Coordinator Rykel Menor.

DDA Board Chair Simons opened the official meeting of the DDA at 7:32 a.m. City Councilor/DDA Board Member Stout moved to adopt the minutes from the previous DDA meeting; seconded by Board Member Olson. The DDA Board passed the motion unanimously.

Agenda Topic 1. Discussion Topics

a. Discussion of City and DDA Projects related to Las Colonias and Downtown Improvements

Director Stam and Grand Junction Economic Partner (GJEP) Executive Director Robin Brown introduced the topic. The Las Colonias Development Corporation (LCDC) is requesting $3M from the City and the DDA for a $6M project to develop restaurant and retail space at Las Colonias. The LCDC is also requesting the City to guarantee the loan. The draft Memorandum of Agreement (MOA) from the LCDC Chair has been sent to both boards.

Concern was expressed over the amount of this project during the pandemic and the fact that other businesses are struggling. It was suggested other funding mechanisms be explored, such as a development corporation or a private entity. Because of the economic concerns due to the pandemic, funding this project from the City and the DDA was not supported at this time.

Citizen Jim Jeffries, owner of Edgewater Brewing, stated he did not receive any subsidies for his $3.5M business that is in Las Colonias.

b. Architectural/Design Costs for Las Colonias Retail/Restaurant Space

The LCDC chose Blythe and Company as the architect for the Las Colonias restaurant/retail space. GJEP paid the architect fees for the LCDC and is now seeking to get reimbursed from the City and DDA for the $142K paid to Blythe. This was not a budgeted expense for GJEP nor do they have the funding in their budget to pay for the architectural fees.

Although there was not support for the funding for the restaurant and retail space, it was stated that it is helpful to have the architectural plans completed once the project can move forward.

DDA Board member Wagner moved to authorize the DDA Executive Director to negotiate with the City for the reimbursement to GJEP of the architectural costs, up to fifty percent (50%) of the amount; seconded by DDA Board member Rowley. City Councilor/DDA Board member Stout abstained. The DDA Board approved the motion unanimously.

c. Downtown Plaza and Corridor Improvements

Director Stam noted the DDA has pursued the creation of a Downtown Plaza based upon priorities identified in the Downtown Plan. The $1.2M project is set to begin in Spring of 2021 upon approval of a use agreement from the City. Additionally, future costs such as a bathroom facility and planned improvements to 4th and 5th Street need to be addressed in conjunction with the plaza project to ensure a cohesive corridor.

Concern was expressed over the loss of parking to create the plaza. Director Stam will provide the Parking Study that was completed that addresses this concern and offers alternatives. One solution could be to entice drivers to use the downtown parking structure.

Discussion ensued that this effort is about revitalizing downtown and activating available space to draw visitors to downtown. The plaza would provide an affordable option for community groups to have events.

Director Stam noted a committee made up of downtown business members supports this project and will continue to provide outreach to businesses impacted by certain elements, such as the alleyway improvements.

Because support was expressed for the plaza and improvements, Mr. Caton stated the next steps are for staff to develop a Memorandum of Understanding (MOU) for City Council's formal consideration.

2. Other Business

Board Chair Simons stated he is a member of the Marijuana Working Group (MWG) that is exploring options for possible marijuana businesses in Grand Junction. Mr. Simons requested feedback from the DDA board regarding the possibility of allowing retail marijuana businesses in downtown. Board members noted it is important to have desirable looking businesses in downtown (the marijuana stores in Aspen were given as an example) and consider limiting the number of permitted operators. Mr. Stam will work with Senior Planner Lance Gloss to create a survey for the downtown businesses to complete.

Marketing and Communications Specialist David Goe noted the "Twelve Days of Christmas" campaign is going very well and there is a high level of engagement on social media. Director Stam stated that $100K from gift cards has been received, which is $20K higher than last year.

The installed parklets are well received and Director Stam believes they will be highly used in spring.

City Councilor/DDA Board member Stout moved to adjourn; seconded by Board member Olson. Motion was passed unanimously by the DDA Board.

Adjournment

The workshop adjourned at 8:58 a.m.

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 16, 2020

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver, City Attorney

Information

SUBJECT:

Introduction of an Ordinance Re-Adopting Ordinance 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

Staff recommends approval of an ordinance re-adopting Ordinance 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction and requests a public hearing be set for January 6, 2021.

EXECUTIVE SUMMARY:

An Ordinance Re-Adopting Ordinance 4859 and Amending the Sunset Clause for Use of Utility Type Vehicles (UTV's) on Segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

In 2019, Adrenaline Adventure (a business that is located at 750 1/2 Horizon Drive that rents off-highway vehicles) requested City Council to allow limited and specific use of certain City Streets to gain access to public lands North and East of the City. Colorado law allows a local jurisdiction to regulate the operation of off-highway vehicles on, *inter alia*, streets and highways within its jurisdiction, but not streets or roads which are part of the State and Federal highway system.

On June 17, 2019, City Council adopted Ordinance 4859 which allows the use of utility type vehicles (UTV's) on segments of Horizon Drive, H Road and 27 1/2 Road in the City subject to certain conditions established by the ordinance. The Grand Junction Municipal Code (GJMC) was amended to include Section 10.04.109.8 which provides the rules and restrictions for operation of UTV's on the designated City streets.

Ordinance 4859 includes a sunset provision which encourages City Council to review the effectiveness of the ordinance while considering the general health, safety and welfare of the residents of the City. The City Council has determined that re-adoption of Ordinance 4859 is proper.

This ordinance proposes a re-adoption of Ordinance 4859 with an amendment extending the sunset thereof for an additional ____ (three) years.

FISCAL IMPACT:

Permit revenue for use of UTV's on City streets will continue.

SUGGESTED MOTION:

I move to introduce an ordinance re-adopting Ordinance 4859 and amending the sunset clause for use of utility type vehicles (UTV's) on segments of Horizon Drive, H Road and 27 1/4 Road in the City of Grand Junction and to set a public hearing for January 6, 2021.

Attachments

1. ORD - UTVs-120220

ORDINANCE NO. _____

AN ORDINANCE RE-ADOPTING ORDINANCE 4859 AND AMENDING THE SUNSET CLAUSE FOR USE OF UTILITY TYPE VEHICLES (UTV'S) ON SEGMENTS OF HORIZON DRIVE, H ROAD AND 27 ¼ ROAD IN THE CITY OF GRAND JUNCTION

RECITALS:

In 2019, Adrenaline Adventure ("Business" or "the Business"), a business located at 750 ½ Horizon Drive that rents off-highway vehicles, requested City Council to allow limited and specific use of certain City Streets to gain access to public lands North and East of the City. Colorado law allows a local jurisdiction to regulate the operation of off-highway vehicles on, *inter alia*, streets and highways within its jurisdiction, but not streets or roads which are part of the State or Federal highway system.

On June 17, 2019, City Council adopted Ordinance 4859 which allows the use of utility type vehicles (UTV'S) on segments of Horizon Drive, H Road and 27 ¼ Road in the City of Grand Junction subject to certain conditions established by the ordinance. Specifically, the Grand Junction Municipal Code (GJMC) was amended to include §10.04.109.8 which provides the rules and restrictions for operation of UTV's on the designated City streets.

Ordinance 4859 includes a sunset clause which encourages City Council to review the effectiveness of the ordinance while considering the general health, safety and welfare of the residents of the City. The City Council has determined that re-adoption of Ordinance 4859 is proper.

This ordinance proposes a re-adoption of Ordinance 4859 with an amendment extending the sunset thereof for an additional ___ three years.

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

The GJMC is hereby amended to include the re-adoption Chapter 10.04.109.8 which shall read as follows:

> 1. Definition. For the purposes of this section, "UTV" means any recreational vehicle designed for and capable of travel over unimproved terrain, traveling on four or more tires, having a width of 70 inches or less and having side by side seating with a steering wheel for operation. A UTV does not include an all-terrain vehicle, a motorcycle or a snowmobile. (An ATV means a recreational vehicle 52 inches or less in width traveling on three or more low pressure tires with a seat designed to be straddled by the operator and designed for or capable of travel over unimproved terrain.)

2. Boundary. A UTV may be driven on Horizon Drive East of 1-70, H Road to 27 1/4 Road and 27 1/4 Road North of H Road, which are the *Allowed Streets*; UTV's are not permitted on Horizon Drive East of 1-70 and Crossroads Boulevard to 27 % Road. No UTV may be operated on any other street, road, alley, path or trail, including but not limited to the Riverfront Trail, within the City limits of Grand Junction, including any state or federal highways.

3. Rules and Restrictions.

(a) No person shall operate a UTV in the City of Grand Junction except on *Allowed Streets* and then only if:

(i) the UTV is equipped at a minimum with one or more DOT approved headlamps; and one or more tail lamps; and no less than one rear view mirror; and a horn or an audible warning device emitting no less than 55 dB; and a steering wheel; and a foot controlled accelerator; and a foot brake/braking system; electric turn signals with one on each side of the vehicle front and rear; and a windshield unless the operator and front seat passenger wear eye protection while operating the vehicle; and an illuminated speedometer and seats and seatbelts for each occupant. All required equipment must be intact and fully operational if/when the UTV's is operated on *Allowed Streets*; and,

(ii) not operated during the time from 1/2 hour before sunrise to 1/2 hour after sunset; and,

(iii) in a direct route from the Business to public lands open to the public and legally accessible from the *Allowed Streets*; and,

(iv) such person possesses, on the person of the operator, a valid adult driver's license; and,

(v) in a way and/or at a speed which exceeds or impedes the normal flow of traffic; the operator has the affirmative duty to observe all traffic laws; and,

(vi) the operator is not under the influence of, or impaired by, alcohol and/or any drug(s). The definition of, and proof of, intoxication or impairment shall be as set forth in C.R.S. 42-4-1202 *et. seq*. The operator of a UTV that is arrested for operating a UTV while under the influence of or impaired by alcohol and/or drug(s) shall submit to chemical testing as set forth in Title 42 of the Colorado Revised Statutes. Failure to submit to a test as required shall result in the immediate revocation of the operators' driver's license; and,

(vii) the UTV has a current annual inspection and permit from the Grand Junction Police Department, which permit shall be attached to the UTV at all times that the UTV is being operated upon *Allowed Streets* as designated by the City; and,

(viii) such person has, on his/her person, proof of motor vehicle insurance, that is current and provides liability coverage for injury to persons and property; and,

(ix) any violation of the foregoing (3(a)(i)-(viii)) may be cause for the City Council to repeal this ordinance and rescind the approval afforded the Business to sanction operation of UTV's on *Allowed Streets*.

(b) The operator of a UTV on *Allowed Streets* shall comply with all applicable provisions of the traffic code adopted by the City and the State of Colorado. In the event of conflict, the more restrictive law, rule or regulation shall control.

(c) Nothing in this section authorizes the operation of a UTV on rights-of-way under the jurisdiction of Mesa County, it is the duty of each operator of a UTV to ascertain whether a right-of-way is within the City limits.

4. Permit Required. The Police Chief or his designee, after having determined that the UTV and the Business are in compliance with requirements of this Ordinance, will issue an annual permit for each compliant UTV. Such permits will be valid from the date of issuance unless revoked for Just cause. Fees for the permit will be $50.00 per UTV per year. The City Council may alter such fees by resolution.

5. Inspection. Police officers are authorized to stop a UTV which is being operated on an Allowed Street in the City without probable cause or other reason, at any time, to verify that the operator has a valid permit and to inspect for required safety equipment. The Business shall notify its customers that UTV's are subject to random inspection and that the customers may not assert claims to the contrary.

6. Insurance. The City Council shall, by resolution, establish the minimum requirements of required insurance.

7. Penalties. Any person who violates any provision of this ordinance is guilty of a misdemeanor which is punishable by a fine of up to and including $500.00.

8. Severability. It is the intention of the City Council that the provisions of this ordinance are not severable. If any provision of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall invalidate all of the provisions of this ordinance.

9. Sunset Clause. Within sixty days prior to January 31, 2024, or the effective date of this ordinance whichever is later, the City Council shall consider the effectiveness of this ordinance at achieving its stated purposes and protecting the general health, safety and welfare of the residents of the City. Without further action by the City Council, the terms and provisions of this ordinance shall expire on February 1, 2024 without subsequent action by the City Council.

ALL OTHER PROVISIONS OF TITLE 10 OF THE GRAND JUNCTION MUNICIPAL CODE SHALL REMAIN IN FULL FORCE AND EFFECT.

Introduced on first reading the 16th day of December, 2020 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____ 2021 and ordered published in pamphlet form.

ATTEST:

_____
C.E. “Duke” Wortmann
President of City Council

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: December 16, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduction of an Ordinance to Vacate Two Portions of Public Right-of-Way Within the Riverfront at Dos Rios Development Located South of Hale Avenue between the Colorado River and the Riverside Parkway and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

Planning Commission heard this item at their December 8, 2020 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, the City of Grand Junction, is requesting vacation of two portions of public right-of-way that are adjacent to properties recently acquired by the City in order to facilitate development of the Riverfront at Dos Rios planned development. The requests to vacate are consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

The City is in the process of developing the Riverfront at 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. The Outline Development Plan (ODP) adopted by City Council in April 2019 and amended in May 2020 consists 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: one within the planned development and one outside the planned development.

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 Sub-division – 1908) to serve these parcels that are no longer needed to provide access. The new streets within the planned development area will provide access as these parcels are absorbed into the ODP and a new subdivision plat is recorded. The final two parcels within the planned area located at 636 and 636-1/2 Lawrence Street have now been acquired by the City. Thus, the street and alley rights-of-way adjacent to these properties are now able to be vacated.

Attached is a map which generally shows those areas of rights-of-way to be vacated in orange. Future public utility easements to be vacated are in green but will be considered as a separate request. The specific descriptions for the rights-of way are included in the attached proposed ordinance.

NOTIFICATION REQUIREMENTS

As required by Section 21.02.080(e) of the Zoning and Development Code, a Neighborhood Meeting was held on November 19, 2020 for the proposed vacations. Three people attended the meeting along with City Staff. Questions concerned clarification of which properties were recently acquired by the City, the land uses proposed, access on the Riverside Parkway and the construction schedule for the infrastructure. There were no objections noted to the proposed vacations.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with an application sign on November 9, 2020. The notice of the Planning Commission public hearing was published December 1, 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.

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

These portions of right-of-way will no longer be needed once the new interior streets

and utility infrastructure within the Riverfront at Dos Rios development are completed. None of these streets are depicted on the Circulation Plan since they are all to be local streets to serve the proposed development. The new street network will adequately serve the proposed mix of land uses.

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 5 / Policy B. Encourage mixed-use development and identification of locations for increased density.

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

Thus, staff has found the requests to vacate existing public rights-of-way do not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and finds this criterion has been met.

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

The request to vacate these rights-of-way will not render any properties landlocked. The new street network to be constructed will provide adequate access to all properties within the Riverfront at Dos Rios development. Therefore, staff has found this criterion has been met.

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

With the recording of a new plat incorporating the two parcels that used the right-of-way and easements into the existing Lot 6 of the Riverfront at Dos Rios Filing Three, the vacation of the portions of right-of-way will not physically impact access to any parcel. As such, staff finds this criterion has been met.

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

As previously stated, access to all parcels within the Riverfront at Dos Rios will be gained from the recently platted rights-of-way, which are currently under construction or

will be in the near future. No comments were received from utility service providers that these vacation requests would create any adverse impacts or that facilities or services would be diminished. In staff's review no adverse impacts were noted either and the quality of public facilities and services shall remain the same or improve with the newly constructed streets. Therefore, staff finds this criterion has been met.

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

As stated in criterion 4 above, there were no comments from utility service providers that these vacations would inhibit the provision of adequate public facilities and services to any property. In staff's review no adverse impacts were noted either and the quality of public facilities and services shall remain the same or improve with the newly constructed streets. 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.

This area of the City was developed many years ago. The benefits of the vacation requests are the ability for the Applicant to develop the property with street and utility infrastructure that is constructed to current City standards as well as the construction and alignment of streets consistent with the City's adopted Circulation Plan. The new infrastructure in place will allow for additional development in an area that has been vacant for many years increasing economic benefits overtime for the City. As such, staff finds that this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the request to vacate two portions of right-of-way and public utility easements within the proposed Riverfront at Dos Rios development located along the northeast bank of the Colorado River between Hale Avenue and the 5th Street/Highway 50 viaduct, City file numbers VAC-2020-581 and VAC-2020-658, the following findings of fact have been made:

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

Therefore, Staff recommends approval of the vacation requests with the following condition.

The vacations shall not become effective until a new plat has been recorded that incorporates the two parcels that used the right-of-way and easements into the existing Lot 6 of the Riverfront at Dos Rios Filing Three or minimally incorporates the two

parcels into a single parcel, the two parcels being those formerly located at 636 and 636-1/2 Lawrence Street.

FISCAL IMPACT:

This action does not have fiscal impact to the City.

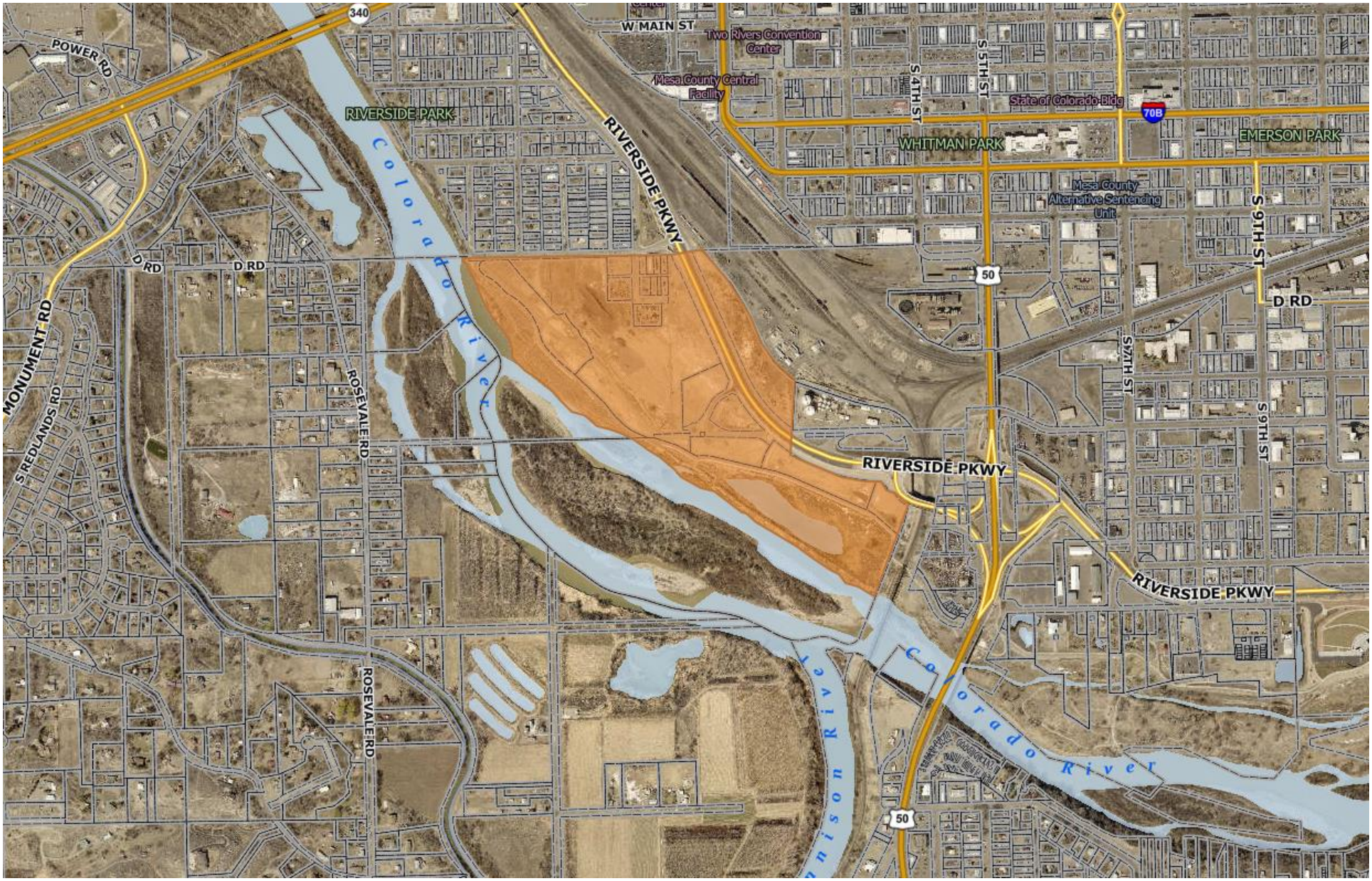
SUGGESTED MOTION:

I move to introduce an ordinance vacating two portions of public right-of-way within the Riverfront at Dos Rios planned development, and set a public hearing for January 6, 2021.

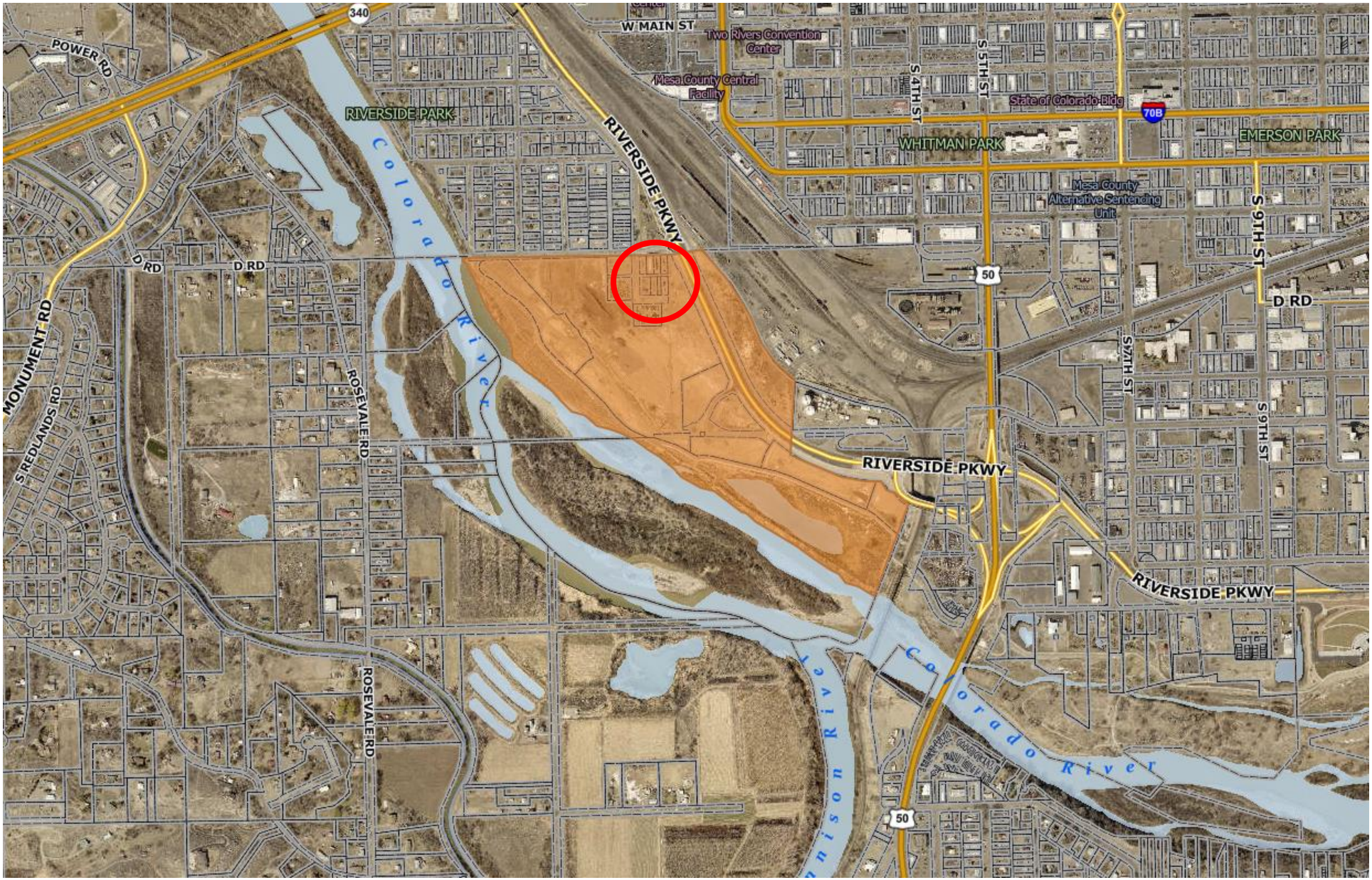
Attachments

1. Location and Site Maps
2. Planning Commission Minutes - 2020 - December 8 - Draft
3. Dos Rios Vacations Ordinance

RIVERFRONT AT DOS RIOS SITE LOCATION MAP



RIVERFRONT AT DOS RIOS RIGHT-OF-WAY AND EASEMENT VACATIONS VICINITY (Red Circle)



RIVERFRONT AT DOS RIOS RIGHT-OF-WAY (Orange) AND EASEMENT (Green) VACATIONS



GRAND JUNCTION PLANNING COMMISSION
December 8, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Ken Scissors, and Kim Kerk.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Jace Hochwalt (Senior Planner), and Senta Costello (Associate Planner).

There were 0 members of the public in virtual attendance.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Scissors seconded the motion. The motion carried 5-0.

1. **Colorado Department of Transportation Right-of-Way Vacation File # VAC-2020-627**
   Consider a request by the Colorado Department of Transportation (CDOT) to vacate 127 square feet of right-of-way located at 200 W Grand Avenue.

2. **Amir Drive Right-of-Way and Public Easement Vacations File # VAC-2020-479 and VAC-2020-481**
   Consider a request by Hooshang David Gowhari Revocable Trust to vacate the undeveloped 30 feet wide public right-of-way of Amir Drive and to vacate a public multi-purpose easement located adjacent to the undeveloped Amir Drive and South Broadway rights-of-way.

3. **Riverfront at Dos Rios Right-of-Way Vacations File # VAC-2020-581 and VAC-2020-658**
   Consider a request by the City of Grand Junction to vacate two portions of public right of-way and a public utility easement within the Riverfront at Dos Rios development.

DRAFT

REGULAR AGENDA

1. Rivertown Center Phase 2 – Rezone File # RZN-2020-216

Consider a request by DRK Associates LLC to rezone 3.63 acres from R-8 (Residential 8 du/ac) zone district to C-1 (Light Commercial) zone district.

View presentation here at 10:17

Staff Presentation
Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
The Applicant, Dale Beede, was present and available for questions.

Questions for Applicant
Commissioner Scissors asked a question about access to the park to the north.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

Marjorie L Fox left on comment on GJSpeaks regarding the request.

The public hearing was closed at 6:24 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment regarding the MXOC zone district and in support of the request.

Commissioner Reece made a comment in support of the request.

Motion and Vote
Commissioner Scissors made the following motion, "Madam Chair, on the rezone request for the property located at 2572, 2574, 2576 and 2580 Patterson Road, City file number

DRAFT

RZN-2020-216, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Gatseos seconded the motion. The motion carried 5-0.

2. Concord Plaza – Rezone File # RZN-2020-559

Consider a request by Senergy Builders LLC to rezone 1.48 acres from a B-1 (Neighborhood Business) zone district to a MU (Mixed Use) zone district located at 518 28 Road.

View presentation here at 25:30

Staff Presentation
Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Mr. Hochwalt made the note that the applicant is no longer Senergy Builders LLC and is now Concord Plaza LLC.

Questions for Staff
Commissioner Reece asked a question regarding any neighbor's comments.

Applicant's Presentation
Jeffery Fleming, project representative, was present and gave a statement regarding the request.

Questions for Applicant
Commissioner Gatseos made a statement regarding the Applicant's project report.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:46 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment in support of the request.

DRAFT

Commissioner Kerk made a comment in support of the request.

Motion and Vote
Commissioner Gatseos made the following motion, “Madam Chair, on the Concord Plaza Rezone request from a B-1 (Neighborhood Business) zone district to a M-U (Mixed Use) zone district for a 1.48-acre property located at 518 28 Road, City file number RZN-2020-559, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

3. **Dual Immersion Academy ROW and Public Easement Vacation**
   File # VAC-2020-245, VAC-2020-246
   Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent to five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement located at 552 West Main Street.

   Motion and Vote
   Commissioner Gatseos made the following motion, “Madam Chair, on the alley and sanitary sewer easement vacation requests, VAC-2020-245 and VAC-2020-246, for the alley located adjacent five properties at 520, 522, 538, 542 and 552 West Main Street and the sanitary sewer easement on 552 W Main Street, I move that the Planning Commission continue this item to the January 12, 2021 meeting.”

   Commissioner Scissors seconded the motion. The motion carried 5-0.

4. **Other Business**
   Community Development Director Tamra Allen noted the December 17, 2020 workshop.

5. **Adjournment**
   The meeting adjourned at 6:54 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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 5th STREET/HIGHWAY 50 VIADUCT

Recitals:

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 Outline Development Plan (ODP) adopted by City Council in April 2019 and amended in May 2020 consists 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 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 and a new subdivision plat is recorded. The final two parcels within the planned area are located at 636 and 636-1/2 Lawrence Street have now been acquired by the City. Thus, the street and alley rights-of-way and a utility easement to these properties are now able to be vacated.

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. The following described areas and depicted on Exhibit A shall be vacated subject to the following condition:

Condition 1: The vacations shall not become effective until a new plat has been recorded that replaces the street network and utility easements required to serve the properties formerly located at 636 and 636-1/2 Lawrence Street.

Parcel 1

A Parcel of land being a portion of the 20 foot wide Alley within Block 1 of O'BOYLE'S SUB-DIVISION located in Section 22, Township 1 South, Range 1 West of the Ute

Meridian, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S89°56'44"E along the south line of said alley a distance of 7.67 feet to Point of Beginning; thence 20.01 feet along a curve to the left said curve having a radius of 1829.00 feet, a central angle of 0°37'37" and a chord which bears N2°13'10"E a distance of 20.01 feet; thence S89°56'44"E a distance of 116.63 feet; thence S0°13'53"W a distance of 20.00' to the northeast corner of Lot 8 of said Block 1; thence N89°56'44"W along the south line of said alley a distance of 117.32 feet to the point of beginning.

CONTAINING 2339 Square Feet or 0.05 Acres, more or less, as described.

Parcel 2

A Parcel of land being a portion of the 60 foot wide right-of-way for Lila Avenue and a portion of the 55 foot wide right-of-way for Lawrence Street within the O'BOYLE'S SUB-DIVISION located in Section 22, Township 1 South, Range 1 West of the Ute Meridian, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S0°13'53"W along the west line of said Lot 12 a distance of 106.14 feet to the Point of Beginning; thence continuing S0°13'53"W a distance of 23.86 feet to the southwest corner said Lot 12; thence S89°56'44"E along the north line of said Lila Avenue a distance of 124.99 feet to the southeast corner of Lot 8 of said Block 1 of O'BOYLE'S SUB-DIVISION; thence S0°13'53"W a distance of 30.00 feet to the north line of that portion of Lila Avenue vacated by Ordinance No. 4929, modified by Ordinance 4948; thence N89°56'44"W along said north Ordinance line a distance of 137.06 feet to an angle point on the west line of Lot 6, RIVERFRONT AT DOS RIOS FILING THREE as same is recorded under Reception Number 2942736; thence 55.29 feet along a curve to the left having a radius of 330.50 feet, a central angle of 9°35'09" and a chord which bears N12°51'17"E a distance of 55.23 feet to the Point of Beginning.

CONTAINING 4032 Square Feet or 0.09 Acres, more or less, as described.

The basis of bearings is the North Line of the NE 1/4 NE 1/4 of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

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 CONDITION STATED ABOVE.

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

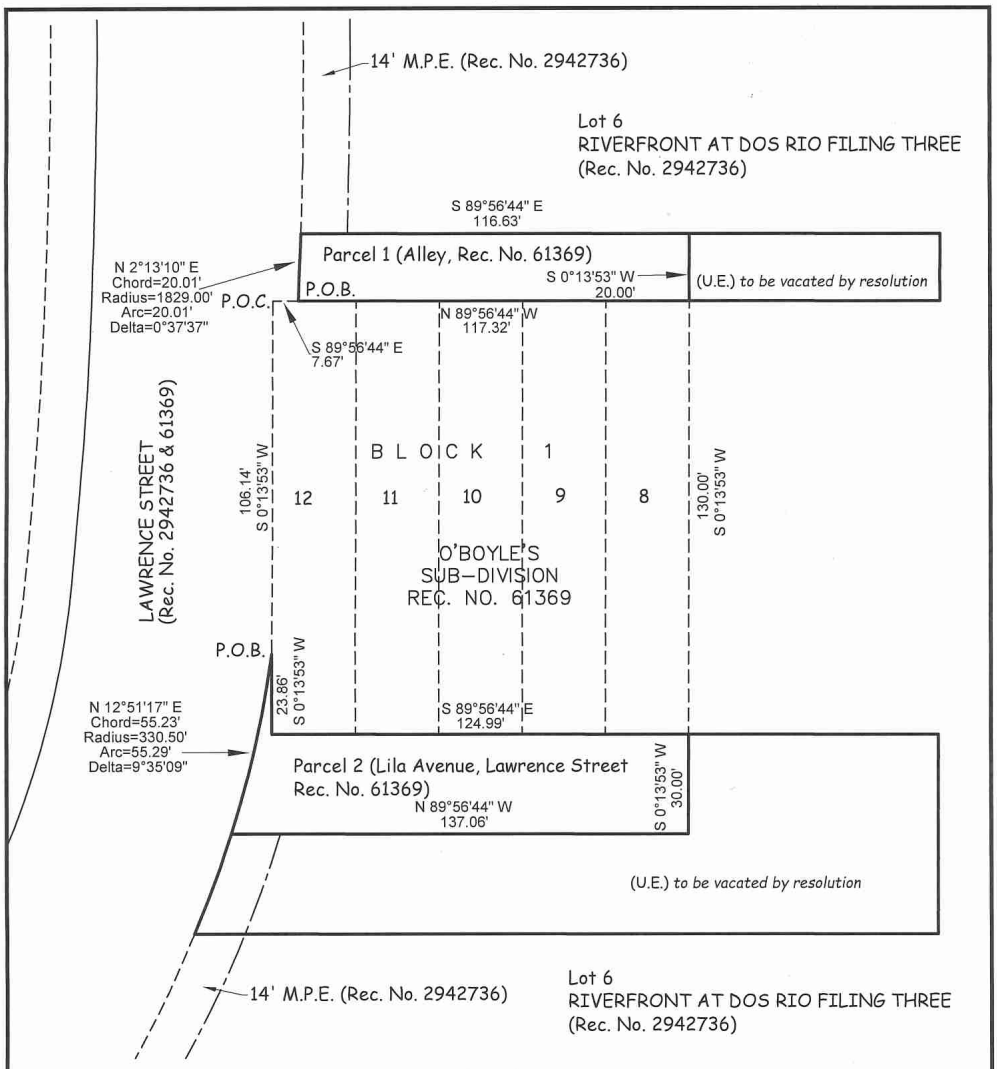
Adopted on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

EXHIBIT A



The basis of bearings is the North Line of the NE ¼ NE ¼ of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
U.E.	Utility Easement
M.P.E.	Multipurpose Easement

COLORADO LICENSED
RENEE BETH PARENT
38268
12-1-2020
PROFESSIONAL LAND SURVEYOR

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 and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

0 20' 40'

1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

DRAWN BY: R. B. P.
DATE: 12-01-2020
SCALE: 1" = 40'
APPR. BY: B.H. & K.A.

Located in the NE ¼ of Sec. 22, T. 1S., R. 1W.
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

H:\Renee\Projects\Dos Rios

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: December 16, 2020

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate a Portion of the Public Right-of-Way of Amir Drive Located at 2026 South Broadway and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

The Planning Commission heard this item at their December 8, 2020 meeting and voted to recommend approval of the request (5 - 0).

EXECUTIVE SUMMARY:

The applicants, Hoosang David Gowhari and Elizabeth Ann Gowhari Revocable Trust, are requesting vacation of a portion of public right-of-way known as Amir Drive and the abutting 14 feet multi-purpose easement in anticipation of future development of the site. The existing Amir Drive right-of-way was originally offered to the City with the recording of a Warranty Deed in 2017 (Reception Number 2817666). The 14-foot multi-purpose easement abutting the right-of-way of Amir Drive was granted on the Amir Subdivision plat in 2020 (Reception Number 2911895), however the right-of-way and 14-foot multi-purpose easement have never developed and the area remains vacant land. The requested vacations are consistent with the City's Comprehensive Plan and Circulation Plan. The proposed vacation of the abutting 14 feet multi-purpose easement is to be completed via Resolution and will be reviewed separately by the City Council on January 6, 2021.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The existing right-of-way for Amir Drive was offered to the City in 2017 with the

recording of a Warranty Deed (Reception Number 2817666) and the 14' multi-purpose easement abutting the right-of-way of Amir Drive was dedicated on the subdivision plat for Amir Subdivision (Reception Number 2911895) in 2020, which combined and adjusted lot lines for all properties that the applicant's owned (23.55-acres). The applicants are currently in the process of subdividing their 23.55-acre parcel of land into a platted subdivision and have received approval of a Preliminary Plan (City file SUB-2020-55) to develop 47 single-family detached lots over four (4) phases/filings, to be named Magnolia Ridge Estates. The Final Subdivision Plan for Filing One of Magnolia Ridge Estates is currently in the review process (City file SUB-2020-478) and will develop 13 of the 47 lots. At this time, the applicants are requesting to vacate a portion of the existing right-of-way of Amir Drive and abutting 14-foot multi-purpose easement in anticipation of this new subdivision proposal. The remaining portion of the 30' wide Amir Drive right-of-way and 14-foot multi-purpose easement that extends to and along South Broadway that is not requested to be vacated will remain in place in accordance with the approved Preliminary Plan for Magnolia Ridge Estates which identifies additional right-of-way within this area. At time of future filings, an additional 22' of right-of-way will be granted for the complete build-out of Amir Drive that was approved as a 52' wide right-of-way as identified on the Preliminary Plan.

As currently exists, the right-of-way for Amir Drive was offered in order to grant access to the applicant's other owned properties at the time. However, with the consolidation and platting of all of the applicants' properties with the Amir Subdivision in 2020 and with the approval of the Preliminary Plan for Magnolia Ridge Estates, this right-of-way and multi-purpose easement are no longer necessary in some of their present locations. With the approval of the Preliminary Plan for the new Magnolia Ridge Estates, the location of Amir Drive has been re-aligned within the development and will be platted in a new location upon future filings that will correspond with the approved Preliminary Plan.

As stated previously, to date, no development has taken place and no utility infrastructure have ever been installed (water, sewer, streets, utilities, etc.) within the existing right-of-way location of Amir Drive or in the multi-purpose easement.

Upon future development of the site, new rights-of-way and/or multi-purpose easements for the proposed development will be dedicated as necessary on a new subdivision plat or by separate instrument.

NOTIFICATION REQUIREMENTS

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 September 4, 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 November 25, 2020. The notice of the Planning Commission public hearing was published on December 1, 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 portion of right-of-way for Amir Drive and 14-foot multi-purpose easement 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 easement will have no impact on public facilities or services provided to the general public since to date, the right-of-way is not required for development and no utility infrastructure has ever been installed (water, sewer, streets, utilities, etc.) within the existing right-of-way or multi-purpose easement. Upon future development of the site, new internal rights-of-way and easements will 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 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

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

Goal 5 / Policy A. In making land use and development decisions, the City and County will balance the needs of the community.

Goal 5 / Policy C. Increasing the capacity of housing developers to meet housing demand.

Therefore, staff has found the request to vacate existing public right-of-way and 14-foot multi-purpose easement 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 dedicated right-of-way for Amir Drive and adjacent 14-foot multi-purpose easement have never been developed nor infrastructure installed. As noted, the applicants are currently in the process of subdividing their 23.55-acre parcel of land into a platted subdivision and have received approval of a Preliminary Plan (City file SUB-2020-55) to develop 47 single-family detached lots over four (4) phases/filings, to be named Magnolia Ridge Estates. As stated previously, to date, no present development which requires the right-of-way and no utility infrastructure have ever been installed (water, sewer, streets, utilities, etc.) within the existing right-of-way location of Amir Drive or in the multi-purpose easement. Since this right-of-way has never developed, access to any developed existing residential lot will not be landlocked as a result of the vacation request and thus staff has found this criterion has been met.

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

As provided in (2) above, Amir Drive and the abutting 14-foot multi-purpose easement requested to be vacated will not impact access to any parcel and as such, staff finds this criterion has been met.

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

Amir Drive and the abutting 14-foot multi-purpose easement have not been developed or utilities 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 has been met.

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

Amir Drive and the abutting 14’ multi-purpose easement have never been developed nor utilities installed. Therefore, neither staff nor utility providers have identified that the requested right-of-way and easement vacation 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 this portion of Amir Drive along with the dedicated 14-foot multi-purpose easement, the applicant can make ready for the new development and develop their property in accordance with their approved Preliminary Plan. Upon concurrent development of the site, new rights-of-way and/or multi-purpose easements for the proposed subdivision development will 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 a portion of the right-of-way of Amir Drive as set forth in the attached description and sketch along with the abutting 14' multi-purpose easement, City file numbers VAC-2020-479 and VAC-2020-481, located at 2026 South Broadway, the following findings of fact have been made:

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

Therefore, Planning Commission recommended approval of the requests.

FISCAL IMPACT:

Average value of property and right-of-way can range broadly. The Applicant submitted an MAI Appraisal Report for Filing One of Magnolia Ridge Estates that consists of 8.14-acres of undeveloped land with an appraised value of $366,000.00, which would equate to $1.03 per square foot. The Applicant's request to vacate approximately 11,496 square feet of right-of-way would result in the Applicant receiving additional developable land valuing approximately $11,840.88.

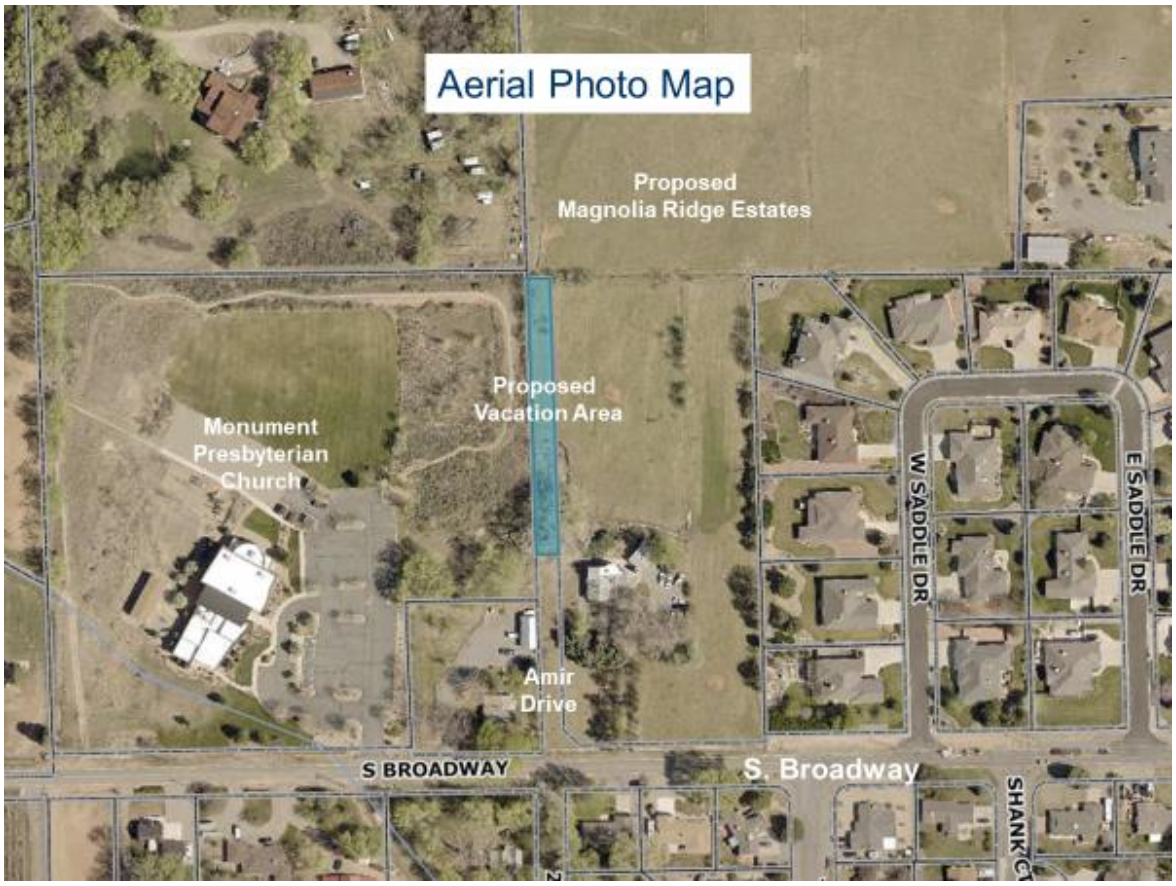
SUGGESTED MOTION:

I move to introduce an Ordinance vacating a portion of public right-of-way of Amir Drive located at 2026 South Broadway and set a public hearing for January 6, 2021.

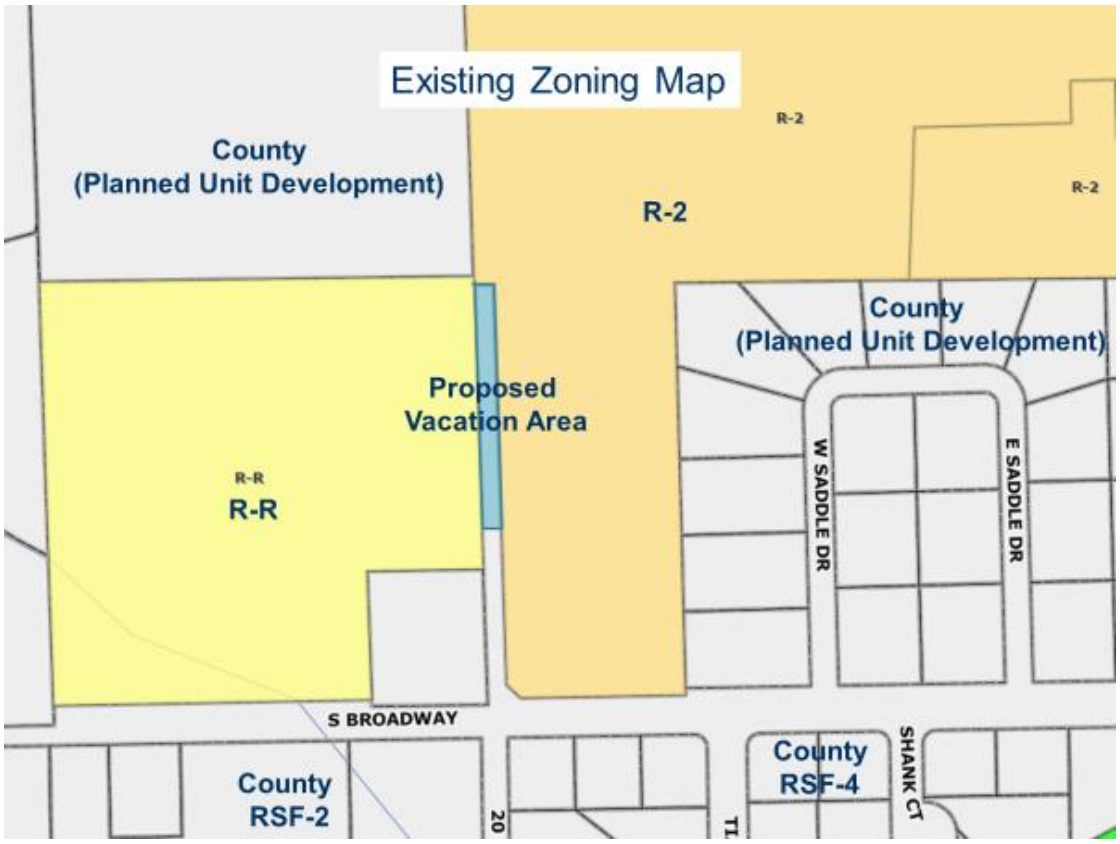
Attachments

1. Site Location, Aerial & Zoning Maps
2. Development Application - Dated 8-17-20
3. Planning Commission Minutes - 2020 - December 8 - Draft
4. Vacation Ordinance

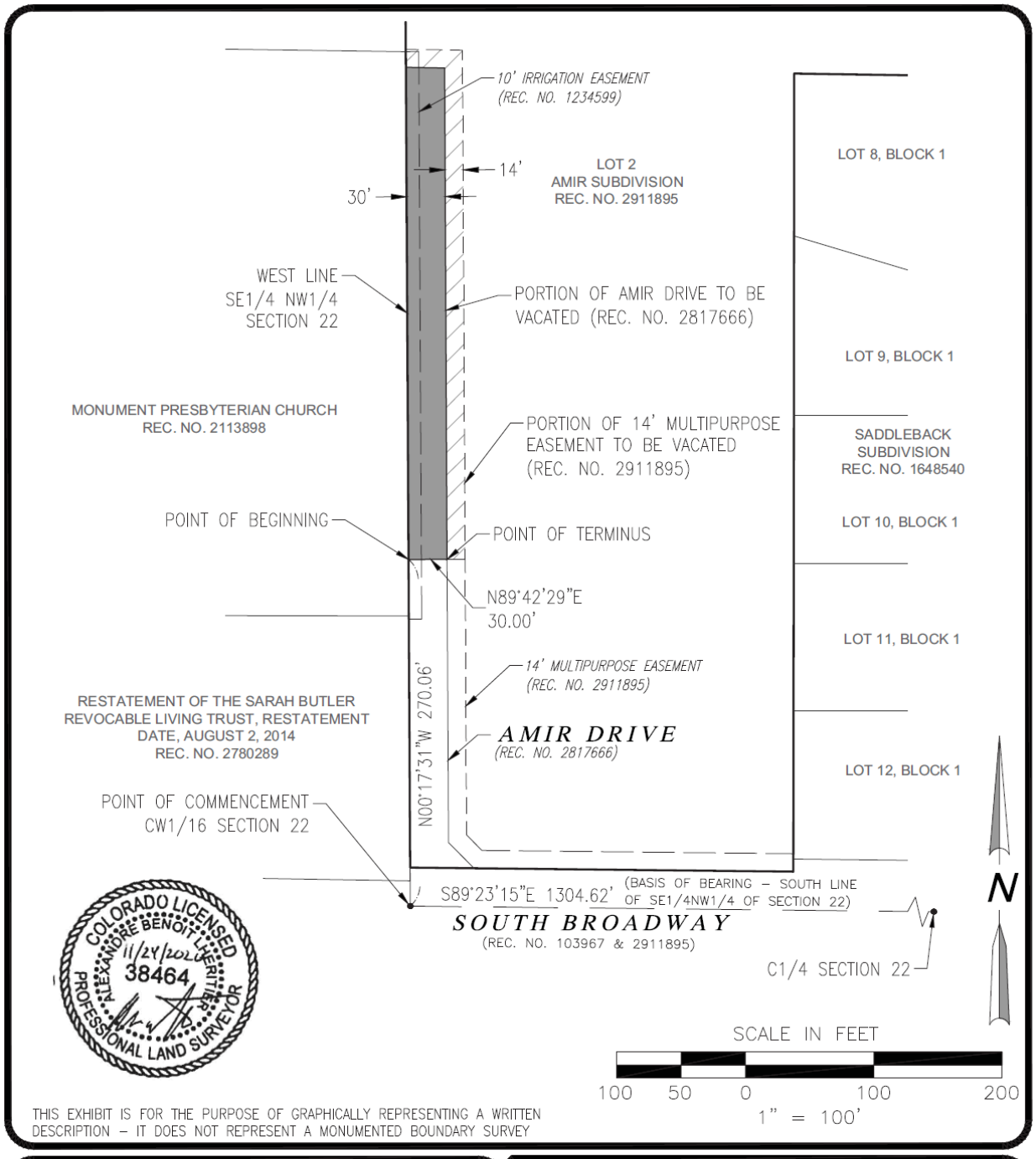

Site Location Map
Proposed
Magnolia Ridge Estates
20 1/2 RD
20 ½ Road
Proposed
Vacation Area
Monument
Presbyterian
Church
W SADDLE DR
E SADDLE DR
20 1/2 RD
Amir
Drive
S BROADWAY
S. Broadway
S BROADWAY


Aerial Photo Map
Proposed
Magnolia Ridge Estates
Proposed
Vacation Area
Monument
Presbyterian
Church
W SADDLE DR
E SADDLE DR
Amir
Drive
S BROADWAY
S. Broadway


Comprehensive Plan Future Land Use Map
Residential Low
Rural
Rural
(1-du per 5-10 Acre Lots)
Residential
Low
(.05 – 2 du/ac)
Proposed
Vacation Area
Residential Medium
Low
(2 – 4 du/ac)
W SADDLE DR
E SADDLE DR
Residential
Medium Low
S BROADWAY
S BROADWAY


Existing Zoning Map
County
(Planned Unit Development)
R-2
R-2
R-2
County
(Planned Unit Development)
Proposed
Vacation Area
R-R
R-R
W SADDLE DR
E SADDLE DR
S BROADWAY
County
RSF-2
County
RSF-4
SHANK CT

Proposed Vacation Area:



Magnolia Ridge Estates Filing 1
Amir Drive Vacation

PROJECT NO:	DATE:	DRAWN BY:	CHECKED BY:
F19-061	11/23/2020	ABL	ABL

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

Google Street View from S. Broadway looking north showing the granted but undeveloped Amir Drive right-of-way (Photo dated July, 2019)



CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Major Subdivision Final Plan/ Vacation of ROW

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

Existing Land Use Designation: _____ Existing Zoning: _____

Proposed Land Use Designation: _____ Proposed Zoning: _____

Property Information

Site Location: 563 20 1/2 Road & 2026 S. Broadway Site Acreage: Approx. 24 acres

Site Tax No(s): 2947-222-40-001 & 2947-222-00-184(subject to change) Site Zoning: R2 (Residential, 2 du/ ac)

Project Description: Development of a high-quality single-family subdivision.
Vacation of ROW & MPE.

Property Owner Information	Applicant Information	Representative Information
Name: David & Elizabeth Gowhari	Name: David & Elizabeth Gowhari	Name: Vortex Engineering, INC.
Street Address: 563 20 1/2 Road	Street Address: 563 20 1/2 Road	Street Address: 861 Rood Avenue
City/State/Zip: Grand Junction,CO 81507	City/State/Zip: Grand Junction,CO 81507	City/State/Zip: Grand Junction,CO 81501
Business Phone #: (970)260-7189	Business Phone #: (970)260-7189	Business Phone #: (970)245-9051
E-Mail: hedd1320@aol.com	E-Mail: hedd1320@aol.com	E-Mail: aasgari@vortexeng.us
Fax #:	Fax #:	Fax #: (970)245-9051
Contact Person: David & Elizabeth Gowhari	Contact Person: Same as property owner	Contact Person: Adam Asgari
Contact Phone #: (970)260-7189	Contact Phone #: (970)260-7189	Contact Phone #: (970)245-9051

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: _____ Date: 08/17/2020

Signature of Legal Property Owner: H. D. Gowhari, Elizabeth Ann Gowhari Date: 08/17/2020

OWNERSHIP STATEMENT - TRUST

(a) David Hooshang & Elizabeth Ann Gowhari Revocable ("Trust") is the owner of the following property:

(b) 563 20 1/2 Rd & 2026 S. Broadway, Grand Junction, CO 81507

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

I, (c) David Hooshang & Elizabeth Ann Gowhari , am the Trustee for the Trust. I have the legal authority to bind the Trust to agreements concerning financial obligations and this property. I have attached the most recently recorded Statement of Authority of the Trust.

- (●) My legal authority to bind the Trust both financially and concerning this property is unlimited.
- ( ) My legal authority to bind the Trust financially and/or concerning this property is limited in the following manner:

All other Trustees and their authority to bind the Trust are listed and described here:

- (●) Trust is the sole owner of the property.
- ( ) Trust owns the property with other(s). The other owners of the property are:

(d)

On behalf of Trust, I have reviewed the application for the (e) Simple Subdivision

I understand the continuing duty to inform the City planner of any changes in my authority to bind the Trust or regarding any interest in the property, such as ownership, easement, right-of-way, encroachment, boundary disputes, lienholder and any other interest in the property.

- (●) I and the Trustees have no knowledge of any possible conflicts between the boundary of the property and abutting properties.
- ( ) I and the Trustees have the following knowledge (indicate who has the knowledge) and evidence concerning possible boundary conflicts between the property and the abutting property(ies):

(f)

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

Signature of Partnership representative: David Hooshang & Elizabeth Ann Gowhari

Printed name of person signing: David Hooshang & Elizabeth Ann Gowhari

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 09 day of September, 2019

by David Hooshang & Elizabeth Ann Gowhari

Witness my hand and seal.

My Notary Commission expires on Jun 19, 2021

JENNIFER CHRISTENSEN
Notary Public – State of Colorado
Notary ID 20024020423
My Commission Expires Jun 19, 2021

Jennifer Christensen
Notary Public Signature

RECEPTION #: 2497668, BK 4888 PG 736 07/15/2009 at 02:23:15 PM, 1 OF 1, R $5.00
S $1.00 Janice Rich, Mesa County, CO CLERK AND RECORDER

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity[1] named
The Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007,
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☑ trust	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☐ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ corporation
☐ _____	

3. The entity is formed under the laws of State of Colorado

4. The mailing address for the entity is 563 20½ Rd
Grand Junction, Colo. 81507

5. The ☑ name ☐ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Hooshang David Gowhari and Elizabeth Ann Gowhari.

6.[2] The authority of the foregoing person (s) to bind the entity is ☐ not limited ☐ limited as follows: _____.

7. Other matters concerning the manner in which the entity deals with interests in real property:
_____

Executed this _____.

Hooshang David Gowhari TRUSTEE
Hooshang David Gowhari, Trustee

Elizabeth Ann Gowhari, Trustee
Elizabeth Ann Gowhari, Trustee

STATE OF California
COUNTY OF Orange } SS:

The foregoing instrument was acknowledged before me this 7th day of **July**, by **Hooshang David Gowhari and Elizabeth Ann Gowhari as trustees of The Hooshang David Gowhari and the Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007**.

Witness my hand and official seal.

Notary Public

My commission expires: 3/21/2010

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

BRANDON BAKKER
COMM. #1653109
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires March 21, 2010

Stmtauth.doc

RECEPTION#: 2817666, at 10/16/2017 1:24:46 PM, 1 of 3
Recording: $23.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, **Grantor,** whose legal address is 563 20 ½ Road, Grand Junction, Colorado, 81507, who is the fee simple owner of that certain real property located in Mesa County, Colorado as described in that certain Warranty Deed recorded with the Mesa County Clerk and Recorder on October 16, 2007 at Reception No. 2407816 for and in consideration of Ten and 00/100 Dollars, ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee,** whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the tract or parcel of land described in the attached Exhibit A, which is incorporated herein by this reference, and depicted on the attached Exhibit B, which is incorporated herein by this reference, containing 18,710 square feet, (0.430 acres), more or less, for public right-of-way purposes for Amir Drive;

No Consideration

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 13th day of October, 2017.

GRANTOR: The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007

By: _____
Hooshang David Gowhari, Trustee

By: Elizabeth Ann Gowhari
Elizabeth Ann Gowhari, Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Hooshang David Gowhari and Elizabeth Ann Gowhari as Trustees of The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007.

My commission expires July 31, 2021.
Witness my hand and official seal.

SELESTINA SANDOVAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994023991
My Commission Expires July 31, 2021

Selestina Sandoval
Notary Public

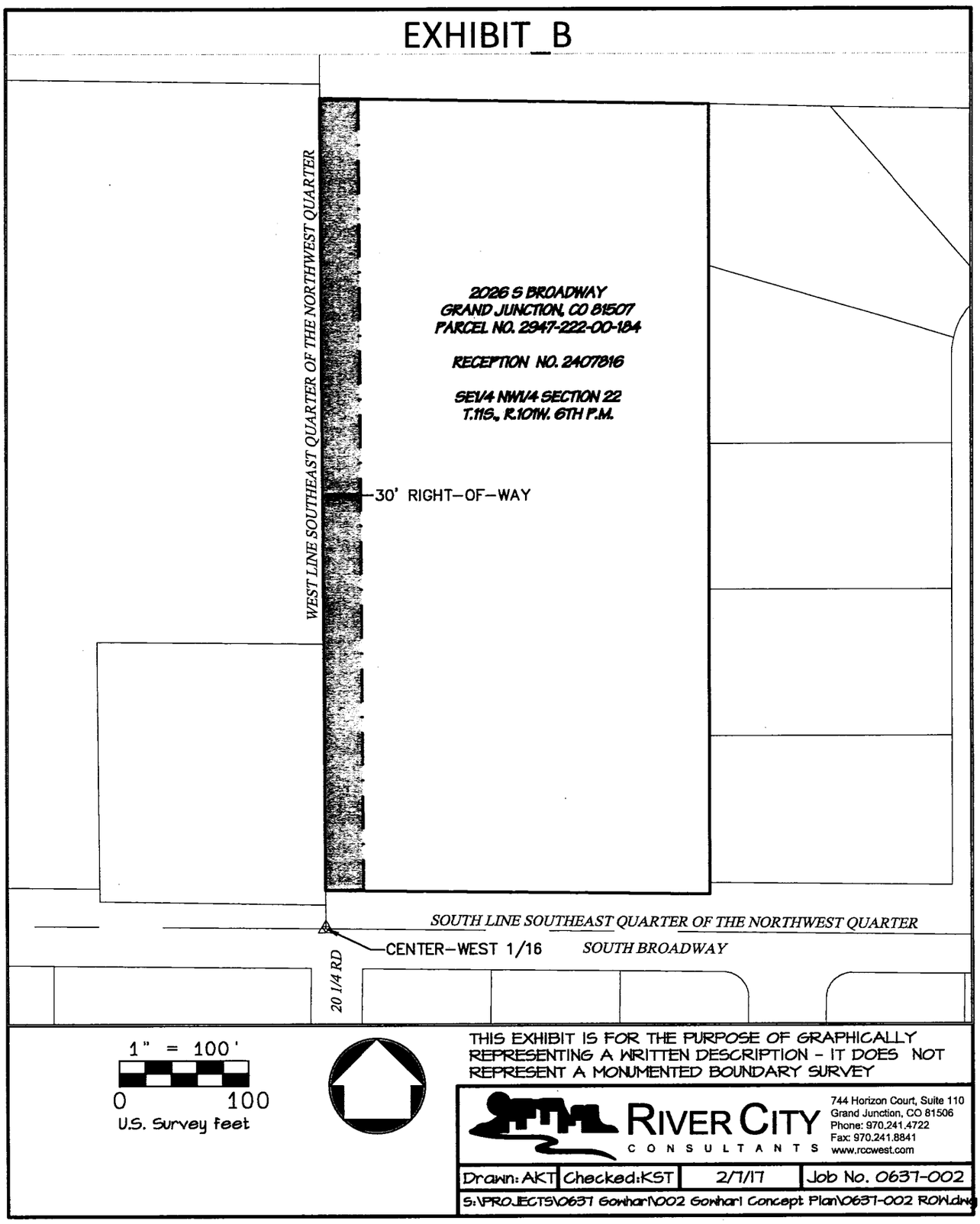
EXHIBIT A

The west thirty feet (30') of a parcel of land as recorded at Reception No. 2407816, situated in the southeast quarter of the northwest quarter of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado,

Containing 18,710 Sq. feet (0.430 acres), more or less.

RECEPTION#: 2817666, at 10/16/2017 1:24:46 PM, 3 of 3
Recording: $23.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

EXHIBIT_B



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: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: KST	2/7/17	Job No. 0637-002

S:\PROJECTS\0637 Gowhar\002 Gowhar Concept Plan\0637-002 ROW.dwg

RECEPTION#: 2892679, at 8/27/2019 1:01:56 PM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

RECEPTION #: 2407815, BK 4536 PG 359 10/16/2007 at 04:04:34 PM, 1 OF 1, R $5.00
S $1.00 Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

A This document is being re-recorded to make a minor correction in the title name

WARRANTY DEED

HOOSHANG D. GOWHARI and ELIZABETH ANN GOWHARI, whose address is 563 20 ½ Road, Grand Junction, Colorado, Grantor(s), for and in consideration of the sum of ten and no/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, hereby sell(s), grant(s) and convey(s) to THE HOOSHANG DAVID GOWHARI AND ~~THE~~ A ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, whose address is 563 20 ½ Road, Grand Junction, Colorado, Grantee, its successors and assigns forever, the following described real property situate in the County of Mesa, State of Colorado, to wit:

LOT 1 GOWHARI MINOR SUBDIVISION SEC 22 11S 101W - 19.60AC

Together with any and all water, water rights, ditch and ditch rights of way thereunto appertaining and used in connection therewith;

Tax Parcel Number: 2947-222-40-001

also known as street address: 563 20 ½ Road, Grand Junction, Colorado.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor(s) hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 12TH day of October, 2007.

HOOSHANG D. GOWHARI

Elizabeth Ann Gowhari
ELIZABETH ANN GOWHARI

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of October, 2007, by HOOSHANG D. GOWHARI and ELIZABETH ANN GOWHARI.

My commission expires 3/12/08.
Witness my hand and official seal.

NOTARY PUBLIC BARBARA E. BELL STATE OF

Barbara E. Bell
Notary Public

RECEPTION#: 2892680, at 8/27/2019 1:01:56 PM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

RECEPTION #: 2407816, BK 4536 PG 360 10/16/2007 at 04:04:34 PM, 1 OF 1, R $5.00
S $1.00 Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

* This document is being re-recorded to make a minor correction in the title name

WARRANTY DEED

HOOSHANG D. GOWHARI and ELIZABETH ANN GOWHARI, whose address is 563 20 ½ Road, Grand Junction, Colorado, Grantor(s), for and in consideration of the sum of ten and no/100 Dollars ($10.00), the receipt and sufficiency of which is hereby acknowledged, hereby sell(s), grant(s) and convey(s) to THE HOOSHANG DAVID GOWHARI AND ~~THE~~ * ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, whose address is 563 20 ½ Road, Grand Junction, Colorado, Grantee, its successors and assigns forever, the following described real property situate in the County of Mesa, State of Colorado, to wit:

S2SE4NW4 SEC 22 11S 101W EXC BEG N 0DEG35'55SEC E646.52FT FR SE COR NW4 N 88DEG31'09SEC W 1308.46FT N0DEG16'37SEC E 11.92FT S 88DEG52'23SEC E 1308.42FT S0DEG35'55SEC W 20FT TO BEG + EXC BEG SE COR OF NW4 SEC22 11S 101W N 88DEG50'09SEC W 1006.50FT N 00DEG35'55SEC E 652.08FT S 88DEG31'09SEC E 1006.57FT S 00DEG35'55SEC W 646.52FT TO BEG

Together with any and all water, water rights, ditch and ditch rights of way thereunto appertaining and used in connection therewith;

Tax Parcel Number: 2947-222-00-184

also known as street address: 2026 S. Broadway, Grand Junction, Colorado.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor(s) hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 12th day of October, 2007.

Hooshang D. Gowhari
HOOSHANG D. GOWHARI

Elizabeth Ann Gowhari
ELIZABETH ANN GOWHARI

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of October, 2007, by HOOSHANG D. GOWHARI and ELIZABETH ANN GOWHARI.

My commission expires Bx 2/12/08.
Witness my hand and official seal.

Barbara E Bell
Notary Public

NOTARY PUBLIC BARBARA E. BELL STATE OF COLORADO

Project Narrative
for
Magnolia Ridge Estates
Final Plan – Filing 1
Vacation of Amir Drive Right-of-way

Date:	August 12, 2020
Prepared by:	Robert W. Jones II, P.E. Vortex Engineering and Architecture, Inc. 861 Rood Avenue Grand Junction, CO 81501 970-245-9051 VEI# F19-061
Submitted to:	City of Grand Junction 250 N. 5th Street Grand Junction, CO 81501
Type of Design:	Final Plan/Plat Approval, Filing 1 Vacation of Public Right-of-way
Owner:	David and Elizabeth Gowhari 563 20 ½ Road Grand Junction, CO 81507
Property Address:	563 20 ½ Road and 2026 S. Broadway Grand Junction, CO 81507
Tax Schedule No:	2947-222-46-001 2947-222-46-002

1. Project Intent

This application is to request Final Plat/Plan approval for Filing 1 of Magnolia Ridge Estates Subdivision in accordance with Section 21.02.070(s), Final Plat, and a vacation of the Amir Drive right-of-way and 14' multi-purpose easement located on the west side of the development in accordance with Section 21.02.100, Vacation of Public Right-of-Way of the Grand Junction Municipal Code (GJMC).



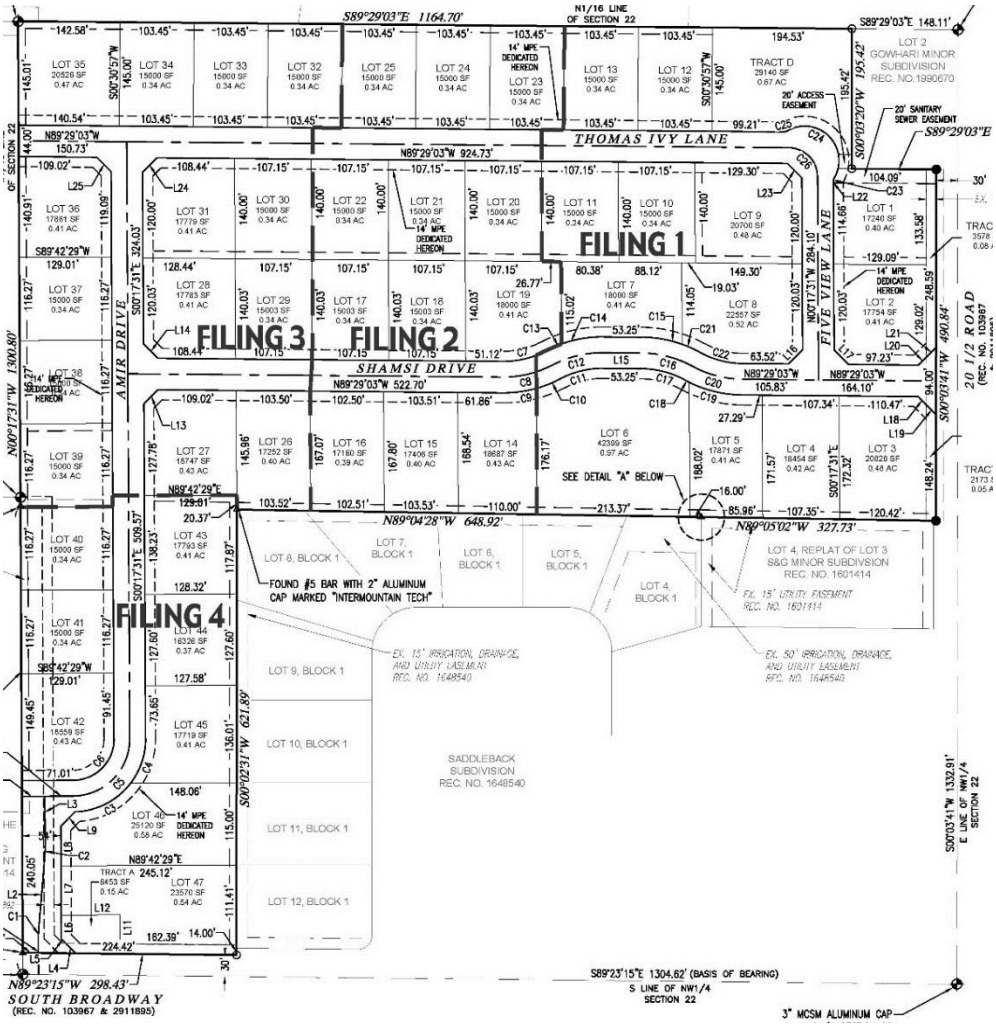
2. Project Description

The site is located at 563 20 ½ Road and 2026 South Broadway and contains two parcels that are currently zoned R2 (Residential, 2 du/ac). The property was recently reviewed as the Amir Subdivision to combine the original two parcels into a single building site while maintaining the applicant's home on a separate lot. The Amir Subdivision plat was recorded on January 17, 2020.

The applicant intends to develop a high-quality single-family subdivision consistent with the R2 zoning and other City standards. The home located at 563 20 ½ Road will be retained as part of the Filing 1 subdivision improvements.

The Preliminary Plan was approved with 47 lots with an overall density of 2.0 dwelling units per acre. Lots have been designed to meet the R2 bulk standards including minimum lot size and all building setbacks. A 14' landscaped tract on 20 ½ Road and South Broadway will be owned and

maintained by the HOA. A vault for irrigation water will be in a tract located at the entrance located on South Broadway and will also be owned by the HOA.



Vacation of Amir Drive Right-of-Way and Multi-purpose Easement

The right-of-way for Amir Drive and 14' multi-purpose easement was previously dedicated by separate instrument to the City of Grand Junction at Reception No. 2817666 and with the Amir Subdivision plat. The applicant has requested that the right-of-way for Amir Drive and 14' multi-purpose easement be vacated in their entirety with this application. The right-of-way that was previously dedicated for Amir Drive was based on an earlier subdivision design which has been revised; now, approximately 70% of the existing right-of-way is located in the wrong location for the new subdivision design. The applicant would like to vacate the existing right-of-way and will dedicate new right-of-way and 14' multi-purpose easement with the plat for Filing 4 of the Magnolia Ridge Estates subdivision.

The approval criteria from Section 21.02.070(s)(2) for a Final Plat and 21.02.100(c), Vacation of Public Right-of-Way, have been addressed within this project narrative.

Legal Descriptions

The legal description of 2947-222-46-001 and 2947-222-46-002 is:
Lots 1 and 2 of the Amir Subdivision

The legal description of Amir Drive and 14' multi-purpose easement is:
All of Amir Drive right-of-way and the 14' multi-purpose easement on Amir Drive and South Broadway. See associated Exhibit for the delineation of the specific area to be vacated. The private irrigation easement shown on the Exhibit is for the sole benefit of the applicant and is not a public easement.

Access and Internal Circulation

Access to Filing 1 of the Magnolia Ridge Estates subdivision comes from 20 ½ Road. Internal streets will be constructed to urban residential street standards with a 44' right-of-way with curb, gutter and sidewalks in accordance with City standards.

Drainage

The site slopes from the south to the northeast corner with an elevation change of 4742' to 4700'. A detention facility will be constructed in a tract that is landscaped, owned and maintained by the Homeowners Association (HOA). The tract is located in the northeast corner of the site which is the low point for the property. A final drainage report has been included with this application which provides specific details that address how stormwater will be addressed with the new development.

Geotechnical Hazards Investigation

A Geotechnical Hazards Investigation dated February 4, 2020 was conducted on site by Huddleston-Berry Engineering and Testing, LLC (HBET). The subsurface investigation consisted of eleven test pits, excavated on November 12, 2019. The report found that "the test pits generally encountered native silt and sand soils in the shallow subsurface above gravel and cobble soils or sandstone/siltstone bedrock. However, shallow bedrock was encountered in the northeast corner of the site. Groundwater was encountered in the subsurface at depths of between 4.0 and 9.5 feet at the time of the investigation. The native soils are non-plastic to slightly plastic and are anticipated to be slightly collapsible. The native bedrock materials may contain highly expansive bentonite."
The report goes on to state that no geologic hazards were identified which would preclude development of this property. Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions

which should preclude subdivision of the site. However, foundations, pavements, and earthwork will have to consider the impacts of shallow groundwater, moisture sensitive soils, and/or moisture sensitive bedrock at the site. Please see the report for specific details.

Irrigation

The proposed development will be served by two headgates as follows:

Headgate 228 with a 3" line and 5 water shares

Headgate 228.2 with a 6" line and 22 shares

Redlands Water and Power provide the irrigation to the subject property and have confirmed the number of water shares, headgate and water line data. A tract located at the entrance off South Broadway is provided to address irrigation water for the proposed development and will be owned and maintained by the HOA.

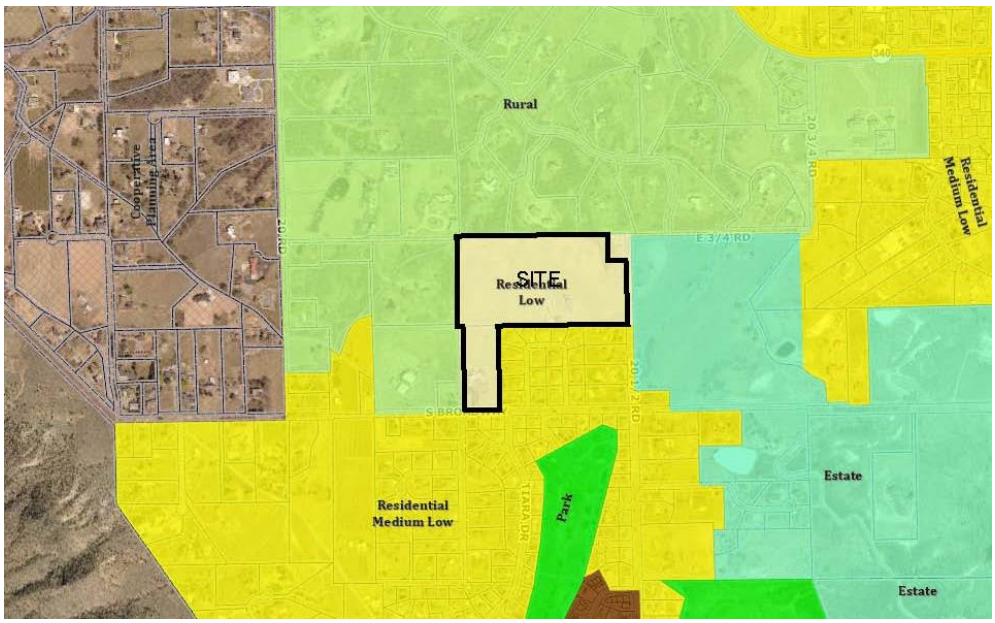
3. Public Notice and Neighborhood Meeting

Public notice for the proposed development will be provided in accordance with Section 21.02.070(a)(3), Notice, of the GJMC, including posting the subject property on all public rights-of-way upon acceptance of the development application.

4. Comprehensive Plan and Zoning

Future Land Use Map

The Comprehensive Plan's Future Land Use Map shows the property as Residential Low (RL, .5 ac/du – 2 du/ac) land use classification. The R2 zone district implements the Residential Low land use classification and is within the middle range of the Comprehensive Plan's anticipated density.



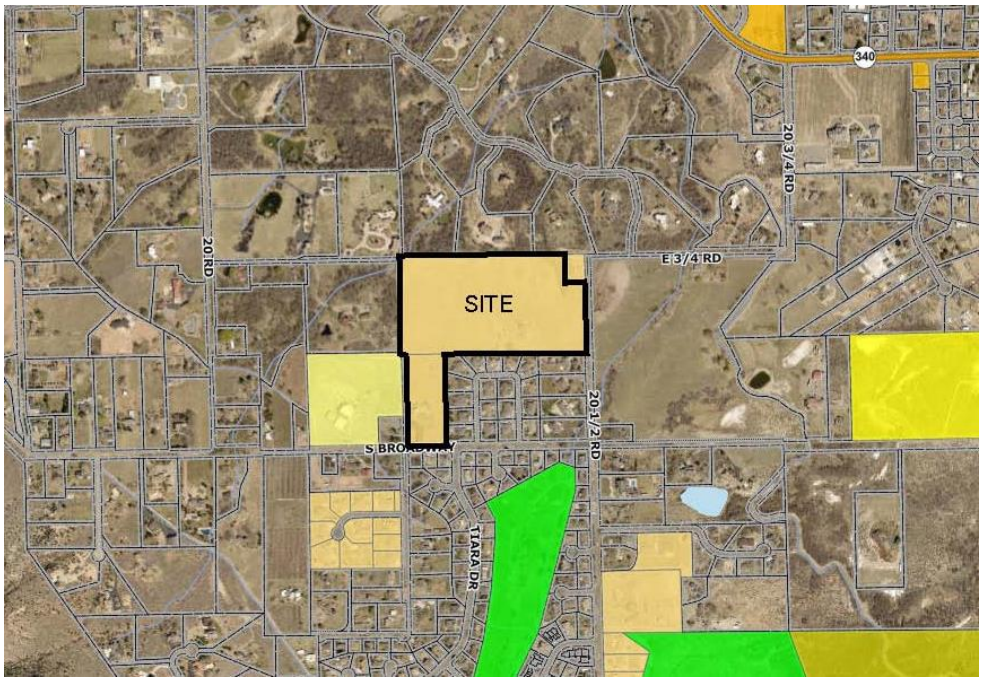
The site is subject to the Redlands Area Plan, Title 34 of the GJMC. The most significant element of the Redlands Area Plan pertains to the protection of the dark skies in the Redlands area of the community. The street lights for the subdivision have been selected to be durable, attractive and to reduce the unnecessary use of lighting when possible. Please see plan details for specific information related to the street lighting for this development.

In addition to compliance with the Redlands Area Plan, the proposed subdivision meets a number of the goals and policies of the Comprehensive Plan:

Goal 1, Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.
Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.
Goal 8, Policy D: Use outdoor lighting that reduces glare and light spillage, without compromising safety.

Zoning and Surrounding Land Use

The development site is zoned R2 (Residential 2 du/ac). The R2 zone district provides the mid-range of density anticipated by the Comprehensive Plan for this area of the community. The proposed subdivision is consistent with the purpose of the R2 zone district which is to provide areas for medium-low density, single-family and two-family residential uses where adequate public facilities and services exist.



Surrounding area zoning and land uses include:

North – Mesa County RSF-2, with single-family land uses
South – Mesa County PUD and RSF-4, with single-family land uses
West – City RR, Mesa County PUD and RSF-2, with single-family land uses
East – City R2 and Mesa County RSF-2, with single-family land uses

The area surrounding the development site is primarily located within unincorporated Mesa County and has developed under County regulations without many of the urban services such as curb, gutters, sidewalks and pedestrian and bicycle facilities that exist within the City limits. Many, if not all, of the area roads do not have shoulders or sidewalk facilities; however, the proposed development will be constructed to current City standards that include such facilities.

5. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subdivision. Utility providers for the proposed development have the capacity and willingness to serve the development. Public facilities such as medical, parks and public safety are available to serve development on this site within 1-3 miles of the site.

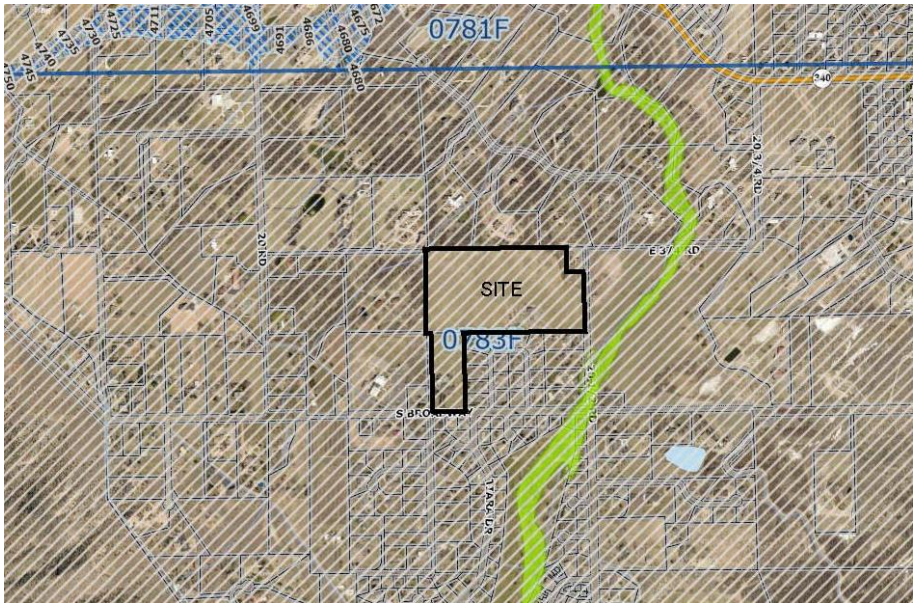
Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
Water: Ute Water Conservation District
Drainage: Outside of district boundary
Irrigation: Redlands Water and Power Company
Electric: Xcel

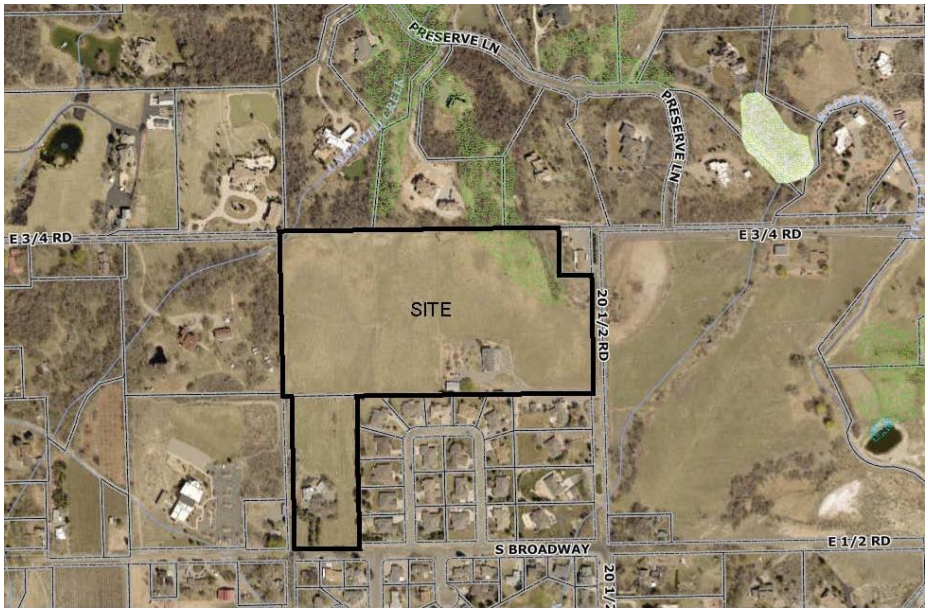
All utilities shall be constructed to current standards and specifications of the utility and service provider at the time of development. Please see applicable Utility plan sheets for specific details.

6. Floodplain and Wetlands

The subject property is located in Zone X – outside the 0.2% annual chance floodplain on FEMA Panel #0783F.



There are 0.02 acres of wetlands that have been identified on the subject property by ERO Consultants. The Wetland Review report has been reviewed as part of the Preliminary Plan review process and should be consulted for specific findings and information.



7. Approval Criteria

Section 21.02.070(s)(2), Approval Criteria, states that the final plat shall demonstrate compliance with all of the following:

(i) The same criteria as the preliminary subdivision plan in subsection (r) of this section; and
Response: See responses listed below for compliance with Section 1.02.070(r):
These criteria have been met.

(ii) The preliminary subdivision plan approval and any conditions attached thereto. A part of the land area within the preliminary subdivision plan may be approved for platting.
Response: The final plan and plat are in compliance with the Preliminary Plan approval granted by the City Community Development Department.
This criterion has been met.

Section 21.02.070(r), Approval Criteria for Preliminary Plans:

(i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
Response: The proposed development supports the Residential Low land use classification of the Comprehensive Plan and the R2 zone district which implements the Comprehensive Plan. The proposed development proposes the maximum density that is anticipated by the Comprehensive Plan and allowed by the R2 zone district. In addition, the proposed plan meets several of the goals and policies of the Comprehensive Plan as noted earlier in this report. The proposed plan meets the requirements of the Grand Junction Circulation Plan and all applicable sections of the Redlands Area Plan, particularly for the night lighting standards with construction of the minimum number of street lights necessary.
This criterion has been met.

(ii) The subdivision standards in Chapter 21.06 GJMC;
Response: All provisions of Chapter 21.06 have been incorporated into the design of the proposed subdivision including landscaping, parking, circulation, signage and public streets. Please see applicable plan sheets for specific construction detail.
This criterion has been met.

(iii) The zoning standards in Chapters 21.03 and 21.04 GJMC;
Response: All provisions of Chapter 21.03 have been met through the R2 zone district bulk standards and Chapter 21.04 through the use provisions as allowed in the R2 zone district.
This criterion has been met.

(iv) Other standards and requirements of this code and other City policies and regulations;
Response: The proposed development has been designed to meet all design guidelines and regulations such as the SWMM manual and TEDS requirements as well as adopted plans such as the Comprehensive Plan and Redlands Area plan.

This criterion has been met.

(v) Adequate public facilities and services will be available concurrent with the subdivision;
Response: As noted earlier in this report when addressing utilities, all required utilities shall be provided with development of the proposed subdivision. Public facilities such as schools, medical services, sales and retail, police and fire services are available to serve the proposed development within 1-3 miles.
This criterion has been met.

(vi) The project will have little or no adverse or negative impacts upon the natural or social environment;
Response: There are no adverse or negative impacts anticipated upon the natural or social environments. Other impacts from the development have been mitigated through the design process that complies with the City of Grand Junction's subdivision design guidelines and the Grand Valley Circulation Plan.
This criterion has been met.

(vii) Compatibility with existing and proposed development on adjacent properties;
Response: Adjacent properties have been developed as single-family subdivisions through the Mesa County Planning process. There are not any vehicular connections between the proposed subdivision and the existing subdivisions to the north and south. The proposed development is compatible with the existing single-family subdivisions which were previously constructed and platted through the County. The proposed development will exceed the standards by which the adjacent properties have been developed in that urban level services such as sidewalks will be provided, whereas sidewalks do not exist for properties developed in unincorporated Mesa County.
This criterion has been met.

(viii) Adjacent agricultural property and land uses will not be harmed;
Response: There are no agricultural properties adjacent to the subject site.
This criterion is not applicable.

(ix) Is neither piecemeal development nor premature development of agricultural land or other unique areas;
Response: The subdivision is consistent with the anticipated residential type and density of development as noted in the Comprehensive Plan and is neither piecemeal nor premature development. The parcels being developed are actually completing the residential development for this area because only the parcel located to the east contains any development potential for this area of the community.
This criterion has been met.

(x) There is adequate land to dedicate for provision of public services; and

Response: There is adequate land for provision of public services which are necessary for the proposed development. All required necessary and required public services are either available to serve the proposed development or will be constructed as part of the development in accordance with City of Grand Junction requirements and other service providers.

This criterion has been met.

(xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

Response: The project will not cause an undue burden on the City for maintenance of facilities; all improvements have been designed in accordance with the requirements and standards of the City.

This criterion has been met.

Section 21.02.100(c), Vacation of Public Right-of-Way Approval Criteria, states the vacation of the right-of-way or easement shall conform to the following:

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

Response: Although the right-of-way for Amir Drive is being vacated, new right-of-way will be dedicated to the public with Filing 4 of the Magnolia Ridge Estates subdivision in a location that fits with the design of the overall development. The requirement to provide a stub street to adjacent property where needed will be included with the future dedication. The street network will be consistent with the goals of the Grand Junction Circulation Plan for level of service and providing connections between properties to provide an efficient street network.

This criterion has been met.

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

Response: No parcel shall be landlocked as a result of the requested vacation. All required stub streets to adjacent parcels shall be provided as needed to provide for future development.

This criterion has been met.

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

Response: The requested vacation shall not restrict access to any property. Future dedication of right-of-way as part of Filing 4 will ensure that stub streets will be provided to adjacent parcels where needed and appropriate.

This criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);
Response: The current right-of-way for Amir Drive has been dedicated to the public but has never been constructed, therefore there will be no adverse impacts on the health, safety or welfare of the general public. The future dedication of right-of-way in the correct location for street alignment and stub streets to adjacent properties will ensure that the public needs for health, safety and welfare will be met.
This criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
Response: As noted, Amir Drive has never been constructed and does not physically exist and cannot be used. The future right-of-way for Amir Drive will facilitate the provision of public facilities, services and utilities when dedicated with the development of Filing 4 of the Magnolia Ridge Estates subdivision.
This criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
Response: The current right-of-way is dedicated but not constructed, therefore there is no maintenance required. The new right-of-way will be dedicated and constructed in a manner that will facilitate development and provision of all necessary and required services. Only that portion of required right-of-way will be dedicated that is necessary for efficient traffic circulation and maintenance.
This criterion has been met.

8. Development Schedule

Construction of infrastructure improvements for Filing 1 of the Magnolia Ridge Estates subdivision is anticipated to begin within 90 days of approval of the application and constructions plans.

9. Conclusion

After demonstrating how the Magnolia Ridge Estates Filing 1 and the request to vacate public right-of-way application meets the goals and policies of the Comprehensive Plan, the Zoning and Development Code and other development regulations of the City, the applicant respectfully

requests approval of the Final Plat and Plans and vacation of public right-of-way as identified in this application.

10. Limitations/Restrictions

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Grand Junction, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report when taken out of context may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

RECEPTION#: 2817666, at 10/16/2017 1:24:46 PM, 1 of 3
Recording: $23.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

No Consideration

WARRANTY DEED

The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, Grantor, whose legal address is 563 20 ½ Road, Grand Junction, Colorado, 81507, who is the fee simple owner of that certain real property located in Mesa County, Colorado as described in that certain Warranty Deed recorded with the Mesa County Clerk and Recorder on October 16, 2007 at Reception No. 2407816 for and in consideration of Ten and 00/100 Dollars, ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee,** whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the tract or parcel of land described in the attached Exhibit A, which is incorporated herein by this reference, and depicted on the attached Exhibit B, which is incorporated herein by this reference, containing 18,710 square feet, (0.430 acres), more or less, for public right-of-way purposes for Amir Drive;

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 13th day of October, 2017.

GRANTOR: The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007

By: _____
Hooshang David Gowhari, Trustee

By: Elizabeth Ann Gowhari
Elizabeth Ann Gowhari, Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Hooshang David Gowhari and Elizabeth Ann Gowhari as Trustees of The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007.

My commission expires July 31, 2021.
Witness my hand and official seal.

SELESTINA SANDOVAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994023991
My Commission Expires July 31, 2021

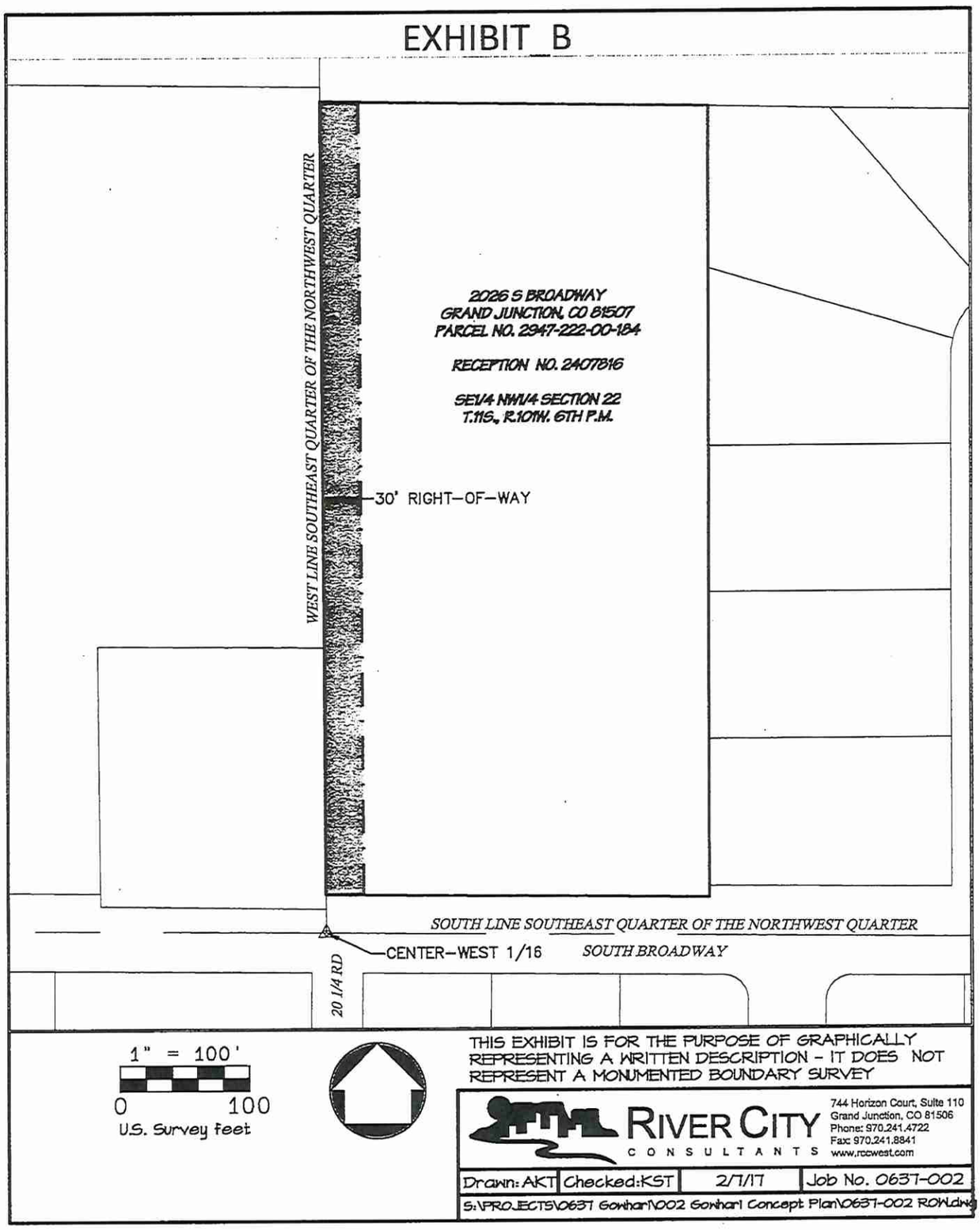
_____
Notary Public

EXHIBIT A

The west thirty feet (30') of a parcel of land as recorded at Reception No. 2407816, situated in the southeast quarter of the northwest quarter of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado,

Containing 18,710 Sq. feet (0.430 acres), more or less.

EXHIBIT B



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: 970.241.8841
www.rccwest.com

Drawn: AKT	Checked: KST	2/7/17	Job No. 0637-002

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Amir Drive Right-Of-Way and 14’ Multipurpose Easement Vacation

A parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

All of Amir Drive as dedicated to the City of Grand Junction in the Warranty Deed recorded with the Clerk and Recorder of Mesa County as Reception Number 2817666 and dedicated to the City of Grand Junction on the Amir Subdivision plat recorded with the Clerk and Recorder of Mesa County as Reception Number 2911895.

Parcel contains 18,901 Sq. feet (0.430 acres), more or less.

ALSO,

A parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

All of the 14’ Multipurpuse Easement along Amir Drive and South Broadway as dedicated in the Amir Subdivision Plat recorded with the Clerk and Recorder of Mesa County as Reception Number 2911895.

Parcel contains 12,780 Sq. feet (0.293 acres), more or less.

Boundary descriptions prepared by:
Alex Lheritier, PLS 38464
Vortex Engineering, Inc.
861 Rood Avenue
Grand Junction, CO 81501

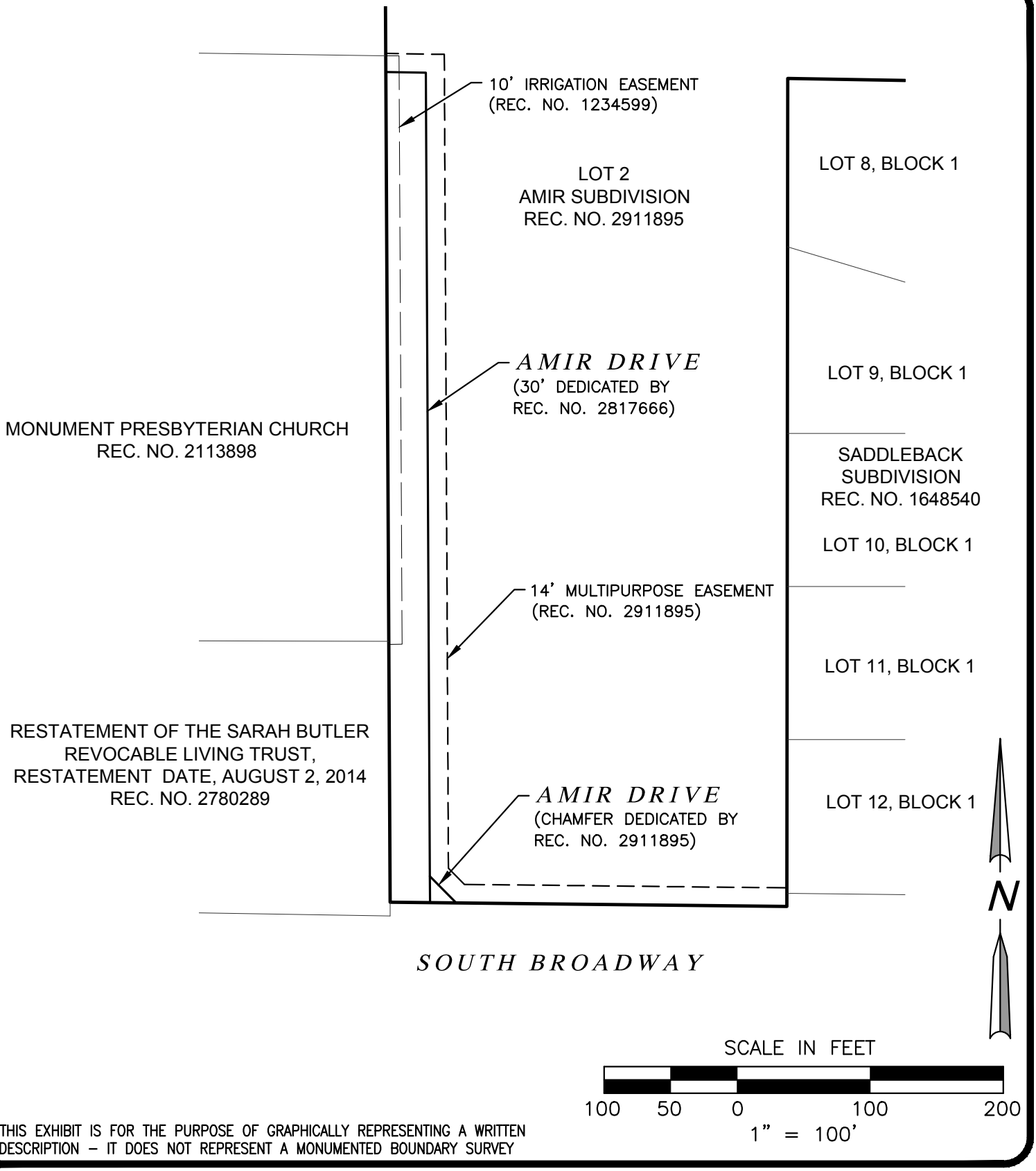
Irrigation Easement Vacation

A parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as:

All of the 10' Irrigation Easement granted by Reception Number 1234599 recorded with the Clerk and Recorder of Mesa County.

Parcel contains 4,420 Sq. feet, more or less.

Boundary descriptions prepared by:
Alex Lheritier, PLS 38464
Vortex Engineering, Inc.
861 Rood Avenue
Grand Junction, CO 81501



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

Magnolia Ridge Estates Filing 1 Amir Drive Vacation and Irrigation Easement Vacation

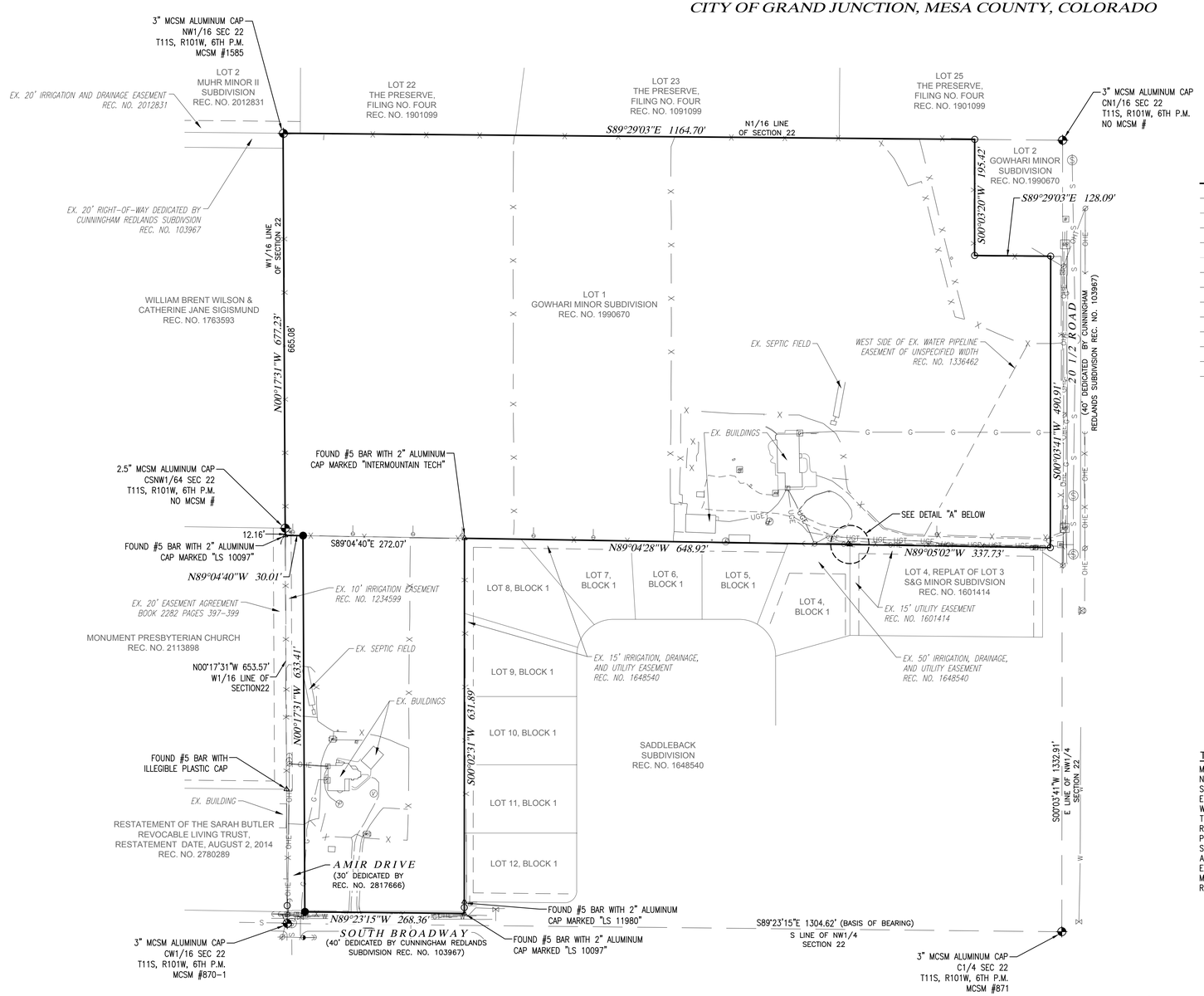
PROJECT NO:	DATE:	DRAWN BY:	CHECKED BY:
F19-061	08/10/2020	ABL	ABL

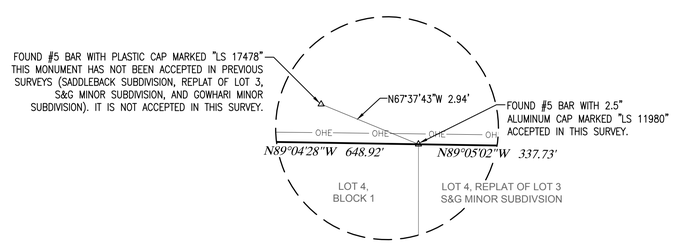
- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX
ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

IMPROVEMENT SURVEY PLAT

LOT 1, GOWHARI MINOR SUBDIVISION AND OTHER LANDS SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPLE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO





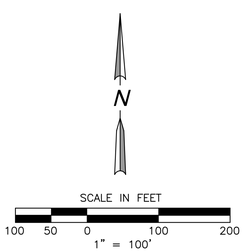
DETAIL "A"
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND TELECOM
- EXISTING OVERHEAD TELECOM
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING FENCE
- SANITARY SEWER MH
- ELECTRIC METER
- POWER POLE
- STREET LIGHT
- TELEPHONE PEDESTAL
- GAS METER
- SIGNS
- MAILBOX
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- IRRIGATION BOX
- IRRIGATION VALVE
- IRRIGATION PUMP
- IRRIGATION RISER
- FOUND MESA COUNTY SURVEY MONUMENT (MCSM)
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LS 20677"
- SET #5 BAR WITH 2" ALUMINUM CAPPED MARKED "VORTEX ENGINEERING PLS 38464" SET IN CONCRETE

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
S –	SOUTH
E –	EAST
W –	WEST
T –	TOWNSHIP
R –	RANGE
P.M. –	PRINCIPLE MERIDIAN
SF –	SQUARE FEET
AC –	ACRES
EX. –	EXISTING
MPE –	MULTIPURPOSE EASEMENT
REC. NO. –	RECEPTION NUMBER



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, OF THE 6TH PRINCIPLE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

LOT 1, GOWHARI MINOR SUBDIVISION (REC. NO. 1990670) AND:

COMMENCING AT THE C-S-NW1/4 OF SAID SECTION 22, FROM WHICH THE CW1/16 CORNER OF SAID SECTION 22 BEARS S00°17'31"E 665.73 FEET; RUNNING THENCE S00°17'31"E 12.16 FEET; THENCE S89°04'40"E 30.01 FEET TO THE POINT OF BEGINNING;

RUNNING THENCE S89°04'40"E 272.07 FEET; THENCE S00°02'31"W 631.89 FEET; THENCE N89°23'15"W 268.36 FEET; THENCE N00°17'31"W 633.41 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 23.55 ACRES.

NOTES

1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°23'15"W AND 1304.62 FEET BETWEEN A FOUND 3" MCSM BRASS CAP MARKING THE C1/4 OF SECTION 22 (MCSM #871) AND A FOUND 3" MCSM ALUMINUM CAP MARKING THE CW1/16 OF SECTION 22 (MCSM #870-1).
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. TITLE INFORMATION PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NO. 10400CEM, DATED 9/20/19.

SURVEYOR'S STATEMENT

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY WAS PERFORMED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW

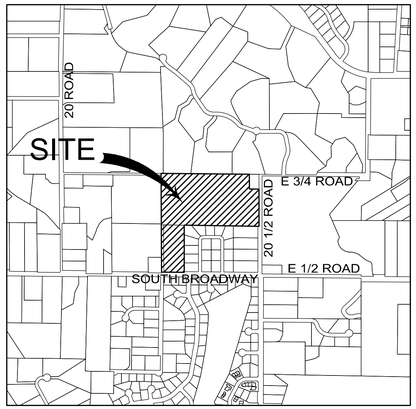
DAVID AND ELIZABETH GOWHARI
LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: AMIR IMPROVEMENT PLAT.DWG	DATE: 9/24/19
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 1

MAGNOLIA RIDGE ESTATES FILING 1

A REPLAT OF LOTS 1 AND 2, AMIR SUBDIVISION (REC. NO. 2911895)
AND VACATED AMIR DRIVE (REC. NO. XXXXXXX)
SITUATED IN THE SE1/4NW1/4 OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP
N.T.S.

PLAT NOTES

1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°23'15"W AND 1304.62 FEET BETWEEN A FOUND 3" BRASS CAP MARKING THE C1/4 OF SECTION 22 (MCSM #871) AND A FOUND 3" ALUMINUM CAP MARKING THE CW1/16 OF SECTION 22 (MCSM #870-1).
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3. BLANKET RESERVATION OF RIGHT-OF-WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF UNITED STATES, REC. NO. 102319.
4. TITLE INFORMATION PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NO. 10400CEM, DATED 09/12/2019.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MAGNOLIA RIDGE ESTATES FILING 1 WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW

OWNERSHIP CERTIFICATE / DEDICATION STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPLE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTIONS NO. 2892679 AND 2892680 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE AMIR SUBDIVISION (REC. NO. 2911895) AND VACATED AMIR DRIVE (REC. NO. _____).

PARCELS CONTAINS 23.81 ACRES.

SAID OWNERS HAVE CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "MAGNOLIA RIDGE ESTATES FILING 1"

ALL STREETS, ROADS AND RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

AS EASEMENT OVER TRACT D IS DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENT FOR THE INSPECTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF DETENTION AND DRAINAGE FACILITIES AND APPURTENANT THERETO. THE CITY OF GRAND JUNCTION IS DEDICATED REASONABLE INGRESS/EGRESS ACCESS TO THE DRAINAGE/DETENTION EASEMENT AREA. THE OWNER(S) AND/OR THE PROPERTY OWNERS' ASSOCIATION, IF ONE EXISTS, IS NOT RELIEVED OF ITS RESPONSIBILITY TO INSPECT, INSTALL, OPERATE, MAINTAIN, AND REPAIR THE DETENTION AND DRAINAGE FACILITIES.

TRACT E IS DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

ALL EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS ON, ALONG, OVER, UNDER, THROUGH AND ACROSS BY THE BENEFICIARIES, THEIR SUCCESSORS, OR ASSIGNS, TOGETHER WITH THE RIGHT TO TRIM OR REMOVE INTERFERING TREES AND BRUSH, AND IN DRAINAGE AND DETENTION/RETENTION EASEMENTS OR TRACTS, THE RIGHT TO DREDGE; PROVIDED HOWEVER, THAT THE BENEFICIARIES/OWNERS SHALL UTILIZE THE SAME IN A REASONABLE AND PRUDENT MANNER. FURTHERMORE, THE OWNERS OF SAID LOTS OR TRACTS HEREBY PLATTED SHALL NOT BURDEN OR OVERBURDEN SAID EASEMENTS BY ERECTING OR PLACING ANY IMPROVEMENTS THEREON WHICH MAY IMPEDE THE USE OF THE EASEMENT AND/OR PREVENT THE REASONABLE INGRESS AND EGRESS TO AND FROM THE EASEMENT.

TRACTS A, B, C, AND D AND DRAINAGE AND IRRIGATION EASEMENTS TO BE GRANTED TO THE HOMEOWNERS' ASSOCIATION BY SEPARATE INSTRUMENT.

SAID OWNERS HEREBY ACKNOWLEDGE THAT ALL LIEN HOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

_____
HOOSHANG DAVID GOWHARI, TRUSTEE DATE

_____
ELIZABETH ANN GOWHARI, TRUSTEE DATE

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI AS TRUSTEES OF THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, ON THIS _____ DAY OF _____, 20__

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

CITY OF GRAND JUNCTION APPROVAL

MAGNOLIA RIDGE ESTATES FILING 1, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20__,

_____ _____
CITY MANAGER MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK __.M., ON THIS _____ DAY OF _____, 20__ AND WAS RECORDED AT RECEPTION NO. _____.
DRAWER NO. _____, FEES _____.

BY: _____ _____
CLERK AND RECORDER DEPUTY

TITLE CERTIFICATION

ABSTRACT & TITLE COMPANY OF MESA COUNTY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD ARE SHOWN HEREON.

_____
NAME AND TITLE DATE
ABSTRACT & TITLE COMPANY OF MESA COUNTY

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED WITH RECEPTION NUMBER 2454073 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____(TITLE), WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 20__.

BY: _____

FOR: _____

NOTARY PUBLIC CERTIFICATION

STATE OF _____)
)§
COUNTY OF _____)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY _____,
LIENHOLDER ON THE PROPERTY CURRENTLY LOCATED AT 2026 SOUTH BROADWAY, GRAND JUNCTION, CO 81507, ON THIS _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS
RECEPTION NO. DOCUMENT TYPE
_____ _____
_____ _____
_____ _____
_____ _____

REVISION 1: 10/09/2020

Magnolia Ridge Estates Filing 1

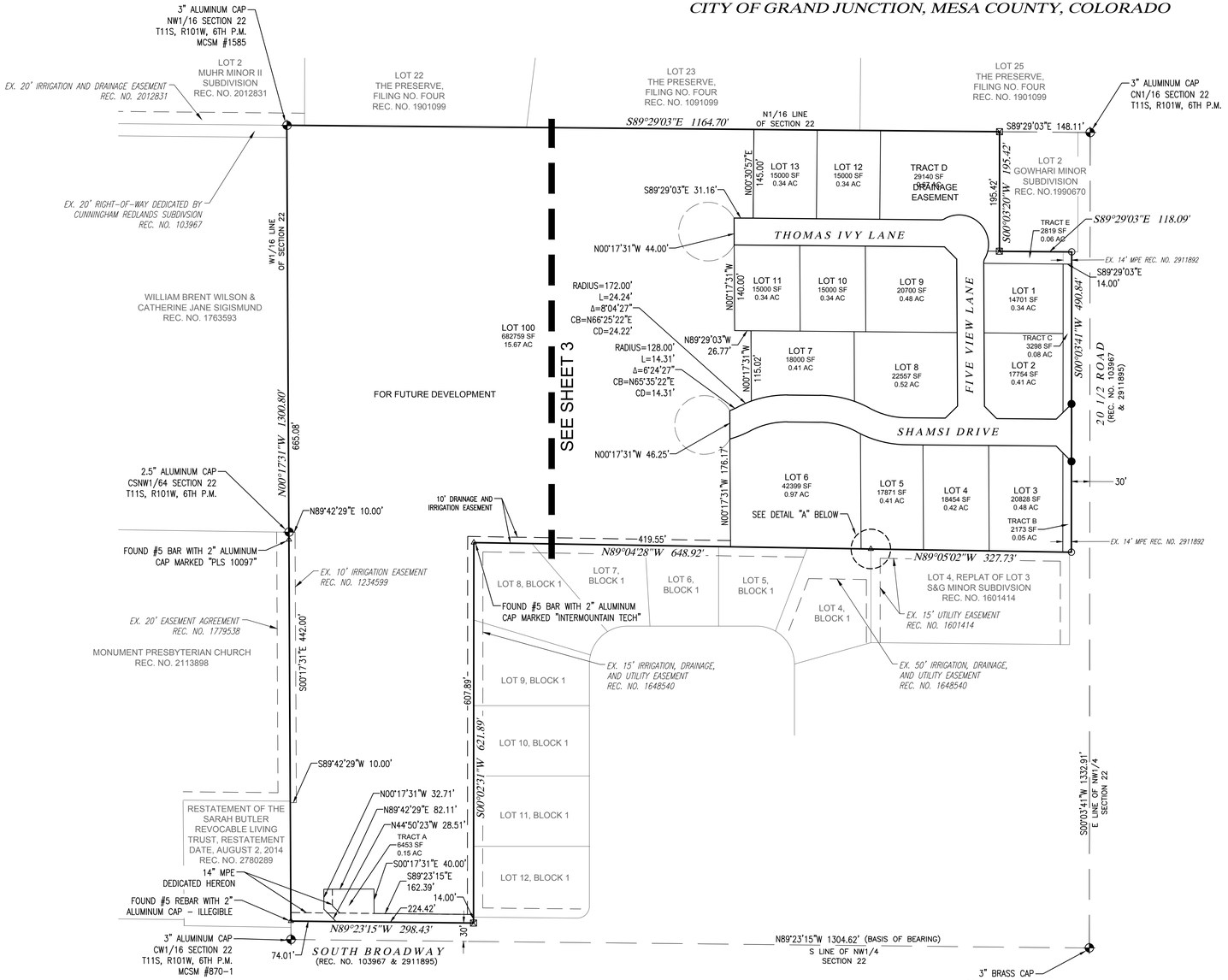
LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

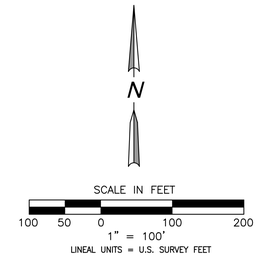
VORTEX ENGINEERING, INC.
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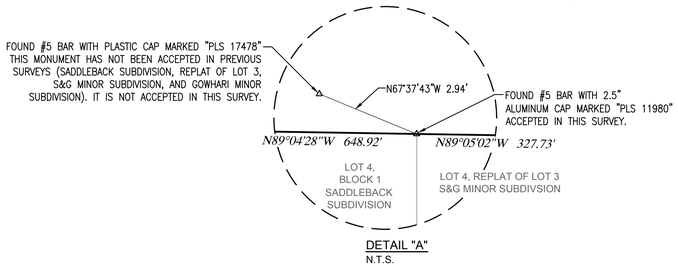
FIELDWORK: ABL	DRAWING: MAGNOLIA RIDGE ESTATES F1.DWG	DATE: 06/19/2020
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 3

MAGNOLIA RIDGE ESTATES FILING 1

A REPLAT OF LOTS 1 AND 2, AMIR SUBDIVISION (REC. NO. 2911895)
AND VACATED AMIR DRIVE (REC. NO. XXXXXXX)
SITUATED IN THE SE1/4NW1/4 OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO







DETAIL "A"
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- IRRIGATION EASEMENT
- 14' MULTIPURPOSE EASEMENT
- EXISTING 14' MULTIPURPOSE EASEMENT
- EXISTING EASEMENT (AS NOTED)

- FOUND SURVEY CONTROL MONUMENT
- △ FOUND MONUMENT AS NOTED
- ⊠ FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 20677"
- ○ FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 38464"
- ● SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "PLS 38464" IN CONCRETE

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
S –	SOUTH
E –	EAST
W –	WEST
C –	CENTER
T –	TOWNSHIP
R –	RANGE
L –	CURVE LENGTH
Δ –	CURVE DELTA
CB –	CHORD BEARING
CD –	CHORD DISTANCE
SF –	SQUARE FEET
AC –	ACRES
EX. –	EXISTING
MPE –	MULTIPURPOSE EASEMENT
REC. NO. –	RECEPTION NUMBER
P.M. –	PRINCIPLE MERIDIAN

AREA SUMMARY:

RESIDENTIAL LOTS (13):	5.81 AC.	24.4%
RESERVE LOT 100:	15.67 AC.	65.8%
TRACT A (IRRIGATION):	0.15 AC.	0.6%
TRACT B&D (LANDSCAPING):	0.13 AC.	0.5%
TRACT D (DETENTION POND):	0.67 AC.	2.8%
TRACT E (SEWER TRACT):	0.06 AC.	0.3%
RIGHT-OF-WAY:	1.31 AC.	5.5%
TOTAL:	23.81 AC.	100%

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MAGNOLIA RIDGE ESTATES FILING 1 WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW

REVISION 1: 10/09/2020

Magnolia Ridge Estates Filing 1

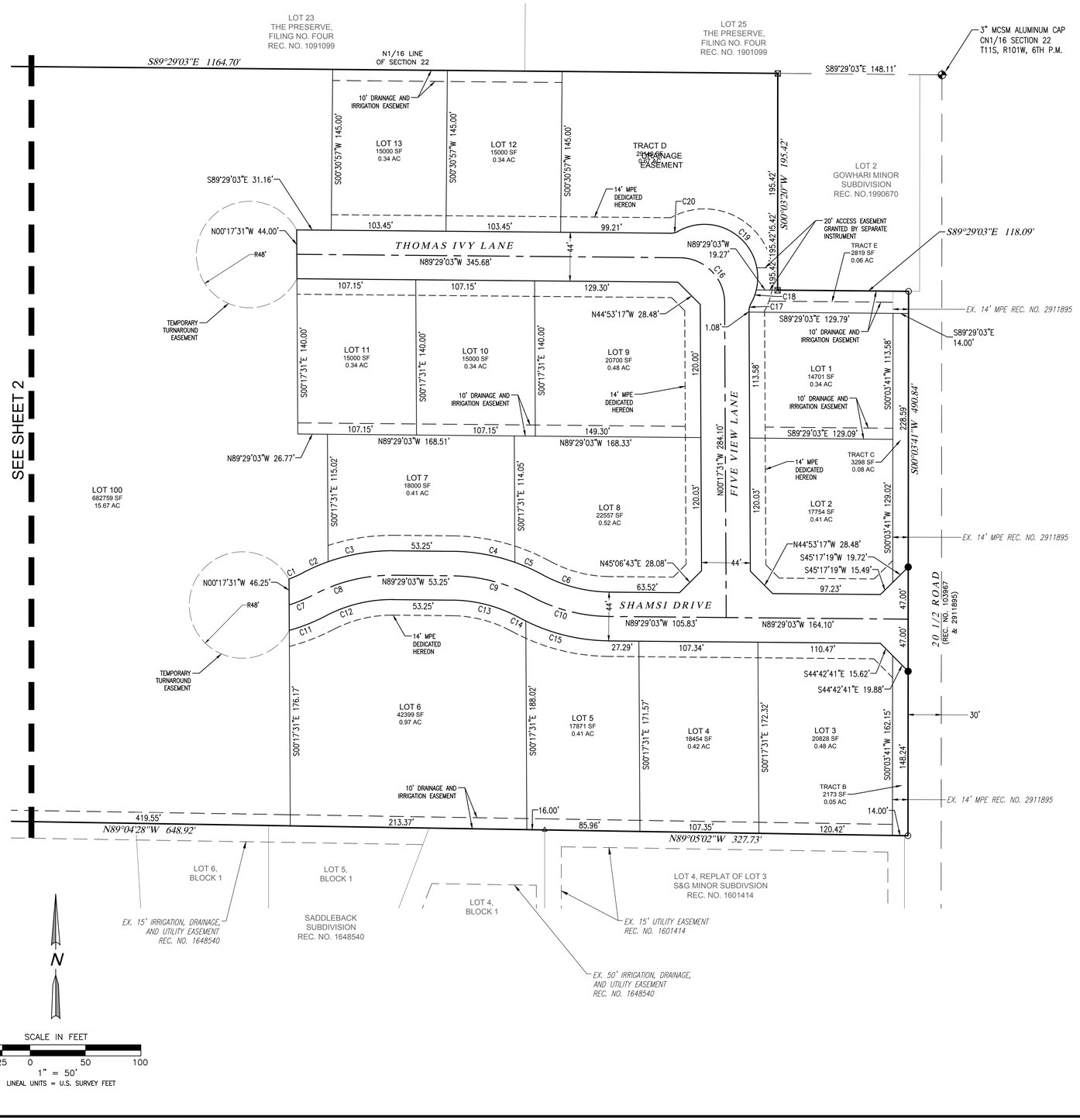
LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING:MAGNOLIA RIDGE ESTATES F1.DWG	DATE: 06/19/2020
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 2 OF 3

MAGNOLIA RIDGE ESTATES FILING 1

A REPLAT OF LOTS 1 AND 2, AMIR SUBDIVISION (REC. NO. 2911895)
AND VACATED AMIR DRIVE (REC. NO. XXXXXXX)
SITUATED IN THE SE1/4NW1/4 OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN,
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	128.00'	6°24'27"	14.31'	N65°35'22"E	14.31'
C2	172.00'	8°04'27"	24.24'	N66°25'22"E	24.22'
C3	172.00'	20°03'22"	60.21'	N80°29'16"E	59.90'
C4	172.00'	19°05'34"	57.32'	S79°56'16"E	57.05'
C5	172.00'	9°02'15"	27.13'	S65°52'22"E	27.10'
C6	128.00'	28°07'48"	62.84'	S75°25'09"E	62.21'
C7	150.00'	9°35'13"	25.10'	S67°10'45"W	25.07'
C8	150.00'	28°07'48"	73.64'	S76°27'03"W	72.91'
C9	150.00'	28°07'48"	73.64'	N75°25'09"W	72.91'
C10	150.00'	28°07'48"	73.64'	N75°25'09"W	72.91'
C11	172.00'	11°54'58"	35.77'	N68°20'38"E	35.71'
C12	128.00'	28°07'48"	62.84'	N76°27'03"E	62.21'
C13	128.00'	28°07'48"	62.84'	S75°25'09"E	62.21'
C14	172.00'	2°18'50"	6.95'	S62°30'39"E	6.95'
C15	172.00'	25°48'59"	77.50'	S76°34'33"E	76.85'
C16	40.50'	89°11'32"	63.05'	N44°53'17"W	56.87'
C17	13.50'	29°23'49"	6.93'	S14°24'24"W	6.85'
C18	48.00'	15°42'38"	13.16'	N21°15'00"E	13.12'
C19	48.00'	132°57'49"	111.39'	N53°05'14"W	88.03'
C20	13.50'	30°05'05"	7.09'	N75°28'25"E	7.01'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- IRRIGATION EASEMENT
- 14' MULTIPURPOSE EASEMENT
- EXISTING 14' MULTIPURPOSE EASEMENT
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I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF MAGNOLIA RIDGE ESTATES FILING 1 WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW

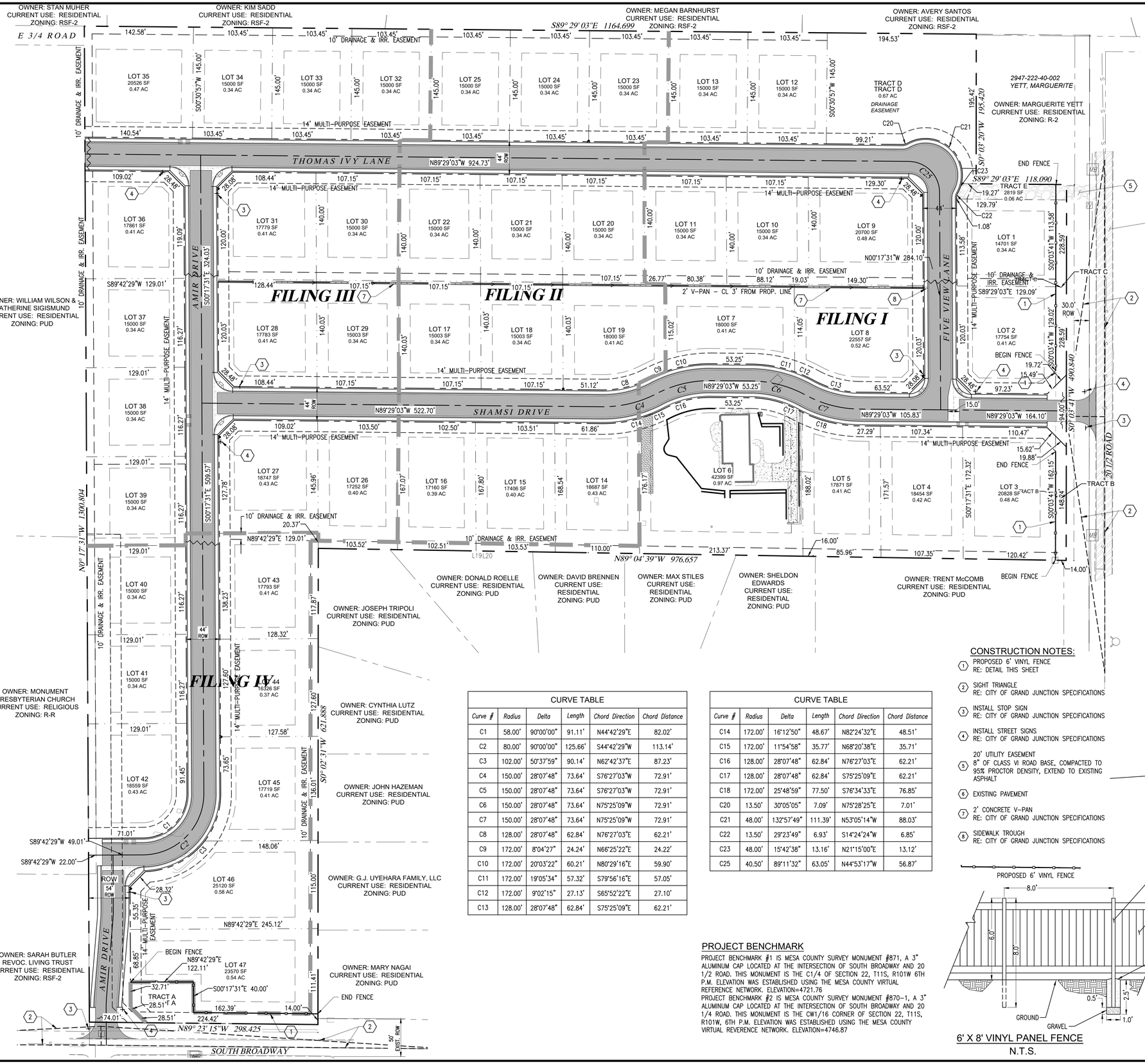
REVISION 1: 10/09/2020

Magnolia Ridge Estates Filing 1

LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: MAGNOLIA RIDGE ESTATES F1.DWG	DATE: 08/19/2020	
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 3 OF 3	



GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF GRAND JUNCTION DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR MUST CONTACT CITY OF GRAND JUNCTION TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING AND TESTING, LLC, DATED 02-04-20 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (XCEL ENERGY)
5. ALL SANITARY SEWER MANHOLES ARE 48" I.D. UNLESS NOTED OTHERWISE.
6. FOR STREET SECTIONS SEE ROAD PLAN & PROFILE SHEETS.

UTILITY PROVIDERS INFORMATION		
UTILITY	*PROVIDER*	*PHONE NUMBER*
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	REDLANDS WATER AND POWER CO.	970-243-2173
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

PROPOSED LAND USE TABLE				
USE	*AREA*	*AC*	*% OF TOTAL*	*OWNER*
SINGLE FAMILY LOTS (47 TOTAL)	823,279 S.F.	18.900	79.39%	PRIVATE
IRRIGATION TRACT (A)	6,453 S.F.	0.148	0.62%	HOA
LANDSCAPING TRACT (B)	2,173 S.F.	0.050	0.21%	HOA
LANDSCAPING TRACT (C)	3,578 S.F.	0.082	0.35%	HOA
DETENTION POND TRACT (D)	29,140 S.F.	0.669	2.81%	HOA
SANITARY SEWER TRACT (E)	2,819 S.F.	0.065	0.27%	HOA
RIGHT-OF-WAY	169,509 S.F.	3.891	16.35%	PUBLIC
TOTAL	1,036,951 S.F. – 23.805 AC.			

CONSTRUCTION NOTES:

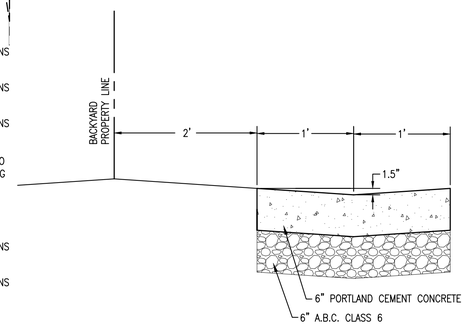
1. PROPOSED 6' VINYL FENCE
   RE: DETAIL THIS SHEET
2. SIGHT TRIANGLE
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
3. INSTALL STOP SIGN
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
4. INSTALL STREET SIGNS
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
5. 20' UTILITY EASEMENT
   8" OF CLASS VI ROAD BASE, COMPACTED TO 95% PROCTOR DENSITY, EXTEND TO EXISTING ASPHALT
6. EXISTING PAVEMENT
7. 2' CONCRETE V-PAN
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
8. SIDEWALK TROUGH
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS

CURVE TABLE					
Curve #	*Radius*	*Delta*	*Length*	*Chord Direction*	*Chord Distance*
C1	58.00'	90°00'00"	91.11'	N44°42'29"E	82.02'
C2	80.00'	90°00'00"	125.66'	S44°42'29"W	113.14'
C3	102.00'	50°37'59"	90.14'	N62°42'37"E	87.23'
C4	150.00'	28°07'48"	73.64'	S76°27'03"W	72.91'
C5	150.00'	28°07'48"	73.64'	S76°27'03"W	72.91'
C6	150.00'	28°07'48"	73.64'	N75°25'09"W	72.91'
C7	150.00'	28°07'48"	73.64'	N75°25'09"W	72.91'
C8	128.00'	28°07'48"	62.84'	N76°27'03"E	62.21'
C9	172.00'	8°04'27"	24.24'	N66°25'22"E	24.22'
C10	172.00'	20°03'22"	60.21'	N80°29'16"E	59.90'
C11	172.00'	19°05'34"	57.32'	S79°56'16"E	57.05'
C12	172.00'	9°02'15"	27.13'	S65°52'22"E	27.10'
C13	128.00'	28°07'48"	62.84'	S75°25'09"E	62.21'

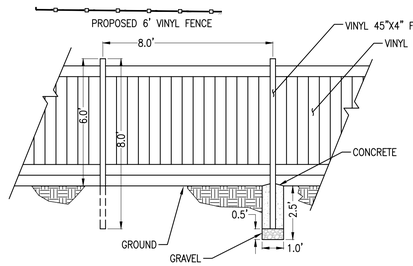
CURVE TABLE					
Curve #	*Radius*	*Delta*	*Length*	*Chord Direction*	*Chord Distance*
C14	172.00'	16°12'50"	48.67'	N82°24'32"E	48.51'
C15	172.00'	11°54'58"	35.77'	N68°20'38"E	35.71'
C16	128.00'	28°07'48"	62.84'	N76°27'03"E	62.21'
C17	128.00'	28°07'48"	62.84'	S75°25'09"E	62.21'
C18	172.00'	25°48'59"	77.50'	S76°34'33"E	76.85'
C20	13.50'	30°05'05"	7.09'	N75°28'25"E	7.01'
C21	48.00'	132°57'49"	111.39'	N53°05'14"W	88.03'
C22	13.50'	29°23'49"	6.93'	S14°24'24"W	6.85'
C23	48.00'	15°42'38"	13.16'	N21°15'00"E	13.12'
C25	40.50'	89°11'32"	63.05'	N44°53'17"W	56.87'

PROJECT BENCHMARK

PROJECT BENCHMARK #1 IS MESA COUNTY SURVEY MONUMENT #871, A 3" ALUMINUM CAP LOCATED AT THE INTERSECTION OF SOUTH BROADWAY AND 20 1/2 ROAD. THIS MONUMENT IS THE C1/4 OF SECTION 22, T11S, R101W 6TH P.M. ELEVATION WAS ESTABLISHED USING THE MESA COUNTY VIRTUAL REFERENCE NETWORK. ELEVATION=4721.76
PROJECT BENCHMARK #2 IS MESA COUNTY SURVEY MONUMENT #870-1, A 3" ALUMINUM CAP LOCATED AT THE INTERSECTION OF SOUTH BROADWAY AND 20 1/4 ROAD. THIS MONUMENT IS THE CW1/16 CORNER OF SECTION 22, T11S, R101W, 6TH P.M. ELEVATION WAS ESTABLISHED USING THE MESA COUNTY VIRTUAL REVERENCE NETWORK. ELEVATION=4746.87



V-PAN DETAIL
N.T.S.



6' X 8' VINYL PANEL FENCE
N.T.S.

ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER DATE

CITY PLANNER DATE

FOR REVIEW - NOT FOR CONSTRUCTION

VORTEX ENGINEERING, INC.
• CONSTRUCTION MANAGERS & SITE PLANNERS
• PROJECT MANAGERS
• CIVIL & CONSULTING ENGINEERS
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

James C. Atkinson
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 18828

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2	7/28/20	REVISIONS PER ROUND 3 COMMENTS FROM CITY
1	6/12/20	REVISIONS FROM CITY 5-22-20
NO.	DATE	COMMENT

Site Plan
Magnolia Ridge Estates
Final Plans - Phase 1
563 20 1/2 Road
Grand Junction, CO 81507

PROJECT NO: F19-061
DATE: 04/17/2020
SCALE: change per sheet
f19-061 site.dwg

~SHEET~
C2.0

City of Grand Junction
Review Comments

Date: September 30, 2020 **Comment Round No.** 1 **Page No.** 1 of 9

Project Name: Magnolia Ridge Estates, Filing 1 **File No:** SUB-2020-478 VAC-2020-479 & 481
Project Location: 563 20 ½ Road

Check appropriate [X] **if comments were mailed, emailed, and/or picked up.**

Property Owner(s): David & Elizabeth Gowhari
[ ] **Mailing Address:** 563 20 ½ Road, Grand Junction, CO 81507
[X] **Email:** Hedd1320@aol.com **Telephone:** (970) 260-7189
[ ] **Date Picked Up:** _____ **Signature:** _____

Representative(s): Vortex Engineering Inc. – Attn: Adam Asgari
[ ] **Mailing Address:** 861 Rood Avenue, Grand Junction, CO 81501
[X] **Email:** aasgari@vortexeng.us **Telephone:** (970) 245-9051
[ ] **Date Picked Up:** _____ **Signature:** _____

Developer(s):
[ ] **Mailing Address:**
[ ] **Email:** **Telephone:**
[ ] **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Scott D. Peterson
Email: scottp@gjcity.org **Telephone:** (970) 244-1447

Dev. Engineer: Rick Dorris
Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING

1. Proposal is to request approval of a Final Subdivision Plan regarding Magnolia Ridge Estates, Filing 1 to develop 13 single-family detached lots and one (1) large lot reserved for future residential development on a total of 23.81-acres in an existing R-2 (Residential - 2 du/ac) zone district. The Comprehensive Plan Future Land Use Map designation for this property is Residential Low (.5 – 2 du/ac). Preliminary Plan was reviewed and approved under City file # SUB-2020-55. No additional response required.

Applicant's Response:
Document Reference

2. Subdivision Plat (Filing 1):
a. See City Surveyor review comments and revise as applicable.
b. On Sheet 1, in the Dedication Block, revise rights-of-way sentence to the proper Model Dedication Language as follows; “All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.”
c. Construction Plan Set Drawings (Sheet C2.0) indicate both Drainage & Irrigation Easements across lots in some areas, however the subdivision plat only identifies Irrigation Easements. Please address discrepancies and revise as applicable.
d. On Sheet 3, label Tract D as a “Drainage Easement.” On Sheet 1, in the Dedication Block, add the following paragraph; “An easement over Tract D is dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenants thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners’ association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.”
e. On Sheet 3, for clarity, label the Reception # for the existing 14’ Multi-Purpose Easement within proposed Tract B.
f. On Sheet 1, in the Dedication Block, add City Model Dedication Language for the “All Easements include the right of ingress and egress……..”
g. On Sheet 1, in the Dedication Block, revise Tract E paragraph to read as follows; “Tract E is dedicated to the City of Grand Junction for the use of the public forever.”
h. If the existing Irrigation Easement as identified with Reception # 1234599 is not vacated privately since it is a private easement between two adjacent landowners, Applicant’s Surveyor will need to identify easement on the subdivision plat. Please address further on applicant’s intention.
Code Reference: V-15 of the SSIDS Manual.
Applicant’s Response:
Document Reference:

3. Construction Plan Set Drawings:
See City Development Engineer review comments and revise as applicable.
Applicant’s Response:
Document Reference:

4. Revocable Permit:
City Surveyor has reviewed the submitted legal descriptions and map exhibit for proposed private irrigation lines that cross rights-of-way and is requesting a couple of changes (see attached comments). Once changes are made and approved, City Project Manager will prepare Revocable Permit document for applicable signatures in preparation for recording at time of subdivision plat recording. Applicant will be responsible for all associated recording fees. Submit WORD document of legal descriptions to City Project Manager and sign and stamp exhibit in preparation for Revocable Permit issuance.
Code Reference: Section 21.02.180 (d) (2) (i) of the Zoning and Development Code.
Applicant’s Response:
Document Reference:

5. Temporary Turn-Around Easement:
See City Fire Department review comment. Provide legal descriptions and map exhibit for review and approval for Temporary Turn-Around Easements to be located at the end of Shamsi Drive & Thomas Ivy Lane within Filing 1. Once legal descriptions and map exhibits are approved, Assistant City Attorney will prepare documents for property owner's signature. Applicant will be responsible for all recording fees.
Code Reference: IV-2 of the SSIDS Manual.
Applicant's Response:
Document Reference:

6. Conveyance Document(s) & CCR's:
a. Assistant City Attorney is currently reviewing submitted CCR's and Deed documents. Once review is complete, City Project Manager will forward requested revisions to Applicant's Representative.
b. CCR's: In Section 7.03, it states that garages shall be constructed to accommodate three standard sized automobiles. Should this statement be re-worded? As written, it appears that no single, two or above three car garages would be permitted in the subdivision.
Code Reference: IV-2 of the SSIDS Manual.
Applicant's Response:
Document Reference:

7. Landscaping Plan:
a. On Sheet L1, within proposed Tract A, label the type of ground-cover proposed around the irrigation facility.
b. On Sheet L1, within proposed Tract A, it appears that several of the plant materials are located within the future north/south right-of-way. Suggest moving these plants outside of the future right-of-way to be adjacent to the irrigation facility within Tract A or added to Tract D. As proposed, the area appears to be very tight on space. Would not want to remove landscaping within the right-of-way at a later date when future phases are developed. Same comment for the intersection with Shamsi Drive/20 ½ Road and Tracts B & C, seems very cramped.
c. On Sheet L2, label Shamsi Drive and Thomas Ivy Lane on both cross-sections, as applicable.
Code Reference: V-10 of the SSIDS Manual.
Applicant's Response:
Document Reference:

8. Fees:
a. City Park Fee: $743 per lot payable at time of Planning Clearance issuance (2021 Fee Rate).
b. City 10% Open Space Fee: Assistant City Attorney is currently reviewing submitted MAI Appraisal Report. Once review is complete, City Project Manager will notify applicant's representative for any additional revisions, if necessary.
c. School Impact Fee: $920 per dwelling unit payable at time of Planning Clearance issuance.
d. City Planning Inspection Fee: $55.00 payable at time of subdivision plat recording.
e. Plant Investment Fees: Contact City Customer Service Division for sewer tap fees payable at time of Planning Clearance issuance. Contact Ute Water Conservancy District for water tap fees payable at time of Planning Clearance issuance.
f. City Development Engineer will provide Public Works required fees at time of Second Round of review.
Code Reference: Section 21.06.020 and 030 of the Zoning and Development Code.
Applicant's Response:
Document Reference:

9. Amir Drive and Multi-Purpose Easement Vacation Requests:
a. Submit WORD document of proposed vacation legal descriptions and have applicant's Surveyor sign & stamp vacation exhibit.
b. City Project Manager will process proposed vacation requests (City file # VAC-2020-479 & 481) for an upcoming Planning Commission meeting on November 10, 2020 and City Council on December 2, 2020. City Project Manager will notify applicant if for any reason this schedule would change. If applicant cannot attend these hearing dates, please notify City Project Manager for alternative dates.
Code Reference: Section 21.02.100 of the Zoning & Development Code.
Applicant's Response:
Document Reference:

CITY DEVELOPMENT ENGINEER

Review comments delivered to engineer of record during a scheduled meeting. Resubmittal required.

Vacation Requests: No Exceptions Taken.
Applicant's Response:
Document Reference:

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

SHEET 1:
Tract E needs to be dedicated to the HOA. An addition language dedicating the Sanitary sewer easement to the City of Grand Junction for purposes of sanitary sewer maintenance (and no other public utility) needs to be added to the dedication.
This may not be an issue (City legal should offer their opinion), but the listed Deed of Trust covers the wrong owner name. A corrective warranty deed corrected the Trust name, but it was never corrected on the Deed of Trust.
Applicant's Response:
Document Reference:

SHEET 2:
The dimension of 337.73' is wrong on detail "A".
A match line needs to be added to sheet 2 for Lot 100 that carries over to sheet 3 and labeled such.
The current proposed description vacating Amir Drive is unclear. The vacation is to include what is called on the associated exhibit the "Amir chamfer", here onward referred to as the chamfer. When Amir Subdivision was platted the chamfer was dedicated as part of a tract of land for South Broadway. On the proposed plat the right of way for South Broadway includes the reception number from the Amir Subdivision plat, which would include the chamfer. Adding mention of the chamfer to the proposed vacation document would clarify that the chamfer is to be included in the vacation.
Applicant's Response:
Document Reference:

SHEET 3:
The wrong sheet scale is shown in lower left. It should be 50 scale.
A match line needs to be added to sheet 3 for Lot 100 that refers back to sheet 2 and labeled such.
Lot 100 label needs to be added.
The dimensions of curves C1 and C11 need to be verified.
There is a tangent at the southwest corner of Tract E that needs to be labeled.
Add to Tract E a mention that it is a sanitary sewer easement.

Verify the 15.49' dimension at the southeast corner of Lot 2.
Eliminate the easement hatching that appears across the east end of Shamsi Drive right of way.
Add leaders to clarify that the 94.00 foot dimension is across the width of the Shamsi Drive right of way where it abuts 20 ½ Road.
Applicant's Response:
Document Reference:

Easement Vacation:
I believe the irrigation easement should be vacated in a separate document as it is not public. Final direction should come from the city attorney's office.

Reviewed vacation document and exhibits - no issues identified and it does not look like any utilities were built in these locations.
Applicant's Response:
Document Reference:

CITY FIRE DEPARTMENT – Rusty Ratzloff – rustyr@gjcity.org (970) 549-5854

1. The submitted fire flow indicates a predicted flow at 20 PSI of 3,578.25 GPM. This fire flow is accepted.

2. The access into the development is acceptable.

3. The interior traffic circulation is accepted. Temporary emergency fire department turn arounds shall need to be provided on Shamsi Drive and Thomas Ivy Lane until construction of subdivision roads provides interconnection. This shall be accomplished with emergency turnarounds complying with Section 503 and Appendix D of the IFC or by connecting the streets with a temporary road having a drivable surface capable of supporting 80,000 pound minimum, H-20 loading.

4. The hydrant locations are accepted.

5. The water main lines are accepted.
Applicant's Response:
Document Reference:

Vacation Requests:
The Grand Junction Fire Department has no objections to the vacation of the public multi-purpose easement adjacent to the undeveloped Amir Drive and South Broadway rights-of-way as identified on the recorded Amir Subdivision plat. All applicable fire codes to be addressed during the site plan review process.

The Grand Junction Fire Department has no objections to the vacation of the recorded but undeveloped 30 ft. ROW of Amir Drive. A second mean of egress shall be provided from Magnolia Ridge Estates. All applicable fire codes to be addressed during the site plan review process.
Applicant's Response:
Document Reference:

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

1. Magnolia Ridge Estates Filing 1 is an acceptable subdivision name.
2. Addresses will be available after final subdivision approval.

3. FYI – the vault for irrigation water and/or the pump house will likely need a planning clearance. This has been required by Mesa County Building Department for other subdivisions. Address will be provided upon request to developer/builder.
Applicant's Response:
Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Harry Middlemas
Email / Telephone Number: harry.middlemas@mesacounty.us (970) 244-1656

MCBD has no objections to this project.
The following must be provided to our office in paper form.
The city approved Soil report, Drainage plan & TOF tabulation sheet.
A copy of the recorded site plan provided to building official.
Applicant's Response:

Review Agency: Xcel Energy
Contact Name: Brenda Boes
Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections to the Right-of-Way and Multi-Purpose Easement vacations however, existing utilities will need to be relocated at developer's expense.

Xcel has no objections to the subdivision request, however the Developer needs to be aware that at the time of submitting an application with Xcel the following will be required and could happen:

1. Accurate BTU loads for the new homes will be required.
2. If determined by area engineer that reinforcement is needed to Xcel's gas main to support added loads from subdivision, said reinforcement will be at Developers expense.
3. Reinforcement costs are required to be paid prior to installation.
4. Tariff changes have taken effect as of 10/1/2019 affecting the cost of subdivision lots averaging less than 60'. They will have a standard cost per lot.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.
Applicant's Response:

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

• Add to Sht C0.1 General Notes, Water Notes, Note 1. ...documents and the latest revision of the Ute Water Conservancy District Standards and Specifications obtained from UteWater.org\Specifications.
• Add to Sht C0.1 General Notes, Water Notes, Note 9. ...capped at main. Existing service(s) to be removed, salvaged in good condition and returned to the District.
• Change Sht C0.1 General Notes, Water Notes, Note 21 to reflect AWWA C105 (not C150).
• These are comments for the first filing only further review will be made as other filings are submitted.
• The water main in Five View Lane was wrongly moved to the west side; please move back to the east which will repair all of the callouts that didn't move.
• Per Ute Std Detail, FHs shall be in ROW and WSs on near side of water main shall go straight
• Add note to Sht C1.0 & Sht C4.0 (demo, utility etc.) to show the existing service(s) to be removed, salvaged in good condition and returned to the District, service shall be capped at the main.
• Sht 7.0, the waterline conflicts with SD; please address.
• The District will hold further comment on placement of utility services until the final design for other utilities are presented as a final design layout to review for conflicts.
• ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
• If you have any questions concerning any of this, please feel free to contact Ute Water.
Applicant's Response:

Vacation Requests:
• No objection.
Applicant's Response:

Review Agency: Colorado Parks and Wildlife
Contact Name: Zac Chrisman
Email / Telephone Number: Zachary.chrisman@state.co.us (970) 250-4506

Attached are CPW's comments regarding Magnolia Ridge Estates.
Applicant's Response:

Review Agency: Mesa County Stormwater
Contact Name: Josh Martinez
Email / Telephone Number: Joshua.martinez@mesacounty.us (970) 683-4206

Project will require a Mesa County Construction Stormwater Permit. Application can be completed online at: https://www.mesacounty.us/publicworks/permits/

Project will need to pay associated permit fees. Review Fee and Inspection Fee will be assessed based on acres of disturbance. Please note that plans will not be reviewed until Review Fee is paid.

Project will also need to submit a site specific Stormwater Management Plan and Site Map(s) for review/approval. Stormwater Management Plan Checklist should be utilized and can be located at: https://www.mesacounty.us/globalassets/public-works/permits/online-permit-system/stormwater-management-plan-checklist.pdf

A Post-Construction Stormwater Control Operations and Maintenance Agreement will need to be completed with Mesa County Stormwater Division. Agreement can be located at: https://stormwater.mesacounty.us/globalassets/stormwater/forms/documents/post-construction-om-agreement-form.pdf

Project will need to provide a copy of State Discharge Permit (CDPHE) to Mesa County Stormwater Division.
Applicant's Response:

Review Agency: Bureau of Reclamation
Contact Name: Alan Schroeder
Email / Telephone Number: aschroeder@usbr.gov (970) 248-0600

No comments; outside of our area of concern.
Applicant's Response:

Review Agency: Mesa County School District #51
Contact Name: Eddie Mort
Email / Telephone Number: eddie.mort@d51schools.org (970) 254-5100

Mesa County School District 51 has no issues or concerns regarding the Magnolia Ridge Estates development. The Redlands community is looking at a large surge in housing with some of the larger parcels being developed. These subdivisions as a whole will increase student enrollment that will surpass capacity at our schools that serve that area. We know this is a long term build but we need to discuss options for land and fees to build additional schools.
Applicant's Response:

Review Agency: Redlands Water & Power
Contact Name: Kyle Vanderberg
Email / Telephone Number: kylev@redlandswpc.com (970) 243-2173

1) RW&PC would like to provide photos of the piping done when the existing box was installed for reference. Photos of PVC pipes.
2) RW&PC REQUIRES new inline flow-meter on the new irrigation pipes after the wye from the outlet gates outside the gate box. Also with the meter, a meter readout is required to be placed within RW&PC easement in an accessible protected box.
3) RW&PC requires notice 5-days prior to any excavation within the RW&PC easement and notice 5-days prior to backfill for RW&PC inspection.
4) Current property shares are 28-Shares. Will this be adequate for future uses?
5) NO work to be done inside the existing headgate/outlet box.
6) RW&PC must be notified of any deviations from these plans prior to any work.
Applicant's Response:

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. N/A.

The following Review Agencies have not responded as of the comment due date.

1. Mesa County Engineering
2. Spectrum Communications
3. Century Link
4. Regional Transportation Planning Office (RTPO)
5. United States Postal Service
6. Assistant City Attorney

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **City Planning**
2. **City Development Engineer**
3. **City Surveyor**
4. **City Fire Department**
5. **Assistant City Attorney**
6. **Ute Water Conservancy District**
7. **Mesa County Stormwater**
8. **Redlands Water & Power**

Date due: **December 29, 2020**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature **Date**

October 23, 2020

Grand Junction Planning Dept.
Scott Peterson, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501
File: SUB-2020-478

RE: Response to Comments
Round 1
Project: Magnolia Ridge Estates, Filing 1
Location: 563 20 ½ Road, GJ
VEI #: F19-061

Dear Scott,

The following information is provided in response to Round 1 Review Comments dated September 30, 2020 from various City Departments and outside agencies.

CITY PLANNING

1. Proposal is to request approval of a Final Subdivision Plan regarding Magnolia Ridge Estates, Filing 1 to develop 13 single-family detached lots and one (1) large lot reserved for future residential development on a total of 23.81-acres in an existing R-2 (Residential - 2 du/ac) zone district. The Comprehensive Plan Future Land Use Map designation for this property is Residential Low (.5 – 2 du/ac). Preliminary Plan was reviewed and approved under City file # SUB-2020-55. No additional response required.
Response: Comment Acknowledged.

2. Subdivision Plat (Filing 1):
a. See City Surveyor review comments and revise as applicable.
Response: Comment acknowledged.

b. On Sheet 1, in the Dedication Block, revise rights-of-way sentence to the proper Model Dedication Language as follows; “All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.”
Response: Above language inserted.

c. Construction Plan Set Drawings (Sheet C2.0) indicate both Drainage & Irrigation Easements across lots in some areas, however the subdivision plat only identifies Irrigation Easements. Please address discrepancies and revise as applicable.
Response: Plat easements have been updated to match Site Plan

d. On Sheet 3, label Tract D as a “Drainage Easement.” On Sheet 1, in the Dedication Block, add the following paragraph; “An easement over Tract D is dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and

repair of detention and drainage facilities and appurtenant thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities."
Response: Above language inserted.

e. On Sheet 3, for clarity, label the Reception # for the existing 14' Multi-Purpose Easement within proposed Tract B.
Response: Correction made.

f. On Sheet 1, in the Dedication Block, add City Model Dedication Language for the "All Easements include the right of ingress and egress……."
Response: Above language added..

g. On Sheet 1, in the Dedication Block, revise Tract E paragraph to read as follows; "Tract E is dedicated to the City of Grand Junction for the use of the public forever."
Response: Above language added.

h. If the existing Irrigation Easement as identified with Reception # 1234599 is not vacated privately since it is a private easement between two adjacent landowners, Applicant's Surveyor will need to identify easement on the subdivision plat. Please address further on applicant's intention.
Response: Easement has been identified on the plat. No vacation needed.

3. Construction Plan Set Drawings:
See City Development Engineer review comments and revise as applicable.
Response: Comment acknowledged.

4. Revocable Permit:
City Surveyor has reviewed the submitted legal descriptions and map exhibit for proposed private irrigation lines that cross rights-of-way and is requesting a couple of changes (see attached comments). Once changes are made and approved, City Project Manager will prepare Revocable Permit document for applicable signatures in preparation for recording at time of subdivision plat recording. Applicant will be responsible for all associated recording fees. Submit WORD document of legal descriptions to City Project Manager and sign and stamp exhibit in preparation for Revocable Permit issuance.
Code Reference: Section 21.02.180 (d) (2) (i) of the Zoning and Development Code.
Response: Changes have been made. Exhibit has been stamped and signed.

5. Temporary Turn-Around Easement:
See City Fire Department review comment. Provide legal descriptions and map exhibit for review and approval for Temporary Turn-Around Easements to be located at the end of Shamsi Drive & Thomas Ivy Lane within Filing 1. Once legal descriptions and map exhibits are approved, Assistant City Attorney will prepare documents for property owner's signature. Applicant will be responsible for all recording fees.
Code Reference: IV-2 of the SSIDS Manual.
Response: Descriptions and exhibit have been prepared and easements have been added to the plat.

6. Conveyance Document(s) & CCR's:
a. Assistant City Attorney is currently reviewing submitted CCR's and Deed documents. Once review is complete, City Project Manager will forward requested revisions to Applicant's Representative.
Response: Comment acknowledged.

b. CCR's: In Section 7.03, it states that garages shall be constructed to accommodate three standard sized automobiles. Should this statement be re-worded? As written, it appears that no single, two or above three car garages would be permitted in the subdivision.
Code Reference: IV-2 of the SSIDS Manual.
Response: Comment acknowledged.

7. Landscaping Plan:
a. On Sheet L1, within proposed Tract A, label the type of ground-cover proposed around the irrigation facility.
Response: Landscape rock has been added and labeled in the irrigation facility area.

b. On Sheet L1, within proposed Tract A, it appears that several of the plant materials are located within the future north/south right-of-way. Suggest moving these plants outside of the future right-of-way to be adjacent to the irrigation facility within Tract A or added to Tract D. As proposed, the area appears to be very tight on space. Would not want to remove landscaping within the right-of-way at a later date when future phases are developed. Same comment for the intersection with Shamsi Drive/20 ½ Road and Tracts B & C, seems very cramped.
Response: The landscaping has been pulled out of the future Right of Ways.

c. On Sheet L2, label Shamsi Drive and Thomas Ivy Lane on both cross-sections, as applicable.
Code Reference: V-10 of the SSIDS Manual.
Response: The street labels have been added to the landscape plans.

8. Fees:

a. City Park Fee: $743 per lot payable at time of Planning Clearance issuance (2021 Fee Rate).
Response: Comment acknowledged.

b. City 10% Open Space Fee: Assistant City Attorney is currently reviewing submitted MAI Appraisal Report. Once review is complete, City Project Manager will notify applicant's representative for any additional revisions, if necessary.
Response: Comment acknowledged.

c. School Impact Fee: $920 per dwelling unit payable at time of Planning Clearance issuance.
Response: Comment acknowledged.

d. City Planning Inspection Fee: $55.00 payable at time of subdivision plat recording.
Response: Comment acknowledged.

e. Plant Investment Fees: Contact City Customer Service Division for sewer tap fees payable at time of Planning Clearance issuance. Contact Ute Water Conservancy District for water tap fees payable at time of Planning Clearance issuance.
Response: Comment acknowledged.

f. City Development Engineer will provide Public Works required fees at time of Second Round of review.
Code Reference: Section 21.06.020 and 030 of the Zoning and Development Code.
Response: Comment acknowledged.

9. Amir Drive and Multi-Purpose Easement Vacation Requests:
a. Submit WORD document of proposed vacation legal descriptions and have applicant's Surveyor sign & stamp vacation exhibit.
Response: Descriptions has been changed in accordance to City Surveyor comments. Exhibit has been stamped and signed.

b. City Project Manager will process proposed vacation requests (City file # VAC-2020-479 & 481) for an upcoming Planning Commission meeting on November 10, 2020 and City Council on December 2, 2020. City Project Manager will notify applicant if for any reason this schedule would change. If applicant cannot attend these hearing dates, please notify City Project Manager for alternative dates.
Code Reference: Section 21.02.100 of the Zoning & Development Code.
Response:

CITY DEVELOPMENT ENGINEER

Review comments delivered to engineer of record during a scheduled meeting. Resubmittal required.

Vacation Requests: No Exceptions Taken.
Response: Comment acknowledged.

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

SHEET 1:
Tract E needs to be dedicated to the HOA.
Response: The city has requested that Tract E be dedicated to the City of Grand Junction.

An addition language dedicating the Sanitary sewer easement to the City of Grand Junction for purposes of sanitary sewer maintenance (and no other public utility) needs to be added to the dedication.
Response: No easement needed. Tract E will be dedicated to the City of Grand Junction.

This may not be an issue (City legal should offer their opinion), but the listed Deed of Trust covers the wrong owner name. A corrective warranty deed corrected the Trust name, but it was never corrected on the Deed of Trust.
Response: Comment acknowledged.

SHEET 2:
The dimension of 337.73' is wrong on detail "A".
Response: Dimension has been corrected.

A match line needs to be added to sheet 2 for Lot 100 that carries over to sheet 3 and labeled such.
Response: Match line added..

The current proposed description vacating Amir Drive is unclear. The vacation is to include what is called on the associated exhibit the "Amir chamfer", here onward referred to as the chamfer. When Amir Subdivision was platted the chamfer was dedicated as part of a tract of land for South Broadway. On the proposed plat the right of way for South Broadway includes the reception number from the Amir Subdivision plat, which would include the chamfer. Adding mention of the chamfer to the proposed vacation document would clarify that the chamfer is to be included in the vacation.
Response: Vacation description has been updated to specifically call out the chamfer. Updated description will be resubmitted.

SHEET 3:
The wrong sheet scale is shown in lower left. It should be 50 scale.
Response: Scale has been corrected.

A match line needs to be added to sheet 3 for Lot 100 that refers back to sheet 2 and labeled such.
Response: Match line added.

Lot 100 label needs to be added.
Response: Label added..

The dimensions of curves C1 and C11 need to be verified.
Response: Verified – dimensions are correct.

There is a tangent at the southwest corner of Tract E that needs to be labeled.
Response: Label added.

Add to Tract E a mention that it is a sanitary sewer easement.
Response: Tract is will be dedicated to the City of Grand Junction.

Verify the 15.49' dimension at the southeast corner of Lot 2.
Response: Verified – dimension is correct.

Eliminate the easement hatching that appears across the east end of Shamsi Drive right of way.
Response: Done.

Add leaders to clarify that the 94.00 foot dimension is across the width of the Shamsi Drive right of way where it abuts 20 ½ Road.
Response: Split 94.00' into two 47.00' labels.

Easement Vacation:
I believe the irrigation easement should be vacated in a separate document as it is not public. Final direction should come from the city attorney's office.
Response: Irrigation easement will not be vacated. It has been added back onto the plat.

Reviewed vacation document and exhibits - no issues identified and it does not look like any utilities were built in these locations.
Response: Comment acknowledged.

CITY FIRE DEPARTMENT – Rusty Ratzloff – rustyr@gjcity.org (970) 549-5854

1. The submitted fire flow indicates a predicted flow at 20 PSI of 3,578.25 GPM. This fire flow is accepted.
Response: Comment acknowledged.

2. The access into the development is acceptable.
Response: Comment acknowledged.

3. The interior traffic circulation is accepted. Temporary emergency fire department turn arounds shall need to be provided on Shamsi Drive and Thomas Ivy Lane until construction of subdivision roads provides interconnection. This shall be accomplished with emergency turnarounds complying with Section 503 and Appendix D of the IFC or by connecting the streets with a temporary road having a drivable surface capable of supporting 80,000 pound minimum, H-20 loading.
Response: Temporary turnaround easements have been added to the plat and documents have been prepared for City Attorney.

4. The hydrant locations are accepted.
Response: Comment acknowledged.

5. The water main lines are accepted.
Response: Comment acknowledged.

Vacation Requests:
The Grand Junction Fire Department has no objections to the vacation of the public multi-purpose easement adjacent to the undeveloped Amir Drive and South Broadway rights-of-way as identified on the recorded Amir Subdivision plat. All applicable fire codes to be addressed during the site plan review process.
Response: Comment acknowledged.

The Grand Junction Fire Department has no objections to the vacation of the recorded but undeveloped 30 ft. ROW of Amir Drive. A second mean of egress shall be provided from Magnolia Ridge Estates. All applicable fire codes to be addressed during the site plan review process.
Response: Comment acknowledged.

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

1. Magnolia Ridge Estates Filing 1 is an acceptable subdivision name.
Response: Comment acknowledged.

2. Addresses will be available after final subdivision approval.

Response: Comment acknowledged.

3. FYI – the vault for irrigation water and/or the pump house will likely need a planning clearance. This has been required by Mesa County Building Department for other subdivisions. Address will be provided upon request to developer/builder.
Response: Comment acknowledged.

OUTSIDE REVIEW AGENCY COMMENTS
(Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Harry Middlemas
Email / Telephone Number: harry.middlemas@mesacounty.us (970) 244-1656

MCBD has no objections to this project.
Response: Comment acknowledged.

The following must be provided to our office in paper form: The city approved Soil report, Drainage plan & TOF tabulation sheet.
Response: Comment acknowledged.

A copy of the recorded site plan provided to building official.
Response: Comment acknowledged.

Review Agency: Xcel Energy
Contact Name: Brenda Boes
Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections to the Right-of-Way and Multi-Purpose Easement vacations however, existing utilities will need to be relocated at developer's expense.
Response: Comment acknowledged.

Xcel has no objections to the subdivision request; however, the Developer needs to be aware that at the time of submitting an application with Xcel the following will be required and could happen:

1. Accurate BTU loads for the new homes will be required.
Response: Comment acknowledged.

2. If determined by area engineer that reinforcement is needed to Xcel's gas main to support added loads from subdivision, said reinforcement will be at Developers expense.
Response: Comment acknowledged.

3. Reinforcement costs are required to be paid prior to installation.
Response: Comment acknowledged.

4. Tariff changes have taken effect as of 10/1/2019 affecting the cost of subdivision lots averaging less than 60'. They will have a standard cost per lot.
Response: Comment acknowledged.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.
Response: Comment acknowledged.

Review Agency: Ute Water Conservancy District
Contact Name: Jim Daugherty
Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

• Add to Sht C0.1 General Notes, Water Notes, Note 1. ...documents and the latest revision of the Ute Water Conservancy District Standards and Specifications obtained from UteWater.org\Specifications.
Response: Above language added.

• Add to Sht C0.1 General Notes, Water Notes, Note 9. ...capped at main. Existing service(s) to be removed, salvaged in good condition and returned to the District.
Response: Above language added.

• Change Sht C0.1 General Notes, Water Notes, Note 21 to reflect AWWA C105 (not C150).
Response: Correction made.

• These are comments for the first filing only further review will be made as other filings are submitted.
Response: Comment acknowledged.

• The water main in Five View Lane was wrongly moved to the west side; please move back to the east which will repair all of the callouts that didn't move.
Response: Comment acknowledged.

• Per Ute Std Detail, FHs shall be in ROW and WSs on near side of water main shall go straight
Response: Comment acknowledged.

• Add note to Sht C1.0 & Sht C4.0 (demo, utility etc.) to show the existing service(s) to be removed, salvaged in good condition and returned to the District, service shall be capped at the main.
Response: Above language added.

• Sht 7.0, the waterline conflicts with SD; please address.
Response: Comment acknowledged.

• The District will hold further comment on placement of utility services until the final design for other utilities are presented as a final design layout to review for conflicts.
Response: Comment acknowledged.

• ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
Response: Comment acknowledged.

• If you have any questions concerning any of this, please feel free to contact Ute Water.
Response: Comment acknowledged.

Vacation Requests:
• No objection.
Response: Comment acknowledged.

Review Agency: Colorado Parks and Wildlife
Contact Name: Zac Chrisman
Email / Telephone Number: Zachary.chrisman@state.co.us (970) 250-4506

Attached are CPW's comments regarding Magnolia Ridge Estates.
Response: Comment acknowledged.

Review Agency: Mesa County Stormwater
Contact Name: Josh Martinez
Email / Telephone Number: Joshua.martinez@mesacounty.us (970) 683-4206

Project will require a Mesa County Construction Stormwater Permit. Application can be completed online at: https://www.mesacounty.us/publicworks/permits/
Response: Comment acknowledged.

Project will need to pay associated permit fees. Review Fee and Inspection Fee will be assessed based on acres of disturbance. Please note that plans will not be reviewed until Review Fee is paid.
Response: Comment acknowledged.

Project will also need to submit a site specific Stormwater Management Plan and Site Map(s) for review/approval. Stormwater Management Plan Checklist should be utilized and can be located at: https://www.mesacounty.us/globalassets/public-works/permits/online-permit-system/stormwater-management-plan-checklist.pdf
Response: Comment acknowledged.

A Post-Construction Stormwater Control Operations and Maintenance Agreement will need to be completed with Mesa County Stormwater Division. Agreement can be located at: https://stormwater.mesacounty.us/globalassets/stormwater/forms/documents/post-construction-om-agreement-form.pdf
Response: Comment acknowledged.

Project will need to provide a copy of State Discharge Permit (CDPHE) to Mesa County Stormwater Division.
Response: Comment acknowledged.

Review Agency: Bureau of Reclamation
Contact Name: Alan Schroeder
Email / Telephone Number: aschroeder@usbr.gov (970) 248-0600

No comments; outside of our area of concern.
Response: Comment acknowledged.

Review Agency: Mesa County School District #51
Contact Name: Eddie Mort
Email / Telephone Number: eddie.mort@d51schools.org (970) 254-5100

Mesa County School District 51 has no issues or concerns regarding the Magnolia Ridge Estates development. The Redlands community is looking at a large surge in housing with some of the larger parcels being developed. These subdivisions as a whole will increase student enrollment that will surpass capacity at our schools that serve that area. We know this is a long-term build but we need to discuss options for land and fees to build additional schools.
Response: Comment acknowledged.

Review Agency: Redlands Water & Power
Contact Name: Kyle Vanderberg
Email / Telephone Number: kylev@redlandswpc.com (970) 243-2173

1) RW&PC would like to provide photos of the piping done when the existing box was installed for reference. Photos of PVC pipes.
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2) RW&PC REQUIRES new inline flow-meter on the new irrigation pipes after the wye from the outlet gates outside the gate box. Also with the meter, a meter readout is required to be placed within RW&PC easement in an accessible protected box.
Response: Comment acknowledged.

3) RW&PC requires notice 5-days prior to any excavation within the RW&PC easement and notice 5-days prior to backfill for RW&PC inspection.
Response: Comment acknowledged.

4) Current property shares are 28-Shares. Will this be adequate for future uses?
Response: Yes..

5) NO work to be done inside the existing headgate/outlet box.
Response: Comment acknowledged.

6) RW&PC must be notified of any deviations from these plans prior to any work.
Response: Comment acknowledged.

REVIEW AGENCIES
(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. N/A.

The following Review Agencies have <u>not</u> responded as of the comment due date.

1. Mesa County Engineering
2. Spectrum Communications
3. Century Link
4. Regional Transportation Planning Office (RTPO)
5. United States Postal Service
6. Assistant City Attorney

The above referenced information is provided for your review and approval. Should you have any questions or require additional information, please do not hesitate to contact me at (970) 245-9051 or by email at rjones@vortexeng.us. Thank you for your assistance.

Sincerely,

Vortex Engineering & Architecture, Inc.



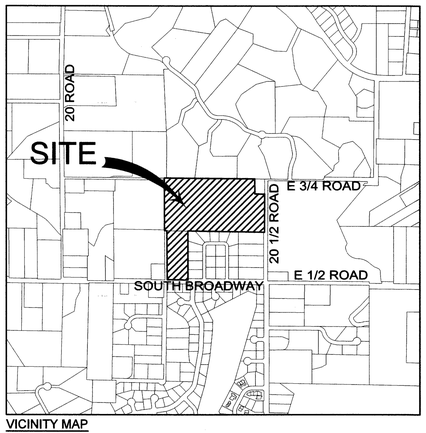
Robert W. Jones II, P.E.

cc: file

RECEPTION#: 2911895, at 1/31/2020 12:07:20 PM, 1 of 2
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

AMIR SUBDIVISION

A REPLAT OF LOT 1, GOWHARI MINOR SUBDIVISION AND OTHER LANDS SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP
N.T.S.

PLAT NOTES

1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°23'15"W AND 1304.62 FEET BETWEEN A FOUND 3" MCSM BRASS CAP MARKING THE C1/4 OF SECTION 22 (MCSM #871) AND A FOUND 3" MCSM ALUMINUM CAP MARKING THE CW1/16 OF SECTION 22 (MCSM #870-1).
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. TITLE INFORMATION PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NO. 10400CEM, DATED 1/15/20.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF AMIR SUBDIVISION WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE 24TH DAY OF JANUARY, 2020.

COLORADO LICENSED LAND SURVEYOR 38464 PROFESSIONAL LAND SURVEYOR

OWNERSHIP CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPLE MERIDIAN, CITY OF GRAND JUNCTION, MESSA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTIONS NO. 2892679 AND 2892680 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE GOWHARI MINOR SUBDIVISION (REC. NO. 1990670), AND:

COMMENCING AT THE C-S-NW1/4 OF SECTION 22, FROM WHICH THE CW1/16 CORNER BEARS S00°17'31"E 665.73 FEET; RUNNING THENCE S00°17'31"E 12.16 FEET; THENCE S89°04'40"E 30.01 FEET TO THE POINT OF BEGINNING;

RUNNING THENCE S89°04'40"E 272.07 FEET; THENCE S00°02'31"W 631.89 FEET; THENCE N89°23'15"W 268.36 FEET; THENCE N00°17'31"W 633.41 FEET TO THE POINT OF BEGINNING.

PARCELS CONTAINS 23.55 ACRES.

SAID OWNERS HAVE CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "AMIR SUBDIVISION"

ALL RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

SAID OWNERS HEREBY ACKNOWLEDGE THAT ALL LIEN HOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

HOOSHANG DAVID GOWHARI, TRUSTEE — DATE 1/17/2020

ELIZABETH ANN GOWHARI, TRUSTEE — DATE 1/17/2020

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY HOOSHANG DAVID GOWHARI AS TRUSTEE OF THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, ON THIS 17TH DAY OF JANUARY, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY ELIZABETH ANN GOWHARI AS TRUSTEE OF THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, ON THIS 17TH DAY OF JANUARY, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:07 O'CLOCK P.M., ON THIS 31st DAY OF January, 2020 AND WAS RECORDED AT RECEPTION NO. 2911895.

DRAWER NO. E3-123, FEES $20 + $3.

BY: Tina Peters — CLERK AND RECORDER — DEPUTY

TITLE CERTIFICATION

ABSTRACT & TITLE COMPANY OF MESA COUNTY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007; THAT THE CURRENT TAXES HAVE BEEN PAID;* THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD ARE SHOWN HEREON.

Cynthia M. Colborn TITLE OFFICER — 1-24-2020
NAME AND TITLE — DATE
ABSTRACT & TITLE COMPANY OF MESA COUNTY

* Current Taxes NOT PAID but not yet a LIEN

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED WITH RECEPTION NUMBER 2896585 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT (TITLE), WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24TH DAY OF JANUARY, 2020.

BY: Paul J. Perea PAUL J. PEREA

FOR: U.S. BANK, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado)
)§
COUNTY OF Mesa)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY Paul J. Perea,
LIENHOLDER ON THE PROPERTY CURRENTLY LOCATED AT 2026 SOUTH BROADWAY, GRAND JUNCTION, CO 81507, ON THIS 24th DAY OF January, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

CITY OF GRAND JUNCTION APPROVAL

AMIR SUBDIVISON, A SUBDIVISION OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, IS HEREBY APPROVED AND DEDICATIONS ACCEPTED THIS 30 DAY OF January, 2020

CITY MANAGER — MAYOR

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS

RECEPTION NO.	DOCUMENT TYPE

AMIR SUBDIVISION

LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

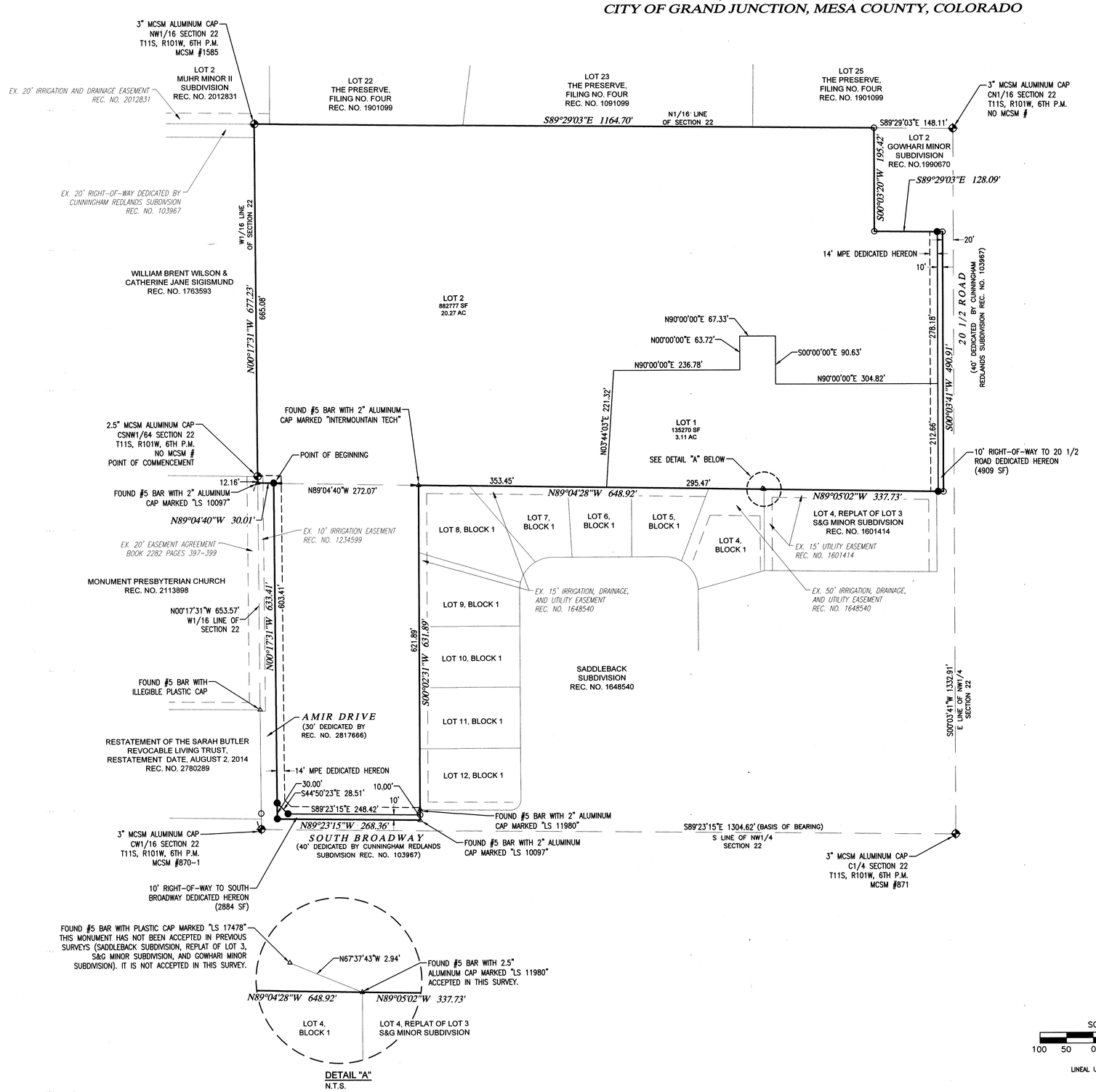
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 2

RECEPTION#: 2911895, at 1/31/2020 12:07:20 PM, 2 of 2
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

AMIR SUBDIVISION

A REPLAT OF LOT 1, GOWHARI MINOR SUBDIVISION AND OTHER LANDS SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- SECTION LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT

- ✥ FOUND MESA COUNTY SURVEY MONUMENT (MCSM)
- △ FOUND MONUMENT AS NOTED
- ○ FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LS 20677"
- ● SET #5 BAR WITH 2" ALUMINUM CAPPED MARKED "VORTEX ENGINEERING PLS 38464" SET IN CONCRETE

AREA SUMMARY:

LOTS:	23.37 AC.	99.2%
RIGHT-OF-WAY:	0.18 AC.	0.8%
TOTAL:	23.55 AC.	100%

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
S –	SOUTH
E –	EAST
W –	WEST
C –	CENTER
T –	TOWNSHIP
R –	RANGE
P.M. –	PRINCIPLE MERIDIAN
SF –	SQUARE FEET
AC –	ACRES
EX. –	EXISTING
MPE –	MULTIPURPOSE EASEMENT
REC. NO. –	RECEPTION NUMBER

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF AMIR SUBDIVISION WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE 24TH DAY OF JANUARY, 2020.

COLORADO LICENSED
ALEXANDRE B. LHERITIER
1/24/2020
38464
PROFESSIONAL LAND SURVEYOR

N

SCALE IN FEET
100 50 0 100 200
1" = 100'
LINEAL UNITS = U.S. SURVEY FEET

AMIR SUBDIVISION

LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
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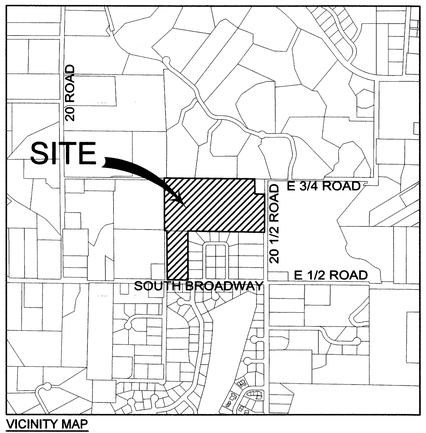
FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 2 OF 2

RECEPTION#: 2911895, at 1/31/2020 12:07:20 PM, 1 of 2
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

File ID#: SSU-2019-567
Zoning: R-2
Not in Floodplain

AMIR SUBDIVISION

A REPLAT OF LOT 1, GOWHARI MINOR SUBDIVISION AND OTHER LANDS SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



VICINITY MAP
N.T.S.

PLAT NOTES

1. BASIS OF BEARING: USING THE MESA COUNTY REAL TIME VIRTUAL REFERENCE NETWORK, A BEARING AND DISTANCE OF N89°23'15"W AND 1304.62 FEET BETWEEN A FOUND 3" MCSM BRASS CAP MARKING THE C1/4 OF SECTION 22 (MCSM #871) AND A FOUND 3" MCSM ALUMINUM CAP MARKING THE CW1/16 OF SECTION 22 (MCSM #870-1).
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. TITLE INFORMATION PROVIDED BY ABSTRACT & TITLE COMPANY OF MESA COUNTY, FILE NO. 10400CEM, DATED 1/15/20.

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF AMIR SUBDIVISION WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE 24TH DAY OF JANUARY, 2020.

COLORADO LICENSED ALEXANDRE BENOIT LHERITIER 38464 PROFESSIONAL LAND SURVEYOR 1/24/2020

OWNERSHIP CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED, THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, IS THE OWNER OF RECORD OF THAT REAL PROPERTY SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPLE MERIDIAN, CITY OF GRAND JUNCTION, MESSA COUNTY, COLORADO, THE OWNERSHIP OF WHICH IS DEMONSTRATED AT RECEPTIONS NO. 2892679 AND 2892680 OF THE RECORDS IN THE OFFICE OF THE MESA COUNTY CLERK AND RECORDER. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF THE GOWHARI MINOR SUBDIVISION (REC. NO. 1990670), AND:

COMMENCING AT THE C-S-NW1/4 OF SECTION 22, FROM WHICH THE CW1/16 CORNER BEARS S00°17'31"E 665.73 FEET; RUNNING THENCE S00°17'31"E 12.16 FEET; THENCE S89°04'40"E 30.01 FEET TO THE POINT OF BEGINNING;

RUNNING THENCE S89°04'40"E 272.07 FEET; THENCE S00°02'31"W 631.89 FEET; THENCE N89°23'15"W 268.36 FEET; THENCE N00°17'31"W 633.41 FEET TO THE POINT OF BEGINNING.

PARCELS CONTAINS 23.55 ACRES.

SAID OWNERS HAVE CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, AND TO BE PUBLICLY KNOWN AS "AMIR SUBDIVISION"

ALL RIGHTS-OF-WAY ARE DEDICATED TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC FOREVER.

ALL MULTIPURPOSE EASEMENTS ARE DEDICATED TO THE CITY OF GRAND JUNCTION AS PERPETUAL EASEMENTS FOR CITY APPROVED UTILITIES INCLUDING THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF SAID UTILITIES AND APPURTENANCES WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, ELECTRIC LINES, CABLE TV LINES, NATURAL GAS PIPELINES, SANITARY SEWER LINES, STORM SEWERS, WATER LINES, TELEPHONE LINES, TRAFFIC CONTROL FACILITIES, STREET LIGHTING, LANDSCAPING, TREES AND GRADE STRUCTURES.

SAID OWNERS HEREBY ACKNOWLEDGE THAT ALL LIEN HOLDERS OR ENCUMBRANCES, IF ANY, ASSOCIATED WITH THE INTERESTS OF THIS PLAT HAVE BEEN REPRESENTED HEREON.

Hooshang David Gowhari E. — 1/17/2020
HOOSHANG DAVID GOWHARI, TRUSTEE — DATE

Elizabeth Ann Gowhari — 1/17/2020
ELIZABETH ANN GOWHARI, TRUSTEE — DATE

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY HOOSHANG DAVID GOWHARI AS TRUSTEE OF THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, ON THIS 17TH DAY OF January, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO)
)§
COUNTY OF MESA)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY ELIZABETH ANN GOWHARI AS TRUSTEE OF THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007, ON THIS 17TH DAY OF January, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)§
COUNTY OF MESA)

I CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 12:07 O'CLOCK P.M., ON THIS 31st DAY OF January, 2020 AND WAS RECORDED AT RECEPTION NO. 2911895.

DRAWER NO. E3-123, FEES $20 + $3.

BY: Tina Peters — CLERK AND RECORDER — DEPUTY

Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.

TITLE CERTIFICATION

ABSTRACT & TITLE COMPANY OF MESA COUNTY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT WE HAVE EXAMINED TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE HOOSHANG DAVID GOWHARI AND ELIZABETH ANN GOWHARI REVOCABLE TRUST DATED OCTOBER 12, 2007; THAT THE CURRENT TAXES HAVE BEEN PAID;* THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD ARE SHOWN HEREON.

Cynthia M. Colborn TITLE OFFICER — 1-24-2020
NAME AND TITLE — DATE
ABSTRACT & TITLE COMPANY OF MESA COUNTY

*Current Taxes NOT PAID but not yet a LIEN

LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON A PORTION OF THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED WITH RECEPTION NUMBER 2896585 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN THEREON.

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BY: Paul J. Perea PAUL J. PEREA

FOR: U.S. BANK, N.A.

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado)
)§
COUNTY OF Mesa)

THIS PLAT WAS ACKNOWLEDGED BEFORE ME BY Paul J. Perea,
LIENHOLDER ON THE PROPERTY CURRENTLY LOCATED AT 2026 SOUTH BROADWAY, GRAND JUNCTION, CO 81507, ON THIS 24th DAY OF January, 2020

MY COMMISSION EXPIRES June 19, 2021

WITNESS MY HAND AND OFFICIAL SEAL Jennifer Christensen

CITY OF GRAND JUNCTION APPROVAL

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CITY MANAGER — MAYOR

FOR CITY USE ONLY:

ASSOCIATED RECORDED DOCUMENTS

RECEPTION NO.	DOCUMENT TYPE

AMIR SUBDIVISION

LOCATED IN THE SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M. City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

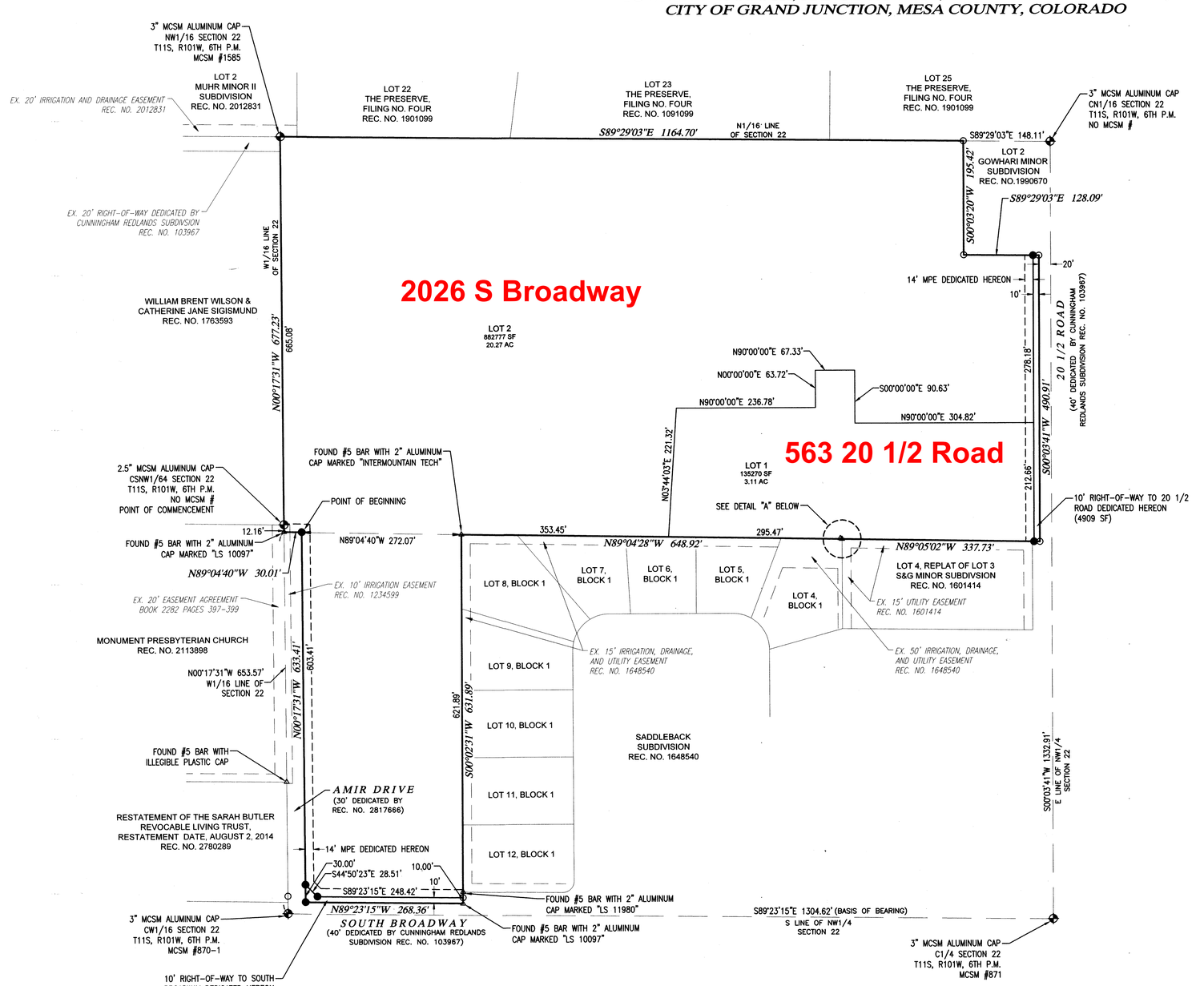
FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 2

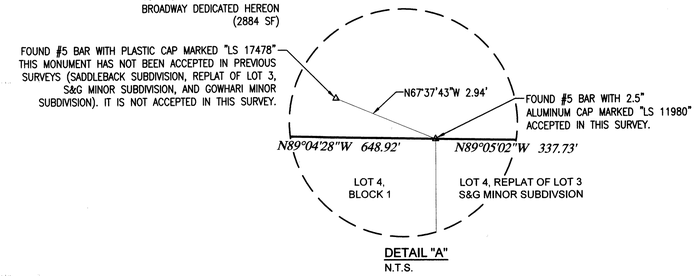
RECEPTION#: 2911895, at 1/31/2020 12:07:20 PM, 2 of 2
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

File ID#: SSU-2019-567
Zoning: R-2
Not in Floodplain

AMIR SUBDIVISION

A REPLAT OF LOT 1, GOWHARI MINOR SUBDIVISION AND OTHER LANDS SITUATED IN THE SE1/4NW1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO





DETAIL "A"
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- SECTION LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- FOUND MESA COUNTY SURVEY MONUMENT (MCSM)
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "LS 20677"
- SET #5 BAR WITH 2" ALUMINUM CAPPED MARKED "VORTEX ENGINEERING PLS 38464" SET IN CONCRETE

AREA SUMMARY:

LOTS:	23.37 AC.	99.2%
RIGHT-OF-WAY:	0.18 AC.	0.8%
TOTAL:	23.55 AC.	100%

TABLE OF ABBREVIATIONS

MCSM –	MESA COUNTY SURVEY MONUMENT
N –	NORTH
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EX. –	EXISTING
MPE –	MULTIPURPOSE EASEMENT
REC. NO. –	RECEPTION NUMBER

SURVEYOR'S CERTIFICATE

I, ALEXANDRE B. LHERITIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF AMIR SUBDIVISION WAS SURVEYED BY ME. IT IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

EXECUTED THE 24TH DAY OF JANUARY, 2020.

COLORADO LICENSED
ALEXANDRE B. LHERITIER
1/24/2020
38464
PROFESSIONAL LAND SURVEYOR

N

SCALE IN FEET
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1" = 100'
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AMIR SUBDIVISION

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SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 2 OF 2

GRAND JUNCTION PLANNING COMMISSION
December 8, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Ken Scissors, and Kim Kerk.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Jace Hochwalt (Senior Planner), and Senta Costello (Associate Planner).

There were 0 members of the public in virtual attendance.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Scissors seconded the motion. The motion carried 5-0.

1. **Colorado Department of Transportation Right-of-Way Vacation File # VAC-2020-627**
   Consider a request by the Colorado Department of Transportation (CDOT) to vacate 127 square feet of right-of-way located at 200 W Grand Avenue.

2. **Amir Drive Right-of-Way and Public Easement Vacations File # VAC-2020-479 and VAC-2020-481**
   Consider a request by Hooshang David Gowhari Revocable Trust to vacate the undeveloped 30 feet wide public right-of-way of Amir Drive and to vacate a public multi-purpose easement located adjacent to the undeveloped Amir Drive and South Broadway rights-of-way.

3. **Riverfront at Dos Rios Right-of-Way Vacations File # VAC-2020-581 and VAC-2020-658**
   Consider a request by the City of Grand Junction to vacate two portions of public right of-way and a public utility easement within the Riverfront at Dos Rios development.

DRAFT

REGULAR AGENDA

1. Rivertown Center Phase 2 – Rezone File # RZN-2020-216

Consider a request by DRK Associates LLC to rezone 3.63 acres from R-8 (Residential 8 du/ac) zone district to C-1 (Light Commercial) zone district.

View presentation here at 10:17

Staff Presentation
Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
The Applicant, Dale Beede, was present and available for questions.

Questions for Applicant
Commissioner Scissors asked a question about access to the park to the north.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

Marjorie L Fox left on comment on GJSpeaks regarding the request.

The public hearing was closed at 6:24 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment regarding the MXOC zone district and in support of the request.

Commissioner Reece made a comment in support of the request.

Motion and Vote
Commissioner Scissors made the following motion, "Madam Chair, on the rezone request for the property located at 2572, 2574, 2576 and 2580 Patterson Road, City file number

DRAFT

RZN-2020-216, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Gatseos seconded the motion. The motion carried 5-0.

2. Concord Plaza – Rezone File # RZN-2020-559

Consider a request by Senergy Builders LLC to rezone 1.48 acres from a B-1 (Neighborhood Business) zone district to a MU (Mixed Use) zone district located at 518 28 Road.

View presentation here at 25:30

Staff Presentation
Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Mr. Hochwalt made the note that the applicant is no longer Senergy Builders LLC and is now Concord Plaza LLC.

Questions for Staff
Commissioner Reece asked a question regarding any neighbor's comments.

Applicant's Presentation
Jeffery Fleming, project representative, was present and gave a statement regarding the request.

Questions for Applicant
Commissioner Gatseos made a statement regarding the Applicant's project report.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:46 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment in support of the request.

DRAFT

Commissioner Kerk made a comment in support of the request.

Motion and Vote
Commissioner Gatseos made the following motion, “Madam Chair, on the Concord Plaza Rezone request from a B-1 (Neighborhood Business) zone district to a M-U (Mixed Use) zone district for a 1.48-acre property located at 518 28 Road, City file number RZN-2020-559, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

3. **Dual Immersion Academy ROW and Public Easement Vacation**
   File # VAC-2020-245, VAC-2020-246
   Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent to five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement located at 552 West Main Street.

   Motion and Vote
   Commissioner Gatseos made the following motion, “Madam Chair, on the alley and sanitary sewer easement vacation requests, VAC-2020-245 and VAC-2020-246, for the alley located adjacent five properties at 520, 522, 538, 542 and 552 West Main Street and the sanitary sewer easement on 552 W Main Street, I move that the Planning Commission continue this item to the January 12, 2021 meeting.”

   Commissioner Scissors seconded the motion. The motion carried 5-0.

4. **Other Business**
   Community Development Director Tamra Allen noted the December 17, 2020 workshop.

5. **Adjournment**
   The meeting adjourned at 6:54 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF AMIR DRIVE RIGHT-OF-WAY AS RECORED WITHIN RECEPTION NUMBER 2817666

LOCATED AT 2026 S. BROADWAY

Recitals:

A vacation of a portion of public right-of-way of Amir Drive has been requested by the property owners, Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, in anticipation of future subdivision development of the property. The existing right-of-way for Amir Drive was granted by Warranty Deed as recorded within Reception No. 2817666. Amir 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 a portion of public right-of-way for Amir Drive as granted by Warranty Deed by Reception No. 2817666, 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 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 parcel of land located in the SE1/4NW1/4 of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, City of Grand Junction, Mesa County, Colorado, being a portion of Amir Drive as deeded to the City of Grand Junction in the Warranty Deed recorded with the Clerk and Recorder of Mesa County as Reception Number 2817666 more particularly described as:

That portion of Amir Drive lying north of the following described line: Commencing at the CW1/16 of said Section 22, from which the C1/4 bears S89°23’15”E 1304.62 feet. Running thence N00°17’31”W 270.06 feet along the west line of the SE1/4NW1/4 of said Section 22 to the Point of Beginning. Running thence N89°42’29”E 30.00 feet to the east side of Amir Drive and the Point of Terminus.

Parcel contains approximately 11,496 sq. ft.

See Exhibit A.

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

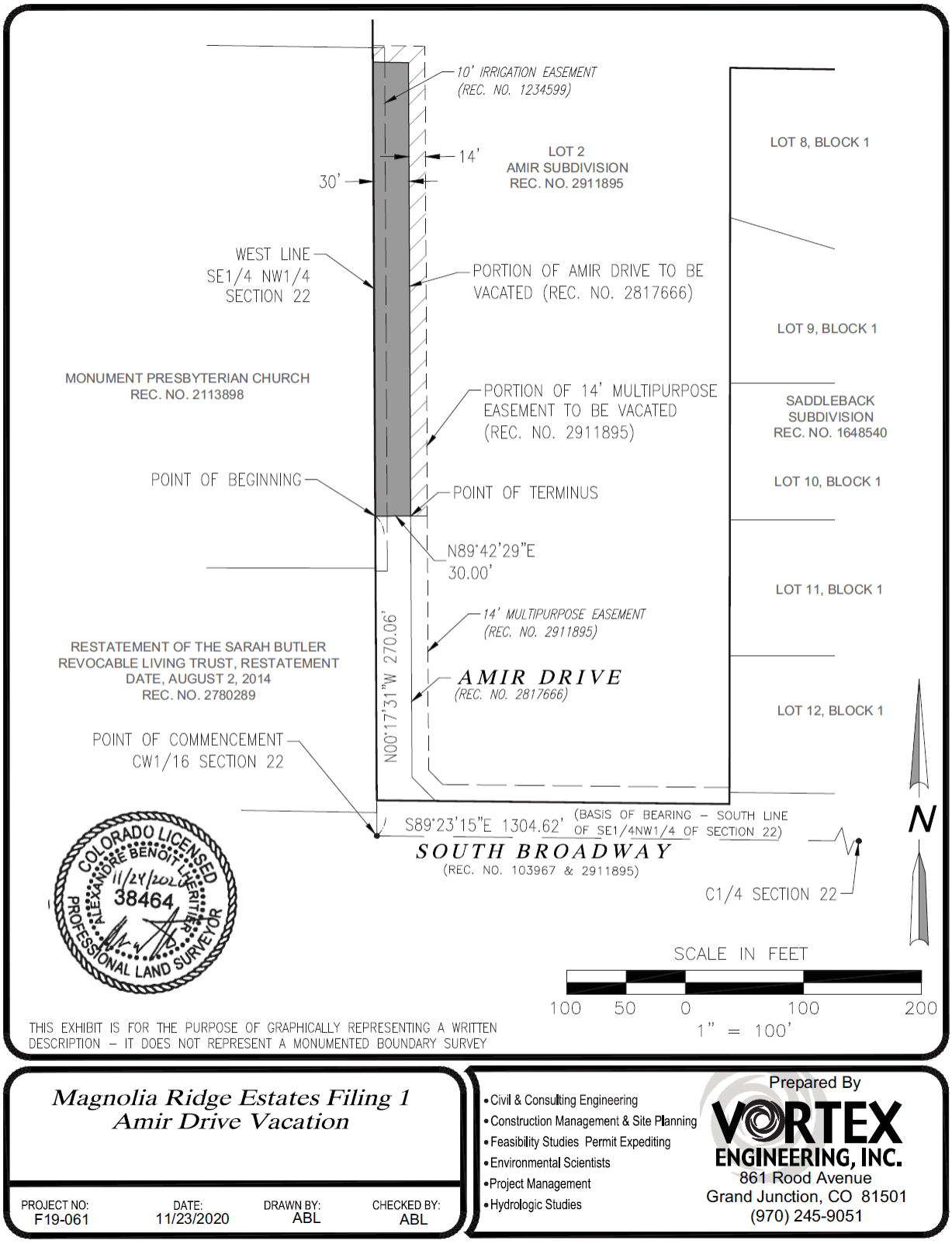
Adopted on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

Exhibit A:



Magnolia Ridge Estates Filing 1
Amir Drive Vacation

PROJECT NO:	DATE:	DRAWN BY:	CHECKED BY:
F19-061	11/23/2020	ABL	ABL

- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

Prepared By
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
(970) 245-9051

Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: December 16, 2020

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 3.63 Acres from a R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor) Located at 2572, 2574, 2576 and 2580 Patterson Road and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

The Planning Commission heard this item at their December 8, 2020 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, DRK Associates, LLC and DAK Investing, LLC, are requesting a rezone for 3.63-acres 2572, 2574, 2576 and 2580 Patterson Road. The request to rezone the property from a R-8 (Residential 8 du/ac) zone district to a MXOC (Mixed Use Opportunity Corridor) zone district is in anticipation of future commercial development. The properties are currently designated in the 2010 Comprehensive Plan as Residential Medium High/Neighborhood Center with the Mixed Opportunity Corridor overlay. The requested MXOC zone district works to implement the Mixed-Use Opportunity Corridor overlay of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The properties have been used historically as agricultural land and more recently for single family residential uses. The properties were annexed into the City in 1986 and zoned RSF-4 (Residential Single Family 4 units per acre). The properties have since

been rezoned to R-8 (Residential 8 units per acre).

In 2009, the City of Grand Junction City Council adopted the Comprehensive Plan followed in 2010 by an updated Zoning and Development Code. The new Plan and Code created the Mixed-Use Opportunity Corridor (MXOC) and Form Districts that could be requested within the Opportunity Corridor in addition to the other zone districts that would implement the Future Land Use Map designation.

The properties involved in this request are designated Residential Medium High (8-16 du/ac); however, they also have the Opportunity Corridor overlay allowing the request for the MXOC Form District which allows for both residential and commercial uses.

The Neighborhood Center Future Land Use designation is intended to provide opportunities mid-range commercial opportunities while the Mixed-Use Opportunity Corridor provides for smaller neighborhood scale commercial businesses. The proposed zone district of MXOC (Mixed-Use Opportunity Corridor) is intended to "create mixed use development(s) along the corridor in a pedestrian-friendly environment while accommodating the more automobile-centric nature of the areas due to the fact that these corridors are primarily along arterial streets". Development regulations and performance standards are intended to result in buildings being compatible and complementary in scale and appearance to each other and the surrounding neighborhood.

Zone districts that implement the Residential Medium High designation include:

R-4 (Residential 4 du/ac)
R-5 (Residential 5 du/ac)
R-8 (Residential 8 du/ac)
R-12 (Residential 12 du/ac)
R-16 (Residential 16 du/ac)
R-O (Residential Office)

Zone districts that implement the Neighborhood Center designation include:

R-8 (Residential 8 du/ac)
R-12 (Residential 12 du/ac)
R-16 (Residential 16 du/ac)
R-O (Residential Office)
B-1 (Neighborhood Business)
C-1 (Light Commercial)
MXR-3 (Mixed Use Residential)
MXG-3 (Mixed Use General)
MXS-3 (Mixed Use Shopfront)

The Mixed-Use Opportunity Corridor future land use designation of the Comprehensive Plan "overlays" other future land use designations, according to and as shown on the Comprehensive Plan Future Land Use Map. Form Districts that implement the Mixed-Use Opportunity Corridor future land use designation are limited to the MXOC (Mixed Use Opportunity Corridor) Form-Based zone district.

NOTIFICATION REQUIREMENTS

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 May 6, 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, November 20, 2020. The notice of this public hearing was published on December 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The adoption of the Comprehensive Plan in 2009 with the Future Land Use Map, which included a Mixed-Use Opportunity Corridor along major transportation corridors, created new opportunities for potential development. The Comprehensive Plan was followed by a revised Zoning and Development Code in 2010 which included Form Districts to implement the Opportunity Corridor. In 2014, the Zoning and Development Code was revised again, creating the MXOC (Mixed Use Opportunity Corridor) to specifically implement the Future Land Use designation of the same name. These occurrences, while not invalidating the original premise of the existing zoning, offered a new option not available when the Future Land Use Map was originally adopted. However, the R-8 zone district continues to remain a valid zone for the Future Land Use designations. Therefore, staff finds this criterion has not been met.

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

The character of the area has been changing during the past several years. Several commercial and mixed-use projects have been built including dental and general offices to the west and the Corner Square development to the southeast approximately one-quarter of a mile. While these properties have been successfully redeveloped, the

subject properties have been deteriorating. The amount of traffic traveling the Patterson Road corridor is significant with a volume of approximately 29,670 trips as measure on March 3, 2020, which generally reduces the desirability of residential uses to be directly adjacent to Patterson Road. This amendment would allow for a range of uses more appropriately suited to the location abutting Patterson Road. Staff finds this criterion to be met.

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

There are adequate public and community facilities in the area to serve the properties and development as proposed. An 8-inch sewer line bisects the property and an 18-inch sewer line is located in Patterson Road. There is an 8-inch water line located in Patterson Road. A 12-inch storm sewer line is located in Patterson Road. Pomona Elementary is located across Patterson Road to the south, West Middle School is approximately 1 mile away and Grand Junction High School is approximately 1.5 miles away. Baseball fields and Fire Station No. 3 are located south along 25 ½ Road and a Post Office is located to the west along Patterson Road. The properties are located along the GVT bus route with stops located near the 25 ½ Road and Patterson Road intersection and near the North 1st Street and Patterson Road intersection. There are also transit stops on 25 ½ Road within approximately ¼ mile, both north and south of Patterson Road. Staff finds this criterion to be met.

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

The proposed land use is a commercial development with a mix of office, retail and or restaurant type uses. The Neighborhood Center Future Land Use designation is intended to provide opportunities mid-range commercial opportunities while the Mixed-Use Opportunity Corridor provides for smaller neighborhood scale commercial businesses. The proposed zone district of MXOC (Mixed Use Opportunity Corridor) is one potential zone district that implements the various options under the various Future Land Use designations. Pursuant to the Code, the MXOC zone district is intended to "create mixed use development(s) along the corridor in a pedestrian-friendly environment while accommodating the more automobile-centric nature of the areas due to the fact that these corridors are primarily along arterial streets". Development regulations and performance standards are intended to result in buildings being compatible and complementary in scale and appearance to each other and the surrounding neighborhood. There are only two other properties located within the City of Grand Junction currently zoned MXOC, both also located on Patterson Road, and two PD (Planned Development) zoned properties with default zones of MXOC. The addition of these properties zoned MXOC will increase the viability of and better implement the intent of the vision for the corridor. Thus, Staff finds this criterion has

been met.

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

The Patterson Road corridor is identified on the Future Land Use Map with the Mixed-Use Opportunity Corridor. While the R-8 zone district is an implementing zone district of the Comprehensive Plan, the Plan established a vison for Mixed Use Corridors to "development opportunities along the corridor in a pedestrian-friendly environment while accommodating the more automobile-centric nature of the areas due to the fact that these corridors are primarily along arterial streets." If the property were to develop under the current R-8 zone district, it would be a type of residential consisting of either single family, multi-family or a mix of residential housing types with a mid-range density. The MXOC zone district allows for a variety of uses that include residential at higher densities as well as commercial uses and that are more aligned with the vision of the Comprehensive Plan for this corridor. Staff finds this criterion to be met.

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

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

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

Policy A. City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The request is in conformance with the Future Land Use Map.

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

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

The request will create opportunities for businesses along the corridor that will be accessible to the surrounding neighborhoods that will limit or eliminate the need to drive to take advantage of businesses located on these properties.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the DRK Associates LLC and DAK Investing LLC rezone request, RZN-2020-216, for the properties located at 2572, 2574, 2576 and 2580 Patterson Road, the following findings of fact have been made:

1. The request conforms with Section 21.02.140(a) of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance approving a rezone located at 2572, 2574, 2576 and 2580 Patterson Road and setting a public hearing for January 6, 2021.

Attachments

1. Application Packet
2. Location Maps and Site Photos
3. Proposed Zoning Ordinance
4. Rivertown Center Phase 2 - Planning Commission Draft Minutes - 2020 - December 8

City of Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation	Sinlge Family/Commercial Mixed Use	Existing Zoning	R-8
Proposed Land Use Designation	Commercial	Proposed Zoning	MX-OC

Property Information

Site Location:	2580 Patterson Road	Site Acreage:	3.14 Acres
Site Tax No(s):	2945-034-00-200	Site Zoning:	R-8

Project Description: Rezone property to from an R-8 to a MX-OC

Property Owner Information		Applicant Information		Representative Information	
Name:	DAK Investing LLC	Name:	DRK Associates LLC	Name:	Ciavonne, Roberts Assoc
Street Address:	141 N 1st St	Street Address:	561 25 Rd. Ste. 102	Street Address:	222 Nth 7th St
City/State/Zip:	G.J. Co 81501	City/State/Zip:	G.J. CO 81505	City/State/Zip:	GJ, CO 81501
Business Phone #:	970-250-9500	Business Phone #:	970-250-9500	Business Phone #:	241-0745
E-Mail:	dbeede@suregj.com	E-Mail:	dbeede@suregj.com	E-Mail:	ted@ciavonne.com
Fax #:	N/A	Fax #:	N/A	Fax #:	n/a
Contact Person:	Dale Beede	Contact Person:	Dale Beede	Contact Person:	Ted Ciavonne
Contact Phone #:	970-250-9500	Contact Phone #:	970-250-9500	Contact Phone #:	241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: MASI KUMATA Date: 11/17/20

Signature of Legal Property Owner: [signature] Date: 11/17/20

City of Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation	Sinlge Family Residence	Existing Zoning	R-8
Proposed Land Use Designation	Commercial	Proposed Zoning	MX-OC

Property Information

Site Location:	2572; 2574; 2576 Patterson Rd G.J. CO 81505	Site Acreage:	0.15; 0.18; 0.13 acres
Site Tax No(s):	2945-034-00-162; 2945-034-00-160; 2945-034-00-161	Site Zoning:	R-8
Project Description:	Rezone the three parcels from an R-8 to a MX-OC		

Property Owner Information		Applicant Information		Representative Information	
Name:	DRK Associates LLC	Name:	DRK Associates LLC	Name:	Ciavonne, Roberts Assoc
Street Address:	2681 Continental Dr	Street Address:	561 25 Rd. Ste. 102	Street Address:	222 Nth 7th St
City/State/Zip:	G.J. CO 81506	City/State/Zip:	G.J. CO 81505	City/State/Zip:	GJ, CO 81501
Business Phone #:	970-250-9500	Business Phone #:	970-250-9500	Business Phone #:	241-0745
E-Mail:	dbeede@suregj.com	E-Mail:	dbeede@suregj.com	E-Mail:	ted@ciavonne.com
Fax #:	N/A	Fax #:	N/A	Fax #:	n/a
Contact Person:	Dale Beede	Contact Person:	Dale Beede	Contact Person:	Ted Ciavonne
Contact Phone #:	970-250-9500	Contact Phone #:	970-250-9500	Contact Phone #:	241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application	MATT KHAN	Date	11/17/20
Signature of Legal Property Owner		Date	11/17/20

RECEPTION#: 2796015, at 4/11/2017 11:27:02 AM, 1 of 1
Recording: $13.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named: DRK Associates, LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: LIMITED LIABILITY COMPANY.

The entity is formed under the laws of the State of COLORADO.

The mailing address for the entity is: 2355 Yellow Cat CT
Grand Junction, CO 81507.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
MASI KHAJA, MEMBER
DALE T. BEEDE, MEMBER.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

.

Other matters concerning the manner in which the entity deals with interests in real property:

.

Executed this 7th day of November, 2016.

Signature (Type or Print Name Below)

MASI KHAJA DALE T. BEEDE

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 7th day of November, 2016, by Masi Khaja and Dale T. Beede (insert name of individual) as Members (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for DRK Associates, LLC (insert name of corporation or LLC).

LINDA G. WILSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19934011282
My Commission Expires August 21, 2017

Witness my hand and official seal.
My commissioner expires: 08-21-17

Linda G. Wilson
Notary Public

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DAK INVESTING LLC ("Entity") is the owner of the following property:

(b) 2580 Patterson Road Grand Junction CO 81505 (2945-034-00-200)

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

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

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

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

(•) The Entity is the sole owner of the property.

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

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

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

(e) none

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

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

Signature of Entity representative: _____

Printed name of person signing: MASI KHAJA

State of TEXAS)

County of TRAVIS) ss.

Subscribed and sworn to before me on this 17 day of April, 2020

by MASI KHAJA

Witness my hand and seal.

My Notary Commission expires on 09/04/2020

AJAY KUMAR GUPTA
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 9/4/2020
NOTARY ID 12911294-9

_____
Notary Public Signature

RECEPTION#: 2847539, at 7/16/2018 3:42:00 PM, 1 of 2
Recording: $18.00, Doc Fee $60.00 Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

THIS DEED, Made this 16th day of July, 2018, between **EUGENE SANDERS TRUST DATED APRIL 26, 2007** of the County of Mesa, State of Colorado, grantor, and **DAK INVESTING, LLC, A COLORADO LIMITED LIABILITY COMPANY,** whose legal address is **141 North 1st Street, Grand Junction, CO 81501** of the County of Mesa, State of Colorado, grantee;

WITNESS, That the grantor, for and in consideration of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00)**, 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(s), his/her heirs and assigns forever, all the real property, together with improvements, if any, described as follows:

PARCEL 1:

Beginning at a point 203 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, in Township 1 South, Range 1 West of the Ute Meridian;
thence East 7.5 feet;
thence North 134 feet;
thence West 101.1 feet;
thence South 134 feet;
thence East 93.6 feet to the point of beginning.

PARCEL 2:

Commencing at the South 1/4 Corner of Section 3, Township 1 South, Range 1 West, Ute Meridian from whence the Southeast Corner of said Section 3 bears South 89°57'00" East 2638.13 feet and all bearings contained herein to be relative thereto:
thence South 89°57'00" East 1182.73 feet along the South line of said section 3;
thence North 00°11'00" West 30.00 feet to the true point of beginning;
thence North 00°11'00" West 84.50 feet;
thence North 89°57'00" West 246 .00 feet;
thence North 00°11'00" West 284.13 feet;
thence North 80°27'21" East 389.23 feet;
thence South 00°01'38" West 126.50 feet;
thence North 90°00'00" West 93.60 feet;
thence South 00°01'38" West 134.00 feet;
thence North 90°00'00" East 93.60 feet;
thence South 00°01'38" West 32.61 feet;
thence North 89°49'00" East 7.65 feet;
thence South 00°11'00" East 140.42 feet;
thence North 89°57'00" West 144.62 feet to the true point of beginning.
County of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-034-00-200

Also known as street and number: **2580 Patterson Road, Grand Junction, CO 81505**

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, interest, claim and demand whatsoever of the grantor, either in law or equity, or, 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, heirs and assigns forever. And the grantor, for itself its heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 whatsoever, except **general taxes for the current and all subsequent years; and subject to those specific Exceptions described by reference to recorded documents as**

reflected in the Title Documents accepted by Buyer in accordance with Section 8.2 (Record Title) of the contract 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, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, The grantor has executed this deed on the date first written above.

EUGENE SANDERS TRUST DATED APRIL 26, 2007

By: _____
Edwin C. Branson, Successor Trustee

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this 16th day of July, 2018, by **Edwin C. Branson, Successor Trustee for the Eugene Sanders Trust dated April 26, 2007.**

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public

SONYA K. KEARL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20004015649
My Commission Expires December 30, 2020

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DRK ASSOCIATES LLC ("Entity") is the owner of the following property:

(b) 2572; 2574; 2576 Patterson Rd G.J. CO 81505 (2945-034-00-162; 2945-034-00-160; 2945-034-00-161)

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

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

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

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

(•) The Entity is the sole owner of the property.

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

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

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

(e) none

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

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

Signature of Entity representative: _____

Printed name of person signing: MASI KHAJA

State of TEXAS)

County of TRAVIS) ss.

Subscribed and sworn to before me on this 17 day of April, 2020

by MASI KHAJA

Witness my hand and seal.

My Notary Commission expires on 09/04/2020

AJAY KUMAR GUPTA
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 9/4/2020
NOTARY ID 12911294-9

_____
Notary Public Signature

RECEPTION #: 2684695, BK 5581 PG 971 03/17/2014 at 01:00:34 PM, 1 OF 1, R
$10.00 S $1.00 D $12.50 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

State Documentary Fee
Date: March 14, 2014
$ 12.50

Warranty Deed

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

THIS DEED, made on **March 14, 2014** by **JERRY C. MORGAN, JR. AND KATHRYN D. MORGAN** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **($125,000.00) *** One Hundred Twenty Five Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **DRK ASSOCIATES, LLC** Grantee(s), whose street address is **2355 YELLOW CAT COURT GRAND JUNCTION, CO 81507**, County of **MESA**, and State of **COLORADO**, the following real property in the County of Mesa, and State of Colorado, to wit:

BEGINNING AT A POINT WHICH IS NORTH 89°57' WEST 209.15 FEET AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW¼ SE¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE NORTH 89°57' WEST 93.35 FEET;
THENCE NORTH 00°11' WEST 84.5 FEET;
THENCE SOUTH 89°57' EAST 93.35 FEET;
THENCE SOUTH 00°11' EAST 84.5 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2574 PATTERSON RD GRAND JUNCTION CO 81505**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2014 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other* **NONE**

Jerry C. Morgan Jr.
JERRY C. MORGAN, JR.

Kathryn D Morgan
KATHRYN D. MORGAN

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

The foregoing instrument was acknowledged before me on this day of **March 14, 2014**
by **JERRY C. MORGAN, JR. AND KATHRYN D. MORGAN**

Notary Public
My commission expires 12-5-2017

JESSICA HURLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974021948
My Commission Expires December 5, 2017

County of Mesa

When Recorded Return to: **DRK ASSOCIATES, LLC**
2355 YELLOW CAT COURT GRAND JUNCTION, CO 81507

Land Title GUARANTEE COMPANY

RECEPTION #: 2639907, BK 5414 PG 344 01/07/2013 at 03:13:45 PM, 1 OF 3, R
$20.00 S $1.00 D $74.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

State Documentary Fee
Date: December 28, 2012
$ 74.00

Warranty Deed

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

THIS DEED, made on **December 28, 2012** by **ROBERT A FULCHER AND DIANA S. FULCHER AND F AND D.5 ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **($740,000.00) *** Seven Hundred Forty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **DRK ASSOCIATES, LLC** Grantee(s), whose street address is **2355 YELLOW CAT GRAND JUNCTION, CO 81507**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: **2562, 2570 & 2572 PATTERSON RD GRAND JUNCTION CO 81505**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other* **NONE**

Robert A Fulcher by Diana S Fulcher
ROBERT A FULCHER BY DIANA S. FULCHER AS ATTORNEY IN FACT

Diana S Fulcher
DIANA S. FULCHER

F AND D.5 ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY

Diana S Fulcher
DIANA S. FULCHER AS MANAGER

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

The foregoing instrument was acknowledged before me on this day of **December 28, 2012**
by **DIANA S. FULCHER AS ATTORNEY IN FACT FOR ROBERT A FULCHER AND DIANA S. FULCHER AND DIANA S. FULCHER AS MANAGER OF F AND D.5 ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Land Title GUARANTEE COMPANY

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO

Notary Public
My commission expires 11/2/13

When Recorded Return to: **DRK ASSOCIATES, LLC**
2355 YELLOW CAT GRAND JUNCTION, CO 81507

EXHIBIT A

PARCEL 1:
THE NORTH 4 RODS OF THE SOUTH 24 RODS AND THE EAST 8 RODS OF THE SOUTH 20 RODS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
EXCEPT THE WEST 28 RODS OF THE NORTH 4 RODS OF THE SOUTH 24 RODS OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF GRAND JUNCTION BY INSTRUMENT RECORDED MARCH 27, 1989 IN BOOK 1735 AT PAGE 640 ,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 2:
COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S89°57'00"E 2638.13 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO;
THENCE S89°57'00"E 755.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 3;
THENCE N00°00'43"E 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N00°00'43"E 100.00 FEET;
THENCE N89°57'00"W 10.00 FEET;
THENCE N30°58'58"E 58.29 FEET;
THENCE N00°00'46"E 10.00 FEET;
THENCE N89°57'00"W 116.00 FEET;
THENCE N00°00'52"E 206.02 FEET;
THENCE S89°59'14"E 261.40 FEET;
THENCE N80°27'30"E 14.63 FEET;
THENCE S00°11'00"E 368.63 FEET;
THENCE N89°57'00"W 181.09 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

PARCEL 3:
BEGINNING AT A POINT WHICH IS NORTH 89°57' WEST 302.5 FEET AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW¼ SE¼ OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;
THENCE NORTH 89°57' WEST 82.15 FEET;
THENCE NORTH 00°11' WEST 84.5 FEET;
THENCE SOUTH 89°57' EAST 82.15 FEET;
THENCE SOUTH 00°11' EAST 84.5 FEET TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.

RECEPTION #: 2742918, BK 5792 PG 806 11/10/2015 at 02:55:19 PM, 1 OF 2, R
$15.00 S $1.00 EXEMPT Sheila Reiner, Mesa County, CO CLERK AND RECORDER

2 PAGE DOCUMENT

PUBLIC TRUSTEE'S CONFIRMATION DEED

(C.R.S. 38-38-502)

Public Trustee's Foreclosure #2015-0129

This Deed is made 11/10/2015, between the Public Trustee, of Mesa County, State of Colorado, and **DRK ASSOCIATES, LLC** , Grantee, the holder of the Certificate of Purchase, whose legal address is 2355 YELLOW CAT CT. , GRAND JUNCTION, CO 81507.

WHEREAS, **STANLEY SANDERS AND LAURA LEE SANDERS,** did by Deed of Trust dated 12/17/2011, and recorded in the office of the Clerk and Recorder of the County of Mesa, Colorado, on 12/27/2011, at Reception No. 2595485, Book 5240, Page 566, convey to the Public Trustee, in Trust, the property hereinafter described to secure the payment of the indebtedness provided in said Deed of Trust, and **WHEREAS,** a violation was made in certain of the terms and covenants of said Deed of Trust as shown by the Notice of Election and Demand for Sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said Deed of Trust; Combined Notice of Sale and Right to Cure and Redeem was given as required by law; said property was sold according to said Combined Notice; and a Certificate of Purchase thereof was made and recorded in the office of the Mesa County Clerk and Recorder, and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said Deed of Trust, confirms the foreclosure sale and sells and conveys to Grantee the following described property located in the County of Mesa, State of Colorado, to-wit:

ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH.

also known by street and number as:

2576 F ROAD
GRAND JUNCTION, CO 81505

TO HAVE AND TO HOLD the same, with all appurtenances, forever.

Executed 11/10/2015.

MICHAEL D. MORAN
Public Trustee, Mesa County
State of Colorado

PUBLIC TRUSTEE SEAL PUBLIC TRUSTEE MESA COUNTY, COLORADO

Michael D. Moran

By:

Michael D. Moran
Public Trustee

Consideration: $34,320.00

PT
15+1

RECEPTION #: 2742918, BK 5792 PG 806 11/10/2015 at 02:55:19 PM, 2 OF 2, R
$15.00 S $1.00 EXEMPT Sheila Reiner, Mesa County, CO CLERK AND RECORDER

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Title No NTN-175390

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MESA, STATE OF Colorado, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°57' WEST, 136.45 AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE NORTH 89°57' WEST 70.5 FEET;

THENCE NORTH 00°11' WEST 84.5 FEET;

THENCE SOUTH 89°57' EAST 70.5 FEET;

THENCE SOUTH 00°11' EAST 84.5 FEET TO THE POINT OF BEGINNING.

Parcel ID: 2945-034-00-161

Commonly known as 2576 F Road, Grand Junction, CO 81505
However, by showing this address no additional coverage is provided

Rivertown Center Phase 2
Rezone
April 28, 2020 Revised October 21, 2020
General Project Report

Project Overview
There are currently four connecting parcels being considered in this Rezone request with two ownerships. DAK Investing LLC presently owns 3.14 acres located at 2580 Patterson Road and DRK Associates LLC presently owns the other three parcels located at 2572, 2574, and 2576 Patterson Road. All four parcels are currently zoned R-8. We are pursuing a rezone to MX-OC.

The existing homes on 2572, 2574, and 2576 Patterson Road have been removed. There are still existing buildings on 2580 Patterson Road, but all will be removed. The combined properties are abutting existing development to the east, a single family subdivision to the north, vacant land to the west (2566 Patterson Road is Phase 1 of this project currently going through the Minor Site Plan process), and Patterson Road abutting the south.

The Future Land Use Plan promotes Neighborhood Center, Residential Medium/High, and Mixed-Use Corridor on these properties. There are different zone options within a Neighborhood Center, but we are pursuing MX-OC.

A. Project Description
Location and Site Features
- The parcels are located at 2572, 2574, 2576 and 2580 Patterson Road.
- There is a sewer main and water main in Patterson Road as well as an 8" Sewer line on the property of 2580 Patterson Road.
- Surrounding land use /zoning is vacant land to the west (2566 Patterson Road is Phase 1 of this project currently going through the Minor Site Plan process) zoned MXG-3 and MXS-3; Patterson Road to the south; a veterinary office (B-1) to the east; and a single family subdivision (PD) to the north.
- There are currently old residential, driveway curb cuts to each parcel from Patterson Road. There will be interconnectivity to the property to the west (currently going through a site plan process).
- The site currently slopes northwest with a grade variation of 18 feet, mostly due to the escarpment on the east side of the property. The majority of the property is flat with 2% to 3% slopes pitching westerly to the Beehive Drain.

Existing Zoning
- All four parcels are currently zone R-8.
- As noted there is B1 abutting the east; top the north is residential PD; and to the west is MXG and MXS zoning with proposed development approved.
- The proposed plan rezones the four properties to MX-OC. This rezone meets the Future Land Use Plan requirement of Neighborhood Center.

B. Public Benefit:

- Redevelopment and infill that utilizes existing infrastructure;
- Redevelopment aiming for better use of the properties that provide an economic return to the community;
- Access and road interconnectivity to the property to the west;
- The efficient development of property adjacent to existing City services;

C. Neighborhood Meeting

This project is being submitted during the COVID-19 Pandemic. City Council passed an emergency ordinance that temporarily suspends the requirement for a neighborhood meeting to be held prior to an application being submitted.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is vacant land to the west (2566 Patterson Road is Phase 1 of this project currently going through the Minor Site Plan process) zoned MXG-3 and MXS-3; Patterson Road to the south; a veterinary office (B-1) to the east; and a single family subdivision (PD) to the north.

3. Site Access and Traffic

There are currently old residential, driveway curb cuts to each parcel from Patterson Road. There will be interconnectivity to the property to the west (currently going through a site plan process). A new access will be sought from Patterson, but this will be addressed after zoning approval.

4 & 5. Availability of Utilities and Unusual Demands

There is a sewer main in Patterson Road as well as an 8" Sewer line on the property of 2580 Patterson Road.

Storm Sewer is provided by the City of Grand Junction via Patterson Road. There is also a natural channel on the northwest end of the property (Beehive Drain).

Domestic water is provided by Ute Water via Patterson Road.

6. Effects On Public Facilities

This will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils N/A

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation will be address during Site Plan Review submittal

10. Number of Employees will be address during Site Plan Review submittal

11. Signage Plans will be address during Site Plan Review submittal

12. Irrigation will be address during Site Plan Review submittal

E. Review Criteria for Rezone

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

Yes, Future Land Use Overlays have been put in place such as the Mixed Use Corridor, Neighborhood Center

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

At one time this area was detached single family, as well as a plumbing repair shop, but now this property is surrounded by a mix of commercial, single family and multi-family located in the Mixed Use Corridor (Patterson Road). It is also labeled as "Neighborhood Center" in the Future Land Use Plan. Within Neighborhood Center, a zone of MX-OC is allowed.

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

Yes. We see this project having minor impacts on the public and community facilities.

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

Yes, code and guiding documents want mixed-use in this area.

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

This area will benefit from a zone change to MX-OC from R-8, because it will allow more of a mixed-use product along the corridor (Patterson Road) in a pedestrian-friendly environment (detached walks, etc.), as well as providing a transition from non-residential to existing residential neighborhoods (along Dewey Place). It will also combine access to Rivertown Center Phase 1 which is currently under construction.

F. Development Schedule and Phasing

- Submit rezone - April 2020
- Submit Major Site Plan Review Winter 2020/2021

Parcel 1:
Beginning at a point 203 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, in Township 1 South, Range 1 West of the Ute Meridian;
1 South, Range 1 West of the Ute Meridian;
Thence East 7.5 feet;
Thence North 134 feet;
Thence West 101.1 feet;
Thence South 134 feet;
Thence East 93.6 feet to the point of beginning.

Parcel 2:
Commencing at the South ¼ Corner of Section 3, Township 1 South, Range 1 West, Ute Meridian from whence the Southeast Corner of said Section 3 bears South 89°57'00" East 2638.13 feet and all bearings contained herein to be relative thereto:
Thence South 89°57'00" East 1182.73 feet along the South line of said section 3;
Thence North 00°11'00" West 30.00 feet to the true point of beginning;
Thence North 00°11'00" West 84.50 feet;
Thence North 89°57'00" West 246.00 feet;
Thence North 00°11'00" West 284.13 feet;
Thence North 80°27'21" East 389.23 feet;
Thence South 00°01'38" West 126.50 feet;
Thence North 90°00'00" West 93.60 feet;
Thence South 00°01'38" West 134.00 feet;
Thence North 90°00'00" East 93.60 feet;
Thence South 00°01'38" West 32.61 feet;
Thence North 89°49'00" East 7.65 feet;
Thence South 00°11'00" East 140.42;
Thence North 89°57'00" West 144.62 feet to the true point of beginning.
Couth of Mesa, State of Colorado
For identification purposes only: Parcel No. 2945-034-00-200

2576 Patterson

Beginning at a point which is North 89°57’ West, 136.45 and 30 Feet North of the Southeast corner of the Southwest quarter of the Southeast quarter, section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 70.5 feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 70.5 feet;
Thence south 00°11’ East 84.5 feet to the point of beginning.
Parcel ID: 2945-034-00-161

2574 Patterson

Beginning at a point which is North 89°57’ West 209.15 feet and 30 feet North of the Southeast Corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 93.35 feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 93.35 feet;
Thence South 00°11’ East 84.5 feet to the point of beginning.
County of Mesa, State of Colorado.

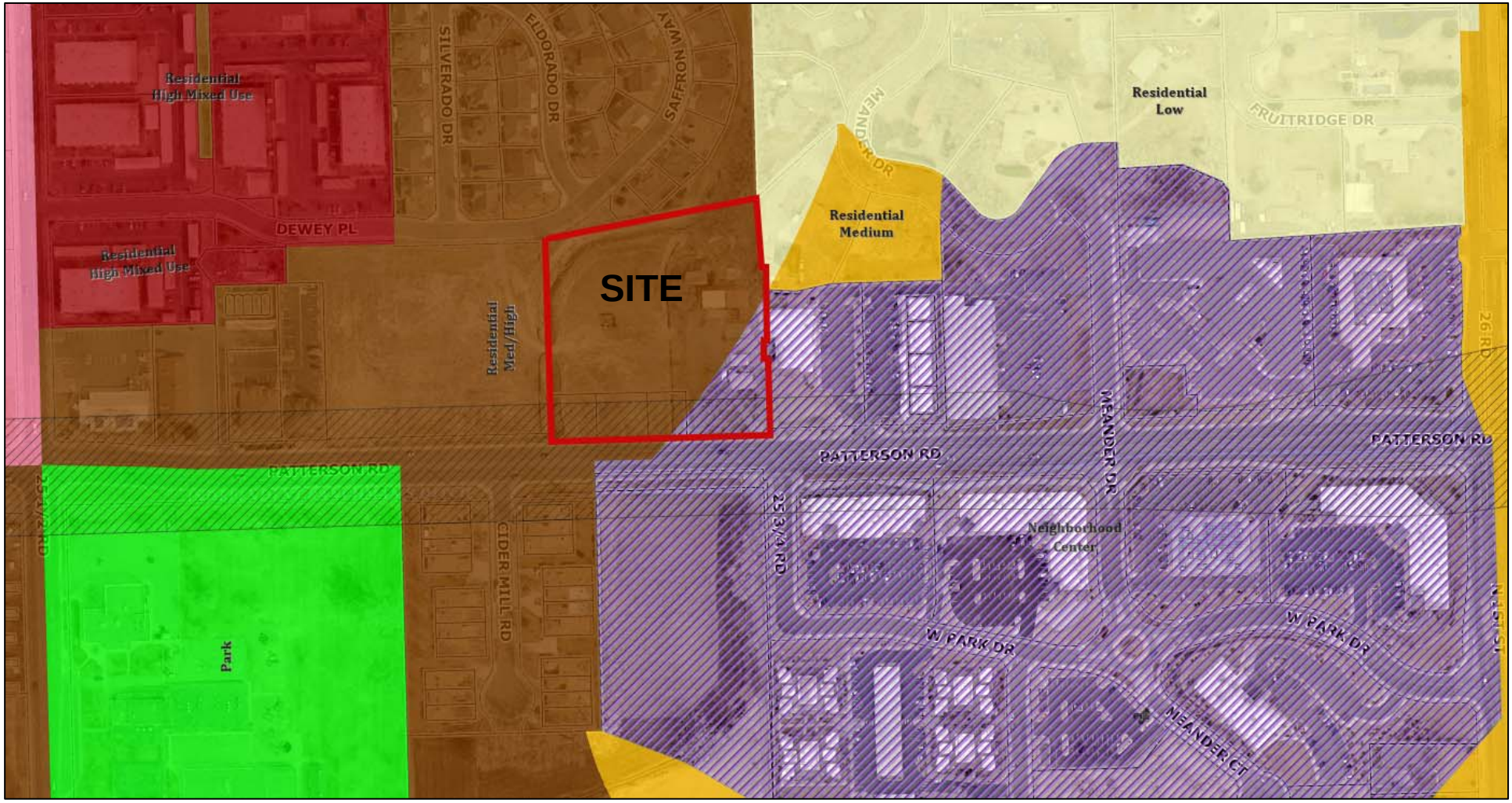
2572 Patterson

Beginning at a point which is North 89°57’ West 302.5 feet and 30 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 82.15 Feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 82.15 feet;
Thence South 00°11’ East 84.5 feet to the point of beginning,
County of Mesa, State of Colorado

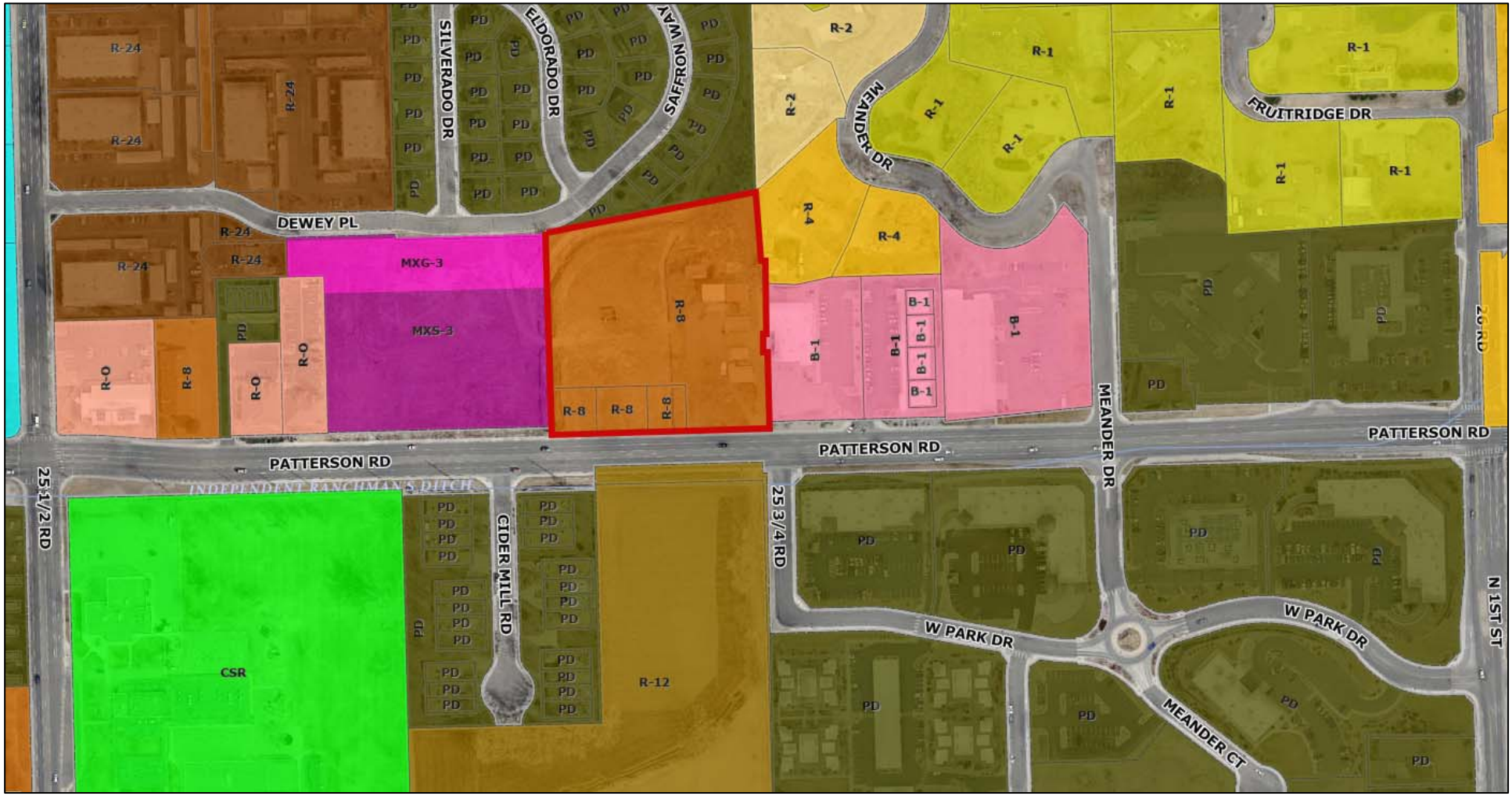
SITE LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP


R-24
R-24
R-24
R-24
R-24
SILVERADO DR
ELDORADO DR
SAFFRON WAY
DEWEY PL
R-2
R-2
MEANDER DR
R-1
R-1
R-1
R-1
R-1
R-1
FRUITRIDGE DR
R-4
R-4
MXG-3
MXS-3
R-8
R-8
R-8
R-8
R-O
R-O
R-O
R-8
B-1
B-1
B-1
B-1
B-1
B-1
PD
PATTERSON RD
PATTERSON RD
PATTERSON RD
MEANDER DR
INDEPENDENT RANCHMAN'S DITCH
25 1/2 RD
CIDER MILL RD
25 3/4 RD
CSR
R-12
W PARK DR
W PARK DR
MEANDER CT
N 1ST ST

AERIAL AND STREET VIEW





CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING PROPERTY FROM R-8 (RESIDENTIAL 8 DU/AC) TO MXOC (MIXED USE OPPORTUNITY CORRIDOR)

LOCATED AT 2572, 2574, 2576 AND 2580 PATTERSON ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning 2572, 2574, 2576 and 2580 Patterson Road to the MXOC (Mixed Use Opportunity Corridor) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Mixed Use Opportunity Corridor of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the MXOC (Mixed Use Opportunity Corridor) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following properties shall be zoned the MXOC (Mixed Use Opportunity Corridor):

2572 Patterson Road
Beginning at a point which is North 89°57' West 302.5 feet and 30 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57' West 82.15 Feet;
Thence North 00°11' West 84.5 feet;
Thence South 89°57' East 82.15 feet;
Thence South 00°11' East 84.5 feet to the point of beginning,
County of Mesa, State of Colorado

2574 Patterson Road
Beginning at a point which is North 89°57' West 209.15 feet and 30 feet North of the Southeast Corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57' West 93.35 feet;
Thence North 00°11' West 84.5 feet;

Thence South 89°57’ East 93.35 feet;
Thence South 00°11’ East 84.5 feet to the point of beginning.
County of Mesa, State of Colorado.

2576 Patterson Road
Beginning at a point which is North 89°57’ West, 136.45 and 30 Feet North of the Southeast corner of the Southwest quarter of the Southeast quarter, section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 70.5 feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 70.5 feet;
Thence south 00°11’ East 84.5 feet to the point of beginning.

2580 Patterson Road
Beginning at a point 203 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, in Township 1 South, Range 1 West of the Ute Meridian;
1 South, Range 1 West of the Ute Meridian; Thence East 7.5 feet;
Thence North 134 feet; Thence West 101.1 feet; Thence South 134 feet;
Thence East 93.6 feet to the point of beginning.

And

Commencing at the South ¼ Corner of Section 3, Township 1 South, Range 1 West, Ute Meridian from whence the Southeast Corner of said Section 3 bears South 89°57’00” East 2638.13 feet and all bearings contained herein to be relative thereto:
Thence South 89°57’00” East 1182.73 feet along the South line of said section 3; Thence North 00°11’00” West 30.00 feet to the true point of beginning;
Thence North 00°11’00” West 84.50 feet;
Thence North 89°57’00” West 246.00 feet;
Thence North 00°11’00” West 284.13 feet;
Thence North 80°27’21” East 389.23 feet;
Thence South 00°01’38” West 126.50 feet;
Thence North 90°00’00” West 93.60 feet;
Thence South 00°01’38” West 134.00 feet;
Thence North 90°00’00” East 93.60 feet;
Thence South 00°01’38” West 32.61 feet;
Thence North 89°49’00” East 7.65 feet;
Thence South 00°11’00” East 140.42;
Thence North 89°57’00” West 144.62 feet to the true point of beginning. County of Mesa, State of Colorado

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

Rivertown Center Phase 2 – Rezone File # RZN-2020-216

Consider a request by DRK Associates LLC to rezone 3.63 acres from R-8 (Residential 8 du/ac) zone district to C-1 (Light Commercial) zone district.

View presentation here at 10:17

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant's Presentation

The Applicant, Dale Beede, was present and available for questions.

Questions for Applicant

Commissioner Scissors asked a question about access to the park to the north.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

Marjorie L Fox left on comment on GJSpeaks regarding the request.

The public hearing was closed at 6:24 p.m. on December 8, 2020.

Questions for Applicant or Staff

None.

Discussion

Commissioner Gatseos made a comment regarding the MXOC zone district and in support of the request.

Commissioner Reece made a comment in support of the request.

Motion and Vote

Commissioner Scissors made the following motion, "Madam Chair, on the rezone request for the property located at 2572, 2574, 2576 and 2580 Patterson Road, City file number RZN-2020-216, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

DRAFT

Commissioner Gatseos seconded the motion. The motion carried 5-0.

DRAFT

Grand Junction City Council

Regular Session

Item #2.b.iv.

Meeting Date: December 16, 2020

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Vacate Approximately 127 Square Feet of Grand Avenue and First Street Right-of-Way Abutting the Southeastern Property Line of the Property Located at 200 West Grand Avenue and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

The Planning Commission heard this item at their December 8, 2020 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, the Colorado Department of Transportation (CDOT), is requesting the vacation of approximately 127 square feet of Grand Avenue and First Street abutting the southeastern property line of the property located at 200 West Grand Avenue. The vacation request is in anticipation of a future modification of the First Street and Grand Avenue intersection to be constructed by CDOT, which will impact the access and parking for the property situated at 200 West Grand Avenue. The vacation will better define the property lines for 200 West Grand Avenue as it relates to the new right-of-way design, parking, and landscaping. The proposal is consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In 2000, a Site Plan Review was completed through the City for the remodel of the entire site at 200 West Grand Avenue, inclusive of exterior site changes to parking and

landscaping. As a condition of approval of that site plan review (known as City File Number SPR-2000-147), the property owner of 200 West Grand Avenue was required to convey two small parcels totaling approximately 465 square feet to the City of Grand Junction for the purposes of “installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances”, as described and depicted in Exhibit 3. At that time, the primary reason for the right-of-way dedication was due to a portion of public sidewalk situated on private property. The conditional letter of approval was sent out for this project in November of 2000, and based on aerial photos, the project was constructed around 2004. Notably, both the Grand Avenue and First Street rights-of-way in the immediate area of the subject proposal are owned, controlled, and maintained by the Colorado Department of Transportation (CDOT), aside from the aforementioned 465 square-foot area conveyed to the City in 2000.

Since the site revisions and construction in 2004, there have been minimal changes to the property located at 200 W Grand Avenue. With that said, CDOT is currently in the process of a reconstruction and realignment project at the First Street and Grand Avenue intersection, which will affect I-70B (First Street) and State Highway 340 (Broadway/Grand Avenue). The project includes multi-modal improvements, as well as improvements to drainage, asphalt, lighting, traffic signals, access, landscaping, signing and striping. This project will impact several properties near the First Street and Grand Avenue intersection. As it relates to the property at 200 West Grand Avenue, access, parking, and landscaping will be impacted by the CDOT project. The existing access to the site off Grand Avenue will be eliminated and the street will be widened, which will modify the sidewalk location and eliminate existing parking spaces and landscaping on the south and east side of the site. CDOT is working with the property owners and the City as it relates to the site design for parking and landscaping (see Exhibit 2.2), and a minor site plan is currently under review. As proposed, all sidewalks will be within public right-of-way, and parking will remain on private property.

The vacation request encompasses 127 square feet of Grand Avenue and First Street, located adjacent to the southeast corner of the property at 200 West Grand Avenue (see Exhibit 2.1). With the redesign of the Grand Avenue and First Street intersection by CDOT, the requested vacation area is viewed as surplus right-of-way. Neither the City nor CDOT want private parking situated within right-of-way. The proposed vacation area lies between the existing private property of 200 West Grand Avenue and CDOT right-of-way which will be deeded to the property owner to accommodate additional on-site parking. While minimal in size, the requested right-of-way vacation will make for better functionality and definition of property lines due to the modifications being made to the intersection by CDOT. If the requested right-of-way vacation is not approved, the property owner would have to obtain a revocable permit to utilize the City’s right-of-way for parking.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed vacation of right-of-way was held on November 10, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team, property owner, and City staff were in attendance along with one area property owner. The Applicant team presented the purpose of the right-of-way vacation and also showed a site plan of the entire CDOT intersection project. There were no questions or concerns by attendees at the meeting.

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 November 12, 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 November 27, 2020. The notice of the Planning Commission public hearing was published on December 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code as outlined below. 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;

While the reconstruction and realignment project proposed by CDOT does have impacts on several properties near the First Street and Grand Avenue intersection, the right-of-way vacation request will have no impact on any current or future vehicle or pedestrian access. The First Street and Grand Avenue intersection, also known as the I-70B and State Highway 340 intersection, is a CDOT controlled and maintained intersection. The Grand Junction Circulation Plan identifies Grand Avenue as a Principal Arterial and First Avenue as a Minor Arterial. The right-of-way vacation request adheres to the City's Circulation Plan, as it does not hinder the existing street classifications, and will maintain vehicular and nonvehicular circulation.

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

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

Goal 5 / Policy A: In making land use and development decisions, the City and County

will balance the needs of the community.

Goal 8 / Policy C: Enhance and accentuate the City 'gateways' including interstate interchanges, and other major arterial streets leading into the City.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movements while protecting air, water, and natural resources.

Therefore, staff has found the request to vacate the existing public right-of-way 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;

This request is to vacate approximately 127 square feet of right-of-way adjacent to the southeast corner of the property at 200 West Grand Avenue. No parcels will be landlocked as a result of the proposed vacation request. The vacation does not have any effect on access points to the property at 200 West Grand Avenue or adjacent properties. Therefore, staff has found this criterion has been met.

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

As mentioned, CDOT is currently in the process of a reconstruction and realignment project for the First Street and Grand Avenue intersection. This project affects the property at 200 West Grand Avenue by eliminating the existing access off Grand Avenue, leaving the primary access to the property from the newly created Frontage Road to the east. With that said, the portion of right-of-way requested to be vacated would not physically impact access to any parcel. As such, staff finds this criterion has been met.

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

No public facilities or services are located within the proposed vacation area aside from a underground electric line owned and operated by Xcel Energy. However, the proposed Ordinance for this request identifies that the right-of-way to be vacated will remain as a public utility easement. Xcel has reviewed the proposal and has no concerns as long as an easement for the underground electric line is granted. No other comments were received from utilities or other service providers that this vacation

request would 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

Upon completion of the CDOT reconstruction and realignment project, no sidewalk will exist in the right-of-way area proposed to be vacated. The only public facilities that will exist are an underground electrical line owned and operated by Xcel Energy. Neither staff nor utility providers have identified that this partial right-of-way vacation request will inhibit the provision of adequate public facilities and services. As indicated, the proposed Ordinance for this right-of-way vacation request identifies that the right-of-way to be vacated will remain as a public utility easement due to the existing underground utilities in the area. 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 nominally change as a result of the proposed vacation request. CDOT controls the First Street and Grand Avenue intersection (and immediately surrounding area). While minimal in size, the primary purpose of the vacation request is to better define the property lines for 200 West Grand Avenue as it relates to the new right-of-way design, parking, and landscaping due to the reconstruction and realignment project being completed by CDOT. As such, Staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request from the Colorado Department of Transportation to vacate a 127 square foot portion of Grand Avenue and First Street, City file number VAC-2020-627, for the property located at 200 West Grand Avenue, the following findings of fact have been made with the following condition of approval:

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

Condition 1: A Minor Site Plan review and approval will be required for the revision to parking and landscaping for the property at 200 West Grand Avenue.

Therefore, Planning Commission recommends conditional approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an Ordinance vacating approximately 127 Square Feet of Grand Avenue and First Street right-of-way abutting the southeastern property line of 200 West Grand Avenue and set a public hearing for January 6, 2021.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps and Illustrations
3. Exhibit 3 - Original ROW Warranty Deed
4. Exhibit 4 - Neighborhood Meeting Documentation
5. Exhibit 5 - Letter from Xcel Energy
6. Exhibit 6 - Planning Commission Agenda and Minutes
7. Exhibit 7 - Vacation Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

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: Right of Way vacation

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

Existing Land Use Designation		Existing Zoning	
Proposed Land Use Designation		Proposed Zoning	

Property Information

Site Location:	SE corner, 200 W Grand Ave, Grand Central Plaza Complex	Site Acreage:	Less than 200 SF
Site Tax No(s):	2945-151-23-000	Site Zoning:	C-1

Project Description: ROW vacation to accomodate new alignment of CDOT I-70B at 1st & Grand Ave and development of parking

Property Owner Information		Applicant Information		Representative Information	
Name:	Grand Central Plaza Condominium Assoc., Inc.	Name:	Colorado Department of Transportation	Name:	Doug Killerud
Street Address:	200 W Grand Ave	Street Address:	222 S 6th Street, Rm 317	Street Address:	222 S 6th St, Rm 317
City/State/Zip:	Grand Junction, CO 81501	City/State/Zip:	Grand Junction, CO 81051	City/State/Zip:	Grand Junction, CO 81501
Business Phone #:	970-412-8000	Business Phone #:	970-683-6238	Business Phone #:	970-683-6238
E-Mail:	321gmac@gmail.com	E-Mail:	douglas.killerud@state.co.us	E-Mail:	douglas.killerud@state.co.us
Fax #:		Fax #:		Fax #:	
Contact Person:	Mac Christensen	Contact Person:	Doug Killerud	Contact Person:	Doug Killerud
Contact Phone #:	970-412-8000	Contact Phone #:	970-683-6238	Contact Phone #:	970-683-6238

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: Douglas R Killerud Date: 10/21/20

Signature of Legal Property Owner: Date: 10/21/2020

COLORADO
Department of Transportation
Region 3

222 South 6th Street, Rm 317
Grand Junction, CO 81501-2769

NHPP 070A-030
21986 – 1ST & GRAND AVE I-70B, GRAND JUNCTION
PROJECT NARRATIVE

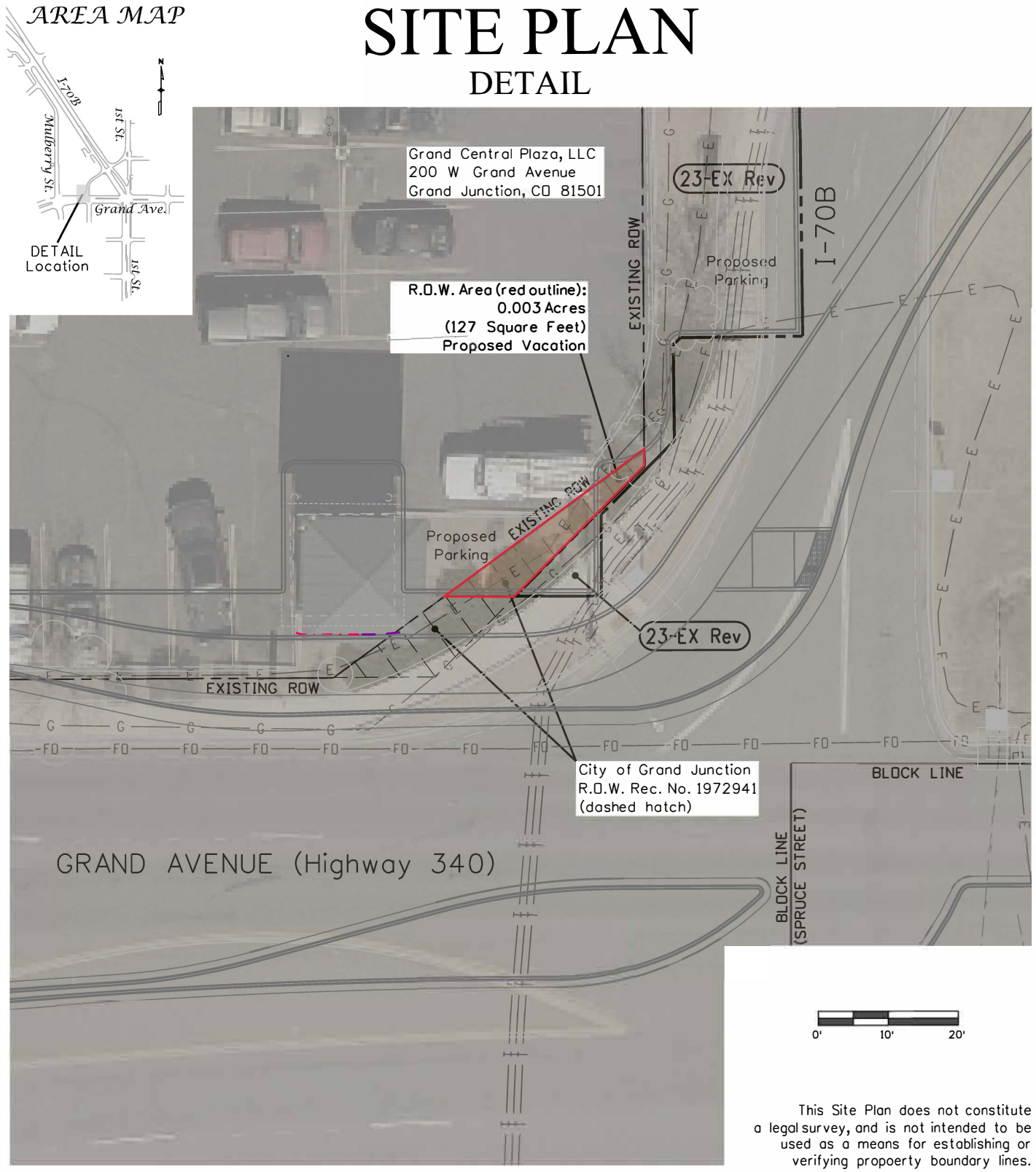
This project is located in the City of Grand Junction on I-70B and SH 340. The project includes reconstruction and realignment of I-70B, SH 340, N 1st St and Mulberry St. It includes multimodal improvements as well as improvements to drainage, asphalt, lighting, traffic signals, access, landscaping, signing and striping.

The ROW vacation is requested due to a small parcel necessary to complete construction of parking spaces at the Grand Central Plaza commercial condominiums, 200 W. Grand Ave. CDOT has an agreement in place that is satisfactory to CDOT and the Condo Association. We have received preliminary support from the City Community Development Department.

Thank you.

SITE PLAN

DETAIL



This Site Plan does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying propoerty boundary lines.

Colorado Department of Transportation

222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK

SITE PLAN			
Detail			
Project Number: NHPP 070A-030			
Project Location: I-70B 1st Street & Grand Avenue			
Project Code:	Last Mod. Date	Subset	Sheet No.
21986	10-22-20	n/a	1 OF 1

Attachment

- CURRENT PARKING SPACES: 98
- PARKING SPACES IMPACTED BY CDOT PROJECT: 8
- MINIMUM SPACES REQUIRED BY CITY CODE: 87
- AFTER CONDITION WITHOUT ACQUISITION OF EXCESS PARCEL BY PLAZA: 94 SPACES (IN COMPLIANCE WITH CITY CODE)
- AFTER CONDITION WITH ACQUISITION OF EXCESS PARCEL BY PLAZA AND ADDITION OF 15 PARKING SPACES: 109 SPACES (IN COMPLIANCE WITH CITY CODE)
- NET GAIN OF 11 SPACES WITH ACQUISITION OF EXCESS PARCEL BY PLAZA AND ADDITION OF 15 PARKING SPACES

GRAND CENTRAL PLAZA

FRONTAGE RD.

MULBERRY ST

+1

EXISTING ROW LINE

BOUNDARY OF ROW PLAZA WOULD NEED TO ACQUIRE TO ADD ADDITIONAL 15 SPACES SHOWN. APPROX. AREA = 2704 SF

-1 (EXISTING CONDITION)

+6

23-EX Rev

ADDITIONAL 2 SPACES SHOWN AS REMOVED IS DUE TO TRUCK CIRCULATION BUT SPACES CAN LIKELY REMAIN STRIPED

SOUTHERNMOST 4 SPACES NEED REMOVED TO ACCOMMODATE REQUIRED 25-FT AISLE WIDTH

-1

-2

-1

-2

+6

ORIGINAL PLANNED EXCHANGE PARCEL LINE

PROPOSED TEMPORARY EASEMENT

25'

STREET LIGHT BY CDOT; CAN CONSIDER DOUBLE HEAD TO LIGHT PARKING

-2

+5

5 SPACES RETAINED

+3

Vacation site location.

PROPOSED LANDSCAPING AREAS SHADED GREEN
OVERALL PROPOSED AREA - 8068 SF
REQUIRED AREA FROM 14-FT WIDE STRIP - 6379 SF

SH 340

STREET LIGHT BY CDOT; CAN CONSIDER DOUBLE HEAD TO LIGHT PARKING

Description

A tract or parcel of land, situated in the SE 1/4 NE 1/4, of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, said parcel being a portion of land referred to as Parcel No. 1, at Reception Number 1972941 of the Mesa County Clerk and Recorder's Office and being more particularly described as follows.

Commencing at the East 1/4 Corner of said Section 15, and considering the south line of the SE 1/4 NE 1/4 to bear South 89°47'53" West with all bearings contained herein being relative thereto; thence South 89°47'53" West along the south line of the SE 1/4 NE 1/4 of said Section 15, a distance of 454.49 feet; thence leaving the line of said SE 1/4 NE 1/4, North 00°12'07" West, a distance of 97.40 feet to west corner of said Parcel No. 1; Thence along northwestern line of said Parcel No. 1, North 53°49'37" East, a distance of 19.60 feet to the TRUE POINT OF BEGINNING;

1. Thence continuing along said Parcel No. 1, North 53°49'37" East, a distance of 35.35 feet;
2. Thence South 00°12'07" East, a distance of 2.29 feet;
3. Thence South 44°47'54" West, a distance of 26.16 feet;
4. Thence bisecting said Parcel No. 1, South 89°57'52" West, a distance of 10.11 feet more or less to the TRUE POINT OF BEGINNING.

Said tract of land contains 127 square feet (0.003 acres), more or less.

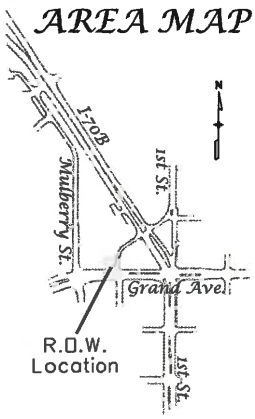
For and on behalf of the
Colorado Department of Transportation
Brian K. Bowker, PLS 38122
(970) 683-6240
222 South 6th Street, Room 317
Grand Junction, CO 81501



EXHIBIT A

T1S, R1W, UTE P.M.
SEC. 15

AREA MAP



Grand Central Plaza, LLC
200 W Grand Avenue
Grand Junction, CO 81501
Grand Central Plaza Condominium
Reception No. 2345023

EXISTING ROW
Book 686 Page 427

I-70B

R.O.W. Area (solid hatch):
0.003 Acres
(127 Square Feet)

EXISTING ROW FROM
PROJECT NO. F001-1(12)

LINE TABLE		
L1	S00° 12'07"E	2.29'
L2	S89° 57'52"W	10.11'

P.O.B.

N53° 49'37"E 35.35'

S44° 47'54"W 26.16'

L1

L2

N53° 49'37"E 19.60'

EX. ROW

EXISTING ROW
Book 375 Page 486

EXISTING ROW FROM
PROJECT NO. F.A.G.M. 19A(1)
& SU-0340(2)

City of Grand Junction
R.O.W. Rec. No. 1972941
(dashed hatch)

COLORADO LICENSED
BRIAN K. BOWMAN
38122
10/22/2020
PROFESSIONAL LAND SURVEYOR

N00° 12'07"W 97.40'

BLOCK LINE

GRAND AVENUE (Highway 340)

S89° 47'53"W 454.49'

Basis of Bearings 1/4 Section Line

East 1/4
Section 15

BLOCK LINE
(SPRUCE STREET)

0' 10' 20'

NOTES:
Basis of Bearings are based on original R.O.W. Deed Rec. No. 1972941. Project bearings for NHPP 070A-030 are rotated by -00° 05'20".

This sketch shown hereon and associated description 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 propoerty boundary lines.

Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227
Region 3
JMK

N

Exhibit A
Sketch

Project Number: NHPP 070A-030
Project Location: I-70B 1st Street & Grand Avenue

Project Code:	Last Mod. Date	Subset	Sheet No.
21986	10-22-20	n/a	2 OF 2

CORPORATE RESOLUTION

RESOLVED: By the Owners of Grand Central Plaza Condominium Association, Inc., a Colorado nonprofit corporation (Plaza), in accordance with the Declaration, that approval be granted to execute a Memorandum of Agreement which will constitute the final settlement, by and between Plaza and the Colorado Department of Transportation (CDOT) for the conveyance of: one (1) fee simple parcel, one (1) permanent easement and two (2) temporary construction easements, as described in Exhibit "A", to CDOT:

FURTHER RESOLVED: By the Owners of Plaza, in accordance with the Declaration, that approval be granted to execute a Warranty Deed for parcel RW-9, and an Easement Agreement for parcel PE-9 for the purpose of storm drain construction and maintenance, as described in attached Exhibit "A" to CDOT; as required per the terms prescribed within the aforementioned Memorandum of Agreement.

FURTHER RESOLVED: By the Owners of Grand Central Plaza Condominium Association, Inc., in accordance with the Declaration, that approval be granted to accept parcel 23-EX Rev from CDOT in exchange for certain property rights for construction purposes, as described in attached Exhibit "A"; as required per the terms prescribed within the aforementioned Memorandum of Agreement.

FURTHER RESOLVED: That Mac Christensen, is hereby designated as the sole representative of Plaza, and is hereby authorized to sign on behalf of and in the name of aforesaid Corporation and its Owners and under its corporate seal, if available, all instruments necessary to provide for sale, easement, conveyance, exchange or closing of the real property interests to CDOT as described in Exhibit "A", and attached hereto and incorporated herein by reference.

END OF RESOLUTION

I, Sandra D. Amico, Secretary/Registered Agent of Grand Central Plaza Condominium Association, Inc., a Colorado nonprofit corporation, do certify that the above is a true and correct copy of a resolution and Owner Consent forms, duly adopted by the Owners of Plaza; and that the resolution was adopted by at least 75% of the Owners; that the resolution has not been rescinded, but is in full force and effect.

Dated this 30th day of September, 2020

Sandra Amico

BY: Sandra Amico

TITLE: Secretary, Registered Agent

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 30th day of September, 20 20, by Sandra Amico, as Secretary/Registered Agent of Grand Central Plaza Condominium Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.
My commission expires: 6/1/2024

DOUGLAS R KILLERUD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124034326
MY COMMISSION EXPIRES JUNE 1, 2024

Douglas R Killerud
Notary Public

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I JANET GARDNER (printed name)

Janet Gardner (signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 1 & 8, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 9/28/20, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I JANET BURKEY (printed name)
Janet A Burkey. (signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 2A, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 9/29/2020, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- **Cash settlement in the amount of $10,000 to the Association;**
- **Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;**
- **Installation of landscaping by CDOT as required by the City of Grand Junction;**
- **Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;**
- **Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;**
- **Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.**

I Robert Stevenson **(printed name)**

_____ **(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No.** 3A, 3B, 4 **, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.**

Date: October 2 **, 2020**

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I MAC CHRISTENSEN (printed name)

_____(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 5, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 9/30, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I David B. Caldwell (printed name)

David B. Caldwell (signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 6, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 09/29, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I Brant McNicol (printed name) Unit

_____(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 2A, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 9-28, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I Theresa Lopez (printed name)

(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 7B, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: September 29th, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I Ceemay Truj; llo (printed name)

Ceemay Truj; llo (signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 7C, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: 9/28, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I Jeffrey G Chandler (printed name)

_____(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. 9, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date Sept 28, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- Cash settlement in the amount of $10,000 to the Association;
- Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;
- Installation of landscaping by CDOT as required by the City of Grand Junction;
- Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;
- Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;
- Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.

I The Roger & Sharon Sollenberger Family Trust (printed name)

Roger Sollenberger, Trustee (signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No. Unit 10, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.

Date: Sept 29, 2020

Owner Consent of Corporate Resolution

Grand Central Plaza Condominium Association, Inc.,

a Colorado nonprofit corporation

Shall the Grand Central Plaza Condominium Association (Association) come to agreement terms with the Colorado Department of Transportation (CDOT) as negotiated by Association representative, Mac Christensen, with regard to CDOT's project NHPP 070A-030, project code 21986, I-70B at 1st and Grand Ave? General terms include:

- **Cash settlement in the amount of $10,000 to the Association;**
- **Construction by CDOT of a net gain of 11 parking spaces, curb and gutter;**
- **Installation of landscaping by CDOT as required by the City of Grand Junction;**
- **Conveyance from Association of fee simple parcel RW-9, permanent easement PE-9 to CDOT;**
- **Conveyance from Association of temporary construction easement parcels TE-9 and TE-9A, having a 15-month duration from the date the contractor enters the property for construction;**
- **Allowance by Association for CDOT to use additional General Common Elements for the purposes of landscape installation and construction of said new parking spaces.**

I Robert Stevenson **(printed name)**

_____ **(signature), certify that I am the Owner, or Owner's Authorized Representative of Condominium No.** 3A, 3B, 4 **, of the Grand Central Plaza Condominium Association, and that by my signature I consent to the terms and conditions set forth above and that the attached Corporate Resolution be adopted.**

Date: October 2 **, 2020**

EXHIBIT "A"

PROJECT CODE: 21986
PROJECT NUMBER: NHPP 070A-030
PARCEL NUMBER: RW-9
DATE: DECEMBER 23, 2019

LEGAL DESCRIPTION

A tract or parcel of land No. RW-9 of the Department of Transportation, State of Colorado, Project Code 21986, Project Number NHPP 070A-030, containing 0.046 acres, more or less, in the NE ¼ of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian, Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the N1/16 Corner of said Section 15 & 14, thence South 20°53'12" West, a distance of 1301.05 feet the TRUE POINT OF BEGINNING;

1. Thence North 89°47'13" East, a distance of 17.33 feet to the west right-of-way line of I-70B;
2. Thence along said west right-of-way line, South 53°44'17" West, a distance of 11.75 feet to the north right-of-way line of Grand Avenue;
3. Thence along said north right-of-way line, South 89°42'33" West, a distance of 151.05 feet;
4. Thence continuing along said right-of-way line, North 76°03'36" West, a distance of 38.07 feet;
5. Thence North 00°04'36" West, a distance of 2.01 feet;
6. Thence North 89°22'53" East, a distance of 96.85 feet;
7. Thence North 89°52'29" East, a distance of 83.28 feet;
8. Thence South 00°12'47" East, a distance of 4.76 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 0.046 acres, more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N00°03'03"E from P035 a 2 1/2" brass cap Mesa County Survey Marker 828-1 for the southeast corner of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian to a 3" brass cap Mesa County Survey Marker 630-1 at the N 1/16 of Sections 15 and 14, Township 1 South, Range 1 West, of the Ute Principal Meridian. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the
Colorado Department of Transportation
Brian K. Bowker, PLS 38122
(970) 683-6240
222 South 6th Street, Room 317
Grand Junction, CO 81501

EXHIBIT "A"

PROJECT CODE: 21986
PROJECT NUMBER: NHPP-070A-030
PERMANENT EASEMENT NUMBER: PE-9
DATE: DECEMBER 23, 2019

LEGAL DESCRIPTION

A Permanent Easement No. PE-9 of the Department of Transportation, State of Colorado, Project Code 21986, Project Number NHPP-070A-030, containing 338 square feet, more or less, in the NE 1/4 of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said Permanent Easement being more particularly described as follows:

Commencing at the N1/16 Corner of said Section 15 & 14, thence South 20°00'51" West, a distance of 1003.05 feet to the west right-of-way line of I-70B, also being the TRUE POINT OF BEGINNING;

1. Thence along said west right-of-way line, South 33° 20' 24" East, a distance of 22.75 feet;

2. Thence continuing along said west right-of-way line, South 27° 32' 19" West, a distance of 34.04 feet;

3. Thence North 03° 45' 39" East, a distance of 49.30 feet to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 338 square feet more or less.

The purpose of the above described Permanent Easement is for storm drain and storm drainage maintenance.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N00°03'03"E from P035 a 2 1/2" brass cap Mesa County Survey Marker 828-1 for the southeast corner of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian to a 3" brass cap Mesa County Survey Marker 630-1 at the N 1/16 of Sections 15 and 14, Township 1 South, Range 1 West, of the Ute Principal Meridian. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

For and on the behalf of the
Colorado Department of Transportation
Brian K. Bowker, PLS 38122
222 South 6th Street, Room 317, Grand Junction, CO 81501

Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227
Region 3 JMK

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans
Plan Sheet

Project Number: NHPP 070A-030
Project Location: I-70B 1st Street & Grand Avenue

Project Code:	Last Mod. Date	Subset	Sheet No.
21986	04-02-20	7.01 to 7.32	7.14

T1S, R1W, UTE P.M.
SEC. 15

KEY MAP

Resolution No. 128-00
Book 2865 Page 550
REVOCABLE PERMIT

PROPOSED FRONTAGE ROAD

PE-9 Existing Sign

② PP

Existing R.O.W.

N33° 20'24"W 400.00'

TE-9A
See Detail Sheet 7.16

N27° 32'19"E 175.57'

23-EX
Colorado Department of Transportation (Exchange Parcel) Subject to Approval

FLOOD ZONE "X"

35' Opening (from plan set F001-1(12) and aerial photo of existing building as reference) unknown book and page

N00° 16'50"W 72.72'

PP Existing R.O.W.

Existing Access Control (A Line) as shown on Project No. F001-1(12) to be expunged for the Grand Central Plaza Parcel in its entirety. See Sheet 7.32

Barrier Line see sheet 7.32

Block Line

GRAND AVENUE EAST BOUND

S89° 42'33"W 264.00'

1/4 Section Line

80.00' R.O.W.

60.00'

Existing R.O.W.

SPRUCE STREET

Block Line

20.00'

Existing R.O.W.

Existing R.O.W. & Rec. No. 1971941

EB I-70B STA: 228+54.53 372.99' RT

7304

FLOOD ZONE "X"

NE 1/4 SE 1/4
Sec. 15

7305
EB I-70B STA: 228+54.49 505.57' RT

Lot 1
MEAS COUNTY JUSTICE CENTER
Rec.1761824 06/25/1996

MESA COUNTY

SE 1/4 NE 1/4
Sec. 15

② Private boundary pin not accepted for the angle point of the existing Right-of-Way of I-70B. It does not fit the overall dimentions of the existing Right-of-way and intent. This is evidenced with centerline from project no. F001-1(12), other found monuments to the north along the existing northwest and northeast Right-of-way line of said I-70B. This includes both private and orignial Right-of-Way monuments.

RW-9
PE-9
TE-9
TE-9A
Grand Central Plaza, LLC
200 W Grand Avenue
Grand Junction, CO 81501

SAMPLE

TE-9 See Detail Sheet 7.15

GRAND CENTRAL PLAZA CONDOMINIUM
Book 4277, Page 227-229
Rec.2345023 10/24/2006

Existing R.O.W.

N89° 42'33"E 151.05'

Resolution No. 128-00
Book 2865 Page 550
REVOCABLE PERMIT

RW-9 See Detail Sheet 7.15

GRAND AVENUE WEST BOUND

ΔC =10° 26'04"
TC =111.70'
LC =222.78'
RC =1223.30'

R.O.W. Reception No. 2356697

Existing R.O.W.

Block 10

11

TE-11 Holmes James A Jr
P.O. Box 4474
Grand Junction, CO 81502

TE-11

See Detail Sheet 7.18

PP Existing R.O.W.

Rec.1705486, 1/5/1995
Crouch John R Jr.
510 Liberty Cap Court
Grand Junction, CO 81507

PE-6

FLOOD ZONE "X"

N00° 04'36"W 3.36'

S00° 01'13"W 26.01'

R.O.W. VARIES

RICE STREET

FLOOD ZONE "X"

PP

PP Crouch John R Jr.

S00° 04'36"E

Existing R.O.W.

MULBERRY STREET

See Detail Sheet 7.15 PE-6

48.00' R.O.W.

N89° 42'33"E 15.00'

Existing R.O.W. Rec. No. 2693510

1/4 Section Line

Existing R.O.W.

N00° 04'45"W

R.O.W. VARIES

ΔC =10° 32'02"
TC =110.46'
LC =220.51'
RC =1198.30'

113

Existing R.O.W.

EXISTING ROW FROM PROJECT NO. F.A.G.M. 19A(1) & SU-0340(2)

Note: Flood Zone determined to be Zone X, areas determined to be outside the 0.2% annual chance flood plain. From the base flood FIRM Community Panel No. 080117-0804-G, effective date, revised October 16, 2012 (Panel 804 of 1725).

4/2/2020 bowkerb 9:54:47 AM E:\fromPW 03-19-2020\21986 RDW_Survey\RDW\21986RDW_Plan7-05.dgn

Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227
Region 3 JMK

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans
Plan Sheet
Project Number: NHPP 070A-030
Project Location: I-70B 1st Street & Grand Avenue

Project Code:	Last Mod. Date	Subset	Sheet No.
21986	04-02-20	7.01 of 7.32	7.15

KEY MAP



T1S, R1W, UTE P.M.
SEC. 15

DETAIL RW-9, TE-9 & PE-6

0' 10' 20' 40'

MULBERRY STREET

Crouch John R Jr.
510 Liberty Cap Court
Grand Junction, CO 81507

FLOOD ZONE "X"

RW-9 Grand Central Plaza, LLC
TE-9 200 W Grand Avenue
Grand Junction, CO 81501

SAMPLE

SE 1/4 NE 1/4
Sec. 15

P.O.B. PE-6 (POINT 7109)
N28° 25'50"E - 1352.74'
TO THE N1/16 CORNER OF SECTION 15

P.O.B.
PE-6

P.O.B. RW-9 (POINT 7101)
N20° 53'12"E - 1301.05'
TO THE N1/16 CORNER OF SECTION 15 & 14

Existing Access Control (A Line) as shown on Project No. F001-1(12) to be expunged for the Grand Central Plaza Parcel in its entirety. See sheet 7.32

7108 EB I-70B STA: 222+32.23 514.17' RT
N89° 55'24"E 15.00'
7109 EB I-70B STA: 222+43.08 503.93' RT
7100 EB I-70B STA: 224+56.43 394.43' RT
7301 EB I-70B STA: 224+95.79 339.65' RT
7102 EB I-70B STA: 225+03.37 382.87' RT
7101 EB I-70B STA: 224+70.09 397.25' RT
P.O.B. RW-9
7099 EB I-70B STA: 223+28.55 453.56' RT
7098 EB I-70B STA: 222+58.40 520.33' RT

PE-6
TE-9
RW-9

6103 6104 6105 6106 6107 6300 6301

N0° 00'00"E 3.49'
N88° 31'47"E 83.95'
S01° 28'13"E 4.51'
N89° 51'41"E 52.48'
S00° 53'52"E 15.73'
N90° 00'00"E 45.34'
10.94'
N89° 22'53"E 96.85'
N89° 52'29"E 83.28'
S00° 12'47"E 4.76'
Existing Clock Tower
N89° 47'13"E 17.33'
2.0'
N76° 03'36"W 38.07'
S89° 47'13"W 151.05'
S00° 04'36"E 27.87'
N00° 04'36"W 27.87'
15.00'

SE 1/4 NE 1/4
Sec. 15

GRAND AVENUE WEST BOUND

GRAND AVENUE EAST BOUND

FLOOD ZONE "X"

Note: Flood Zone determined to be Zone X, areas determined to be outside the 0.2% annual chance flood plain. From the base flood FIRM Community Panel No. 080117-0804-G, effective date, revised October 16, 2012 (Panel 804 of 1725).

4/2/2020 bowkerb 10:25:23 AM E:\fromPW 03-19-2020\21986 RDW_Survey\RDW\21986ROW_Plan7-05A.dgn

Exhibit B

- CURRENT PARKING SPACES: 98
- PARKING SPACES IMPACTED BY CDOT PROJECT: 8
- MINIMUM SPACES REQUIRED BY CITY CODE: 87
- AFTER CONDITION WITHOUT ACQUISITION OF EXCESS PARCEL BY PLAZA: 94 SPACES (IN COMPLIANCE WITH CITY CODE)
- AFTER CONDITION WITH ACQUISITION OF EXCESS PARCEL BY PLAZA AND ADDITION OF 15 PARKING SPACES: 109 SPACES (IN COMPLIANCE WITH CITY CODE)
- NET GAIN OF 11 SPACES WITH ACQUISITION OF EXCESS PARCEL BY PLAZA AND ADDITION OF 15 PARKING SPACES

GRAND CENTRAL PLAZA

MULBERRY ST

FRONTAGE RD.

+1

EXISTING ROW LINE

BOUNDARY OF ROW PLAZA WOULD NEED TO ACQUIRE TO ADD ADDITIONAL 15 SPACES SHOWN. APPROX. AREA = 2704 SF

-1 (EXISTING CONDITION)

+6

ADDITIONAL 2 SPACES SHOWN AS REMOVED IS DUE TO TRUCK CIRCULATION BUT SPACES CAN LIKELY REMAIN STRIPED

SOUTHERNMOST 4 SPACES NEED REMOVED TO ACCOMMODATE REQUIRED 25-FT AISLE WIDTH

+6

ORIGINAL PLANNED EXCHANGE PARCEL LINE

-1

-2

-1

-2

PROPOSED TEMPORARY EASEMENT

25

STREET LIGHT BY CDOT; CAN CONSIDER DOUBLE HEAD TO LIGHT PARKING

-2

+5

5 SPACES RETAINED

+3

PROPOSED LANDSCAPING AREAS SHADED GREEN
OVERALL PROPOSED AREA - 8068 SF
REQUIRED AREA FROM 14-FT WIDE STRIP - 6379 SF

SH 340

STREET LIGHT BY CDOT; CAN CONSIDER DOUBLE HEAD TO LIGHT PARKING

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand Central Plaza Condominium Assoc., Inc. ("Entity") is the owner of the following property:

(b) 200 W Grand Ave, Grand Central Plaza Complex Common Area, Grand Junction, CO 80501

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

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

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

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

Limited to transaction regarding the CDOT project NHPP070A-030 Code 21986, I-70B at 1st & Grand

○ The Entity is the sole owner of the property.

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

LKG LLC, Burkey Investments LLC, Tatooine Property Group LLC, JMJ Properties LLC, Galina Vasilyeve-Olsen, Shane and Brent McNicol, T&A Properties LLC, Shawn and Ceemey Trujillo, LKG LLC, Jeff Chandler Insurance LLC, Roger and Sharon Sollenbarger Family Trust

On behalf of Entity, I have reviewed the application for the (d) Right of way vacation

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

(e) N/A

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

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

* Signature of Entity representative: [signature]

Printed name of person signing: Mac Christensen

State of COLORADO)

County of Mesa) ss.

Subscribed and sworn to before me on this 21st day of October, 2020

by Mac Christensen as representative of

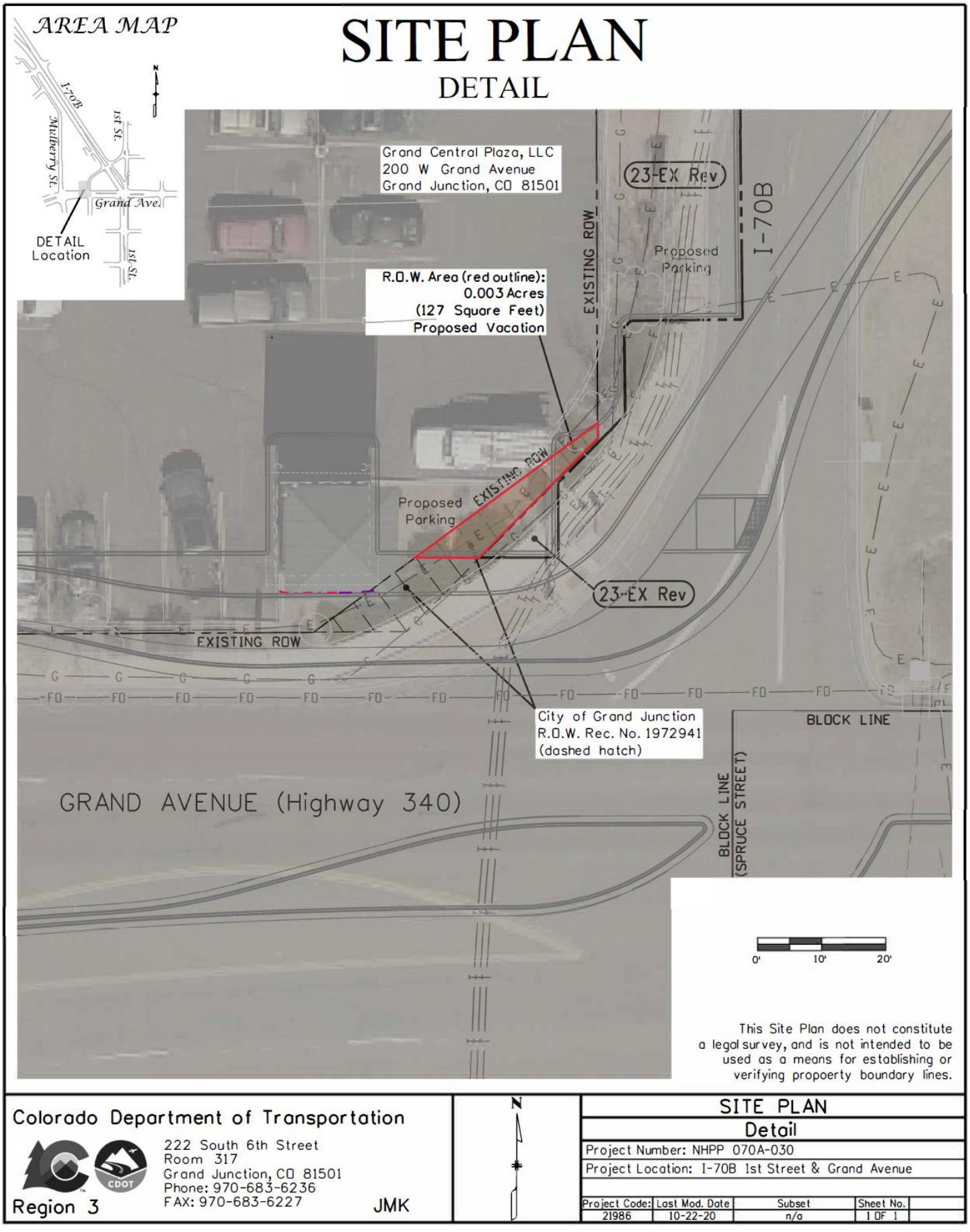
Witness my hand and seal.

My Notary Commission expires on 6/1/24

DOUGLAS R KILLERUD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124034326
MY COMMISSION EXPIRES JUNE 1, 2024

[signature]
Notary Public Signature

Exhibit 2.1 – Detailed Vacation Area



Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227
JMK
Region 3

N

SITE PLAN			
Detail			
Project Number: NHPP 070A-030			
Project Location: I-70B 1st Street & Grand Avenue			
Project Code:	Last Mod. Date	Subset	Sheet No.
21986	10-22-20	n/a	1 OF 1

Exhibit 2.2 – Preliminary Site Plan (200 W Grand Avenue)

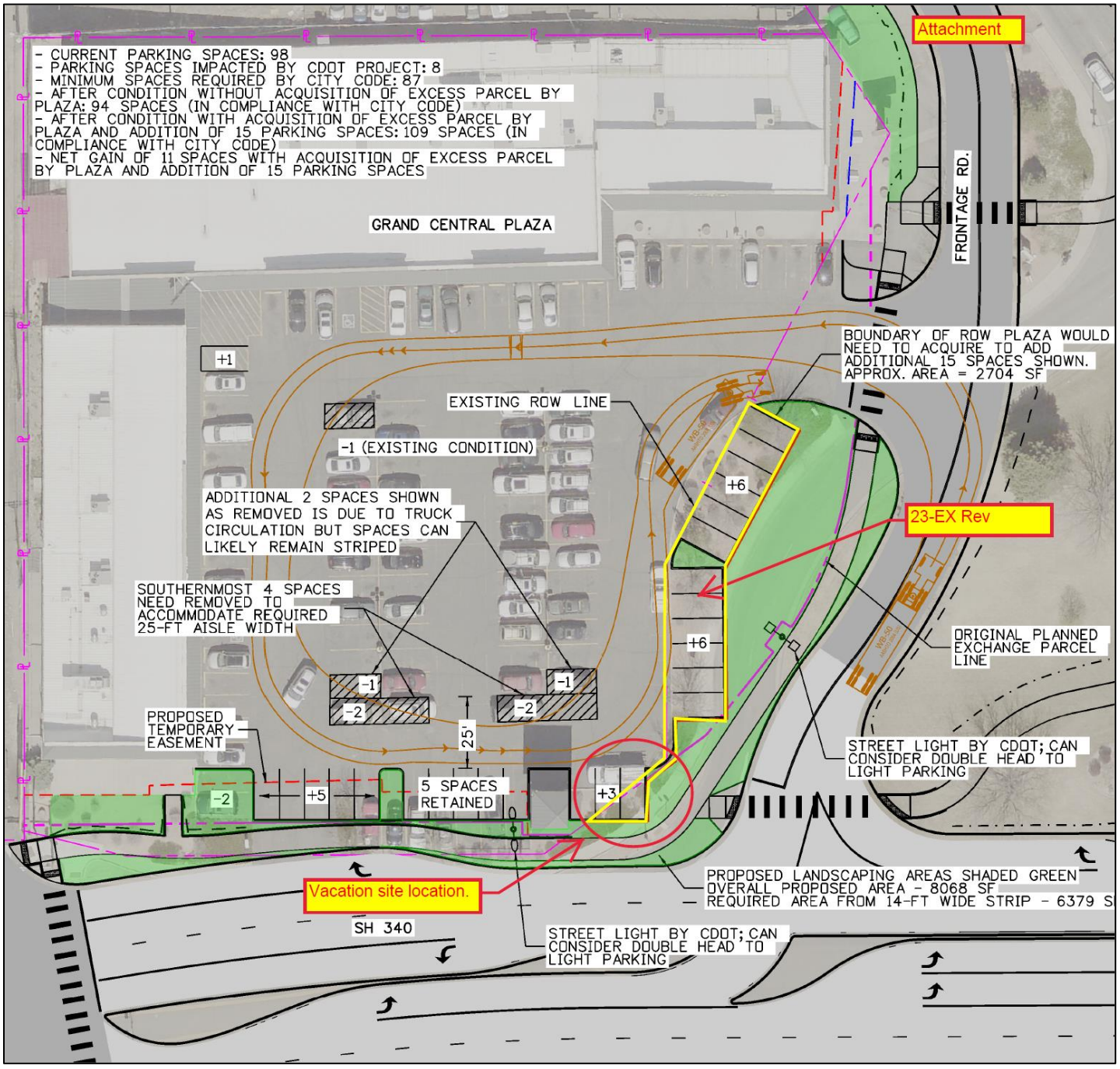


Exhibit 2.3 – CDOT Acquisition/Conveyance Area (200 W Grand Avenue)

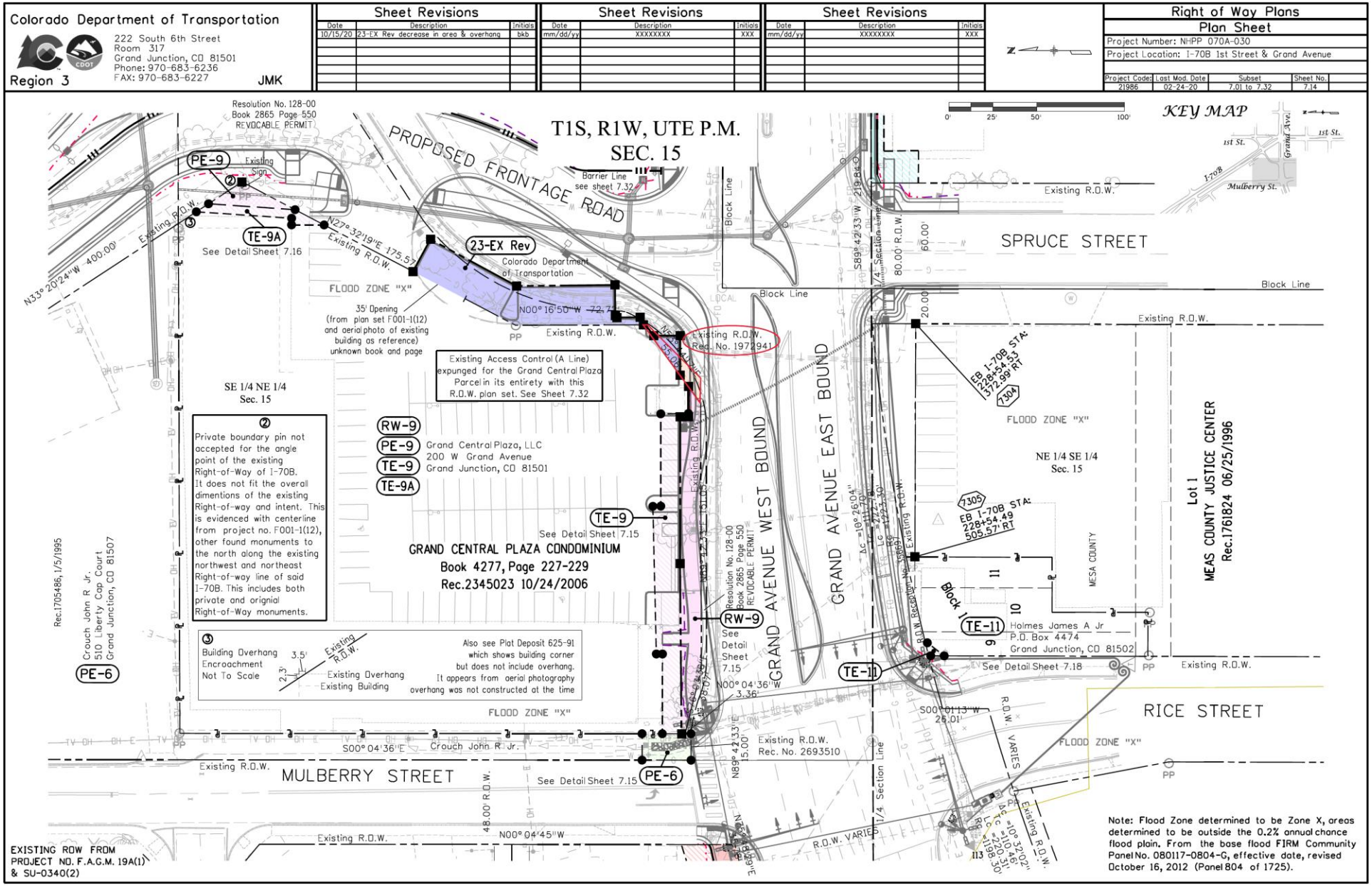


Exhibit 2.4 – CDOT Realignment Project (Overall Site Design)

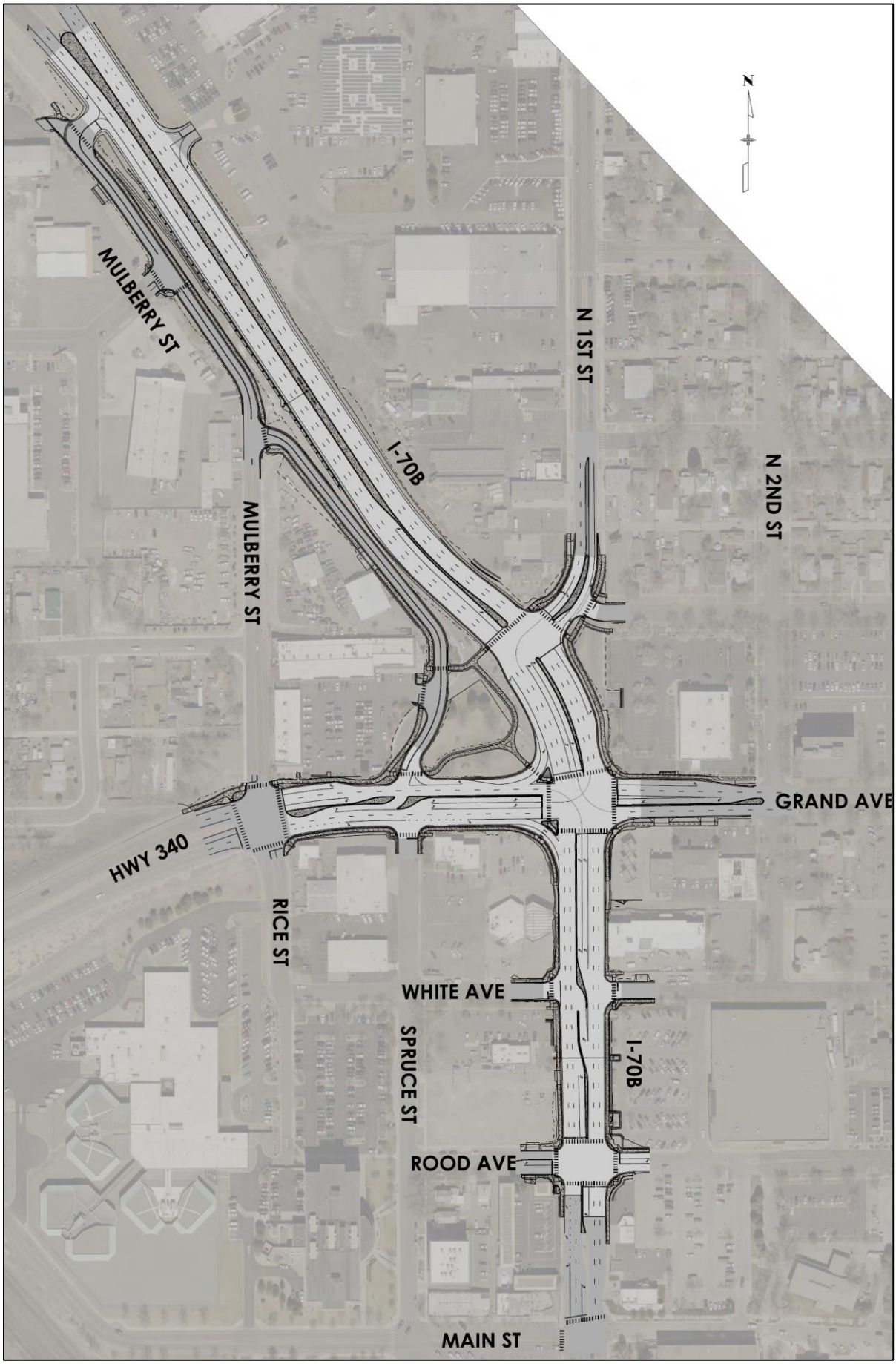


Exhibit 2.5 – Vicinity Map



Exhibit 2.6 – Zoning Map

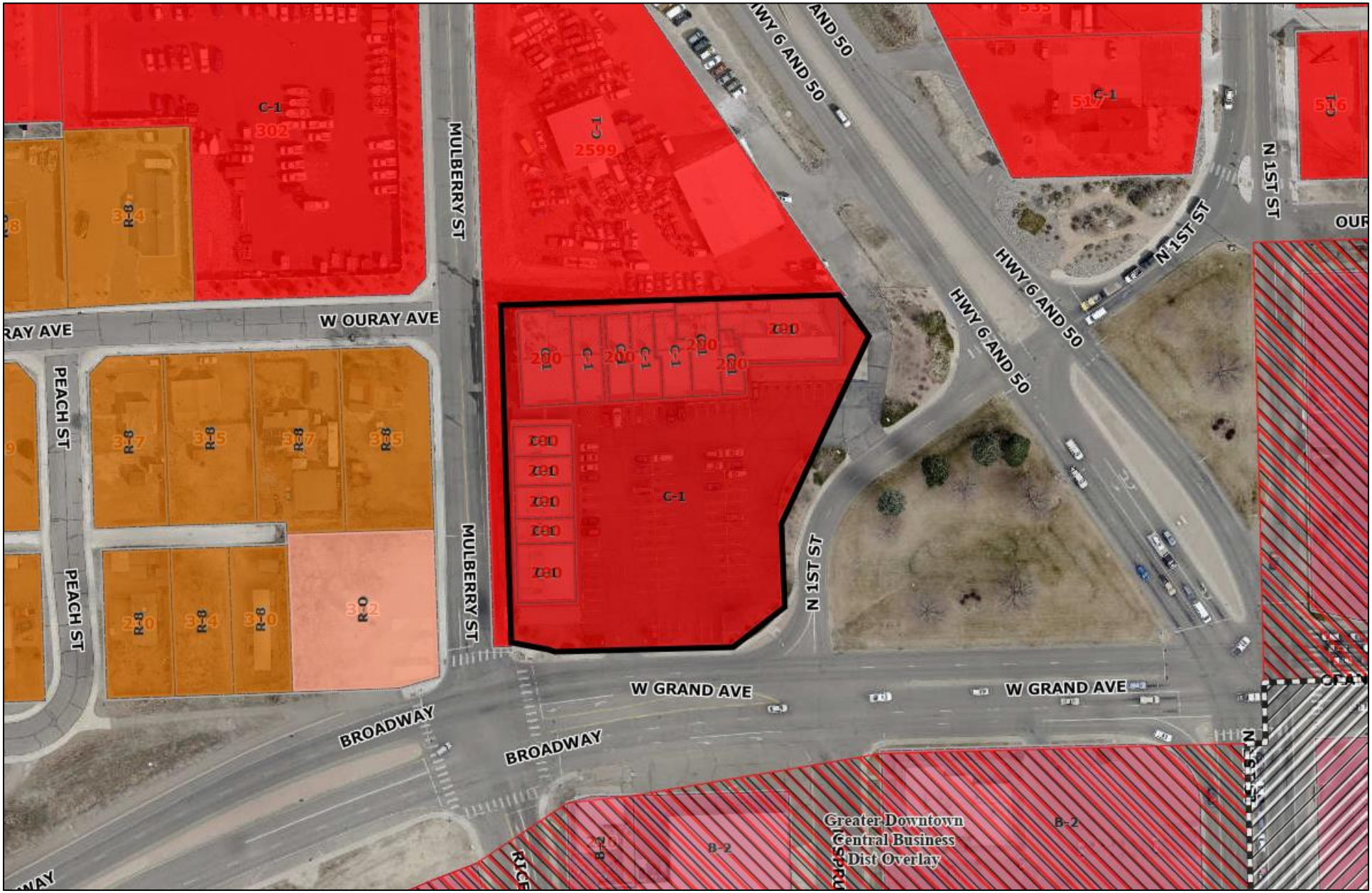
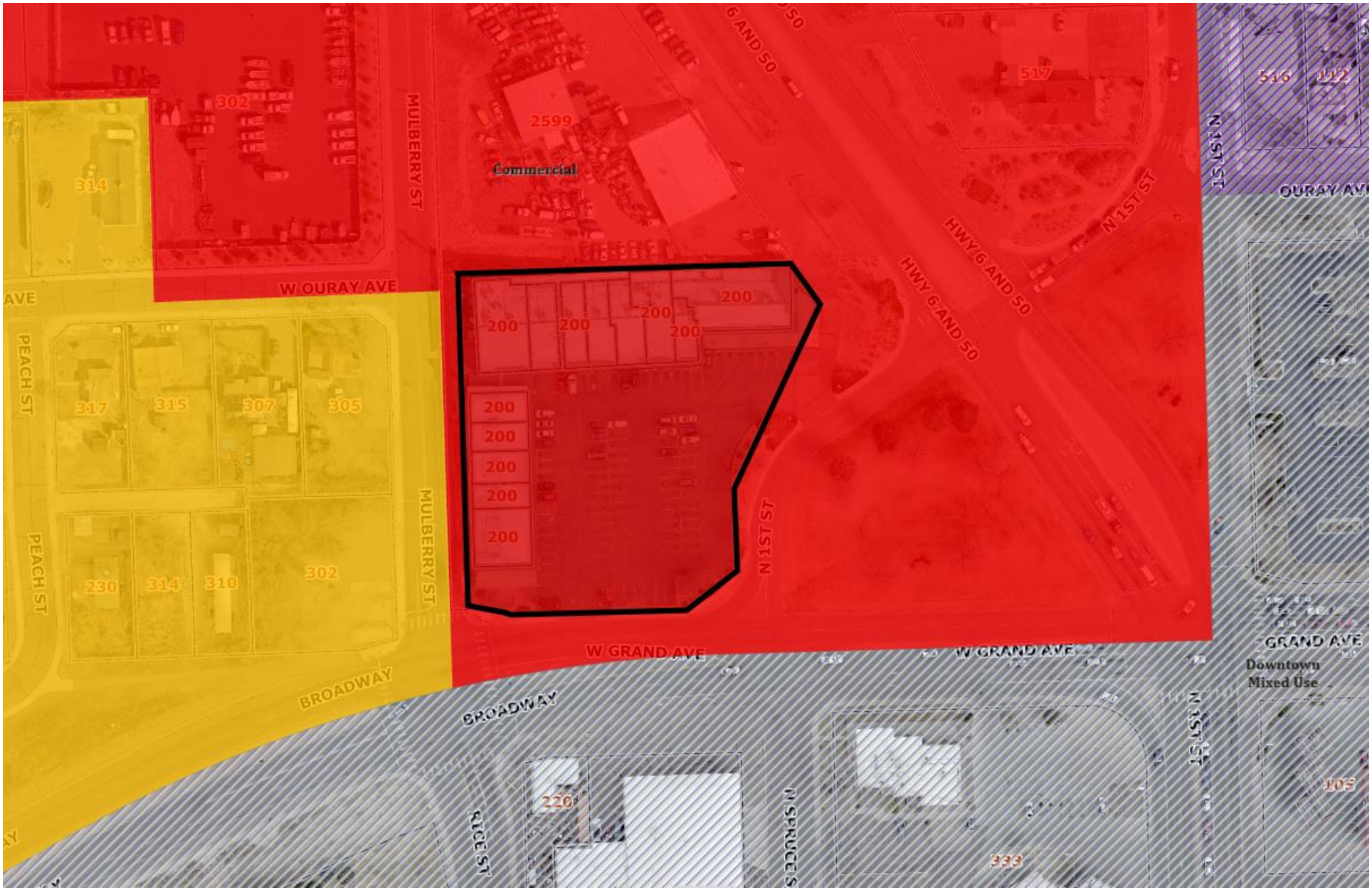


Exhibit 2.7 – Future Land Use Map



3 PAGE DOCUMENT

BOOK2772 PAGE123

1972941 11/16/00 0209PM
MONIKA TODD CLK&REC MESA COUNTY CO
RECFEE $15.00
DOCUMENTARY FEE $EXEMPT

WARRANTY DEED

James A. Holmes, Jr., Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances related thereto, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described two (2) parcels of land for Public Roadway and Utilities right-of-way purposes, to wit:

Parcel No. 1:

Commencing at the East ¼ Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the Southeast ¼ of the Northeast ¼ (SE ¼ NE ¼) of said Section 15 to bear S 89°47'53" W with all bearings contained herein being relative thereto; thence S 89°47'53" W along the south line of the SE ¼ NE ¼ of said Section 15 a distance of 440.00 feet to a point; thence leaving the south line of said SE ¼ NE ¼, N 00°12'07" W a distance of 97.40 feet to a point on the north right-of-way line for West Grand Avenue as described by instrument recorded in Book 375 at Page 486 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 14.49 feet;
thence leaving said right-of-way line, N 53°49'37" E a distance of 54.95 feet to a point on the westerly right-of-way line for Highway 6 & 50 as described by instrument recorded in Book 686 at Page 427 in the office of the Mesa County Clerk and Recorder;
thence S 00°12'07" E along the westerly right-of-way line for Highway 6 & 50 a distance of 2.29 feet;
thence continuing along the westerly right-of-way line for Highway 6 & 50, S 44°47'54" W a distance of 42.40 feet to the Point of Beginning,
containing 268.13 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference; and also

Parcel No. 2:

Commencing at the East ¼ Corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the Southeast ¼ of the Northeast ¼ (SE ¼ NE ¼) of said Section 15 to bear S 89°47'53" W with all bearings contained herein being relative thereto; thence S 89°47'53" W along the south line of the SE ¼ NE ¼ of said Section 15 a distance of 440.00 feet to a point; thence leaving the south line of said SE ¼ NE ¼, N 00°12'07" W a distance of 97.40 feet to a point on the north right-of-way line for West Grand Avenue as described by instrument recorded in Book 375 at Page 486 in the office of the Mesa County Clerk and Recorder; thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 151.05 feet to the True Point of Beginning;
thence S 89°47'53" W along the north right-of-way line for West Grand Avenue a distance of 39.43 feet to a point which is the southwest corner of the property of Grantor;
thence N 00°12'07" W along the west boundary line of the property of Grantor a distance of 10.00 feet;
thence leaving said west boundary line, S 75°58'42" E a distance of 40.68 feet to the Point of Beginning,
containing 197.08 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

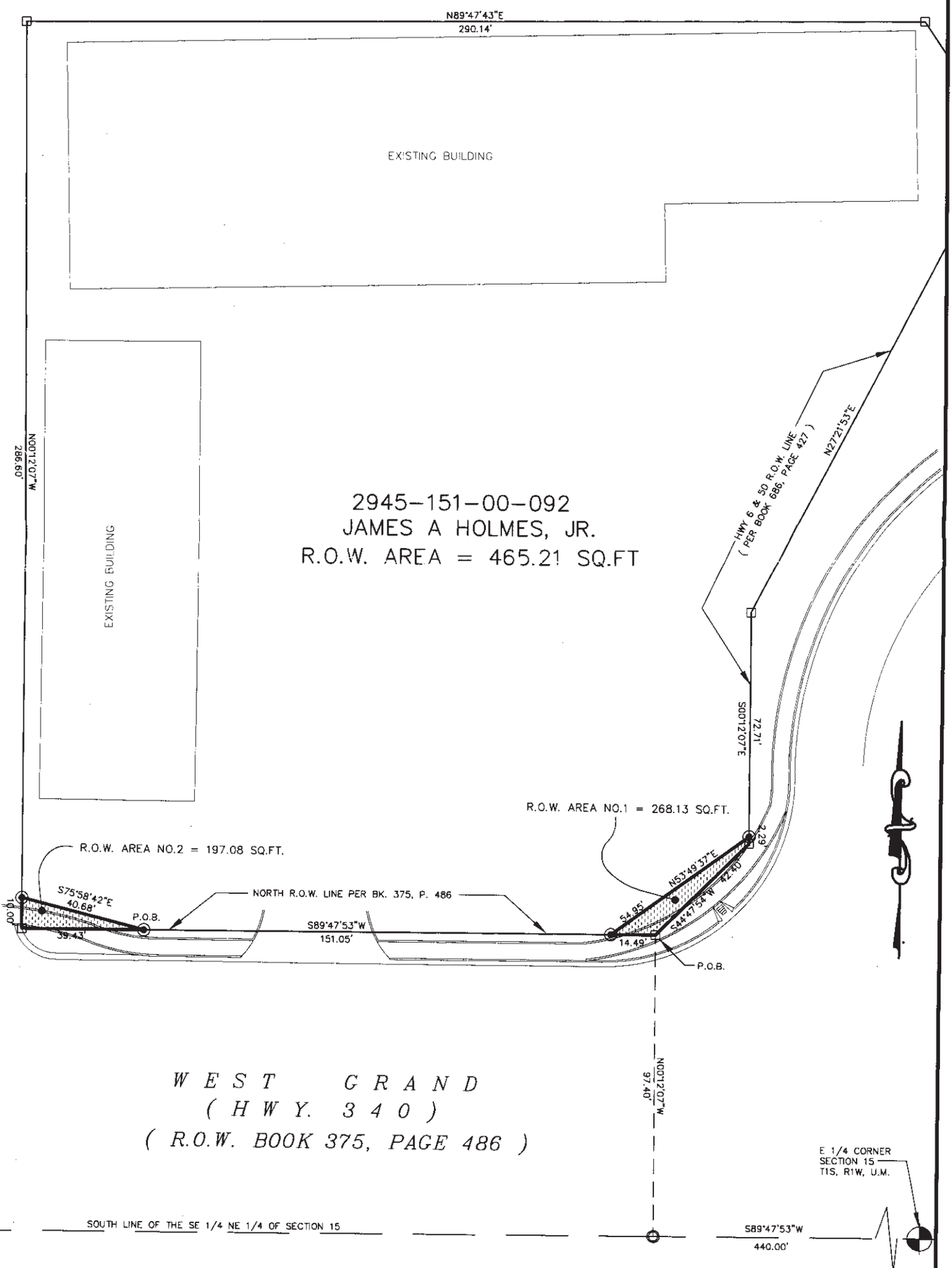
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 16 day of Nov., 2000.

James A. Holmes

James A. Holmes

EXHIBIT "A"



DRAWN BY: SRP
DATE: 11-8-2000
SCALE: 1" = 40'
APPR. BY: TW
FILE NO: SURPLUS1.DWG

RIGHT-OF-WAY DESCRIPTION MAP

SURPLUS CITY

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of NOVEMBER, 2000, by James A. Holmes.

My commission expires 1-16-2001.
Witness my hand and official seal.

NOTARY PUBLIC
KENNETH
COWAN
STATE OF COLORADO

Notary Public

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

COLORADO
Department of Transportation
Region 3

222 South 6th Street, #317
Grand Junction, CO 81501-2769

Neighborhood Meeting Notice Letter

Mailing Date: October 26, 2020

RE: *Vacation of public right of way at the SE corner of Grand Central Plaza at Grand Ave/CO 340*

Dear Property Owner:
This letter is to notify you that on Tuesday, November 10, 2020, starting at 5:30 pm, a virtual neighborhood meeting will be held via Google Meet to update you on a proposed Right of Way Vacation at 200 W. Grand Ave., Grand Junction. The meeting will review the upcoming I-70B 1st Street and Grand Avenue Improvements project being undertaken by the Colorado Department of Transportation (CDOT). In addition, we will share with you the current proposed Site Plan for the right of way vacation area and the project purpose requiring the vacation.

To join the Google Meet:

Topic: Vacation of City of Grand Junction right of way Neighborhood Meeting
Time/date: 5:30 pm, Mountain Time, November 10, 2020
Join Google Meet - meet.google.com/dps-qvog-cos
Join by phone: 1-402-433-0227
PIN: 333 939 463#

Note: For your convenience, if you would like to have a direct link to the meeting emailed to you, please email Mary at mary.e.morrison@state.co.us prior to November 10, 2020.

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

The applicant will be submitting a Vacation of Right of Way application for this project to the City of Grand Junction. As a neighbor of this property you will be notified of pending development applications and public hearings (if any), by mail.

If you are unable to attend this meeting, you can provide written comment to douglas.killerud@state.co.us or the City of Grand Junction Planning Department at jaceh@gjcity.org. We look forward to seeing you at this meeting.

Sincerely,
Doug Killerud
CDOT Region 3 Right of Way Supervisor

COLORADO
Department of Transportation
Region 3

Minutes:	Neighborhood Meeting City Vacation Application from CDOT
Subject Property:	200 W Grand Ave, Grand Junction, CO 81501
Date and Time:	11/10/20 at 5:30 p.m.
Location:	Online only due to COVID restrictions
Facilitator:	Doug Killerud, CDOT Acquisition and Relocation Supervisor
Attendees:	**CDOT:** Doug, Mary Morrison – Real Estate Specialists, Dan Smith – Right of Way Manager, Brian Bowker – Surveyor, Elise Thatcher - Communications Manager **City of Grand Junction:** Jace Hochwalt – Sr. Planner, Community Development **Property Owners:** Randy Pearce 535 N 1st St for mother (Vera) who is the property owner, Mac Christensen from Grand Central Plaza

Introduction

All the participants signed in and introduced themselves. Doug noted that the meeting was being recorded and that the minutes and attendance list would be submitted to the City.

Purpose of Meeting

The purpose of the meeting was stated as the first step in the City Application Process to request a vacation of 127 square feet that is between CDOT Right of Way and Grand Central Plaza property for *"Public Roadway and Utilities right-of-way purposes"*. This public meeting gives notice to interested neighborhood property owners.

Explanatory Views

Doug provided general and detailed descriptions of the requested vacation property utilizing google earth, and exhibits (see attached).

Next Steps

Jace Hochwalt from the City of Grand Junction described the next steps in the application procedure. CDOT must submit the entire application with tonight's minutes and required forms to the City. The application will be reviewed by their Legal department and Public Works. The Planning Commission will conduct a hearing, then the request will go to the City Council for a hearing and decision---about a two and half month process. Jace will provide a timeline with dates to CDOT. Ultimately an ordinance will be created and signed off and the land will be deeded to Grand Central Plaza.

Questions

Mac Christensen from Grand Central Plaza asked about responsibility for the utility easement. Doug explained that Grand Central will own the surface and the city will maintain the easement. Doug let Mac know that the title closing will be delayed until the completion of the vacation process.

The meeting was adjourned.

Right of Way & Permits

Keith Owens
2538 Blichmann Avenue
Grand Junction, CO 81505
Telephone: 970.244.2630
Facsimile: 970.244.2661
Cell: 970.314.1501

December 4, 2020

Douglas R. Killerud
Acquisition/Relocation Supervisor
Region 3 Right-of-Way
222 S. 6th Street, Room 317
Grand Junction, CO 81501

Re: First and Grand I70B Construction Project, Project Code 21986

Dear Mr. Killerud;

As the CDOT contact for this project, you have contacted Public Service Company to alert us of certain planned changes in ownership. It is understood that the planned changes relate to exchanges in ownership of property at or around Grand Central Plaza. These changes in ownership effect existing gas and electric service lines that had been installed and maintained by Public Service Company in the public ROW. The changes will place lines in the ROW in/under private land. It is our understanding the new ordinance created by the City of Grand Junction will allow Public Service Company the right to access and maintain said lines.

I have presented the changes to Xcel Design and Planning, Electric Distribution, and Gas Distribution. Design and Planning had been previously advised of the changes. All three departments have signed off and are not in opposition to the planned changes by CDOT and City of Grand Junction.

We appreciate your notifying us of the planned changes. Please let me know if you have any other questions regarding this project

Sincerely yours,

Keith Owens

Keith Owens
Contract ROW Agent for PSCo

cc. Sarah Darricau, Chris Wild, and Brian Padgett

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

PLANNING COMMISSION AGENDA
VIRTUAL MEETING VIA GOTOWEBINAR

TUESDAY, DECEMBER 8, 2020 @ 6:00 PM

This meeting will be conducted as a VIRTUAL MEETING

Due to current health precautions associated with COVID-19, the City of Grand Junction is providing alternative ways for residents to participate in public meetings. Information on ways the public can participate remotely in public meetings is below.

- Provide comment by 6pm on December 7th at www.GJspeaks.org or by emailing comdev@gjcity.org
- Comment by phone. Dial the telephone number **(970) 609-9688** and enter the four-digit code provided for each item. You can then leave a message, which will be submitted as a public comment both as an audio file and as text translation.
- Attend the meeting virtually by using the link below. Registration is required.

https://attendee.gotowebinar.com/register/8148497577474213903

Call to Order - 6:00 PM

Consent Agenda

1. Consider a request by the City of Grand Junction to Vacate Two Portions of Public Right-of-Way and Public Utility Easements within the proposed Riverfront at Dos Rios Development. | Staff Presentation | Phone-in comments enter **6277**

2. Consider a request by Hoosang David Gowhari and Elizabeth Ann Gowhari Revocable Trust to Vacate a Portion of the Public Right-of-Way of Amir Drive and the abutting 14-foot Multi-Purpose Easement, Located at 2026 South Broadway. | Staff Presentation | Phone-in comments enter **9584**

3. Consider a Request by the Colorado Department of Transportation to Vacate Approximately 127 Square Feet of Grand Avenue and First Street Abutting the Southeastern Property Line of the Property Located at 200 West Grand Avenue. | Staff Presentation | Phone-in comments enter **3054**

Regular Agenda

1. Consider a request by DRK Associates LLC and DAK Investing LLC to rezone 3.63 acres, located at 2572, 2574, 2576 and 2580 Patterson Road from R-8 (Residential 8 du/ac) to MXOC (Mixed Use Opportunity Corridor). | Staff Presentation | Phone-in comments enter **3910**

2. Consider a Request by Senergy Builders, LLC to Rezone Four Parcels Totaling Approximately 1.48 acres from a B-1 (Neighborhood Business) Zone District to an M-U (Mixed Use) Zone District Located at 518 28 Road. | Staff Presentation | Phone-in comments enter **6644**

3. Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent to five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement located at 552 West Main Street.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
December 8, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Ken Scissors, and Kim Kerk.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Scott Peterson (Senior Planner), Jace Hochwalt (Senior Planner), and Senta Costello (Associate Planner).

There were 0 members of the public in virtual attendance.

CONSENT AGENDA

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Scissors seconded the motion. The motion carried 5-0.

1. **Colorado Department of Transportation Right-of-Way Vacation File # VAC-2020-627**
   Consider a request by the Colorado Department of Transportation (CDOT) to vacate 127 square feet of right-of-way located at 200 W Grand Avenue.

2. **Amir Drive Right-of-Way and Public Easement Vacations File # VAC-2020-479 and VAC-2020-481**
   Consider a request by Hooshang David Gowhari Revocable Trust to vacate the undeveloped 30 feet wide public right-of-way of Amir Drive and to vacate a public multi-purpose easement located adjacent to the undeveloped Amir Drive and South Broadway rights-of-way.

3. **Riverfront at Dos Rios Right-of-Way Vacations File # VAC-2020-581 and VAC-2020-658**
   Consider a request by the City of Grand Junction to vacate two portions of public right of-way and a public utility easement within the Riverfront at Dos Rios development.

DRAFT

REGULAR AGENDA

1. Rivertown Center Phase 2 – Rezone File # RZN-2020-216

Consider a request by DRK Associates LLC to rezone 3.63 acres from R-8 (Residential 8 du/ac) zone district to C-1 (Light Commercial) zone district.

View presentation here at 10:17

Staff Presentation
Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff
None.

Applicant's Presentation
The Applicant, Dale Beede, was present and available for questions.

Questions for Applicant
Commissioner Scissors asked a question about access to the park to the north.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

Marjorie L Fox left on comment on GJSpeaks regarding the request.

The public hearing was closed at 6:24 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment regarding the MXOC zone district and in support of the request.

Commissioner Reece made a comment in support of the request.

Motion and Vote
Commissioner Scissors made the following motion, "Madam Chair, on the rezone request for the property located at 2572, 2574, 2576 and 2580 Patterson Road, City file number

DRAFT

RZN-2020-216, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Gatseos seconded the motion. The motion carried 5-0.

2. Concord Plaza – Rezone File # RZN-2020-559

Consider a request by Senergy Builders LLC to rezone 1.48 acres from a B-1 (Neighborhood Business) zone district to a MU (Mixed Use) zone district located at 518 28 Road.

View presentation here at 25:30

Staff Presentation
Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Mr. Hochwalt made the note that the applicant is no longer Senergy Builders LLC and is now Concord Plaza LLC.

Questions for Staff
Commissioner Reece asked a question regarding any neighbor's comments.

Applicant's Presentation
Jeffery Fleming, project representative, was present and gave a statement regarding the request.

Questions for Applicant
Commissioner Gatseos made a statement regarding the Applicant's project report.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:46 p.m. on December 8, 2020.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a comment in support of the request.

DRAFT

Commissioner Kerk made a comment in support of the request.

Motion and Vote
Commissioner Gatseos made the following motion, “Madam Chair, on the Concord Plaza Rezone request from a B-1 (Neighborhood Business) zone district to a M-U (Mixed Use) zone district for a 1.48-acre property located at 518 28 Road, City file number RZN-2020-559, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

3. **Dual Immersion Academy ROW and Public Easement Vacation**
   File # VAC-2020-245, VAC-2020-246
   Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent to five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement located at 552 West Main Street.

   Motion and Vote
   Commissioner Gatseos made the following motion, “Madam Chair, on the alley and sanitary sewer easement vacation requests, VAC-2020-245 and VAC-2020-246, for the alley located adjacent five properties at 520, 522, 538, 542 and 552 West Main Street and the sanitary sewer easement on 552 W Main Street, I move that the Planning Commission continue this item to the January 12, 2021 meeting.”

   Commissioner Scissors seconded the motion. The motion carried 5-0.

4. **Other Business**
   Community Development Director Tamra Allen noted the December 17, 2020 workshop.

5. **Adjournment**
   The meeting adjourned at 6:54 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING APPROXIMATELY 127 SQUARE FEET OF FIRST STREET AND GRAND AVENUE RIGHT-OF-WAY INCLUDED WITHIN THE DEED RECORDED IN THE MESA COUNTY CLERK AND RECORDER'S RECORDS AT RECEPTION NUMBER 1972941

LOCATED ABUTTING THE SOUTHEAST CORNER OF 200 W. GRAND AVENUE

Recitals:

A vacation of a portion of right-of-way for First Street and Grand Avenue has been requested by the Colorado Department of Transportation (CDOT), in conjunction with the abutting property owner at 200 West Grand Avenue, in anticipation of a reconstruction and realignment project at the First Street and Grand Avenue intersection by CDOT. The existing right-of-way was conveyed in 2000 by Reception No. 1972941 to the City of Grand Junction. With this proposal, the Applicant is requesting to vacate a portion of the deeded right-of-way, totaling 127 square feet, abutting the southeast corner of the property at 200 West Grand Avenue. This area contains landscaping above ground, and an underground utility line below the surface, so a public utility easement shall be reserved in the name of the City of Grand Junction (City) for the benefit of City approved public utilities.

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 127 square feet of the platted right-of-way of First Street and Grand Avenue included in the deed recorded in the records of the Mesa County Clerk and Recorder at Reception No. 1972941 is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and the criteria set forth in Section 21.02.100 of the Grand Junction Municipal Code have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED RIGHT-OF-WAY IS HEREBY VACATED 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.

2. A subsequent development approval by the City for the revision to parking and landscaping for the property at 200 West Grand Avenue, specifically including the vacated area.

3. The area is reserved as a public utility easement to the City, its successor(s) and assign(s).

A tract or parcel of land, situated in the SE 1/4 NE 1/4, of Section 15, Township 1 South, Range 1 West, of the Ute Principal Meridian, City of Grand Junction, Mesa County, Colorado, said parcel being a portion of land referred to as Parcel No. 1, at Reception Number 1972941 of the Mesa County Clerk and Recorder's Office and being more particularly described as follows.

Commencing at the East 1/4 Corner of said Section 15, and considering the south line of the SE 1/4 NE 1/4 to bear South 89°47'53" West with all bearings contained herein being relative thereto; thence South 89°47'53" West along the south line of the SE 1/4 NE 1/4 of said Section 15, a distance of 454.49 feet; thence leaving the line of said SE 1/4 NE 1/4, North 00°12'07" West, a distance of 97.40 feet to west corner of said Parcel No. 1; Thence along northwestern line of said Parcel No. 1, North 53°49'37" East, a distance of 19.60 feet to the TRUE POINT OF BEGINNING;

1. Thence continuing along said Parcel No. 1, North 53°49'37" East, a distance of 35.35 feet;
2. Thence South 00°12'07" East, a distance of 2.29 feet;
3. Thence South 44°47'54" West, a distance of 26.16 feet;
4. Thence bisecting said Parcel No. 1, South 89°57'52" West, a distance of 10.11 feet more or less to the TRUE POINT OF BEGINNING.

Said tract of land contains 127 square feet (0.003 acres), more or less.

1. Said area is retained and reserved by the City, it's successor(s) and assign(s) as a perpetual Utility Easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

See Exhibit A.

Introduced on first reading this 16th day of December, 2020 and ordered published in pamphlet form.

Adopted on second reading this 6th day of January, 2021 and ordered published in pamphlet form.

ATTEST:

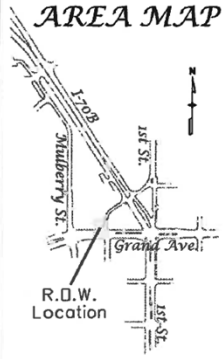
_____ _____

City Clerk Mayor

EXHIBIT A

T1S, R1W, UTE P.M.
SEC. 15

AREA MAP



Grand Central Plaza, LLC
200 W Grand Avenue
Grand Junction, CO 81501
Grand Central Plaza Condominium
Reception No. 2345023

EXISTING ROW
Book 686 Page 427

I-70B

EXISTING ROW FROM
PROJECT NO. F001-1(12)

R.O.W. Area (solid hatch):
0.003 Acres
(127 Square Feet)

LINE TABLE		
L1	S00°12'07"E	2.29'
L2	S89°57'52"W	10.11'

P.O.B.

N53°49'37"E 35.35'

S44°47'54"W 26.16'

L1

L2

N53°49'37"E 19.60'

EX. ROW

COLORADO LICENSED
BRIAN K. BOWKER
38122
10/22/2020
PROFESSIONAL LAND SURVEYOR

EXISTING ROW
Book 375 Page 486

City of Grand Junction
R.O.W. Rec. No. 1972941
(dashed hatch)

EXISTING ROW FROM
PROJECT NO. F.A.G.M. 19A(1)
& SU-0340(2)

N00°12'07"W 97.40'

BLOCK LINE

GRAND AVENUE (Highway 340)

S89°47'53"W 454.49'

Basis of Bearings 1/4 Section Line

East 1/4
Section 15

BLOCK LINE
(SPRUCE STREET)

0' 10' 20'

NOTES:
Basis of Bearings are based on original R.O.W. Deed Rec. No. 1972941. Project bearings for NHPP 070A-030 are rotated by -00°05'20".

This sketch shown hereon and associated description 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 propoerty boundary lines.

Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227
Region 3
JMK

Exhibit A
Sketch
Project Number: NHPP 070A-030
Project Location: I-70B 1st Street & Grand Avenue

Project Code:	Last Mod. Date	Subset	Sheet No.
21986	10-22-20	n/a	2 OF 2

Grand Junction City Council

Regular Session

Item #2.b.v.

Meeting Date: December 16, 2020

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Rezone Four Parcels Totaling Approximately 1.48 Acres from a B-1 (Neighborhood Business) Zone District to an M-U (Mixed Use) Zone District Located at 518 28 Road and Set a Public Hearing for January 6, 2021

RECOMMENDATION:

The Planning Commission heard this item at their December 8, 2020 meeting and voted (5-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Concord Plaza LLC, is requesting a rezone of four parcels totaling approximately 1.48 acres located at 518 28 Road from B-1 (Neighborhood Business) to M-U (Mixed Use). The requested M-U zone district conforms with the existing Comprehensive Plan Future Land Use Map designation of Commercial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The 1.48-acre property comprises four parcels located at the southeast corner of the 28 Road and Elm Avenue intersection. The property address for the site is 518 28 Road. The site was originally platted within the Omega Business Park subdivision in 1981, which was a 10-lot subdivision spanning six acres. The subject site was the first to develop within the Omega Business Park, and was built out in 1982 with two office buildings, each containing 11,272 square feet of office space (22,544 square feet total), and a large parking lot area. The buildings continue to be utilized for office space; however, the Applicant is proposing to convert these buildings for residential multifamily

use. An administrative Site Plan Review is concurrently being reviewed for the conversion of the buildings, which is referred to as City File Number SPN-2020-526.

The subject site is currently zoned B-1 (Neighborhood Business). While the B-1 zone district does allow for multifamily uses, the density range must fall between 8 units and 16 units per acre. This would allow a range between 12 units and 23 units for the entire site. While the total number of residential units has not yet been determined by the Applicant team, they do anticipate a total residential unit count near 30, which would not be allowed within the current B-1 zoning. The M-U zone district has many similarities to the B-1 zone district, but one key difference is the multifamily density requirement, which allows for 8 units to 24 units per acre. If the proposed rezone to M-U is approved, the subject site could accommodate between 12 units and 35 units on site. The primary purpose for the rezone request is to be able to the increase the total residential units allowed on the site.

Directly adjacent to the north and west of the subject site are medium density single-family residential uses zoned R-8 (Residential 8 units/acre). Adjacent to the east are the Arbor Vista Apartments owned and operated by the Grand Junction Housing Authority, which were developed in 2008. This development contains nine two-story apartment buildings containing a total of 72 apartment units. The total density of this development equates to approximately 16.5 units per acre. Adjacent to the south is the Coloramo Credit Union office building, developed in 2001.

The Comprehensive Plan Future Land Use Map identifies the property as Commercial. Zone districts that implement the Commercial future land use category include the R-O (Residential Office), B-1 (Neighborhood Business), C-1 (Light Commercial), C-2 (General Commercial), and M-U (Mixed Use). As such, the proposal of M-U is supported by the Future Land Use Map.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on October 19, 2020 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The project representative prepared preliminary plans for attendees to review, but the only attendees included the project representative and City staff.

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 October 15, 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 November 27, 2020. The notice of the Planning Commission public hearing was published on December 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

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

The Comprehensive Plan includes a Future Land Use Map which identifies the subject parcels as having a Commercial designation. Both the proposed zoning of M-U, as well as the existing zoning designation of B-1 are supported by the Future Land Use Map designation of Commercial. The Applicant's General Project Report states that the proposed change of use to multifamily will integrate well with the surrounding parcels. While this may be true, multifamily is an allowed use within the existing B-1 zone district, just at a lesser intensity than the proposed M-U zone district. As such, staff has been unable to identify any subsequent event that has invalidated the original premises of the existing B-1 zoning. Therefore, staff finds that this criterion has not been met.

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

As previously indicated, the subject site was originally platted within the Omega Business Park subdivision in 1981. The subject site was the first to develop within the Omega Business Park, and was built out in 1982 with two office buildings. Since that time, a majority of the neighboring parcels in the original Omega Business Park subdivision have been developed (aside from one parcel). This includes the Coloramo Credit Union building to the south, developed in 2001, and the Arbor Vista Apartments to the east, developed in 2008. While there are some vacant and/or underdeveloped parcels within a close proximity of the subject site, there has been minimal new development since 2008. As such, Staff believes it is premature to conclude that the character or condition of the area has changed. Therefore, staff finds that this criterion has not been met.

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

The subject property is within an urbanized area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the M-U zone district. The type and scope of land use allowed within the M-U zone district is similar in character and extent to the existing land use of nearby properties, which contain a mix of office, retail, and multifamily uses. The subject site is currently served by City Water, Persigo Wastewater Treatment, and

Xcel Energy (electricity and natural gas). Commercial and employment opportunities such as retail, offices, and restaurants are found nearby along North Avenue. The site is situated approximately one mile southwest of Fire Station 2, and within close proximity to multiple parks and schools. Additionally, multi-modal access to the site is sufficient, with 28 Road having dedicated bike lanes, and multiple Grand Valley Transit (GVT) routes and stops in close proximity. The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process. Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

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

The existing zoning of B-1 is very limited, accounting for approximately 0.6% of all property within the City limits, a majority of which has been built out. The proposed zoning of M-U is also limited, accounting for a little over 1.2% of all property within the Grand Junction City limits. However, there is over 150 acres of vacant M-U zoned land within the city limits. As previously indicated, one of the differences between the B-1 zone district and the M-U zone district is the density allowance for multifamily residential. The B-1 zone district residential density range must fall between 8 units and 16 units per acre, while the M-U zone district has a wider density range of 8 units to 24 units per acre. However, if the Applicant's primary intent is to provide multifamily residential uses, there are several zoning districts that can accommodate residential uses with densities of 24 units/acre or greater. These include the R-O, B-2, C-1, BP, and R-24 zone districts.

While the subject site does provide a unique opportunity to preserve the existing buildings for their reuse without major exterior changes to the buildings or the site, there is nothing that suggests that there is an inadequate supply of land available that can accommodate the proposed land use. Based on these considerations, staff finds that this criterion has not been met.

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

The Future Land Use designation of Commercial permits a wide range of commercial development with mixed commercial and residential developments being encouraged in some areas. The community and area will benefit from this proposed rezone request by allowing a variety of uses, inclusive of higher intensity multifamily residential, at a location east of the City Center already well-served by transportation infrastructure, utilities and other community facilities. As such, staff finds this criteria has been met.

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

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

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

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

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

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

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

Policy B: Encourage mixed-use development and identification of locations for increased density.

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

Goal 6: Land use decisions will encourage preservation of existing buildings and their proposed reuse.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Concord Plaza Rezone, RZN-2020-559, rezoning 1.48 acres from B-1 (Neighborhood Business) to M-U (Mixed Use) for the property located at 518 28 Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;

2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning approximately 1.48 acres from a B-1 (Neighborhood Business) zone district to an M-U (Mixed Use) zone district located at 518 28 Road and set a public hearing for January 6, 2021.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps and Illustrations
3. Exhibit 3 - Planning Commission Minutes - December 8
4. Exhibit 4 - Proposed Zoning Ordinance

Development Application

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

Petition For: Rezone

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

Existing Land Use Designation	Professional Services	Existing Zoning	B1
Proposed Land Use Designation	Commercial	Proposed Zoning	C1

Property Information

Site Location:	518 28 Road	Site Acreage:	.185, .185, .63, .48
Site Tax No(s):	2943-073-25-001, 2943-073-25-002, 2943-073-25-011,29	Site Zoning:	B1

Project Description: Rezone to C1 remodel buildings into commercial/ residential apartments

Property Owner Information

Name:	Concord Plaza LLC
Street Address:	1111 South 7th
City/State/Zip:	GJ, CO 81501
Business Phone #:	970.234-0708
E-Mail:	
Fax #:	
Contact Person:	Darin Carei
Contact Phone #:	970.234.0708

Applicant Information

Name:	Concord Plaza LLC
Street Address:	1111 South 7th
City/State/Zip:	GJ, CO 81501
Business Phone #:	970.234-0708
E-Mail:	
Fax #:	
Contact Person:	Darin Carei
Contact Phone #:	970.234.0708

Representative Information

Name:	Colorado Land Advisor, Ltd
Street Address:	300 Main Street Ste 302
City/State/Zip:	GJ, CO. 81501
Business Phone #:	970.812.3288
E-Mail:	LandAdvisor@ColoradoLandA
Fax #:	
Contact Person:	Jeffery Fleming
Contact Phone #:	970.234.3466

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application _____ Date 11-30-2020

Signature of Legal Property Owner _____ Date 11/30/2020

Project Report
Concord Plaza
March 31, 2020
revised September 15, 2020

Rezone and Major Site Plan Review

This report is prepared for

ENERGY BUILDERS | senergybuilders.com
simply better… simply smarter.

ENERGY STAR PARTNER



Concord Plaza

Project Report

This report is the property of
Senergy Builders, LLC. it's successors and assigns.

2020 Senergy Builders, LLC

Prepared by:
Jeffery Fleming, CNUa
Colorado Land Advisor, Ltd.
300 Main Street | Suite 302
Grand Junction, CO. 81501
970.812.3288
LandAdvisor@ColoradoLandAdvisor.com

As an urban planner much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

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Introduction and Summary

The purpose of this General Project Report as well as the accompanying documents and drawings is to provide an overview of the property and it's re-development.

The site selected for the development consists of four parcels of land that are .185 .185, .63 & . 48 acres. The site is located east of 28 Road south of Elm Ave. in Mesa County, Colorado. The parcels are adjacent to new multi-family residences. The two smaller parcels contain the buildings while the two larger parcels contain landscaping and parking areas. The Mesa County Assessor has given the properties the following parcel numbers: 2943-073-25-001 & 2943-073-25-002, 2943-073-25-011 & 2943-073-25-012. The property has been used as commercial offices.

This application calls for a rezone of the four parcels serving the Concord Plaza. The 2 larger parcels would continue to be used for parking. Building A would be the first to be reconfigured into **17 residential units consisting of: six studio units; ten 1 bedroom units and; one 2 bedroom unit.**

Concord Plaza is currently commercial office space. Building A is largely vacant while Building B is mostly occupied. During the transition period Building A would be the first to be converted over to multi-family residential uses. Building B will similarly be converted after Building A is fully leased up.

This application will rezone all four parcels from the current B1 zoning to MU. This will enable the property to obtain a density that is suitable for the residential units proposed. Access to the site would continue at the current locations on 28 Road and Elm Avenue. Overall traffic counts would be similar but with different peak times. The residential users would have higher counts during the evenings and weekends while lower counts would occur during typical office hours.

Construction for the improved parking, landscaping and other improvements would begin as soon as an approval is obtained from the City and likely be completed in less than 1 year. All necessary utilities for the project are already on-site.

There are no known site conditions which would be impacted by this phase of redevelopment. The site has no wetlands, no surface waters, no unusual topography and has 1% slopes towards the southwest. It is well suited for this development.

The financial impacts to the community will include:

* Creating short terms jobs through the design and construction of the site.
* Creating several long term job opportunities for the management of the property.
* Potential increase in real estate tax base through the redevelopment of the site.
* Increase in sales tax revenue through the sale of building materials.
* More efficient use of existing city infrastructure with no new items to be maintained.
* Increased inventory of affordable housing near the University and shopping districts.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for the Concord Plaza Rezone, Simple Subdivision and Site Plan to the surrounding area. This section also evaluates potential site development assets and constraints.

The site consists of four parcels of land that total 1.48 acres. Located in Mesa County, Colorado. The Approx. Lat 39.0806 Longitude:-108.5332. All required infrastructure is on site as of March 2020.

The parcel of land is generally an inverted “L” shape. Ground cover consists of previously landscaped areas, buildings and parking areas. The site is used for commercial offices.

The topography of the site consists of low slopes of about 1%. An elevation distance of 4620 feet is the lowest point (Southwest) and 4624 exists as the highest point (Northwest).

LOCATION MAP:



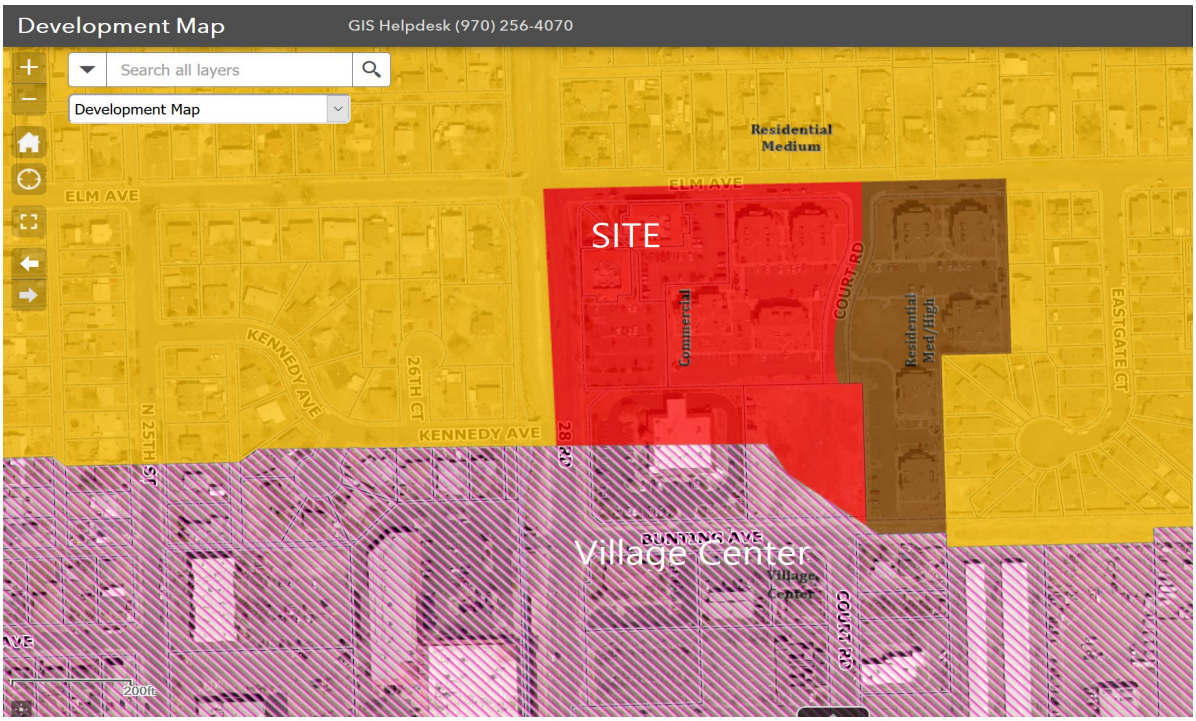
Existing Land Use and Future Land Use Zoning

Current Land Use has the parcels zoned as B1. The City of Grand Junction has the property identified on the Future Land Use Map as being Commercial.

This application proposes to change the parcels to be zoned MU in oredr to be more compatible with the existing neighborhood. The Future Land Use Map has adjacent parcels to the east as Residential Medium High zone designations. The Future Land Use Map has adjacent parcels to the north as residential medium. The Future Land Use Map has adjacent parcels to the west as residential medium. The Future Land Use Map has adjacent parcels to the south as commercial.

This project is along 28 Road which to the south is all commercial. While parcels to the north are mostly single family residential. This change to multi-family will aid transition of uses from commercial on the south to residential toward the north. Along North Avenue the City's Future Land Use Map shows a Village Center. It is a Comprehensive Plan goal to increase residential densities in Village Center areas.

Future Land Use Map



MU Zoning

MU Zoning Purpose. To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character.

DENSITY AND DIMENSIONAL STANDARDS FOR : MU ZONE

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	10	10	10	10	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	5	5	5	5	5	n/a
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf)	10,000	15,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding land uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

NORTHWEST **Residential**	**NORTH** **Residential**	**NORHTEAST** **Residential**
WEST **Single Family**	**SITE**	**EAST** **Multi-Family**
SOUTHWEST **Commercial Shopping Plaza**	**SOUTH** **Commercial Banking**	**SOUTHEAST** **Multi-Family Vacant Commercial**

Proposed Land Use & Parking

INTRODUCTION – Redevelopment of the Concord Plaza Site into a Mixed Use development will update the existing buildings while ensuring an aesthetically pleasing plan. A more modern architecture will complement the neighborhood subdivision and the surrounding property owners. The architectural plans are submitted with this application for review.

SITE DEVELOPMENT – Preparation of the accompanying Final Site Plan Map is directly related to the site conditions described in this narrative statement. The map depicts the relationship of the buildings to the property boundary, roadway access and adjacent properties. This Application calls for the rezone and change of use for the two existing buildings and adjoining parking areas on 4 parcels totaling 1.47 acres.

Site Use Table			
Buildings	16,112 SF	.37 AC	25%
Landscaping	7,038 SF	.16 AC	11%
Parking/walks	41,474 SF	.95 AC	64%
Totals	64,033 SF	1.47 AC	100%

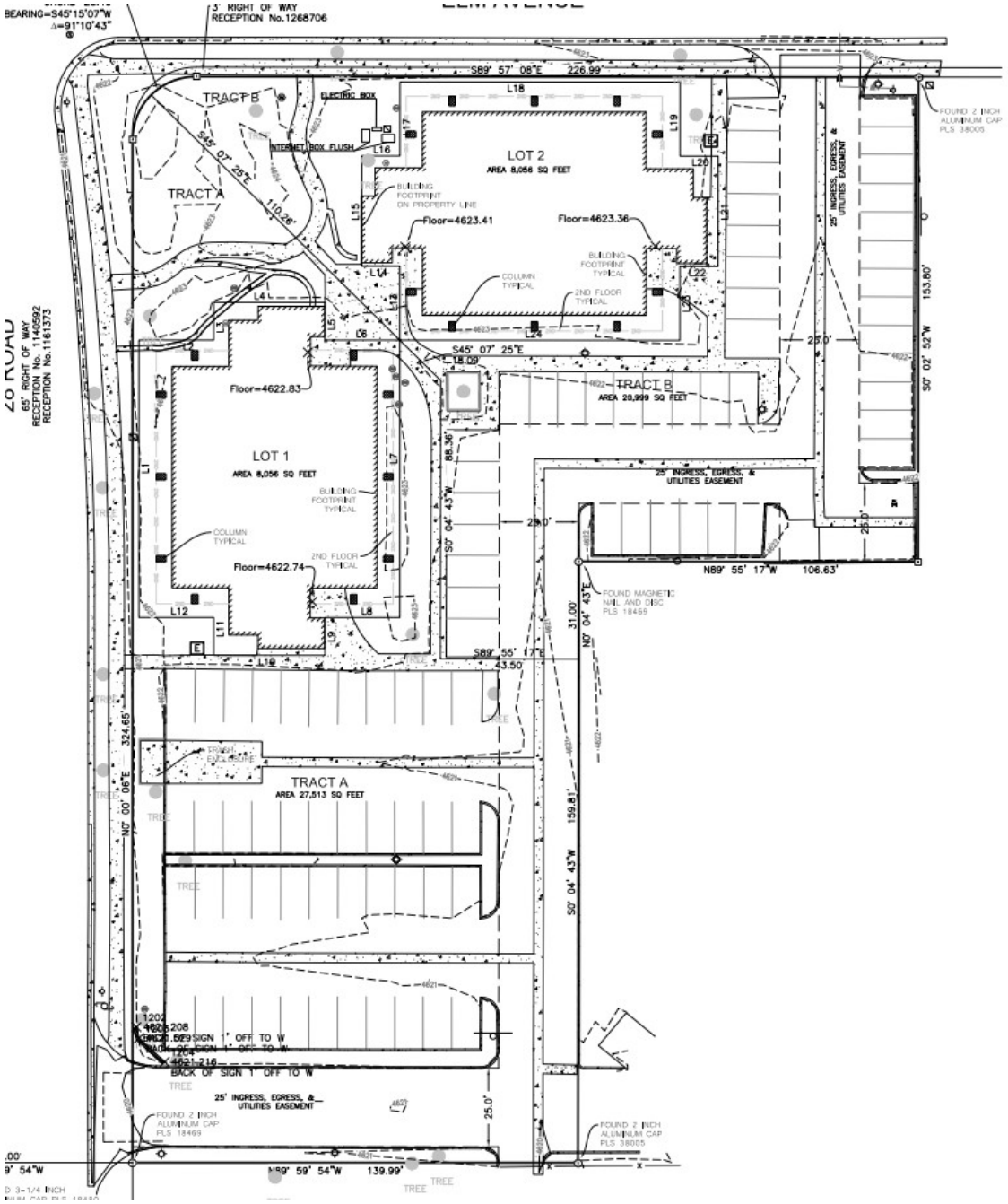
PARKING – The existing site parking lot will be repaired, resealed, and repainted. Based upon the following unit counts parking will exceed Code requirements

UNIT TYPE	QTY	Code Required Parking	Total
Studios	12	*1.25ea	15
One Bedroom	20	1.25ea	25
Two Bedrooms	2	1.5ea	3
TOTAL	34 units		43

The proposed parking will consist of **81 standard parking spaces and 4 handicap accessible spaces**. Landscaping around the lot will be updated with a plan created by NVision Design Studio, Rob Breeden, Licensed Landscape Architect. This landscape plan is submitted with this application for review.

** no specific Code requirement for studio apartments found,1 bedroom standard used.*

Final Site Plan Map



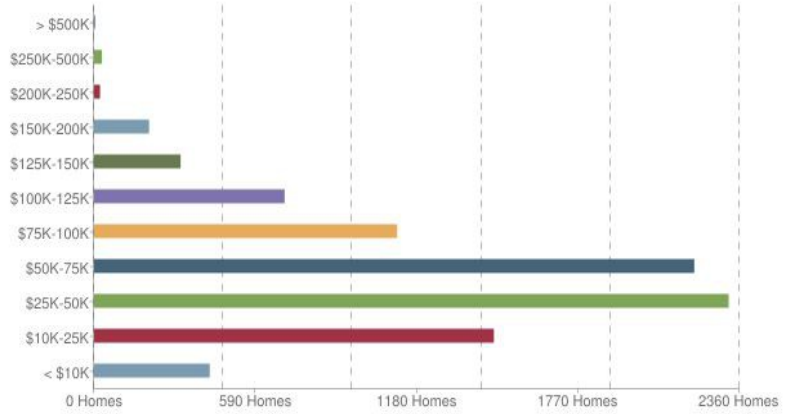
Neighborhood Population and Density

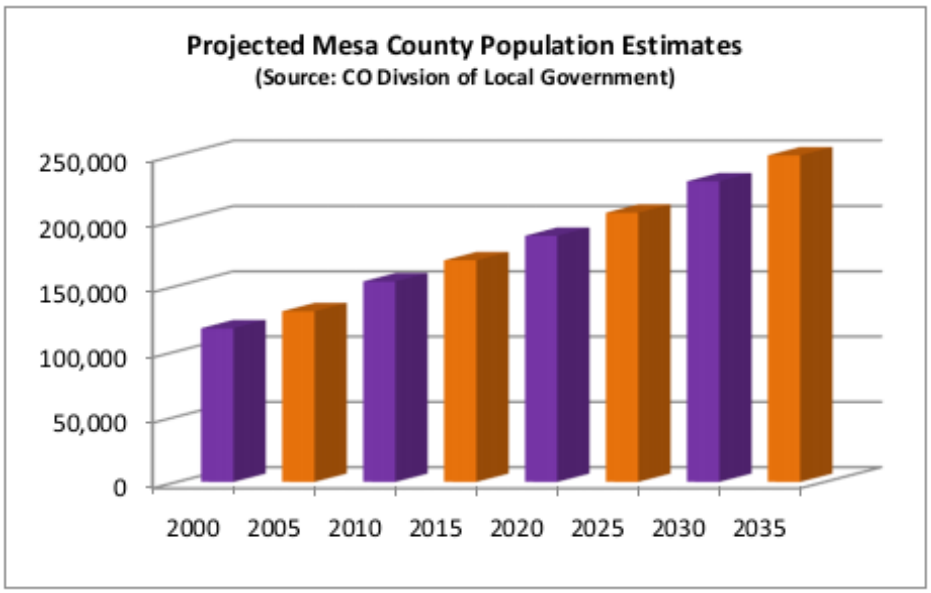
Recent statistics from Bray & Co. and the Department of Local Affairs show the area is growing in popularity due to it's location and average housing costs.(81501 and 81504) Concord Plaza will serve the continued growth and provide unique multi-family homes to moderate priced renters in the North central area of Grand Junction.

Income by Household

Median household income in 81504 is $51,918 with 464 households earning between $35,000 to $40,000 annually.

Income levels are listed along the left side of the chart, and the number of households are displayed along the bottom.





Area Schools

Schools designated to and around the project site are as follows:

Nisley Elementary School, which is located at 543 28-3/4 Road.
Bookcliff Middle School, which is located at 540 29 1/4 Rd.
Central High School, which is located at 550 Warrior Way.
Colorado Mesa University, which is located at 1100 North Ave.
All the above-mentioned schools are in Mesa County, Colorado.

Nisley Elementary School



Bookcliff Middle School



Central High School

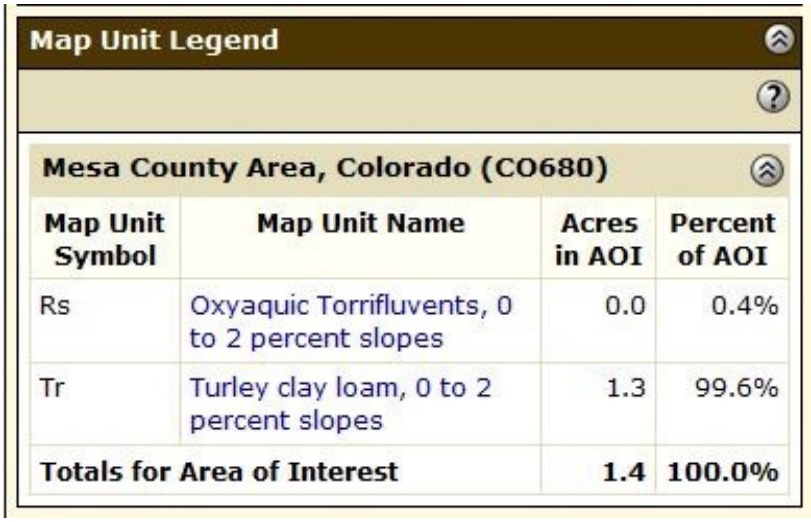


Colorado Mesa University



Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture Soil Conservation Service has identified the primary soil type as Turley clay loam. (The complete USDA Report is available from Colorado Land Advisor) re:20170119_11454311386_118_Soil_Report



Map Unit Legend

Mesa County Area, Colorado (CO680)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Rs	Oxyaquic Torrifluvents, 0 to 2 percent slopes	0.0	0.4%
Tr	Turley clay loam, 0 to 2 percent slopes	1.3	99.6%
Totals for Area of Interest		**1.4**	**100.0%**

Soils present on the site are well suited for site redevelopment and construction.

Utility Services

DOMESTIC WATER – All development will be served by a publicly owned domestic water distribution system. Water service serves the site presently from the new 8" inch water mains owned and operated by Ute Water Conservation District. A fire hydrant is located in front of the site on 28 Road. It is estimated that 2,000 – 3,000 gallons per day is consumed.

SANITARY SEWER – Concord Plaza is located within the 201 Boundary. Therefore, sewage connections are made to the system. Ultimately service is provided at the Persigo Plant.

NATURAL GAS – XCEL Energy has lines in 28 Road and in Elm Avenue which are currently extended into the development.

DRY UTILITIES – Electric and communication lines are available along 28 Road and along Elm Avenue. XCEL Energy provides electric service while Spectrum and Century Link do provide communication lines. All existing and new lines will be underground on-site.

IRRIGATION WATER – Grand Valley Irrigation provides irrigation water rights associated with the property. Subdivision laterals have been installed in Concord Plaza from Elm Avenue. An irrigation management plan will be developed with a licensed landscape architect for outdoor areas.

DRAINAGE – Historic drainage patterns will be addressed by the project engineer. Developed runoff rates will continue to be the same as previously experienced. Much of the roof run-off is directed onto landscaped areas. be controlled through any required water quality pond built near the South side of the site. Volumes and water quality discharge rates of the site will be addressed through the Drainage Report prepared by the civil engineer.

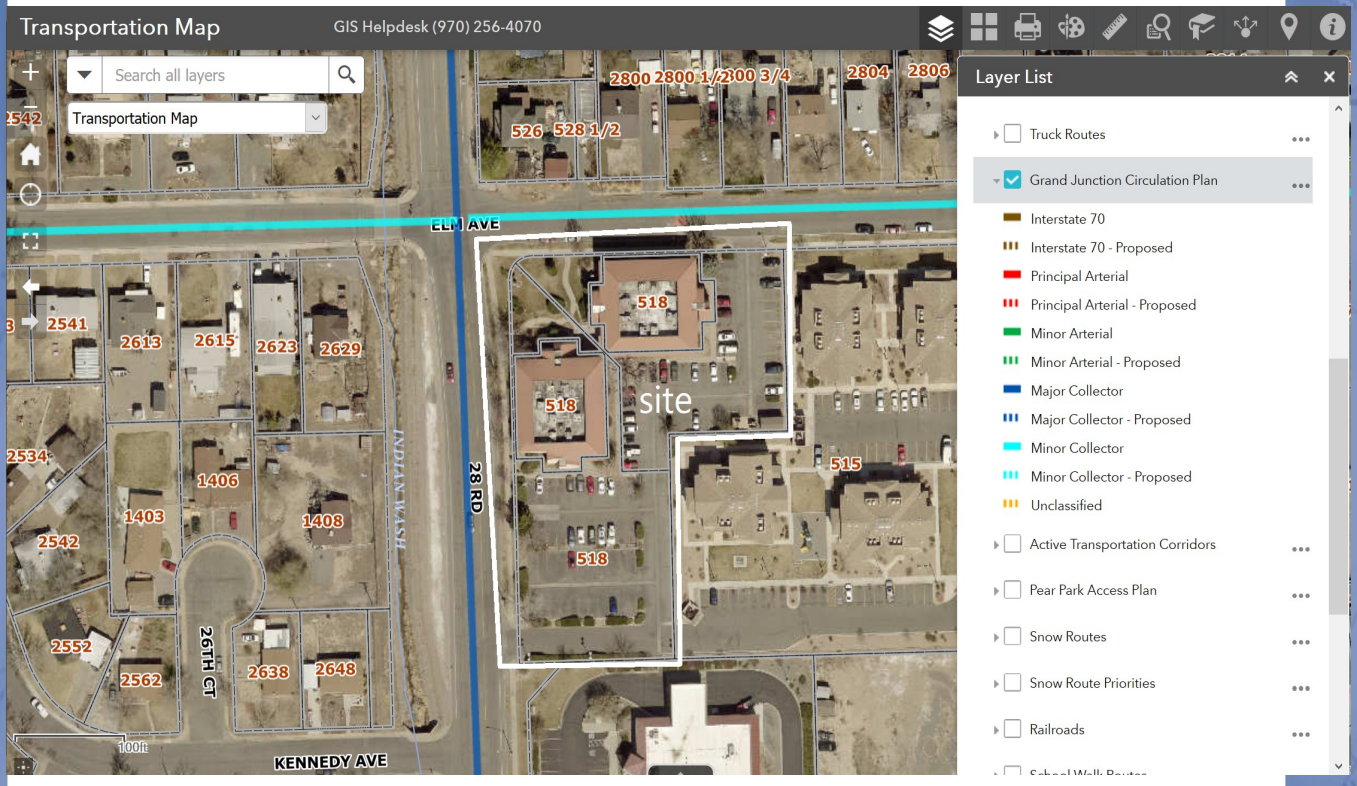
CELLULAR TELEPHONE SERVICE - All major cellular telephone companies provide coverage to the area. Phone reception for each of the carriers is available with signals ranging from very good (AT&T) to excellent (Verizon, Sprint and T-mobile).

There are no special or unusual demands on utilities or on public facilities with this project..

Area Transportation Services

Access to the site is excellent. There are various available modes of transportation which support people walking, people on bicycles, people on buses and, people in cars. Access for Concord Plaza is taken from 28 Road, which the City has designated as a major Collector street. Access is also made from Elm Avenue which the City has designated as a Minor collector street. The GVT Bus system has stops within 2 blocks of the site as well. This public transportation system serves the entire Grand Valley.

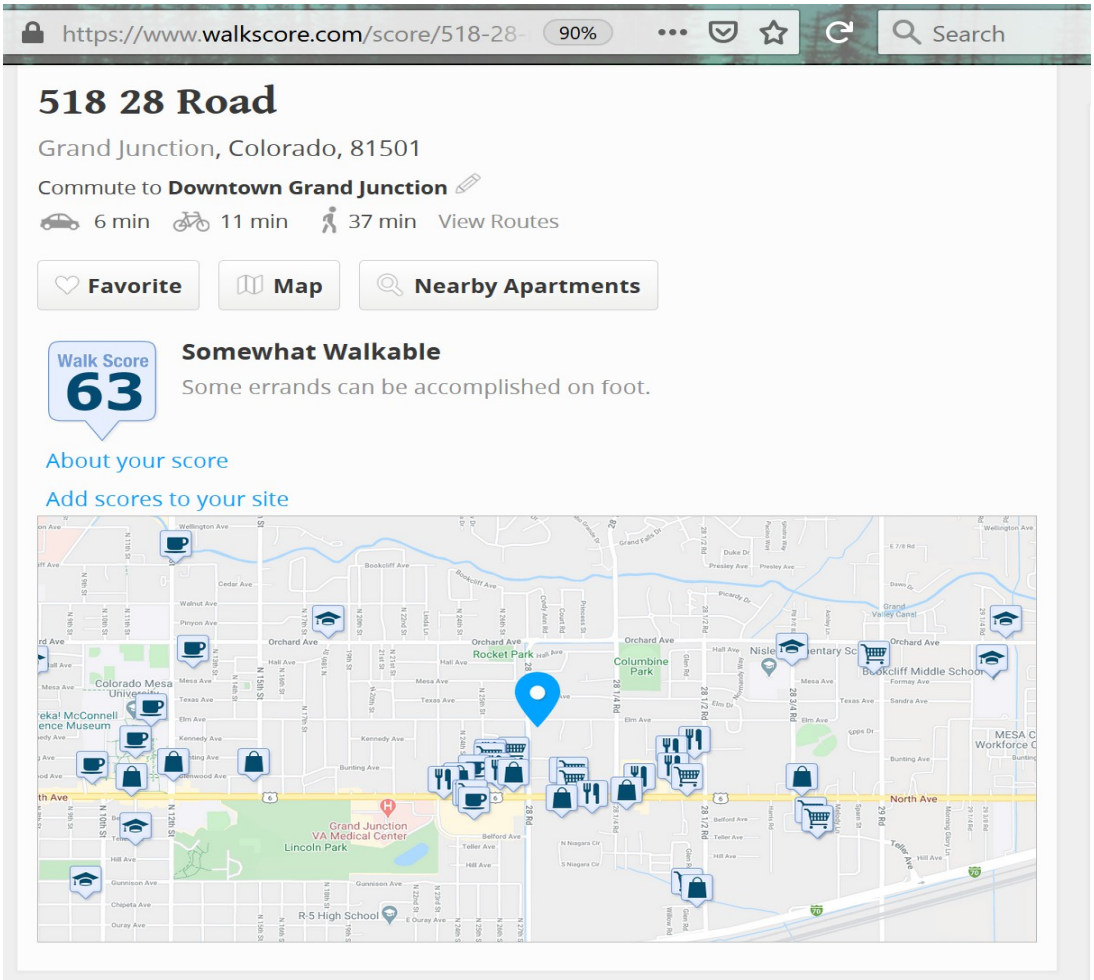
TRANSPORTATION MAP



Area Transportation Services

Access to the site is excellent. Access for Concord Plaza is taken from 28 Road and from Elm Avenue. All shopping and recreational services are accessible via motorized and non-motorized transportation. Many shopping and recreational services are within walking and biking distances. Rocket Park and Columbine Park are both a 5 minute walk away. Bicycle Lanes are painted on 28 Road and provide another form of transportation. This significant transportation network will provide options for future residents to choose from.

WALK SCORE MAP



Transportation and Emergency Services

The property is located near Fire Station 2 as established by the City of Grand Junction Fire Department. Firefighters can respond immediately to emergencies from Fire Station No. 2, located at 2827 Patterson Road, as it is about 1 mile away from the project site.

The Grand Junction Fire Department currently employs over 80 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City. The Grand Junction Fire Department has recently made numerous upgrades to it's service including a new 911 Call Center and administrative offices. Fire Station 2 has recently undergone a complete renovation. The Open House for Station 2 was in November 2013. The Project will have excellent fire protection services.

Other emergency services are available from the City of Grand Junction Police Department. The Grand Junction Police Department has made numerous upgrades to it's service including a new 911 Call Center and administrative offices as well. In 2011 the Uniform Patrol section was comprised of 101 sworn officers, four non-sworn police service technicians, eight sergeants and three lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Officer Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has 192 full time law enforcement employees.

Site Development Plan

GENERAL - Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

DEVELOPMENT DESIGN – The development improvements of Concord Plaza is expected to improve circulation of the site. Improved landscaping will give customers more visual clues to access in and around the site. It is anticipated that site redevelopment may include some live-work opportunities. Occupancy of building B will continue throughout the improvements. Once Building A is completed and leased construction will begin on the remodel of Building B.

The development of the subject property is a response to the growing demand for affordable housing in a central location here in the Grand Valley. Grand Junction area as projected in the Comprehensive Plan and current housing trends (2019) which show a shrinking of lot inventories around the Valley. The Applicant is an experienced developer who is committed to the project. The housing type will fit well with a large segment of the 2021 housing market. Project compliance, compatibility, and impact have all been considered within the design/redesign of the development. The planner and civil engineer are experienced professionals who have adapted the previous site plan to accommodate regulatory changes since in was built in 1982. Concord Plaza will be a well designed and successful development as it meets many of the goals and intentions of the Comprehensive Plan.

The reader is advised to review the all construction plans in order to answer further questions.

Development Schedule and Evaluation of Request

DEVELOPMENT SCHEDULE – The development improvements of Concord Plaza is expected to occur in late 2020. It is anticipated that site development will begin immediately upon the City of Grand Junction's approval. On-site construction will begin approximately 30 days after construction documents are signed off by the City and utilities. Residential occupancy of the new units will take place in late 2020.

GENERAL - Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

The development of the subject property is a response to the growing housing demands in the Grand Junction area as projected in the Comprehensive Plan and current housing trends (2019) which show a growing need for multi-family housing inventories around the Valley. The Applicant is an experienced developer who is committed to the project. The housing type will fit well with the growth of Colorado Mesa University as well as a large segment of the Valley's growing demographics. Project compliance, compatibility, and impact have all been considered within the design/redesign of the development.

Concord Plaza meets many of the goals and intentions of the Comprehensive Plan and thus will be a well designed and successful development.

The financial impacts to the community will include:

* Creating short terms jobs through the design and construction of the site.
* Creating several long term job opportunities for the management of the property.
* Potential Increase in real estate tax base through the redevelopment of the site.
* Increase in sales tax revenue through the sale of building materials.
* More efficient use of existing city infrastructure with no new items to be maintained.
* Increased inventory of affordable housing near the University and shopping areas.

More jobs, a higher tax base, and increased housing choices, coupled with NO NEW INFRASTRUCTURE to be maintained makes this a great project for the City.

Major Site Plan Criteria

21.02.070 Administrative development permits

(a) Common Elements of Administrative Development Permits.

(6) General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:

(i) Compliance with the Comprehensive Plan and any applicable adopted plan.

RESPONSE: Concord Plaza will be developed as an infill project. It is within the Urban Growth Boundary and conforms to the goals of the Comprehensive Plan. No trails are designated in the area on the current Urban Trails Master Plan.

(ii) Compliance with this zoning and development code.

RESPONSE: Concord Plaza will be redeveloped as a multifamily development providing housing near the Colorado Mesa University and the North Avenue Business District. The project site plan will show that it will meet parking, landscaping, and bulk standards requirements.

(iii) Conditions of any prior approvals.

Response: The prior approvals for the site are from when it was developed in 1982. This application for the Concord Plaza project will allow the site to be rezoned and the use allowed to include residential units.

(iv) Public facilities and utilities shall be available concurrent with the development.

Response: All utility services for the Concord Plaza project are adjacent or will be brought on-site. Open Space will be dedicated in tracts for use of the residents.

(v) Received all applicable local, State and federal permits.

Response: All required permits and planning clearances will be obtained for the existing buildings and site prior to changes to the site..

Major Site Plan Criteria

21.02.070 (g) Major Site Plan (1) Applicability (i) All development requires major site plan review except:

(A) A structure with one or two dwellings;

Response: Not Applicable

(B) Nonresidential, interior remodeling which will cost 25 percent or less of the fair market value of the existing structure;

Response: A significant interior remodel will take place in order to convert the now office space to residential units.

(C) An approved home occupation;

Response: Not Applicable

(D) An approved temporary use;

Response: Not Applicable

(E) An approved fence and a wall;

Response: Not Applicable

(F) An approved sign;

Response: The existing sign will be updated to reflect the change to multi-family use

(G) An approved change of use;

Response: The primary reason for this application is the change of use from office to residential at a density which requires the rezone.

(H) Minor site plan development; and

Response: Not Applicable

(I) A development which the Director determines does not require a major site plan review if the development will not adversely affect the neighborhood and meets the purpose and intent of this code.

Response: Not Applicable

(ii) Major site plan review shall be completed prior to issuance of a planning clearance and a building permit.

Response: This site consists of an existing building to be remodeled.

Rezone Criteria

21.02.140

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

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

Response: Concord Plaza will bring more order to the neighborhood. The proposed density and designed lot layout will transition from more commercial uses to the South towards medium density residential North and East of the site. The apartments will easily integrate with the surrounding parcels. No amendment to any map is being proposed.

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

Response: Concord Plaza meets the density and intensity guidelines of the Comprehensive Plan and the MU Zone.

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

Response: A preliminary scoping of the project area indicates that more than the minimum requirements of streets, utilities, parks and services are readily available along 28 Road, Elm Avenue, and North Avenue.

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

Response: Concord Plaza falls within the Urban Growth Boundary and thus is required to be developed. This redevelopment will add medium priced housing to an area which could further support the North Avenue Business District. Bringing more medium density housing closer to retail services reduces demands on streets.

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

Response: There is no proposed amendment. However, developing Concord Plaza will increase efficiency in the use of the existing infrastructure thus generating more income for the utilities e.g. the Persigo Plant while not adding any more infrastructure to be maintained. This is one of the goals of the Comprehensive Plan.

Rezone Criteria

21.02.070 (r) (2) Approval Criteria. A preliminary subdivision plan shall not be approved unless the applicant proves compliance with the purpose portion of this section and with all of the following criteria:

(i) The preliminary subdivision plan will be in conformance with the Comprehensive Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans;

RESPONSE: Concord Plaza will be developed as an infill project. It is within the Urban Growth Boundary and conforms to the goals of the Comprehensive Plan. No trails are designated in the area on the current Urban Trails Master Plan.

(ii) The subdivision standards in Chapter 21.06 GJMC;

RESPONSE: Concord Plaza has an experienced developer in Senergy Builders, Inc. and professional engineering firm in River City, Inc. The project will meet or exceed all subdivision development standards.

(iii) The zoning standards in Chapters 21.03 and 21.04 GJMC;

RESPONSE: Concord Plaza will be developed to fit within the R4 Zone. The project will meet all density, setback and height standards. Houses will be mostly consist of traditional 3 bedroom, 2 bath, 2 car garages.

(iv) Other standards and requirements of this code and other City policies and regulations;

RESPONSE: Concord Plaza will go through the development review process and all comments from the utilities and review agencies will be addressed.

(v) Adequate public facilities and services will be available concurrent with the subdivision;

Response: By submitting the Development Application for review to the City, the County and utility providers it can be determined if adequate facilities are in place. A preliminary scoping of the project area indicates that some off-site improvements will be required. There is plenty of capacity in these utilities once extended to the site.

(vi) The project will have little or no adverse or negative impacts upon the natural or social environment;

Rezone Criteria

Response: By submitting the Development Application for review to the City the various review agencies can judge the impacts of the project upon their respective areas. The parcel is farm land with some invasive plant species. Once fully developed the project will be landscaped and the natural environment will be very stable. Anticipated improvements include removal of invasive plant species and improved water quality.

(vii) Compatibility with existing and proposed development on adjacent properties;

RESPONSE – Concord Plaza will be a residential project with adjoining parcels transitioning from farms to industrial sites. The project meets the criteria of the Zoning and Development Code. The Project as designed will transition from rural densities to the North to more urban and industrial densities to the South and East.

(viii) Adjacent agricultural property and land uses will not be harmed;

RESPONSE – Concord Plaza will be very compatible with adjacent land uses and will in no way harm any agricultural properties. Through cleanup efforts and the future stormwater pond improvements adjacent lands will benefit from cleaner waters leaving this project.

(ix) Is neither piecemeal development nor premature development of agricultural land or other unique areas;

RESPONSE – Concord Plaza is within the Urban Growth Boundary. It has been zoned for development for several years. Adjoining parcels are residential and compatible to the proposed intensity of use. The project meets, or will meet, all criteria of the Zoning and Development Code.

(x) There is adequate land to dedicate for provision of public services; and

RESPONSE – Brookfield is a 19.6 acre project and thus no land will be dedicated for public services beyond the utilities necessary to service the 68 lots of the subdivision. The project will pay impact fees for streets and will pay for parks to be developed elsewhere within the City..

Rezone Criteria

(xi) This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.
RESOPNSE – Concord Plaza will connect to existing roadways which have adequate capacity to handle the development. The project will extend the sanitary sewer north along 21-1/2 Road thus making more use of the Persigo Plant's current capacity. All costs for the project will be upon the developer. The developer will then give to the City the infrastructure package consisting of streets and sewer facilities. The developer will then pay additional Transportation Impact Fees, Open Space Fees, School Fees and Parks Fees.

E. *Avoid development in ravine slide areas, geological hazardous areas and in flood plains*.
Response: A Grading and Drainage Plan designed by a Professional Engineer will be submitted with this Project to be reviewed by the City's Development Engineer. The natural topography of the site is gentle 1-2% slopes. Development will increase water quality by virtue of the stormwater pond.

F. *Preserve stands for existing mature trees and native vegetation.*
Response: The proposed development site has no mature trees as it has been used for farmland. Some noxious weeds will e removed through the development process.

Criteria C: Subdivision standards (Section 6.7) this section contains nine standards a response to each of the applicable standards follows:
Standard B. Intent. The design and layout must incorporate and emphasize unique features of the land. All subdivisions should be designed to:
A. *Compliments neighborhood development and uses.*
Response: The design of Concord Plaza will compliment the residential area by adding higher quality homes within the Growth Boundary to the sparse single family parcels of the area.

Rezone Criteria

B. Reinforce the importance of public places such as boulevards, parks and open spaces.

Response: The Project will contain natural Open Space around the stormwater pond/park area and along the Indian Drain.

C. Protect existing natural resources and wildlife habitat.

Response: By developing Concord Plaza this will reduce pressure on surrounding natural resources. The Indian Drain will be maintained as much as possible in a natural state to encourage wildlife habitat. Future plantings around the pond will encourage water foul to visit the area.

D. *Mitigate erosion from water.*

Response: A Grading Plan drawn by a professional engineer will be submitted with the Development Application to be reviewed by the City's Development Engineer. River City will design a specific plan for the pond and drainageway connection. This will stabilize the bank and reduce water velocities and erosion, thereby increasing water quality.

Criteria D. The Zoning Standards

Standard D: Lot layout and Design

Response: Concord Plaza will meet all standards within the Zoning and Development Code. A copy of the proposed Concord Plaza Plat is included with this Development Application showing the lot layout. *The Project as designed will transition from rural densities to the North to more urban densities to the South. Lot design has considered this and created smaller lots to the South and larger lots along the northern boundary.*

Criteria E: Circulation

Response: Circulation will be as depicted on the plat with 5 new streets to serve the project. The main entrance point will be near the Southeast corner of the project. The location lends itself as most traffic will be headed South and East from the site.

Rezone Criteria

Criteria F: Location and Use of Open and Undeveloped Space
Response: The plan shows the location of Tract A and B. These are Open Space areas that will be used for irrigation and stormwater ponds. The parcels will be landscaped and it is anticipated that they will used for recreational purposes as well.

Criteria H: Compatibility with existing and proposed development on adjacent properties.
Response: Concord Plaza, as proposed, will be compatible with the adjacent parcels as it will be a transitional development helping to buffer low intensity farmlands to the North from industrial uses to the South. The surrounding homes are primarily single family detached. They are one and two story homes on larger rural and estate type parcels. In terms of density, intensity and architecturally the new homes will be compatible. The homes will be of a higher density and higher quality finish.

Criteria K: There is adequate land to dedicate for provisions of public services.

Criteria L: This project will not cause an undue burden on the City from maintenance or improvement of land and/or facilities.
Response: Concord Plaza will slightly increase the use of 21-1/2 Road. The developer will build all new infrastructure within the Concord Plaza development and give those improvements to the City of Grand Junction at no cost. Concord Plaza will add to the tax base through sales tax during construction and property tax upon the new homes.

Rezone Criteria

Criteria H: Compatibility with existing and proposed development on adjacent properties.
Response: Concord Plaza, as proposed, will be compatible with the previous approvals for the property. The surrounding area is primarily single family detached homes. The new homes will be 1 and 2 story single family homes similar in style to other subdivisions now being built by the developer.

Criteria L: This project will not cause an undue burden on the City from maintenance or improvement of land and/or facilities.
Response: Concord Plaza will connect to existing streets and utilities. The R4 density is a more efficient use of infrastructure. Concord Plaza will add to the tax base while utilizing bearing the entire financial burden for all improvements.

21.03.060 Cluster Developments
Cluster development was considered while looking at spacing and necessary road designs. As the design evolved it became apparent that clustering this development was not the direction the Applicant wanted to go. Therefore, clustering is not addressed as it is not a part of this application.

21.06.060 (h)
(h) Location and Use of Open and Undeveloped Space.
(1) The plat for each subdivision shall include and protect as much of the following open space as the Director deems reasonable:
(i) Natural, geologic or other hazard areas, such as potentially unstable slopes, faults, landslides, rockfalls, expansive soils, and floodplains.
Two parcels will be designated as open space tracts within the development. These area will be used for recreational activities, wildlife viewing and stormwater management. There are no expansive soils or unstable slopes that affect the site design. The topography of the site consists of 1-2% slopes towards the Southwest.

Rezone Criteria

(ii) Stream beds and corridors, bluffs, ridges, steep slopes, mature trees and/or stands of native vegetation, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors.

A site visit reveals there are no s*tream beds and corridors, bluffs, ridges, steep slopes, mature trees and/or stands of native vegetation. There are no rock outcroppings, wetlands, native upland ecosystems, riparian areas, or wildlife corridors.* The Indian Wash will continue to carry irrigation runoff. In the lower elevation section of this development (Southwest) a stormwater water quality pond will be built. This feature will create opportunities for plantings that will support wildlife habitat that currently does not exist.

(iii) Water features such as drainages, waste ditches, washes, canals, ditches, lakes, natural ponds, and retention and detention ponds.

The Indian Wash will continue to carry irrigation runoff from the North. The stormwater pond will become a water feature and focal point as landscaping matures.

(2) Location. The open space in each subdivision shall be located to create or enhance:

(i) Community focal points;

The Open Space location has been defined by nature. It itself will be the focal point. There are views of the Colorado National Monument from this area of the development. This will enhance community values and views.

(ii) Passive recreational opportunities;

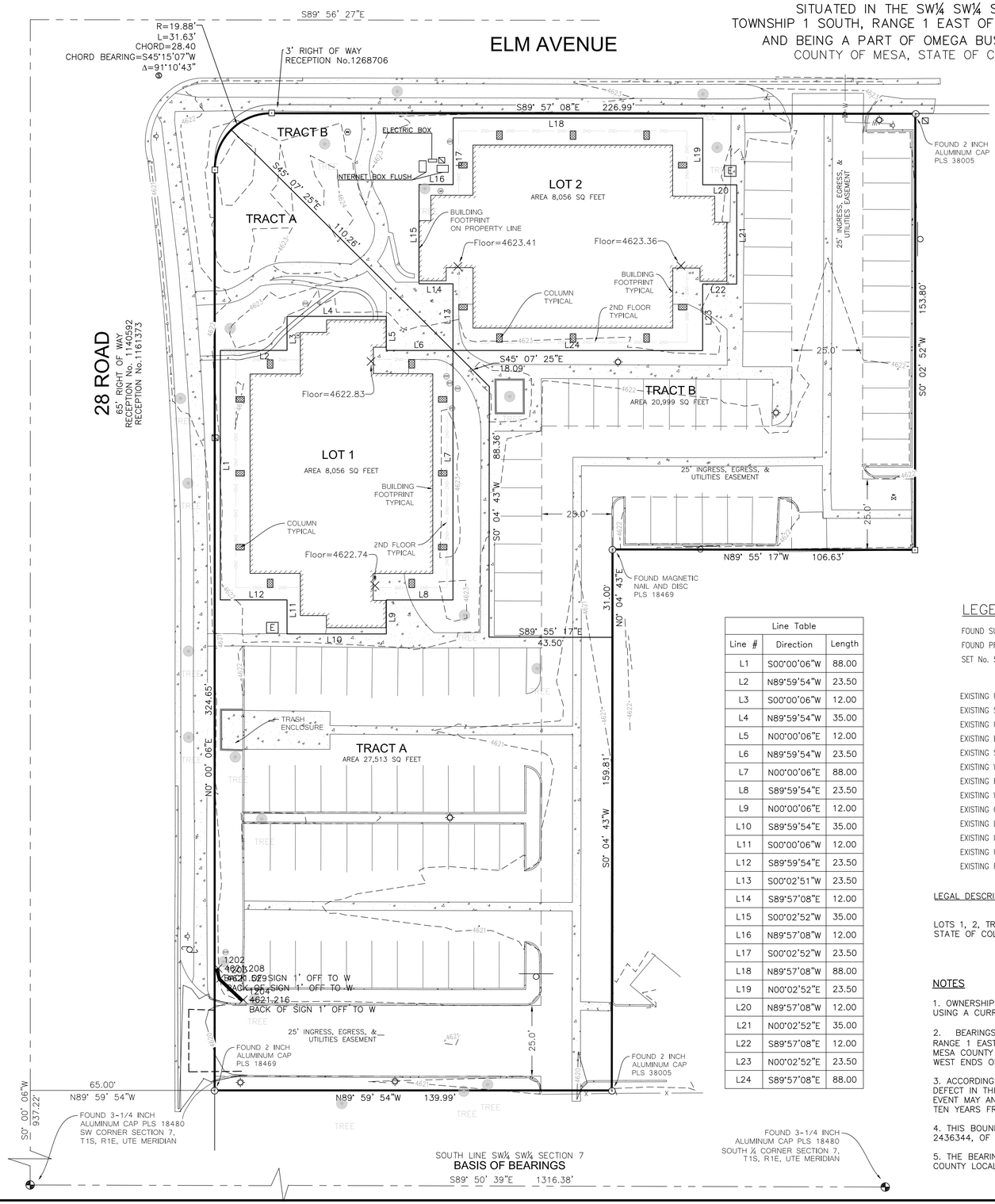
By using what is naturally occurring along the wash it is anticipated that through water foul and wildlife use of the open space this will create passive viewing opportunities for residents.

(iii) Active recreational opportunities;

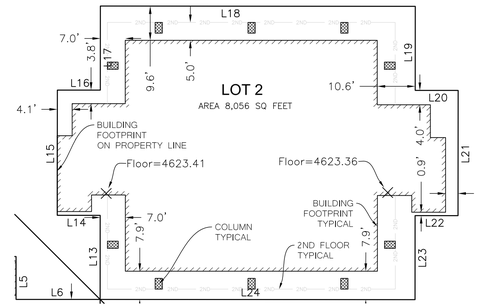
The trail to the pond connecting with neighborhood sidewalks will create active recreational opportunities such as walking, hiking and jogging as well as other recreational opportunities.

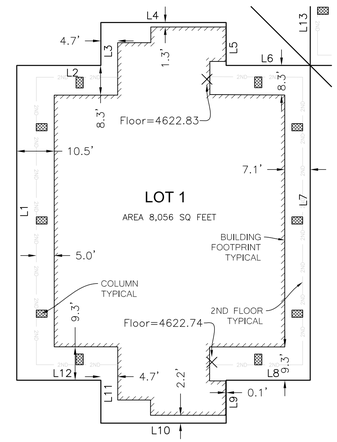
IMPROVEMENT SURVEY

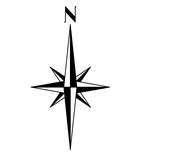
SITUATED IN THE SW¼ SW¼ SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF OMEGA BUSINESS PARK
COUNTY OF MESA, STATE OF COLORADO



Line Table		
Line #	Direction	Length
L1	S00°00'06"W	88.00
L2	N89°59'54"W	23.50
L3	S00°00'06"W	12.00
L4	N89°59'54"W	35.00
L5	N00°00'06"E	12.00
L6	N89°59'54"W	23.50
L7	N00°00'06"E	88.00
L8	S89°59'54"E	23.50
L9	N00°00'06"E	12.00
L10	S89°59'54"E	35.00
L11	S00°00'06"W	12.00
L12	S89°59'54"E	23.50
L13	S00°02'51"W	23.50
L14	S89°57'08"E	12.00
L15	S00°02'52"W	35.00
L16	N89°57'08"W	12.00
L17	S00°02'52"W	23.50
L18	N89°57'08"W	88.00
L19	N00°02'52"E	23.50
L20	N89°57'08"W	12.00
L21	N00°02'52"E	35.00
L22	S89°57'08"E	12.00
L23	N00°02'52"E	23.50
L24	S89°57'08"E	88.00







GRAPHIC SCALE:
1"=30'
30 0 30 60
LINEAR UNITS ARE U.S. SURVEY FEET

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	⊕
FOUND PROPERTY CORNER AS DESCRIBED	⊙
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	⊡
EXISTING UTILITY POLE	
EXISTING SIGN	
EXISTING UTILITY PEDESTAL	
EXISTING ELECTRIC TRANSFORMER	E
EXISTING SANITARY SEWER MANHOLE	S
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER METER	
EXISTING GAS METER	
EXISTING LIGHT POLE	
EXISTING IRRIGATION FEATURE	
EXISTING UNDERGROUND WATER LINE	W W W
EXISTING FENCE LINE	X

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION

CURVE LABEL ABBREVIATIONS:

R	RADIUS
L	ARC LENGTH
CHORD	LONG CHORD DISTANCE
BEARING	LONG CHORD BEARING
Δ	CURVE CENTRAL ANGLE

LEGAL DESCRIPTION:

LOTS 1, 2, TRACTS A AND B, ALL IN OMEGA BUSINESS PARK, COUNTY OF MESA, STATE OF COLORADO.

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.

2. BEARINGS ARE BASED ON THE SOUTH LINE OF SW¼ SW¼ SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED S89°50'39"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2436344, OF THE MESA COUNTY RECORDS.

5. THE BEARINGS SHOWN HEREON REPRESENT OMEGA BUSINESS PARK ROTATED THE THE MESA COUNTY LOCAL COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION:

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

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37904 5-19-2020

COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY

SITUATED IN THE SW¼ SW¼ SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020-062 FIELD WORK: KM
DATE: 5/19/2020 DRAWING NAME: 2020-062 DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

LEGAL DESCRIPTION

Parcel 1:
Lot 1,
OMEGA BUSINESS PARK
County of Mesa, State of Colorado

Parcel 2:
Lot 2,
OMEGA BUSINESS PARK
County of Mesa, State of Colorado

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Concord Plaza LLC ("Entity") is the owner of the following property:

(b) 518 28 Road, Grand Junction, CO. 81501 (known as Concord Plaza)

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

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

- (●) My legal authority to bind the Entity both financially and concerning this property is unlimited.
- ( ) My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- (●) The Entity is the sole owner of the property.
- ( ) The Entity owns the property with other(s). The other owners of the property are:

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

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

(e) NONE

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

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

Signature of Entity representative: Darin Carei

Printed name of person signing: Darin Carei - Member Manager

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 27 day of November, 2020

by Darin Carei

Witness my hand and seal.

My Notary Commission expires on August 19, 2023

MAKAELA SUE KELLAR
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194031444
MY COMMISSION EXPIRES AUG 19, 2023

Makaela Sue Kellar
Notary Public Signature

Sheila Reiner, Mesa County Treasurer
544 Rood Ave - Grand Junction CO 81501
Dept. 5027 - PO Box 20,000 - Grand Junction CO 81502-5001
Phone Number: (970) 244-1824

Account Number R032885 | Parcel 294307325001

Acres 0.00

Assessed To

CONCORD PLAZA LLC
518 28 RD UNIT 202A
GRAND JUNCTION, CO 81501

Legal Description

LOT 1 OMEGA BUSINESS PARK SEC 7 1S 1E

Situs Address

518 28 RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2019	$8,949.20	$0.00	$0.00	($8,949.20)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 08/05/2020					**$0.00**

Tax Billed at 2019 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.2350000*	$32.37
MESA CNTY ROAD & BRIDGE-GRA	0.2620000	$36.09
CITY OF GRAND JUNCTION	8.0000000	$1,102.00
GRAND RIVER MOSQUITO CTRL	1.4520000	$200.01
GRAND VALLEY DRAINAGE DIST	1.7480000	$240.79
LIBRARY DISTRICT	3.0070000	$414.21
COUNTY - DEVELOP DISABLED	0.2460000	$33.89
COUNTY GENERAL FUND	6.1480000*	$846.89
COUNTY ROAD & BRIDGE-1/2 LE	0.2620000	$36.09
SOCIAL SERVICES	1.6100000	$221.78
COUNTY TRANSLATOR TV FUND	0.0260000	$3.58
SCHOOL DIST# 51 GENERAL	24.3260000	$3,350.90
SCHOOL DIST# 51 BOND	9.4310000	$1,299.12
SCHOOL DIST# 51 OVERRIDE 96	2.6990000	$371.79
SCHOOL DIST# 51 2006 OVERID	2.1010000	$289.41
SCHOOL DIST# 51 2017 OVERRI	3.4140000	$470.28
Taxes Billed 2019	64.9670000	$8,949.20

* Credit Levy

Values	Actual	Assessed
OFFICES - LAND	$186,810	$54,170
OFFICES - IMPS	$288,190	$83,580
Total	$475,000	$137,750

City of Grand Junction
Review Comments

Date: October 22, 2020 **Comment Round No.** 1 **Page No.** 1 of 3
Project Name: Concord Plaza Rezone **File No:** RZN-2020-559
Project Location: 518 28 Road

Check appropriate [X] **if comments were mailed, emailed, and/or picked up.**

	Property Owner(s):	Concord Plaza, LLC Attn: Darin Carei
[ ]	**Mailing Address:**	1111 S. 7th Street, Grand Junction, CO 81501
[ ]	**Email:**	N/A **Telephone** (970) 234-0708
[ ]	**Date Picked Up:**	**Signature:**

	Representative(s):	Colorado Land Advisor, LTD Attn: Jeffery Fleming
[ ]	**Mailing Address:**	300 Main Street Suite 302, Grand Junction, CO 81501
[X]	**Email:**	LandAdvisor@ColoradoLandAdvisor.com **Telephone** (970) 812-3288
[ ]	**Date Picked Up:**	**Signature:**

	Applicant(s):	Senergy Builders, LLC Attn: Darin Carei
[ ]	**Mailing Address:**	1111 S. 7th Street, Grand Junction, CO 81501
[X]	**Email:**	DCarei@SenergyBuilders.com **Telephone** (970) 248-8500
[ ]	**Date Picked Up:**	**Signature:**

CITY CONTACTS

Project Manager: Jace Hochwalt, Senior Planner
Email: jaceh@gjcity.org **Telephone** (970) 256-4008

Dev. Engineer: Rick Dorris, Development Engineer
Email: Rickdo@gjcity.org **Telephone** (970) 256-4034

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING – Jace Hochwalt – jaceh@gjcity.org – 970-256-4031

1. The Applicant is seeking approval of a rezone of four parcels totaling 1.48 acres from B-1 (Neighborhood Business) to M-U (Mixed Use). The site is improved with two office buildings, each totaling approximately 11,272 square feet. The primary purpose of the rezone is to allow for higher density multi-family uses on the site. B-1 allows for a residential density range of up to 16 units/acre, which means the site can only accommodate 23 units total. The M-U zone district allows for up to 24 units/acre, which indicates that the sight could contain a maximum of 35 units. There is currently a Site Plan under review for the conversion of the existing office buildings to multi-family residential (SPN-2020-526). A total proposed unit count has not been confirmed as of the date of these notes.
No response required.

2. Planning Commission and Council Hearing dates are proposed as follows:
   1) Planning Commission Hearing: Tuesday, December 8th (meeting starts at 6:00pm).
   2) City Council First Reading (will be on consent agenda): Wednesday, December 16th (meeting starts at 5:30pm).

3) City Council Hearing and Decision: Wednesday, January 6th (meeting starts at 5:30pm)
No response required.

3. As of the date of this document, staff has not received any comments from the public about this proposal. A copy of the staff report will be provided to the Applicant prior to the Planning Commission hearing.
No response required.

CITY DEVELOPMENT ENGINEER – Rick Dorris –Rickdo@gjcity.org (970) 256-4034

No comments on Rezone.
No response required.

CITY FIRE DEPARTMENT – Matt Sewalson – Mattse@gjcity.org (970) 549-5855

The Grand Junction Fire Department's Fire Prevention Bureau has no objections to the proposed Rezoning. All applicable Fire Codes will be addressed through the site plan review and building permit process.
No response required.

CITY SURVEYOR – Renee Parent – reneep@gjcity.org (970) 256-4003

Improvement Survey

- Closure of boundary - I could not get the boundary to close, error ~0.16 ft.
- The drawing scales to 1"=20ft instead of 1"=30ft.
- The label of 'South 1/4 Corner Section 7' looks incorrect based on the distance shown for the basis of bearings line.
- Found some overlapping text.

Also, as a note. I could not find a deed/plat etc. that conveyed the 30ft of ROW north of Omega Business Park (30' portion of Bunting immediately south of the center of section line). This may need to be dedicated if the parcel is platted. If the parcel is platted, please add additional adjoining parcel information. A markup was provided.
No response required.

CITY ADDRESSING – Pat Dunlap – patd@gjcity.org (970) 256-4030

No Comments.
No response required.

PERSIGO WASTEWATER TREATMENT FACILITY – Stephen Stortz – stephens@gjcity.org (970) 256-4164

No comment for rezone proposal.
No response required.

OUTSIDE REVIEW AGENCY COMMENTS (Non-City Agencies)

Review Agency: Mesa County Building Department
Contact Name: Darrell Bay
Email / Telephone Number: Darrell.bay@mesacounty.us (970) 244-1651

MCBD has no objections to this project.
No response required.

Review Agency: Grand Valley Drainage District
Contact Name: Tim Ryan
Email / Telephone Number: tim.admin@gvdd.org (970) 242-4343

GVDD has no comment or objection.
No response required.

Review Agency: Xcel Energy
Contact Name: Brenda Boes
Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

Xcel has no objections, however the Developer needs to be aware that at the time of submitting an application with Xcel the following will be required and could happen:

1. Accurate BTU loads for the new homes will be required.
2. If determined by area engineer that reinforcement is needed to Xcel's gas main to support added loads from subdivision, said reinforcement will be at Developers expense.
3. Reinforcement costs are required to be paid prior to installation.

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. All Current and future Xcel Energy facilities' must be granted easement.
No response required.

Review Agency: Bureau of Reclamation
Contact Name: Alan Schroeder
Email / Telephone Number: aschroeder@usbr.gov (970) 248-0600

No Comments; outside of our area of concern.
No response required.

Review Agency: Regional Transportation Planning Office (RTPO)
Contact Name: Andrew Gingerich
Email / Telephone Number: andrew.gingerich@mesacounty.us (970) 683-4339

The site is very well served by transit. It is near Route 3 on Orchard Avenue and Routes 5 and 9 on North Ave. North Ave is envisioned in the 2045 RTP to be an enhanced transit corridor. The proposed multi-family development would be a transit supportive land-use.

Please include GVT / GVMPO staff when subsequent submittals are made for this project. In particular, we would like the opportunity to comment on access, pedestrian connectivity, and potential conflicts between modes and how to mitigate them.
No response required.

REVIEW AGENCIES (Who have not responded as of the due date)

1. CenturyLink
2. Grand Valley Irrigation Company

No response to this document is required.

Colorado Land Advisor Ltd.
Planning | Engineering | Design
300 Main Street #302 Grand Junction, CO. 81501
will be hosting:

A Neighborhood Meeting for a Rezone

When: Monday October 19th 5:30 PM

Where: 518 28 Road Grand Junction, CO. 81501(in the central courtyard)

Why: An Open House to present Senergy Builders redevelopment plans for Concord Plaza.
The property is located at 518 28 Road Grand Junction, CO. 81501. and consists of 1.48 acres

The property will be remodeled into a residential mixed-use development that will consist of 34 residential units and possible live/work units.

If you have questions before or after the neighborhood meeting please contact:

Applicant's Planner:
Colorado Land Advisor
Jeffery Fleming
300 Main Street Suite 302
Grand Junction, CO 81501
970.812.3288
landadvisor@coloradolandadvisor.com
ColoradoLandAdvisor.com

City Planner:
Jace Hocwalt, AICP
Associate Planner
250 North 5th Street
Grand Junction, CO. 81501
970.256.4008
JaceH@gjcity.org

GRAND JUNCTION CO 815

05 OCT 2020 PM 1 L



CITY OF GRAND JUNCTION
ATTN: JACE HOCHWALT
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

81501$2668

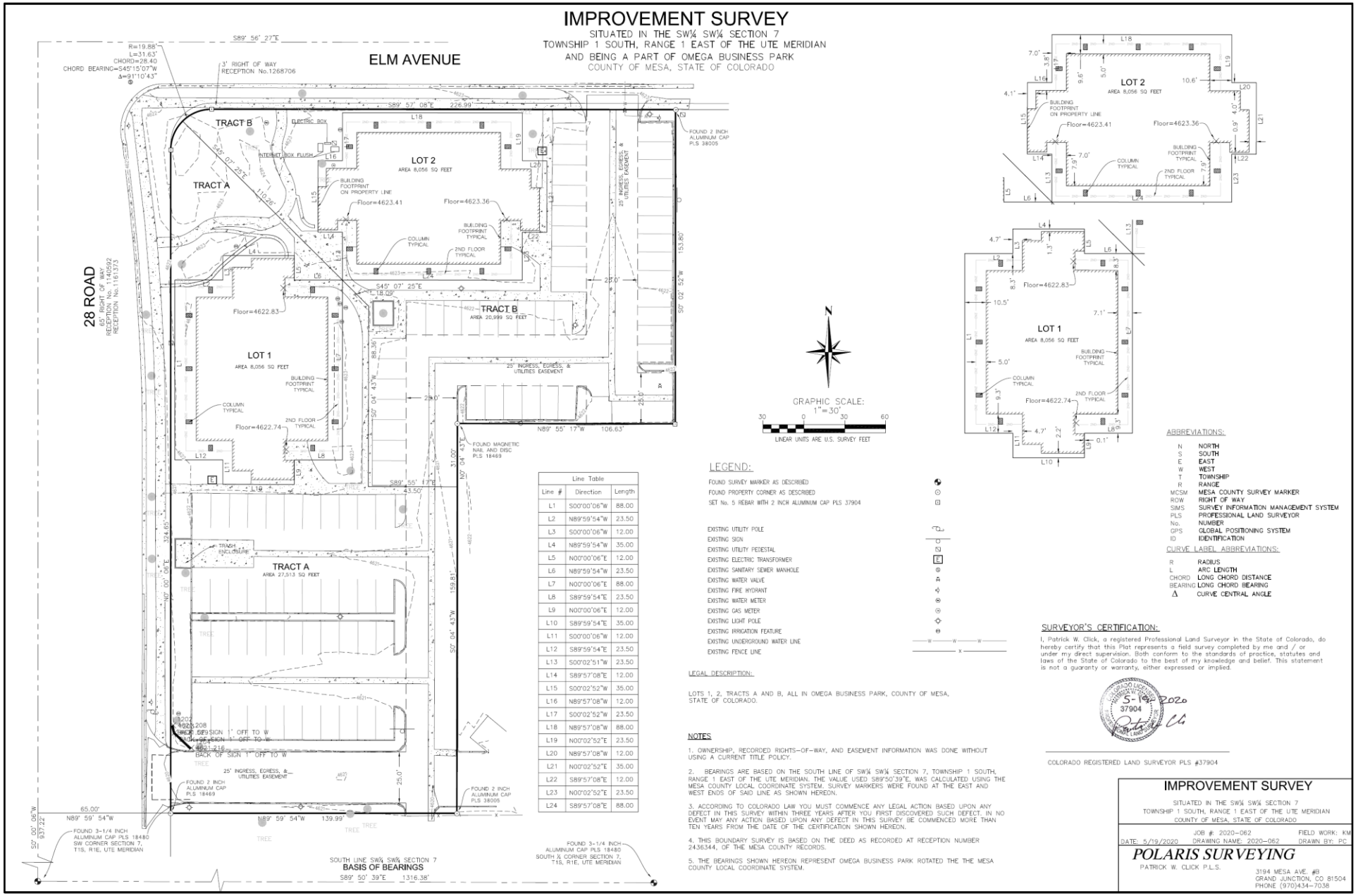
IMMEDIATE VICINITY MAP



EXPANDED VICINITY MAP



SITE IMPROVEMENT SURVEY



Line Table		
Line #	Direction	Length
L1	S00°00'06"W	88.00
L2	N89°59'54"W	23.50
L3	S00°00'06"W	12.00
L4	N89°59'54"W	35.00
L5	N00°00'06"E	12.00
L6	N89°59'54"W	23.50
L7	N00°00'06"E	88.00
L8	S89°59'54"E	23.50
L9	N00°00'06"E	12.00
L10	S89°59'54"E	35.00
L11	S00°00'06"W	12.00
L12	S89°59'54"E	23.50
L13	S00°02'51"W	23.50
L14	S89°57'08"E	12.00
L15	S00°02'52"W	35.00
L16	N89°57'08"W	12.00
L17	S00°02'52"W	23.50
L18	N89°57'08"W	88.00
L19	N00°02'52"E	23.50
L20	N89°57'08"W	12.00
L21	N00°02'52"E	35.00
L22	S89°57'08"E	12.00
L23	N00°02'52"E	23.50
L24	S89°57'08"E	88.00

ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION

CURVE LABEL ABBREVIATIONS:

R	RADIUS
L	ARC LENGTH
CHORD	LONG CHORD DISTANCE
BEARING	LONG CHORD BEARING
Δ	CURVE CENTRAL ANGLE

LEGAL DESCRIPTION:

LOTS 1, 2, TRACTS A AND B, ALL IN OMEGA BUSINESS PARK, COUNTY OF MESA, STATE OF COLORADO.

NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.

2. BEARINGS ARE BASED ON THE SOUTH LINE OF SW¼ SW¼ SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED S89°50'39"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.

3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THIS BOUNDARY SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2436344, OF THE MESA COUNTY RECORDS.

5. THE BEARINGS SHOWN HEREON REPRESENT OMEGA BUSINESS PARK ROTATED THE THE MESA COUNTY LOCAL COORDINATE SYSTEM.

SURVEYOR'S CERTIFICATION:

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

5-19-2020
37904

COLORADO REGISTERED LAND SURVEYOR PLS #37904

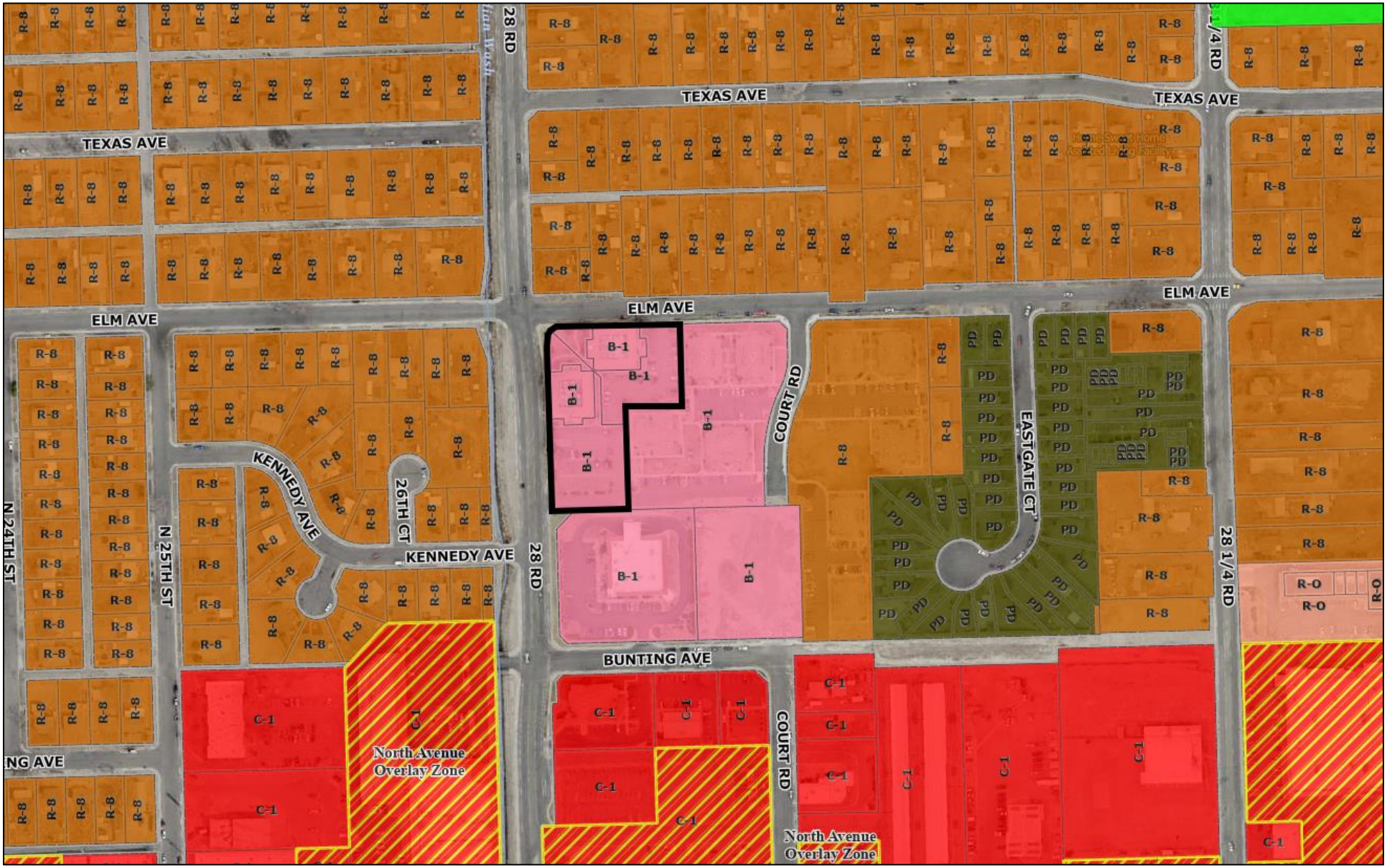
IMPROVEMENT SURVEY

SITUATED IN THE SW¼ SW¼ SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

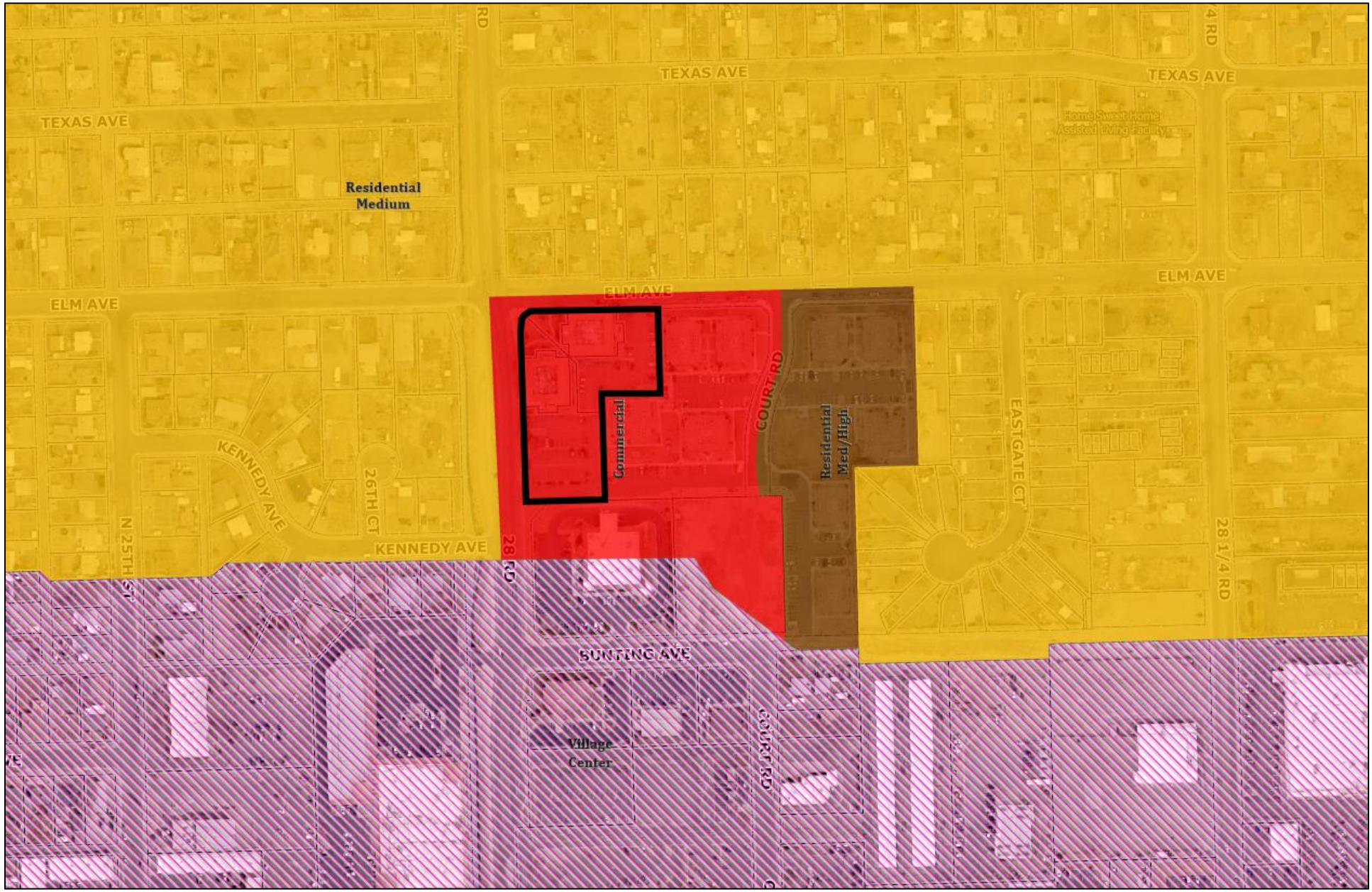
JOB #: 2020-062 FIELD WORK: KM
DATE: 5/19/2020 DRAWING NAME: 2020-062 DRAWN BY: PC

POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

CURRENT ZONING MAP



FUTURE LAND USE MAP



Concord Plaza – Rezone **File # RZN-2020-559**

Consider a request by Senergy Builders LLC to rezone 1.48 acres from a B-1 (Neighborhood Business) zone district to a MU (Mixed Use) zone district located at 518 28 Road.

View presentation here at 25:30

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Mr. Hochwalt made the note that the applicant is no longer Senergy Builders LLC and is now Concord Plaza LLC.

Questions for Staff

Commissioner Reece asked a question regarding any neighbor's comments.

Applicant's Presentation

Jeffery Fleming, project representative, was present and gave a statement regarding the request.

Questions for Applicant

Commissioner Gatseos made a statement regarding the Applicant's project report.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, December 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:46 p.m. on December 8, 2020.

Questions for Applicant or Staff

None.

Discussion

Commissioner Gatseos made a comment in support of the request.

Commissioner Kerk made a comment in support of the request.

Motion and Vote

DRAFT

Commissioner Gatseos made the following motion, “Madam Chair, on the Concord Plaza Rezone request from a B-1 (Neighborhood Business) zone district to a M-U (Mixed Use) zone district for a 1.48-acre property located at 518 28 Road, City file number RZN-2020-559, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded the motion. The motion carried 5-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING FOUR PARCELS TOTALING 1.48 ACRES FROM B-1 (NEIGHBORHOOD BUSINESS) TO MU (MIXED USE)

LOCATED AT 518 28 ROAD

Recitals:

Concord Plaza LLC (Owner) owns four parcels totaling approximately 1.48 acres at 518 28 Road (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Future Land Use Map as having a Commercial Future Land Use. The Owner proposes that the property be rezoned from B-1 (Neighborhood Business) to M-U (Mixed Use).

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

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

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

The following property shall be zoned M-U (Mixed Use):

Lot 1, Lot 2, Tract A, and Tract B of the Omega Business Park, in Mesa County, Colorado, as recorded at Reception #1268706 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 16th day of December, 2020 and ordered published in pamphlet form.

Adopted on second reading this 6th day of January, 2021 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 16, 2020

Presented By: Mike Nordine, Deputy Police Chief

Department: Police

Submitted By: Kirsten Armbruster, Project Engineer

Information

SUBJECT:

Grand Junction Public Safety Facilities Renovation (Re-Bid)

RECOMMENDATION:

Staff recommends the City Purchasing Division execute a Construction Contract with FCI Constructors, Inc of Grand Junction, CO for the Grand Junction Public Safety Facilities Renovation (Re-bid) project in the amount of $315,245.00.

EXECUTIVE SUMMARY:

This construction contract is for the remodel of the the Grand Junction Police Department Building to begin in January 2021.

BACKGROUND OR DETAILED INFORMATION:

As a result of the passage of 2B in 2019 the Grand Junction Police Department will have funding to hire an additional 31 positions in the coming years. The Police Building, located at 555 Ute Avenue was first occupied in 2012 after having been built to house the Department at 2012 staffing levels. There was no plan for future growth, either for staffing or the building. The addition of 2b staffing creates space issues for daily operations and limits the ability of the organization to adequately meet the public service demands going forward.

The 2021 Budget includes funding of $400,000 for a remodel of the existing space to better accommodate the Department's growth.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, and advertised in The Daily

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

Firm	Location	Bid Amount
FCI Constructors, Inc.	Grand Junction	$315,245.00
Ford Construction Co., Inc.	Grand Junction	$316,806.00
iiCON Construction Co.	Grand Junction	$346,740.00
Dare-Case Contracting Services LLC	Grand Junction	$348,716.23
ERES Companies	Grand Junction	$404,240.76 (after 1.0% prompt payment discount)
Asset Engineering Ltd.	Grand Junction	$404,533.12

FISCAL IMPACT:

Funding for this project was approved as part of the City of Grand Junction 2021 Capital Improvement budget adopted by City Council on December 2, 2020 in the amount of $400,000.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division execute a Construction Contract with FCI Constructors, Inc of Grand Junction, CO for the Grand Junction Public Safety Facilities Renovation (Re-bid) project in the amount of $315,245.00.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: December 16, 2020

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Greg LeBlanc, Sr. Assistant to the City Manager

Information

SUBJECT:

Authorize Payment of Architectural Costs for Las Colonias Retail/Restaurant Space

RECOMMENDATION:

Staff recommends approving this authorization.

EXECUTIVE SUMMARY:

The purpose of this item is to authorize the reimbursement to Grand Junction Economic Partner (GJEP) for architectural fees related to Las Colonias retail and restaurant space.

BACKGROUND OR DETAILED INFORMATION:

In April 2020, after publishing a Request for Proposals to design and build the Plaza Development at Las Colonias Park, the Las Colonias Development Corporation (LCDC) voted unanimously to sign a contract for architectural services with Blythe & Co. Blythe has completed their services and provided 100% plan sets for the builder to begin construction. Grand Junction Economic Partnership requests reimbursement for the payment for architectural services rendered by Blythe & Co for the Plaza Development. The total due to Blythe & Co is $142,000.

At the joint City Council - Downtown Development Authority (DDA) workshop, a discussion was held regarding the architectural costs associated with the Las Colonias retail and restaurant space. The DDA board moved to authorize the DDA Director Brandon Stam to negotiate with the City for the reimbursement to GJEP of the architectural costs, up to 50% of the amount. This subsequent action would authorize

the payment to GJEP for the architectural fees.

FISCAL IMPACT:

The total cost for the architectural fees is $142,000. If the City is authorized to reimburse GJEP for a portion of this amount, the City's portion would be $60,000.

SUGGESTED MOTION:

I move to authorize/not authorize payment to the Grand Junction Economic Partnership (GJEP) of $60,000.00 for reimbursement of architectural fees and costs for the Las Colonias retail and restaurant space.

Attachments

1. City Funding Request for Blythe
2. DDA Funding request for Blythe
3. ExhB_20200408_PRO_LasColoniasParkPlaza_BGco
4. 2030_20200930_LCPD_AddService-executed

December 7, 2020

City Council
C/O Greg Caton
City of Grand Junction
250 N. 5th St
Grand Junction, CO 81501

To the City Council:

In April 2020, after publishing a Request for Proposals to design and build the Plaza Development at Las Colonias Park, the Las Colonias Development Corporation voted unanimously to sign a contract for architectural services with Blythe & Co. As of today, they have completed their services and provided 100% plan sets for the builder to begin construction.

The Las Colonias Development Corporation requests payment for architectural services rendered by Blythe & Co for the Plaza Development. The total due to Blythe & Co is $142,000 and is included in the $6 Million project cost for the Plaza. Payment is due at this time. This request was also sent to the Downtown Development Authority.

Please reach out to me with any questions at (970)683-8778 or robin@gjep.org.

Thank you,

Robin Brown
Executive Director

December 7, 2020

Board of Directors
C/O Brandon Stam
Downtown Development Authority
437 Colorado Ave
Grand Junction, CO 81501

To the Board of Directors:

In April 2020, after publishing a Request for Proposals to design and build the Plaza Development at Las Colonias Park, the Las Colonias Development Corporation voted unanimously to sign a contract for architectural services with Blythe & Co. As of today, they have completed their services and provided 100% plan sets for the builder to begin construction.

The Las Colonias Development Corporation requests payment for architectural services rendered by Blythe & Co for the Plaza Development. The total due to Blythe & Co is $142,000 and is included in the $6 Million project cost for the Plaza. Payment is due at this time and should be made to the Las Colonias Development Corporation. This request was also sent to the City of Grand Junction.

Please reach out to me with any questions at (970)683-8778 or robin@gjep.org.

Thank you,

Robin Brown
Executive Director

Exhibit B

Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

April 8, 2020

Grand Junction Economic Partnership
Mr. Micah Adams, Real Estate Development Manager
122 N 6th Street
Grand Junction, CO 81501

Re: Fee Proposal for Architecture/ Engineering/ Consulting Services
Plaza Development at Las Colonias Park

Dear Mr. Adams and Selection Committee,

Thank you for including us on your shortlist for this exciting community project! We appreciate this opportunity and your desire to complete this work within the local community. We propose to provide all the work listed within your Request for Qualifications. As you review our proposal, please do not hesitate to contact us with questions.

1. **Project Phases Included:**
   a. Schematic Design (SD)
   b. Design Development (DD).
   c. Construction Documents (CD).
   d. Bidding Support (Bid) / Construction Administration (CA).

2. **Budget:**
   a. Per the provided RFQ documents, we understand the current project budget for the Plaza Development is $4,000,000, which accounts for both hard and soft costs.

3. **Fees:**
   a. We propose to provide the scope of work for the following fee of **$129,600**. A breakdown of this fee per project phase and design discipline is shown below:

Project Phase	Architecture	Civil Engineering	Landscape Architecture	Structural Engineering	MEP Engineering	Project Total
Schematic Design	$ 14,000	$ 1,500	$ 400	$ 6,000	$ 2,000	**$ 23,900**
Design Development	$ 14,000	$ 2,000	$ 400	$ 7,000	$ 6,500	**$ 29,900**
Construction Documents	$ 24,500	$ 2,500	$ 1,400	$ 11,000	$ 9,500	**$ 48,900**
Bid Support/ Construction Administration	$ 17,500	$ 500	$ 400	$ 6,000	$ 2,500	**$ 26,900**
Discipline Total	**$ 70,000**	**$ 6,500**	**$ 2,600**	**$ 30,000**	**$ 20,500**	**$ 129,600**

4. **Fee Assumptions:**
   a. Utilities are previously installed on site, connections to these utilities is part of design scope.
   b. The estimate is dependent on the availability and use of an AutoCAD base drawing of existing conditions provided by others.
   c. Reimbursable costs such as printing, shipping, travel, etc., are anticipated to be minimal. Any reimbursable costs required will be billed in addition to the fee above at cost plus 15%.

d. MEP design will include core and shell type Grey Box design.
e. Plumbing entry, fire protection entry if needed. Design of plumbing systems within the building shells is currently excluded.
f. HVAC rooftop unit sizing and locations, ducting to different spaces if necessary but no diffusers or space layout.
g. Electrical will include service sizes, panels to each space, exterior lighting including plaza, interior lighting minimum for code reasons and fire alarm provisions for any sprinklered buildings if necessary.

5. Other Conditions/ Assumptions:

a. Completing this project will require fast decisions by you and your team. We will need to set a schedule for meetings and adhere to the schedule if we are to be successful in completing this project for the proposed fee and schedule.
b. BG+co will assist with obtaining any necessary permits through the building department but have excluded permit fees from our proposal. We would like to be involved in the progress of city permitting in the case that city zoning and ordinance affect the design of the space.
c. If our proposal is accepted by you, we anticipate utilizing the AIA Document B133 contract document sent by you as a sample.
d. We will provide you with a copy of our current Professional and General Liability Insurance certificate.

6. Exclusions:

a. Our fee does *not* include the following:
    i. Design and bid packages for any interior elements, including but not limited to, tenant space design, toilet rooms, service areas or interior finishes. Included in our fee above is preliminary analysis of interior areas for different occupancy assumptions related to egress sizing, utility entry sizing, entry locations, etc.
    ii. Design and bid packages for fixtures, furnishings and equipment (FF&E). We are available to assist with this as an addition service, should you desire.
    iii. Cost estimating (provided by the CM/ GC).
    iv. Surveying.
    v. Geotechnical engineering.
    vi. Pavement Design.
    vii. Drainage Study or Pond Design (not anticipated but can be provided at additional cost).
    viii. Environmental assessment.
    ix. Energy analysis/ modeling and life-cycle analysis for building systems and envelope.
    x. Third-party sustainable certification (e.g. LEED).
    xi. Foodservice design.
    xii. Acoustical engineering.
    xiii. Audio/ visual equipment design.
    xiv. Other specialty consultants.
    xv. Obtaining permits.
    xvi. Fees for planning clearance or permits.

Again, we would like to thank you for considering our team for your professional service needs on this project. We appreciate any opportunity to provide our services in Grand Junction, especially on projects which can help our community connections as much as this one will.

If you have questions, please let us know. We look forward to hearing from you!

Sincerely,



Peter T. Icenogle, AIA
Director of Architecture
970-242-1058 o
970-778-3439 d
970-623-4016 c
picenogle@theblythegroup.com

BG+co
622 Rood Avenue
Grand Junction, CO 81501
www.theblythegroup.com

Attachment:
1. Hourly Rates

Copies to:
1. File

BG+co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

HOURLY RATE SCHEDULE

Principal	$165
Director	$130
Architect III	$110
Architect II	$95
Architect I	$80
Job Captain	$90
Intern III	$75
Intern II	$65
Intern I	$55
Project Manager III	$115
Project Manager II	$100
Project Manager I	$85
Clerical	$40

Reimbursable Expenses: Actual Cost plus 15%
(reproduction, shipping, lodging, meals, etc.)

Travel Expenses:
Office Vehicle - $60 / day plus fuel at cost plus 15%
Personal Vehicles - $0.58 / mile
Rental Vehicles – Actual rental rate and fuel cost, plus 15% of both

September 30, 2020

Grand Junction Economic Partnership
Robin Brown
122 N. 6th Street
Grand Junction, CO 81501

BG + co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

Re: Las Colonias Plaza Development
Additional Services Fee Proposal for:

- Revision of foundation systems from deep to shallow
- Addition of roof deck at building L1
- Addition of Radon Mitigation System design to MEP scope

Dear Robin,

As previously discussed and approved, I am writing this letter to request approval of additional services to accommodate efforts needed to revise the foundation systems of the buildings from deep to shallow, add a roof deck at Building L1, and add the radon mitigation system design to the MEP scope. We respectfully submit this proposal for additional services to complete this work. The fee associated with this request includes all associated work necessary for this effort. Our fee proposal is outlined below.

1. **Proposed fees:**
   a. Current Contract Amount: $ 129,600
   b. Additional Services Fee for revision of foundation system: $ 6,500
   c. Additional Services Fee for addition of roof deck to bldg. L1: $ 4,500
   d. Additional Services Fee for radon mitigation system design: $ 1,200
   e. **Total Revised Contract:** **$ 141,800**

2. **Statement of work:**
   a. General:
      I. Design as required to revise foundation systems at all buildings from deep foundation systems to shallow foundation systems.
      II. Design as required to add the roof deck at building L1 back into the scope of the project.
      III. Design as required to provide a radon mitigation system design for all buildings.
   b. This request includes work by the Architect, Structural Engineer, and MEP engineer.

Please let us know if you have any questions regarding this proposal. Attached is a standard AIA contract amendment document (Form G802) with the relevant information included. Thank you in advance for your consideration of our proposal.

Regards,

Peter Icenogle, AIA
President
BG + co.

Attachments:
AIA G802 Amendment 01

CC:
File

AIA® Document G802™ – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)* Las Colonias Plaza Development Las Colonias Park, Grand Junction, cO	**AGREEMENT INFORMATION:** Date: May 7, 2020	**AMENDMENT INFORMATION:** Amendment Number: 1 Date: September 29, 2020
OWNER: *(name and address)* Las Colonias Development Corporation 122 North 6th Street Grand Junction, CO 81501	**ARCHITECT:** *(name and address)* Blythe Group + co. 622 Rood Avenue Grand Junction, CO 81501	

The Owner and Architect amend the Agreement as follows:
Revision of foundation systems of all buildings from deep foundations to shallow, addition of roof deck at building L1 back into scope, addition of radon mitigation systems to the design.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
Increase in fee of $12,200

Schedule Adjustment:
Construction Drawings that include these changes are anticipated to be complete in Early to mid-October.

SIGNATURES:

BG + co.	Las Colonias Development Corporation
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*
Peter Icenogle	
SIGNATURE	**SIGNATURE**
Peter Icenogle, President	Robin Brown, chairman
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
September 29, 2020	9/30/20
DATE	**DATE**

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User Notes:

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: December 16, 2020

Presented By: Tamra Allen, Community Development Director, David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

An Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan

RECOMMENDATION:

The Planning Commission heard this item at a meeting on December 1, 2020 and voted (7-0) to recommended adoption of the One Grand Junction Comprehensive Plan.

EXECUTIVE SUMMARY:

The 2020 One Grand Junction Comprehensive Plan (Plan) is a 10 to 20 year plan that is applicable to the City's Urban Growth Area, an area generally located between 21 Road on the west, J Road on the north, 32 Road on the east and south to a boundary approximately one-quarter of a mile north of the Mesa County Landfill and will supersede and replace the 2010 Grand Junction Comprehensive Plan. The Plan is a product of 22 months of public outreach, stakeholder discussions, contributions by consultants, and work by City of Grand Junction staff. Whereas many plans take a narrower focus and are primarily intended to address future growth and land use within a community, this plan is truly comprehensive as it addressed the community's vision for a wide range of topics. The Plan identifies and establishes the City's vision by establishing plan principles, goals and strategies that will guide Grand Junction in reaching its vision.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The One Grand Junction Comprehensive Plan is an update to the City of Grand

Junction's previous Comprehensive Plan, which was adopted in 2010, and will supersede and replace the 2010 Comprehensive Plan upon its adoption. The updated Plan addresses changes that have occurred in the last decade and sets a course to guide policy and decision-making for the next 10 to 20 years.

The One Grand Junction Comprehensive Plan addresses issues within the municipal boundary of the City as well as in its planning area, specifically the Urban Development Boundary. The Plan is truly comprehensive and includes topics such as public safety, transportation, parks and recreation, education, community identity, inclusivity, resiliency, economic development, and resource stewardship, all of which collectively work to achieve the community's vision.

Plan Purpose

Grand Junction is authorized to prepare a comprehensive plan as a long-range guiding document to achieve its vision and goals under Colorado Revised Statutes §30-28-106 and §31-23-206. Under the Statute the only required elements is for the Plan to contain a recreational and tourism uses element which are covered under Plan Principle 2 Resilient and Diverse Economy and Plan Principle 7 Great Places and Recreation both found in Chapter 2 of the Plan. The One Grand Junction Comprehensive Plan addresses issues within the municipal boundary of the City as well as in its planning area including topics that not only addresses the diversity of topics listed above, but also how they interconnect, setting the City on track for efficiency and coordinated action. The One Grand Junction Comprehensive Plan also provides the policy framework for regulatory tools like zoning, and annexations and establishes a framework for fiscally responsible and well-managed growth. It is the City's 3-Mile Plan as required under Colorado State Statutes.

The Comprehensive Plan is not just a policy document for the City organization; it is a guide for the entire community that envisions the kind of place the community desires in the future, sets the overall direction for the changes we want, and outlines the steps the community will need to take to get there. It is not a definitive course of action or a legally binding obligation of what must be done. Rather, it is a guidance document that describes what the community would like to become and what steps and actions, partnerships, and policies will move the City forward to achieving its vision.

Public Engagement/Planning Process

The One Grand Junction Comprehensive Plan is founded on an inclusive and engaging community outreach process designed to gather input from a wide range of community stakeholders. This included residents, business owners and operators, developers and property owners, City officials and staff, and service providers. Engagement for each phase of the process emphasized a range of tools including small/focused group discussions, interactive online engagement, surveys, workshops, and presentations to groups across the City. The City also strived to provide avenues for engagement to

segments of the community that historically do not readily engage in planning processes and to seek input that better aligns with demographics; including targeted outreach for students and youth, those that are or identify as Latino or Hispanic ethnicity and Spanish-speaking residents. Collecting input and facilitating discussion, outreach has helped to identify the issues, opportunities, potential projects, key strengths and assets, and overall public vision as the community moves forward. The feedback received has helped to guide recommendations of One Grand Junction, ensuring that the Plan is responsive to the community it serves.

The City hosted a total of 33 focus groups and meetings, including an Advisory Committee Workshop, a Community Workshop, a Business Workshop, and a Visioning Workshop during the early months of the planning process and three public events held at the end of the planning process to review and obtain feedback on the draft document, One Grand Junction Comprehensive Plan. This outreach ensured the Plan is built on a variety of stakeholder input and feedback, both in-person and on-demand via online participation. In-person focus groups and workshops, online participation, and immersive outreach created a range of ways for participants to engage in the planning process. Although COVID-19 and the pandemic caused a partial delay to the project timeline, the project team adapted by expanding digital engagement options, and pushing for quality despite the obvious challenges.

Across all outreach formats, including in-person, online, and immersive outreach, there have been over 2200 engagement responses, each representing an instance of public participation. The term “engagement response” is used to acknowledge that an individual participant may engage with the planning process more than once. A list of meetings held during the planning process is included in the attachments.

Additionally, the City appointed a group of 16 citizens called the Comprehensive Plan Advisory Committee (CPAC) that met multiple times during the planning process to provide critical feedback, guidance, and direction on the formation of the plan.

<u>One Grand Junction Comprehensive Plan</u>
The Plan consists of five chapters and an Appendix.

Chapter 1: Introduction - The introduction presents the purpose of the Comprehensive Plan, how it should be used and updated, key factors in its development, and its organization. It addresses these topic areas, providing information on the Planning Area, planning timeframe, and the Plan’s relationship with the Zoning Code and the Municipal Code and other Plans. It introduces the planning process and explains how public outreach and engagement occurred.

Chapter 2: Plan Principles – This chapter establishes the community vision that guides the Comprehensive Plan and establishes goals and strategies for

implementation. There are eleven Plan Principles that guide the community in reaching its vision. Each starts with evaluating present conditions, asking “Where we are today?” Then it asks the question, “Where are we going?” and takes on the perspective of Grand Junction 20 years from now as a way of establishing what the community would like to have accomplished by 2040. Following this is a third question, “How will we get there?” This is where the plan draws a line from existing conditions to future goals, identifying specific strategies to help achieve those goals. The eleven Plan Principles include:

1. Collective Identity. This Plan Principle looks at preserving, promoting and celebrating Grand Junction's identity, diversity and history.

2. Resilient and Diverse Economy. This Plan Principle seeks to foster a vibrant, diverse and resilient economy, supporting a workforce, promoting business growth, supporting our tourism industry and investing in key infrastructure that supports businesses.

3. Responsible and Managed Growth. This Plan Principle supports fiscally responsible growth and annexation policies, encouraging infill and redevelopment, collaborating with regional entities and service providers, maintaining and building urban level infrastructure, and planning for and ensuring fiscal responsible delivery of City services and infrastructure.

4. Downtown and University Districts. This Plan Principle seeks to help these areas to become more livable while balancing needs, strengthening multi-modal connections and continuing to promote reinvestment into Downtown, the Riverfront, Lower Downtown and the area around CMU.

5. Strong Neighborhoods and Housing Choices. This Plan Principle promotes more opportunities that meet all community needs, partner with other housing providers in developing housing strategies, supporting investment in maintenance and amenities in existing neighborhoods, and fostering neighborhood development where people of all ages, incomes and backgrounds can live.

6. Efficient and Connected Transportation. This Plan Principle has goals that develop a safe, balanced and well-connected transportation system that has reliability, efficiency and safety. Other goals include the facilitating the movement of goods, encouraging transit, bicycling, walking and the need to plan for the future with emerging technologies and opportunities.

7. Great Places and Recreation Opportunities. This Plan Principle includes goals such as providing a safe and assessable network of parks, open spaces and trails, addressing equity of location of these, and maintaining access to public lands. Fostering opportunities to bring people together by developing great public spaces and

supporting the arts and culture community are also addressed.

8. Resource Stewardship. This Plan Principle focuses on promoting water conservation, water quality, sustainable development and waste reduction practices, all goals of Resource Stewardship. Other goals include the need to refocus conservation and sustainability efforts, preserve unique assets, manage the City's urban forest and practicing water wise landscaping.

9. Quality Education and Facilities. This Plan Principle identifies goals such as supporting District 51 in high-quality and assessable education, adequate facilities and infrastructure and support Mesa County Libraries in community-based education.

10. Safe and Healthy Community. This Plan Principle includes providing excellence in public safety and emergency response, promoting access to health and wellness, fostering a culture of inclusiveness, respecting diversity, and promoting a safe and resilient community.

11. Effective and Transparent Government. This Plan Principle establishes goals for the City to align day-to-day decision making and budgeting within the implementation of the Comprehensive Plan. It includes goals of providing opportunities for meaningful and inclusive community involvement, increasing the efficiency of City facilities, and upgrading the effectiveness of government programs and City services. Also, it includes the need for collaborating with local partners on mutual issues and developing and supporting leadership that reflects the diversity of the community.

Chapter 3: Land Use and Growth - This chapter illustrates and describes the type and location of future land uses within Grand Junction. The Plan utilizes a tiered growth approach meant to compliment the Land Use Map, a new feature that was not contemplated in the 2010 Plan, creating three tiers in a concentrical pattern moving outward from the City center and an incentive area that will influence how the City continues to prioritize and annex new growth The Land Use Map in Chapter 3—which replaces the 2010 Future Land Use Map is a familiar policy tool for the City. This Map along with Plan Principle 3, "Responsible and Managed Growth" in Chapter 2 and the "Area-Specific Policies" in Chapter 4 chart a course for balanced growth, promoting infill and redevelopment in the City's core as well as greenfield development on the City's edges. Chapter 3 also addresses target service levels for specific City services.

The following key factors are instrumental in informing the development of the plan's policy related to future growth.

Projected Population Growth – The State Demographer's population projections of an annual growth rate of 1.1% for the Urban Development Boundary means 24,000 additional people for a total of 124,000 by 2040. With the average household size at

2.2 persons per household, nearly 11,000 new dwelling units will be needed over the next 20 years.

Persigo 201 Service Area Boundary – The 1998 Persigo Agreement outlines requirements for annexation as a condition of development within the defined 201 boundary. Because of this agreement the City can expect nearly all of the growth in the Urban Development Boundary (UDB) will occur within the city limits.

Urban Development Boundary (UDB) – The 2010 Comp Plan established the UDB which under the Persgio Agreement is to align with the Persigo 201 boundary. The proposed 2020 Plan generally follows the 2010 UDB boundary with a few exceptions. Strategic adjustments were made to the UDB to better align the boundary with specific constraints, past Persigo 201 boundary decisions, and evolving policy related to greenfield development.

Housing Supply and Needs – Public input focused on the housing needs of the community and the lack of housing in certain price points. Comments also focused on concerns regarding those that are experiencing both acute and chronic homelessness. The Plan addresses housing, the need for it to be adequate, attainable and the need to address undersupply and housing type. It also addresses the need to collaborate on the topic of homelessness. This is particularly important as the community looks to build the projected 11,000 homes needed to be constructed through 2040 to accommodate expected growth.

Commercial and Employment Gaps and Needs – Public engagement in the planning process highlighted the need to ensure existing businesses can survive and grow and future business can start-up and thrive in a healthy environment. The Plan provides a Land Use Map identifying commercial and industrial areas which preserve existing business and employment areas and provide new areas for growth. In addition, a broad mixed-use land use category was created to allow for areas where both employment and housing can occur together providing neighborhoods access to goods and services, a reoccurring desire heard from many during public outreach.

Balanced Growth – The Plan envisions future growth will be both 1) infill and redevelopment and 2) greenfield development.

<u>Intensification and Growth Tiers Map</u>
The Intensification and Growth Tiers Map is intended to guide the City's long-term planning and reflect locational priorities for which the City should accommodate and prioritize the future population. This starts with the intensification of the City's urban core, which allows the City to support the efficient use of existing public facilities and services by directing development to locations where it can be adequately served by existing public facilities and services such as water, sewer, police, transportation,

schools, fire, stormwater management, and parks. Also, it allows the City to better align capital improvements and infrastructure investments with its financial resources and focus improvements in areas that already provide some level of urban service.

Growth in Grand Junction will continue to recognize the Urban Development Boundary as the area in which urban level development should occur and as such, this Comprehensive Plan focuses on urban intensification and three general tiers of development that fit within, and directly respond to, the established boundary. By adhering to the growth tiers for future development, the City will be well positioned to prepare for steady population growth, manage its existing land uses, and achieve its vision of responsible and managed growth.

The map identifies three tiers for future growth and acknowledges an area in which the city should continue to offer incentives for infill and redevelopment.

Tier 1: Urban Infill - Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.

Tier 2: Suburban Infill - Areas within the existing UDB and 201 that are urban-izing or proximate to areas that are urbanizing. This Tier also includes areas that were mostly developed in unincorporated Mesa County and infrequently improved with urban infrastructure such as curb, gutter, sidewalks, and parks.

Tier 3: Outward Growth - Areas predominantly characterized as rural and larger acreage properties not currently served by urban infrastructure and that are prioritized to stay rural for the duration of the 20-year planning horizon to promote more focused development activity in Tier 1 and Tier 2.

Incentive Areas - Areas consistent with past City plans and in general include the Rail, River, Downtown, and University Districts as well as the North Avenue Corridor. The State Highway 50 corridor in Orchard Mesa is also included.

Land Use Map

Chapter 3 establishes the Land Use Map. The Map includes nine land use categories; a significant simplification from the 2010 Future Land Use Map that included 22 land use categories.

Each land use category provides the allowable range of density, specific characteristics of the land use category, primary and secondary land uses permitted, and the implementing zone districts for each land use category.

The Map provides three land use categories for residential land uses, keeping in mind

that the densities should reflect those that are urban-level densities. These land use categories include Residential Low with densities of 2 to 5.5 dwelling units per acre; Residential Medium with densities of 5.5 to 12 dwelling units per acre; and Residential High with densities over 12 dwelling units per acre.

A highlight of the proposed 2020 Land Use Map as compared to the 2010 Land Use Map is the reduction of the number of categories; and identifying areas beyond the City's core, areas on the periphery or edges of the UDB that are shown as "Rural". The Map also provides for a Residential Rural designation. These areas are intended to remain rural (up to 1 dwelling unit per 5 acres) for the duration of the planning horizon thereby promoting more focused development activity in Tier 1 and Tier 2 where the other "urban" land use categories are and encourage growth in these two tiers. These Rural areas work in tantum with the Intensification and Growth Tiers Map to encourage these areas to remain rural for the foreseeable future.

Much was said by the public through the public engagement process for the need of the Plan to promote growth inward and limit growth and outward expansion of the City. To address this, a tool of this Plan establishes a minimum density of 2 dwelling units per acre. This is much different than the 2010 Comprehensive Plan that allows for residential estate development and densities as small as one dwelling unit per two acres. This minimum density tool establishes a much higher expected density for future rezones in the "Residential Low' land use category.

As the Community increases densities, the amount of land needed for growth decreases, reducing sprawl. Said in another way, if the City's next 5,000 single family homes were built in the R-1 and R-2 zone districts where the average gross density is close to one unit per acre, those homes and associated infrastructure (streets, open space, etc.) would cover 5,000 acres of land. Whereas, establishing a minimum urban density for new growth seeking a rezone for residential development is set at two dwelling units per acre, the same 5,000 homes would take up no more than 2,500 acres, reducing the amount of land or sprawl. The Plan does not propose to remove the Estate, R-1 and R-2 zone districts because they can't meet the new minimum density requirements. Existing areas of the City zoned either Residential Estate (RE), Residential -1 (R-1) and Residential - 2 (R-2) will remain and further development in those zone districts will be permitted. New rezones would adhere to the minimum density requirements established in this Plan.

<u>Servicing Growth</u>

Also found in Chapter 3 is a section on serving growth and looks at capacity requirements and level of service targets including domestic water, wastewater, flood control and drainage, transportation, police and fire protection, parks and recreation, other utilities (gas, electric, broadband, telecommunications), and public schools and libraries.

Chapter 4: Area-Specific Policies - While the Plan Principles and policies in Chapter 2 guide decision-making affecting the City as a whole, Area-Specific Policies in Chapter 4 guide the desired use, characteristics and form of development in specific locations within the City. This chapter outlines a vision and site-specific recommendations for two subareas: "Lower Downtown" and the "24 Road Corridor." Highlights include a clear vision of Leach Creek as a linear park and centerpiece of a vibrant new 24 Road corridor, and deeper dives into "catalyst sites" providing concept level detail to show what could be developed.

This chapter also includes area-specific policies for the Commercial, Mixed Use, and Industrial land use categories Design principles include Mix and Relationship of Uses, Circulation and Access, Building Form and Character, Streetscape, Parking and Service Entrances, Transportation Modes, and Relationship to Surrounding Areas.

Chapter 5: Implementation and Monitoring - This chapter calls for an implementation matrix to be crafted that provides the action items for the City as well as the designated roles and responsibilities of City departments and expected resources needed. The chapter also provides an overview of the process for creating updates and minor amendments to the plan. Lastly, the chapter calls for the City to regularly monitor the plan so as to reinforce the City's steadfast commitment to making measurable progress in achieving the community's vision.

Appendices
The appendices provide maps, graphics and information from the planning process, including a link to the Issues and Opportunities Report. The Appendices is divided into four sections:

Appendix A: Lists many reports and plans the City as completed that remain active and inform the Comprehensive Plan.

Appendix B: Includes many technical maps that inform the Plan. Maps include showing where there are problematic intersections, service areas for parks, broadband download speeds in the community, and a map showing where major grocers are located and where they are not.

Appendix C: A summary of the public process and outreach for the Comprehensive Plan.

Appendix D: List of potential funding sources and programs the City and community can tap into for future projects.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The notice of this public hearing was published November 24, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

The Planning Staff, in consultation with the City Attorney, have determined that §21.02.130 of the Code regarding amendment of the Comprehensive Plan is not applicable to the adoption of the One Grand Junction Comprehensive Plan ("Proposed Plan.") When adopted the Proposed Plan will replace the 2010 Grand Junction Comprehensive Plan ("Adopted Plan.") Accordingly, the criteria of § 21.02.130(c)(1), which relate to and concern amendments, are not controlling, legally operative or determinative for purposes of considering or adopting the Proposed Plan.

Furthermore, the amendment criteria found in the Code, which are applicable to a proposed change to the Adopted Plan for a particular property or area of the community, cannot relate to a process for adoption of the Proposed Plan that touches and concerns the entire community.

For these reasons staff finds and recommends the Planning Commission and City Council find that the criteria of §21.02.130(c)(1) are inapplicable and/or that the adoption process, including the extensive work of the Comprehensive Plan Advisory Committee and the public hearings on the Proposed Plan will afford sufficient information and provide a basis for due and careful consideration and adoption of the Proposed Plan.

FINDINGS OF FACT

After reviewing the 2020 One Grand Junction Comprehensive Plan request, for adoption to supersede and replace the 2010 Grand Junction Comprehensive Plan, the following findings of facts have been made:

1. The Plan develops a community vision with achievable goals

2. The Plan works to protect private property rights

3. The Plan addresses recreation and tourism pursuant state statute requirements for Master Plans.

4. The Plan will help guide and facilitate decision-making on land use and growth issues within the City.

5. The One Grand Junction Plan protects the public and preserves and creates opportunity to enhance quality of life

6. The One Grand Junction Plan will serve as the City's three-mile plan as required in C.R.S. 31.12.101 ET. SEQ

FISCAL IMPACT:

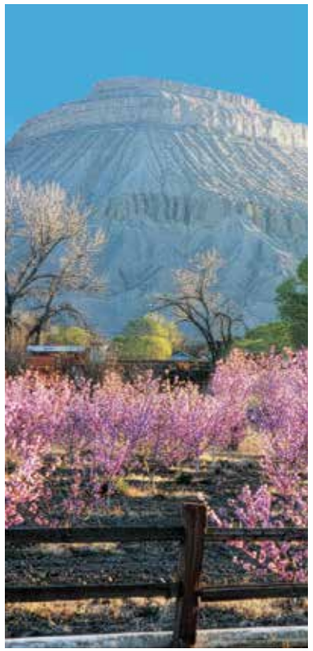
There is no direct fiscal impact from the request.

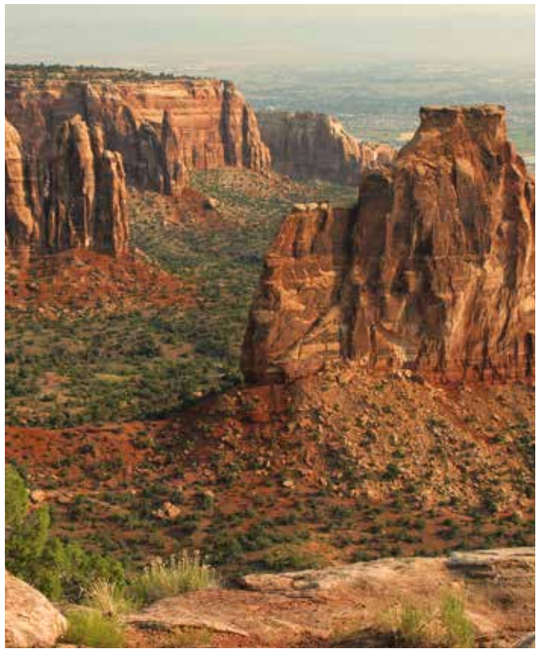
SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4971, an ordinance adopting the 2020 One Grand Junction Comprehensive Plan on final passage and order final publication in pamphlet form.

Attachments

1. Chapter 1 - Introduction
2. Chapter 2 - Plan Principles
3. Chapter 3 - Land Use and Growth
4. Chapter 4 - Area-Specific Policies
5. Chapter 5 - Implementation
6. Appendices - Part A
7. Appendices - Part B
8. Meetings held
9. Nov 4th Draft Plan Public Comments submitted between Nov 5 and Nov 22
10. Project Website - Virtual Engagement Comments
11. Public Comments on Nov 23rd Draft Plan
12. Planning Commission Minutes - 2020 - December 1 - Special Meeting - Draft
13. ORD-2020 Comp Plan121020jps
















ONE GRAND JUNCTION COMPREHENSIVE PLAN

DRAFT November 23, 2020

DRAFT
FOR PUBLIC REVIEW

DRAFT
FOR PUBLIC REVIEW

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ONE GRAND JUNCTION
COMPREHENSIVE PLAN

Acknowledgments

A special thank you to the residents of the City of Grand Junction and the greater Grand Junction Community who participated in the planning process for the One Grand Junction Comprehensive Plan. This Plan reflects the contributions and insights of the residents, businesspersons, property owners, representatives from various groups and organizations, and other community stakeholders. The Comprehensive Plan Advisory Committee was instrumental in guiding the planning process.

City Council
Duke Wortmann, Mayor
Kraig Andrews, Mayor Pro Tem
Rick Taggart
Chuck McDaniel
Phyllis Norris
Phillip Pe'a
Anna Stout

Planning Commission
Andrew Teske, Chair
Christian Reece, Vice Chair
William "Bill" Wade
Keith Ehlers
Sam Susuras
Ken Scissors
George Gatseos
Kim Kerk
Andrea Haitz, 1st Alternate
Sandra Weckerly, 2nd Alternate

Comprehensive Plan Advisory Committee
Ben Herman
Bethany Meyer
Cindy Enos-Martinez
Diane Schwenke
Doug Sorter
Erin Nix
Gary Schroen
Ivan Geer
Karen Bland
Merritt Sixbey
Mike Foster
Robin Brown
Ted Ciavonne
Vara Kusal
Keith Ehlers
Robert Erbisch

Prepared by
HOUSEAL LAVIGNE

with assistance from
WILLIFORD, LLC
land use & affordable housing
J·R ENGINEERING
A Westrian Company

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FOR PUBLIC REVIEW

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FOR PUBLIC REVIEW

LETTER FROM THE CITY MANAGER

Grand Junction is a community that is unique unto itself. With a history defined by a cyclical economy, Grand Junction is poised to enter a new era and an exciting future. A diversifying economy, a recent boom in tourism centered around its many cultural and recreational assets, and world-class natural beauty, Grand Junction attracts community members who are committed to its success while continuing the tradition of being a welcoming and friendly community.

It is my pleasure to present the One Grand Junction Comprehensive Plan. How our city looks and feels is shaped by our Comprehensive Plan. This Plan represents the next chapter in long-range community planning in Grand Junction. It is an update to the previous plan, which was adopted in 2010. Updating of the One Grand Junction Comprehensive Plan is a multi-year project - one which includes multiple phases of public and stakeholder engagement as well as the utilization of a variety of engagement tools used to actively engage with the community in a meaningful way.

One Grand Junction reflects the input of thousands of individuals as well as numerous organizations and agencies that contributed to the plan process. With this Plan, we celebrate our past accomplishments while also recognizing future challenges and opportunities. With our long-range vision and plan principles, One Grand Junction Comprehensive Plan will shape decision-making and funding priorities to implement the future the community desires.

-Greg Caton
City Manager



DRAFT
FOR PUBLIC REVIEW

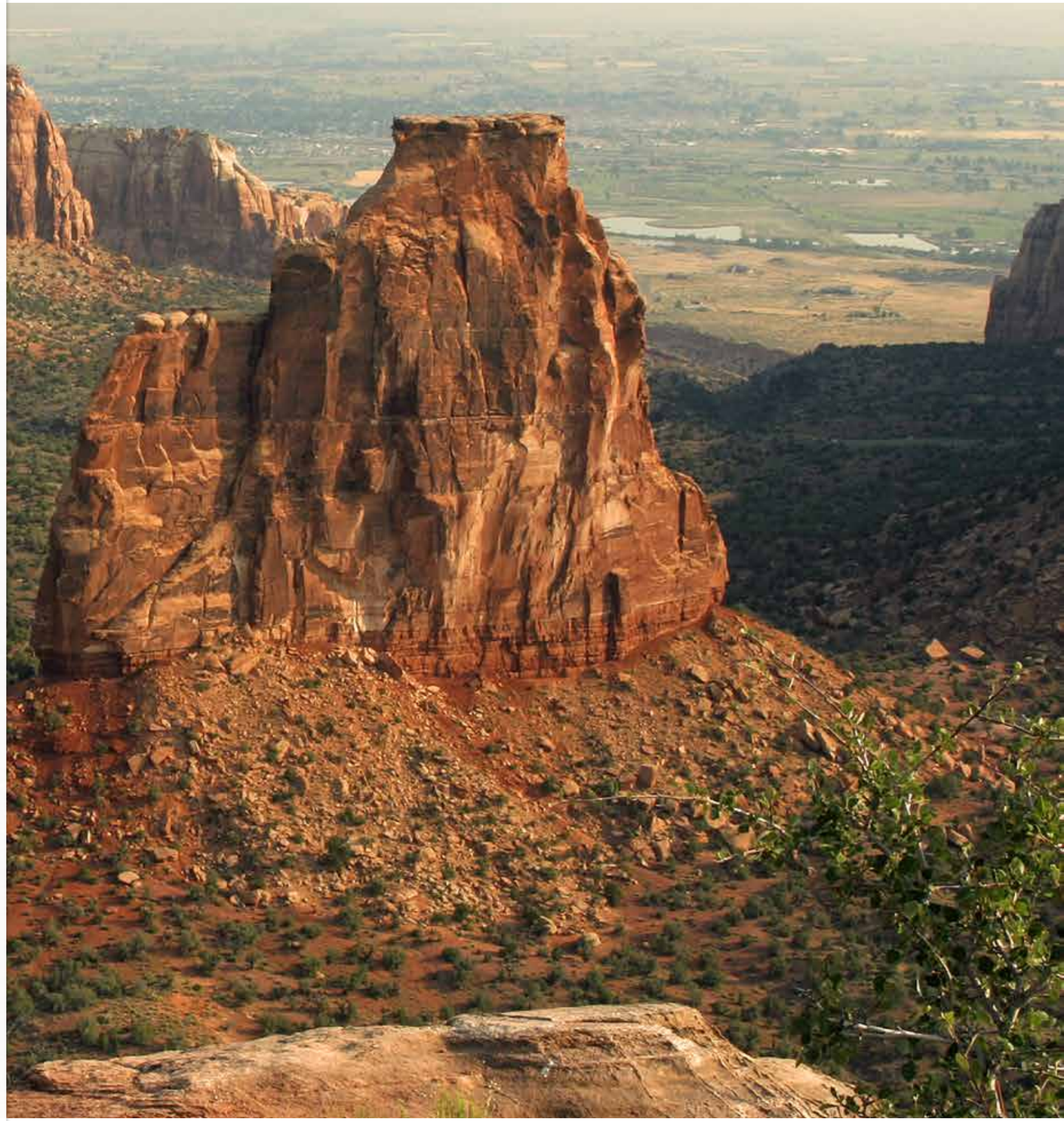


CHAPTER 1
INTRODUCTION

This document is an update to the City of Grand Junction's previous Comprehensive Plan, which was adopted in 2010 and supersedes and replaces it. The updated Plan addresses changes that have occurred in the last decade and sets a course to guide decision-making for the next 10 to 20 years.

Grand Junction is authorized to prepare a comprehensive plan as a long-range guiding document to achieve its vision and goals under Colorado Revised Statutes §30-28-106 and §31-23-206. The One Grand Junction Comprehensive Plan addresses issues within the municipal boundary of the City as well as in its planning area including topics such as public safety, transportation, parks and recreation, education, community identity, inclusivity, resiliency, economic development, and resource stewardship, all that collectively work to achieve the community's vision. The One Grand Junction Comprehensive Plan also provides the policy framework for regulatory tools like zoning, and annexations and establishes a framework for fiscally responsible and well-managed growth.

The Comprehensive Plan is not just a policy document for the City organization; it is a guide for the entire community that envisions the kind of place we desire in the future, sets the overall direction for the changes we want, and outlines the steps we will need to take to get there. It is not a definitive course of action or a legally binding obligation of what must be done. Rather, it is a guidance document that describes what the community would like to become and what steps and actions, partnerships, and policies will move the City forward to achieving its vision.



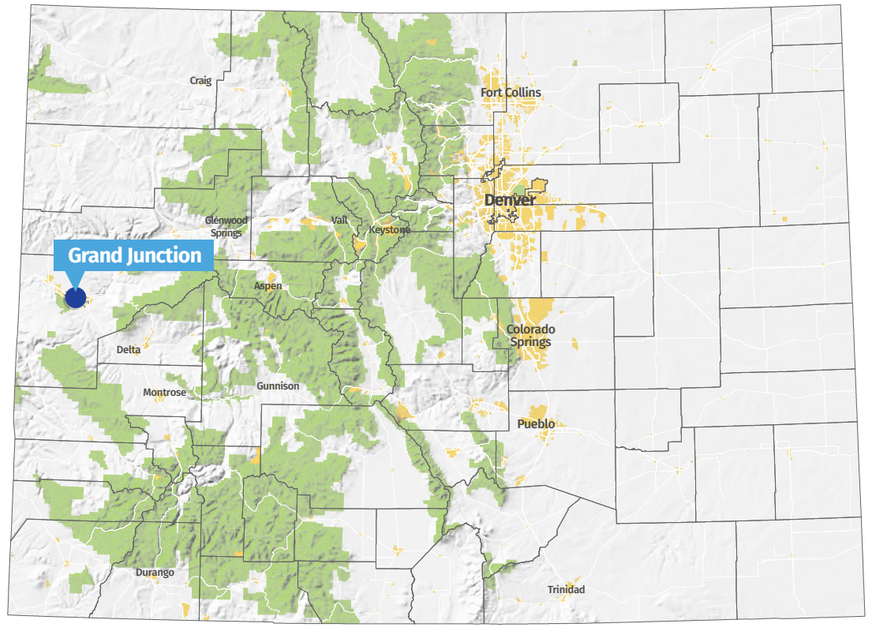
Planning Area

Geographical Considerations

The City of Grand Junction is the county seat and largest municipality in Mesa County, located about 20 miles from Colorado's western border with Utah. The city encompasses roughly 40 square miles in the center of Mesa County between the City of Fruita and the Town of Palisade. It is the largest city on the Western Slope and a central hub between the cities of Denver and Salt Lake City along Interstate 70. The city is flanked in all directions, except to the northwest, by natural topography and public lands including Bureau of Land Management (BLM) lands (North, East, South, and West) as well as by lands maintained by the National Parks Service (NPS) designated as the Colorado National Monument.

Urban Development Boundary (UDB)

The Urban Development Boundary (UDB) was adopted jointly by the City and Mesa County as part of the 2010 Comprehensive Plan and continues with limited modifications to be the boundary within which the City actively plans for growth through the One Grand Junction Comprehensive Plan. Analysis conducted in 2010 that was revisited as part of the 2020 planning efforts to update found the UDB should continue to serve as the boundary for urban level development and that, based on demographic and market studies, logical and orderly growth could be accommodated within the UDB in terms of both current and long-term needs.



Parts of the Plan

One Grand Junction is organized into six distinct sections:

Chapter 1: Introduction

Presents the purpose of the Comprehensive Plan, how it should be used and updated and key factors in its development.

Chapter 2: Plan Principles

Establishes the community vision that guides the Comprehensive Plan and establishes goals and strategies for implementation.

Chapter 3: Growth and Land Use

Illustrates and describes the type and location of future land uses within Grand Junction. This section also addresses target service levels for specific City services.

Chapter 4: Area-Specific Policies

Outlines a vision and site-specific recommendations for two subareas: "Lower Downtown" and the "24 Road Corridor." Includes commercial, industrial, and mixed use area-specific policies.

Chapter 5: Implementation and Monitoring

Presents specific actions that the City should pursue as it seeks to implement recommendations of the One Grand Junction Comprehensive Plan.

Appendices

Presents maps, graphics, and information from the planning process, including the Issues and Opportunities Report.

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Planning Area

Growth Constraints

- Cooperative Planning Area (CPA)
- Colorado National Monument
- Bureau of Land Management

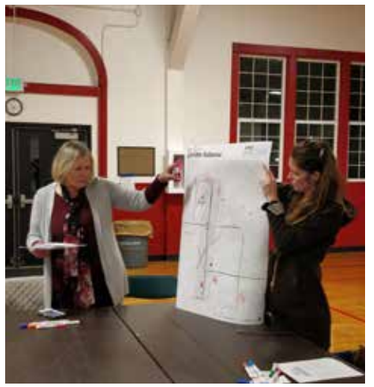
Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Comprehensive Plan in Context

Relationship between the Comprehensive Plan and Zoning

The Zoning and Development Code ("Code"), Title 21 of the Grand Junction Municipal Code, regulates and directs the development of property. The Code provides that zoning and development actions shall be consistent with the Comprehensive Plan. The requirement for consistency between the Comprehensive Plan and the City's Code should be maintained. In doing so, the Code, including the Official Zone District Map, should be reviewed to ensure that it effectively implements the vision of the Comprehensive plan-or be amended to do so. Absent action by the property owner or the City, existing zoning remains in place.

Relationship between the Comprehensive Plan and the Municipal Code

Further, the City's Municipal Code should be reviewed to ensure consistency with the vision and recommendations of the Comprehensive Plan.

Relationship to Other Plans

Previously adopted plans, studies, and reports completed by or for the City of Grand Junction are important to the current comprehensive planning process. The 2010 Comprehensive Plan is first among these as it contains many guiding principles and information that have remained relevant to the City's vision a decade later. In addition, many of the 2010 Comprehensive Plan policies and recommendations remain consistent with the One Grand Junction Plan. Where this consistency occurs, polices and recommendations from the previous plan have been incorporated into the One Grand Junction Plan.

Other plans such as neighborhood or "subarea plans," downtown plans, and other community plans also remain important for City long-term planning and provide for a more granular assessment and recommendations for specific areas (e.g. Redlands Area Plan, Pear Park Neighborhood Plan) or specific services (e.g. Parks and Recreation Master Plan, Circulation Plan, and Wireless Master Plan). These plans remain guiding documents to the City and should be reviewed for consistency with One Grand Junction Comprehensive Plan and updated periodically.

Relationship to Three-Mile Plan

Colorado law (C.R.S. §31-12-101, et. seq) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The law does not expressly establish whether the entire three-mile boundary area or just the area of the annexation is to be planned by the three-mile plan. However, and as is the case in Grand Junction, because the City's master planning includes consideration of annexation policies, the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such and pursuant to C.R.S. §31.12.101, et seq, the City recognizes this Comprehensive Plan and its Urban Development Boundary as the City's Three-Mile Plan.

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Timeframe/ Planning Horizon

The One Grand Junction Comprehensive Plan is a blueprint for the future that will guide the City in its decision making for the next 10 to 20 years. Plan monitoring, amendments, and updates will ensure timely adjustments to the timeframe as strategies are achieved and unforeseen changes occur.

Process Overview

One Grand Junction is a product of a community-driven planning process that incorporated engagement with residents, business owners, local officials, City staff, service providers, a Comprehensive Plan Advisory Committee (CPAC), and other community stakeholders. The planning process centered around four phases:

Phase 1: Issues and Opportunities Identification

This phase included extensive public outreach through community meetings, focus groups, online engagement, and interviews. The outreach was supplemented with field reconnaissance; inventories; and reading and analysis of past plans, studies, and policy initiatives. It also included analysis of demographic trends and market factors including industrial, office, housing, and retail market sectors that assist in informing the trajectory of Grand Junction. The phase culminated in the production of an Issues and Opportunities Report (IOR) that summarized existing conditions in Grand Junction at the outset of the planning process. The document was made available to the public on October 15, 2019.

Phase 2: Community Values and Vision

This phase developed and confirmed ideas regarding Grand Junction's collective values and community vision. Visioning statements were based on community input, a public workshop, and feedback from the Comprehensive Plan Advisory Committee (CPAC). Subsequently, goals and strategies were developed to implement these vision statements.

Phase 3: Subareas

Detailed subarea plans provide more specific recommendations for two key areas of Grand Junction. The subareas were selected through discussion and input with the planning team and the CPAC. A subareas workshop with the public, as well as online tools, were utilized to solicit input. The community explored site-level improvements in the identified subareas and provided direct feedback into the development of the subarea plans.

Phase 4: Plan Development

Drawn from the community engagement and input, the last phase of the Plan development included the overall organization of plan principles and their corresponding goals and strategies. This phase included the finalization of specific actions, partnerships, and policies necessary to implement the One Grand Junction Comprehensive Plan. This phase included meetings with the CPAC and a public open house to seek feedback on the draft. It also included workshops with the City's Planning Commission and City Council to review the draft plan before adoption.

Public Engagement and Outreach

A long-range comprehensive plan needs to be built on a foundation of community engagement. From the beginning, the planning process focused on creating opportunities for residents and stakeholders to have conversations about the challenges the City faces, the opportunities in front of the City and the assets available within the community. Engagement for each phase of the process emphasized a range of tools including small/focused group discussions, interactive online engagement and surveys, workshops, and presentations to groups across the City. The City also strived to provide avenues for engagement to segments of the community that historically do not readily engage in planning processes and to seek input that better aligns with demographics.

Targeted outreach was designed for students and youth, those that are or identify as Latino or Hispanic ethnicity and Spanish-speaking residents.

Additionally, the City appointed a group of 16 citizens called the Comprehensive Plan Advisory Committee (CPAC) that met multiple times during the planning process to provide critical feedback, guidance, and direction on the formation of the plan.

A full summary of public outreach can be found in the Appendices.

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CHAPTER 2
PLAN PRINCIPLES

One Grand Junction's Eleven Plan Principles examine "Where We Are Today". Each Plan Principle includes a "Where We Are Going" section describing Grand Junction in the year 2040 and provides a retrospective of the accomplishments and successes that will have occurred since the Plan's adoption. The Plan Principles were derived directly from ideas and themes generated during the community outreach process and provide a foundation for One Grand Junction's recommendations and policies. These eleven plan principles listed below and presented in this chapter establish goals and strategies to help to community achieve its vision.

- *Plan Principle 1: Collective Identity*
- *Plan Principle 2: Resilient and Diverse Economy*
- *Plan Principle 3: Responsible and Managed Growth*
- *Plan Principle 4: Downtown and University Districts*
- *Plan Principle 5: Strong Neighborhoods and Housing Choices*
- *Plan Principle 6: Efficient and Connected Transportation*
- *Plan Principle 7: Great Places and Recreation*
- *Plan Principle 8: Resource Stewardship*
- *Plan Principle 9: Quality Education and Facilities*
- *Plan Principle 10: Safe, Healthy, and Inclusive Community*
- *Plan Principle 11: Effective and Transparent Government*



Plan Principle 1: Collective Identity







Where We Are Today

Sense of Place

Belonging, identity, and a sense of community shape daily life for residents in Grand Junction. Rooted in shared experiences and the history of the place, the contemporary sense of collective identity in Grand Junction reflects a unique and dynamic mixture. This identity has evolved and continues to evolve in response to changing conditions. Much of the city's identity is captured in the landscape of the Downtown District, which has numerous historical structures and extensive art bisected by railroad and highway, bounded by the Colorado River. The city's three defining geological features–the Grand Mesa, the Colorado National Monument, and the Bookcliffs are all visible from Main Street.

Agricultural Roots

Among the oldest features of this collective identity is the community's agricultural origin, which continues to drive the city's self-image in many ways. Cherished cultural events, businesses, and symbols revolve around agriculture, including the Market on Main, the wine industry, and the celebrated Palisade peach. This living history of agriculture is intimately linked to the city's small-town feel and is ingrained in the landscape. Complex and difficult histories define Grand Junction's sense of the past.

Evolving Economy

These chapters include the removal of the Ute tribes in 1881, the mid-century uranium boom and its radioactive legacy, and major economic busts such as the one that began with the infamous Black Tuesday of 1982. Today, the City faces the COVID-19 pandemic that may affect the local economy in ways unlike historic cycles. In navigating these challenges, Grand Junction's identity celebrates independence and has taken on elements of resiliency, grit, and industriousness.

Cultural Influences

Grand Junction's local culture draws on many influences, including the contributions of the many cultural groups that have contributed to Grand Junction's growth over the past century and a half. The annual Cesar Chavez Celebration as well as the naming of both Las Colonias and Dos Rios parks highlight the role of Hispanic and Latino cultures in shaping the community. Country Jam celebrates the unique culture of the American West and one of its great cultural symbols, country and western music. The Downtown Art Festival and ever-present Art on the Corner installations celebrate the creative spirit that has made Grand Junction a hub for artists on the Western Slope.

Growing and Changing

Like in all communities, Grand Junction's identity is continually evolving. Beyond attending the Junior College World Series (JUCO) each spring, there is a surge in outdoor recreation; today Grand Junction's recreation culture is blooming. Both long-time and new residents as well as people outside the community increasingly identify Grand Junction as an outdoor mecca with mountain biking and rafting with similar accolades for the areas access to hiking, hunting, fishing, wildlife viewing, four-wheeling, horseback riding, and snow skiing. City residents also share a sense of the impending future, in which long-standing industries will adapt to new economies, small and mid-size Western communities will grow by leaps and bounds, and an increasingly diverse and metropolitan environment will bring new cultural influences. Residents would like to see the best of their identity preserved through coming transitions and seek to strengthen, grow, and share the community's identity through periods of change.

Where We Are Going

Retaining Charcter

By the year 2040, Grand Junction residents are known to be deeply attached to their community, and they find ways to demonstrate their pride in calling it home. The community has grown, diversified, and encountered new cultural influences. In response, its residents have creatively adapted their sense of identity, retaining the things that have made the city special and incorporating new ideas to propel the community forward. It is exactly this strong sense of character that continues to drive the city's growth and success, attracting new people, ideas, and businesses with a unique character, plentiful assets, a business-friendly reputation, and high quality of life. Grand Junction still has its small-town feel, but its urban amenities include world-class medical services, a successful university, an activated riverfront, and an increasingly lively Downtown. All it takes is a walk around Downtown to glimpse the long-standing layers of the city's history, now interspersed with the signs of innovation.

Old and New

So it is that, in 2040, Grand Junction continues to be the cultural and economic center of the region. Overall, the City has worked diligently to protect the assets that make Grand Junction unique. Agriculture, industry, and recreation all continue to play major roles in the economy and identity of the place. New sectors and interests have emerged alongside these standbys, and new influences have continued to fuel the local art scene.

Key Features

Events, institutions, and places that defined the city in past generations continue forward, offering a chance for new residents to meaningfully connect to the community's past. Key fixtures of the local culture–including the Colorado River, the Colorado National Monument, and the Grand Mesa–provide points of reference for the progress that has been made. These key features, combined with the sensible approach to growth and preservation of the community's most important places and spaces, have greatly contributed to local pride. Meanwhile, new events and ideas have bestowed new meanings on places, and the city's repertoire of cultural symbols has evolved.

Striking a Balance

The continual integration of cultural influences has helped the city to foster a positive and accepting approach to difference. This evolution has accelerated as the city has grown and become more metropolitan, but the city's history has not been displaced. Instead, a successful balance between tradition and change has resulted in a place that feels comfortable, desirable, and meaningful to all residents and visitors, no matter their race, gender, ability, income, age, or sexual orientation. A widespread and deep-rooted sense of belonging can be felt throughout the community. Broad participation in public life is evidence of this achievement.

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How We Will Get There

1. ***Preserve, promote, and celebrate Grand Junction's identity, diversity, and history.***

a. **DIVERSITY AND ACCEPTANCE.** Cultivate a social and economic environment that values differences and celebrates a variety of identities and backgrounds.

b. **CULTURAL EVENTS.** Support efforts throughout the community to provide cultural events reflective of the community's diversity.

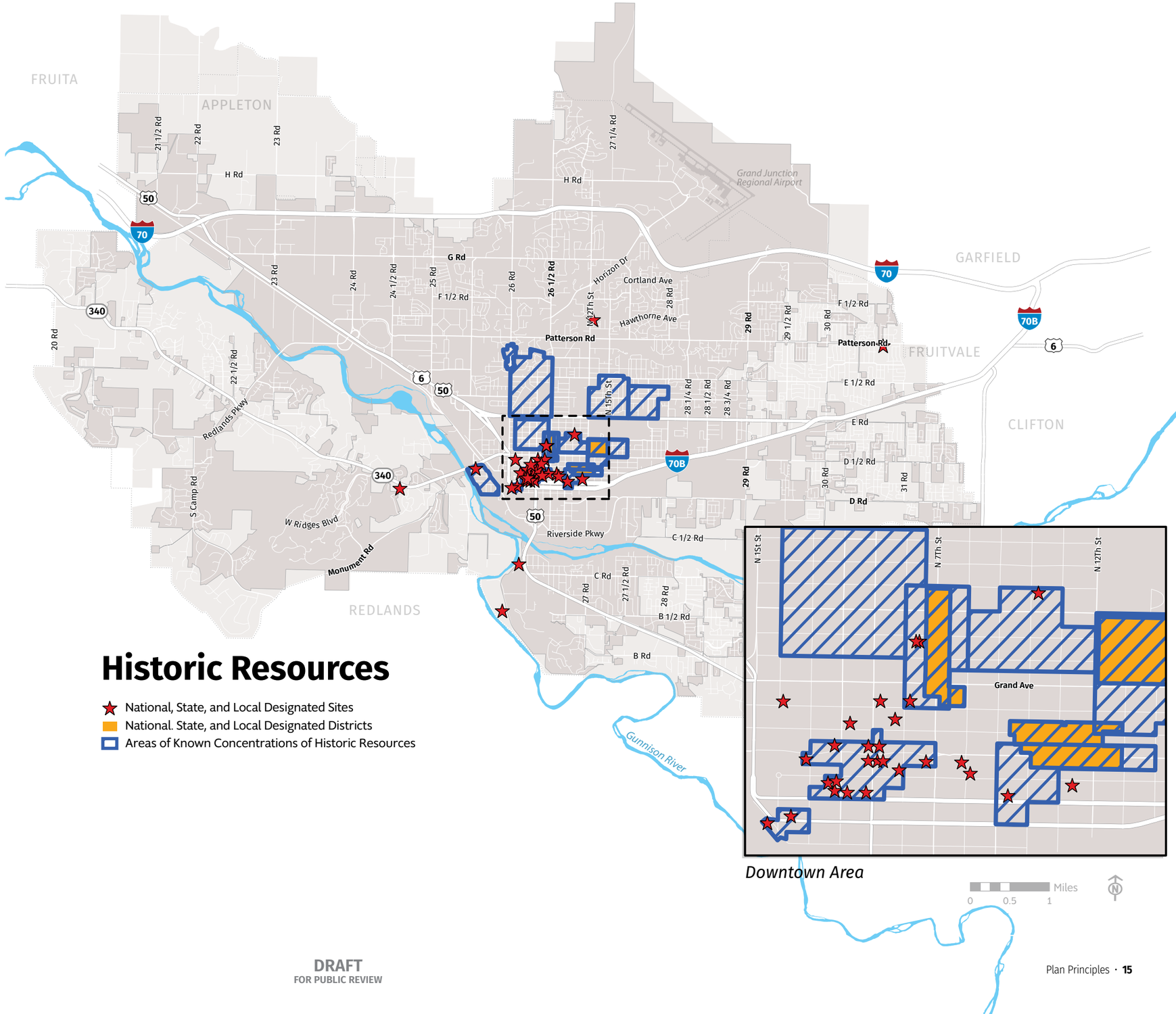
c. **WESTERN IDENTITY.** Promote a sense of pride enhancing local culture, agricultural background, and Grand Junction's unique Western identity.

d. **HISTORIC PROPERTIES.** Identify, recognize, and increase historic resources by encouraging and incentivizing the addition of properties to the local, state, and national historic registers.

e. **HERITAGE PRESERVATION.** Emphasize the economic benefits of historic preservation and its role in economic development, sustainability, and heritage tourism.

f. **HISTORIC PRESERVATION EDUCATION.** Support efforts to provide educational resources on the city and region, while maintaining the city's direct efforts in historic preservation, the City's register of historic places and historic districts.

g. **AGRICULTURAL AND INDUSTRIAL ROOTS.** Support the retention and evolution of agriculture, industry, and other sectors with deep roots in the local economy as the community undergoes economic and land use change.



Historic Resources

- National, State, and Local Designated Sites
- National. State, and Local Designated Districts
- Areas of Known Concentrations of Historic Resources

Downtown Area

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Plan Principle 2: Resilient and Diverse Economy







Where We Are Today

Resilience

Following significant job losses from the energy and construction industries as a result of the Great Recession, Grand Junction has focused on diversifying industry to provide for a more sustainable and balanced economy. In early 2017, the first signs of the area experiencing a period of sustained job growth were seen. Unemployment was down and the economy was showing signs of significant industry diversification including growth in manufacturing, technology, and tourism industries. While wages have lagged behind state averages, low unemployment and a more diversified economy have caused wages to grow in recent years.

Mix of Industries

While the school district is the largest public employer, large private sector employers include healthcare and manufacturing industries represented by companies such as CoorsTek, Leitner-Poma, St. Mary's Medical Center, Rocky Mountain Health Care, and Capco. Both healthcare and manufacturing continue to grow and add new jobs year over year. Small business makes up the majority of the region's employers and employees. As businesses look to expand or relocate to Grand Junction, some have faced challenges in finding a qualified workforce with relevant skills and experiences.

Growth in New Sectors

While educational institutions such as Mesa County Valley School District 51, Colorado Mesa University, and Western Colorado Community College continue to expand existing and add new programming to train students in technology, healthcare, and other careers, businesses still report experiencing a shortage of skilled, qualified workers in Grand Junction.

Partnership and Leadership

The City of Grand Junction works closely with the Grand Junction Economic Partnership (GJEP), the Business Incubator, and the Grand Junction Chamber of Commerce supporting economic development activities in the region. While there has been success in these partnerships, work is on-going and key issues are focused on a trained and skilled workforce, wage growth, public education, infrastructure (such as transportation and broadband), and availability of attainable housing.

Sites of Commerce

Grand Junction has several well-established commercial areas that serve as regional attractions including its commercial corridors, Downtown, Horizon Drive, and Mesa Mall. However, the future of retail is unknown due to a national decline in sales from brick and mortar stores and increasing online sales.

The City is concerned with the viability of traditional retail areas such as shopping malls and recognizes the importance of reprogramming key areas into mixed use areas and the needed evolution to include more residential and experiential uses. Manufacturing and industrial uses have long been important to the city's economy and the preservation of established industrial areas, especially those with rail access should be preserved. The Grand Junction Regional Airport continues to grow as indicated by an increase of enplanements and an average decrease in ticket prices. A new direct flight to Chicago commenced in 2019. The on-going effort to become a Foreign Trade Zone with the presence of a US Customs office to help enable Grand Junction to become a manufacturing hub continues.

Regional Center

Grand Junction is the largest city between Denver, Colorado, and Salt Lake City, Utah, and is located on the main corridor between the two capital cities on Interstate 70. Grand Junction offers many natural resources and recreational opportunities that attract people from around the country to experience its arts, culture, and the outdoors. Grand Junction is a high desert, which provides for mild climate all year, yet there are still four beautiful and unique seasons. The terrain is also unique-there is no other place in Colorado where you can experience the intersection of so many prized ecosystems: mountains, rivers, canyons, lakes, and high desert.

Tourism is recognized as a key industry for the city and is seen as an opportunity for economic growth. Visit Grand Junction, the city's destination marketing organization, champions a responsible approach to destination marketing initiatives by keeping resident quality of life as a top priority, while also educating visitors and locals on Leave No Trace principles.

Where We Are Going

Capitalizing on Success

By the year 2040, Grand Junction has maintained its status as a strong regional employment center, with a range of businesses that comprise a resilient local economy. The community has established a customs office at the airport and a Foreign Trade Zone to help further establish Grand Junction as a U.S. manufacturing hub. The establishment of office and industrial parks has enticed investment, offering attractive sites for modern industry and attracting major employers. Grand Junction businesses offer well-paying jobs for people in all stages of their careers. Grand Junction has secured a reputation as a place that fosters entrepreneurship and offers a home for emerging startups. Technology, tourism, and other growing industries have formed a healthy cluster of skilled employees and jobs in the city.

21st Century Economy

These are supported by robust internet and broadband networks providing digital connectivity. This base of skilled workers is continually expanded by the success of local education and the recognition of the quality of life that Grand Junction offers.

Tourism

Tourism continues to benefit the local economy and has been promoted responsibly so that the city's amenities and natural resources are not unduly impacted. People visit Grand Junction to experience a variety of cultural and recreational activities, including events. One of the community's flagship events is the Junior College Baseball World Series (JUCO), which draws visitors and drives economic activity. The tourism sector has grown, while education, community health energy, and other major sectors of the City's economy continue to make important contributions to employment and the tax base.

Economic Diversification

Though the national and state economies face occasional disruptions and recessions, Grand Junction no longer sees disproportionately large impacts on its economy. Diversification of the economy, and the establishment of innovative businesses in growing sectors, has brought Grand Junction into a period of remarkable stability and productivity, even during economic downturns.

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How We Get There

1. ***Foster a vibrant, diverse, and resilient economy.***

a. **ECONOMIC DIVERSITY.** Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuations and evolution.

b. **EMPLOYMENT BASE.** Continue to collaborate with local and regional partners to expand the community's economic base and primary job creation by focusing on retention, expansion, incubation, and recruitment efforts that create jobs and import income or dollars to the community, particularly businesses in targeted industries.

c. **CULTURE OF INNOVATION.** Ensure the city fosters an innovative business climate that is open to new technologies, emerging businesses, start-ups, and new ideas.

d. **ACCESS TO FUNDING.** Work with economic partners and the private sector to identify ways to increase funds available to support the growth of local businesses and the creation and growth of new businesses.

e. **INDUSTRY CLUSTERS.** Identify opportunities to support the formation of industry clusters, especially those focused on technology, manufacturing, and tourism.

f. **MONITOR WAGE GROWTH.** Monitor growth in wages for City and regional employees.

g. **SALES AND USE TAX REVENUE.** Partner in supporting programs that encourage residents to spend retail dollars locally before looking elsewhere for goods and services. Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation, specifically focused on increasing retail sales inflow and reducing retail sales leakage.

h. **STRATEGIC ECONOMIC INVESTMENTS.** Make strategic investments that provide growth of primary jobs, economic diversity, and/or promote retail sales tax revenue.

2. ***Support the development of a diverse, educated, healthy, and adaptable workforce.***

a. **QUALITY OF LIFE.** Continue to invest in the attributes of Grand Junction such as attainable housing, access to open space, arts and culture, and new recreational amenities that will enhance a high quality of life to provide an attractive location for potential new workers.

b. **CHILDCARE.** Support Mesa County Public Health along with employers to address childcare shortages, prioritizing those that assist working families.

c. **URBAN REINVESTMENT.** Continue efforts to revitalize Downtown and other mixed use areas to create vibrant urban areas attractive to young professionals and other workers.

d. **ALIGNMENT OF EFFORTS.** Work with area educational institutions and regional economic development partners to provide educational programs that train students to work in the region's existing and target industries.

e. **EDUCATION.** Identify ways to support District 51 on workforce readiness programs that further advance their missions.

f. **WORKFORCE TRAINING.** Support ongoing coordination with institutions of higher education, the Workforce Center and other facilities and agencies to develop skills training and education programs to match workforce needs of the city's targeted growth industries. Emphasize training programs that support middle skill jobs paying higher wages and that allow students to remain in the community after graduation.

g. **HEALTHCARE.** Participate with community partners, healthcare providers, and the state legislature to address healthcare costs and access.

h. **TALENT GAPS.** Identify talent gaps for the area's targeted industries and develop strategies for increasing access to funding, education, and partnerships to address gaps.

3. ***Promote Business Growth for a Diverse and Stable Economic Base.***

a. **MODERN MANUFACTURING AND TECHNOLOGY HUB.** Support the continued growth of the city's manufacturing and technology industries and leverage the region's assets to broaden the economic base through the attraction of manufacturing and technology employers.

b. **PROACTIVE INVESTMENT.** Proactively invest in infrastructure and amenity projects, using the capital improvement plan, water and wastewater enterprise funds, and other public funding and financing tools to enhance the attractiveness of high priority growth and employment areas in coordination with public and private partners, when possible.

c. **AGRICULTURAL PRODUCTS.** Taking advantage of excellent growing conditions and established agricultural businesses in the Grand Junction area, capitalize on agriculture-related industries including food products, hemp, fibers, high-value crops, and tourism.

d. **ENCROACHMENT.** Protect key industrial areas from encroachment by potentially incompatible land uses or conversion to alternative uses. Protect key industrial infrastructure such as railroad spurs.

e. **BUSINESS RETENTION AND ATTRACTION.** Support economic development partners to encourage the retention and expansion of existing businesses and industries and the establishment of new businesses in industries that support City initiatives, especially those that offer a livable wage.

f. **BARRIERS.** Continue to identify and pursue ways to reduce barriers to entry for new businesses.

G. **MINERAL EXTRACTION.** Continue to allow responsible mineral and resource extraction and processing as well as businesses that support these industries.

4. ***Support the expansion of a responsible and sustainable tourism industry utilizing Grand Junction's Destination Marketing Organization called Visit Grand Junction and its strategic partners.***

a. **ARTS AND CULTURE.** Leverage the arts and cultural assets in Grand Junction, the Creative District, and the surrounding region to attract artists and other creative entrepreneurs.

b. **OUTDOOR RECREATION TOURISM.** Leverage Grand Junction's location, diverse landscapes, temperate climate, proximity to the Colorado National Monument and the Grand Mesa, Colorado and Gunnison Rivers, and other existing tourism assets to make Grand Junction stand out from its competitors in the outdoor recreation marketplace.

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5. ***Champion Leave No Trace principles to educate both locals and visitors.***

   a. **AGRITOURISM.** Work with regional jurisdictions to preserve agricultural lands and support opportunities for agritourism in and around Grand Junction.

   b. **WATER.** Integrate the concept, access, and experience of water into a part of the Grand Junction brand.

   c. **PUBLIC LANDS.** Work with the State, County, and Federal partners to ensure public lands are maintained and properly managed for public enjoyment and leverage their assets as key employers in the region.

6. ***Invest in key infrastructure that supports businesses.***

   a. **ATTAINABLE HOUSING.** Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

   b. **WIRELESS PLAN.** Collaborate with partners to ensure high-speed internet access is broadly available.

   c. **EMERGING TECHNOLOGIES.** Explore and embrace emerging technologies, such as 5G wireless, that can have an impact on Grand Junction's economy.

   d. **REGIONAL AMENITIES.** Continue to invest in parks, recreation, and its connected trail system that serve as attractions for tourism and amenities for locals.

   e. **CORE INFRASTRUCTURE.** Continue to strategically invest in transportation and utility infrastructure to serve business and implement the Grand Junction Circulation Plan's Function Classification and Active Transportation Maps.

   f. **AIRPORT.** Support the Grand Junction Regional Airport as a regional transportation aircraft maintenance and air freight hub to provide the economic development benefits associated with having an airport nearby.

   g. **PARKING.** Allow for sufficient parking that does not unduly burden businesses with the cost of building or maintaining surface lots.

Wireless Master Plan (2016)

The Wireless Master Plan adopted in 2016 provides goals and objectives for locating cell tower sites and combines land-use planning strategies with radio frequency engineering models to create a planning tool. The plan is intended to help manage the development of future sites. The plan takes a comprehensive approach to wireless development in Mesa County. It aims to align the needs of wireless broadband service providers with government and community objectives, allow for infrastructure planning and development that will accommodate multiple providers, improve public safety, and attract and retain residents and businesses.

The plan estimates that the largest number of new sites constructed over the ten to fifteen years after adoption will be built in and around the City's Growth Boundary, and that approximately 11-18 new towers or base stations will be needed to fill in the anticipated coverage gaps.





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Plan Principle 3: Responsible and Managed Growth







Where We Are Today

Quality Places

The City of Grand Junction is distinguished by its historic downtown, quality residential neighborhoods, and easy access to open spaces, among other features, all of which contribute to its character and status as a destination for regional employment, shopping, and activities on Colorado's Western Slope.

Growing Population

Grand Junction's population is growing and is expected to continue to grow in the future. After being particularly hard hit during the Great Recession and for nearly a decade thereafter, Grand Junction has seen an increase in new development in recent years. Median home values have risen significantly, and the pace of construction has substantially increased. It is with relief to many that the construction market has returned and home prices are rising, but that does not come without concern about other growth-related impacts.

Housing and Services

Concerns related to new development include increased demand for housing and a waning supply of attainable housing. The City is also aware of increased pressure on infrastructure including transportation and parks, as well as the challenges of providing adequate services–including emergency response, police, recreation, and schools–to a growing population.

Limited Supply of Land

The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

Demand and Infill

Market demand has been a strong driver of Grand Junction's pattern of growth over the past 20 years. Residents have historically preferred to live in single-family, detached homes. Although many residents still express a preference for single-family homes, they also express a preference for a variety of new home types and homes located in neighborhoods that are located close to local shopping, dining, and other amenities and that are walkable. While the City has identified priorities for infill in the City's central core since 2004 and began incentivizing infill and redevelopment in these areas in 2013, limited development has occurred that supports the community's desire to see additional urban intensification within the City's core. Residents have suggested a much stronger focus on infill and redevelopment or 'urban intensification' is needed.

Maintaining Quality

Unincorporated areas bleed into City jurisdiction, resulting in a lack of distinct gateways to the City. The City has had a history of unsightly junkyards, and outdoor storage. Though major efforts by both private property owners and the City have resulted in vast clean-up of several areas, residents have expressed a desire to see continued improvements to the built environment, particularly related to property maintenance and weed management.

Where We Are Going

Guided Growth

By the year 2040, Grand Junction has managed growth by placing a priority on infill and redevelopment within City limits allowing the City to reap the benefits of growth. Carefully planned expansion of the city's residential areas has allowed for a growing population to call Grand Junction home. Grand Junction's infrastructure policy has fostered growth, limited leap-frog development, and brought investment into the City's core. Infrastructure policy is supported by cooperative relationships with service providers, such as the water and wastewater districts, and the City has continued to ensure that residents and businesses are provided with essential services. Thanks to the City's policies, redevelopment and infill occur, especially along major corridors such as North Avenue, Patterson Road, State Highway 50 in Orchard Mesa, and along Horizon Drive. New development patterns, including mixed-use development, have reshaped the land uses of these areas, making them signature gateways.

How We Will Get There

1. ***Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.***

   a. **URBAN DEVELOPMENT BOUNDARY (UDB).** Maintain and continue to utilize the UDB surrounding Grand Junction, in cooperation with Mesa County, as a tool to guide and manage growth outside of the City limits and delineate the extent of the City's urban development.

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

      i. Tier 1: Urban Infill.

      ii. Tier 2: Suburban Infill.

      iii. Tier 3: Rural Areas and County Development.

   c. **PERSIGO 201 SERVICE BOUNDARY.** Align the Persigo 201 Boundary with/to the UDB.

   d. **PERSIGO AGREEMENT AND ANNEXATION.** Study the impacts of the Persigo Agreement on the City's level of service targets and related fiscal impacts. Engage in negotiations with the County regarding appropriate revisions to the Persigo Agreement reflective of the study's findings.

   e. **ZONING AND DEVELOPMENT CODE.** Ensure zoning and development regulations are consistent with the Comprehensive Plan.

2. ***Encourage infill and redevelopment to leverage existing infrastructure.***

   a. **UNDERUTILIZED PROPERTIES.** Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings including, but not limited to:

      i. adaptive reuse of existing buildings (particularly those that have historic significance);

      ii. infill of existing surface parking lots;

      iii. consolidation and assembly of properties to improve and coordinate the redevelopment of blocks or segments of corridors where a property-by-property approach would limit development potential; and/or

      iv. public/private partnerships.

   b. **INCENTIVES.** Align existing incentives, such as reduced impact fees, with urban intensification priorities.

3. ***Collaborate with regional entities and service providers on growth and infrastructure issues.***

   a. **INTERGOVERNMENTAL COOPERATION.** Work with Mesa County to implement land use policies that are consistent with the Comprehensive Plan.

   b. **BUFFER AREAS.** Maintain Intergovernmental Agreements that provide 'Community Buffers' for distinct community separation between the City of Fruita, City of Grand Junction, and Town of Palisade.

   c. **STATE AND COUNTY ROADWAYS.** Ensure impacts to state and County roadways associated with proposed development are analyzed. Understand the cumulative impacts of land use decisions upon these roadways to maintain desired levels of service.

   d. **DISTRICT 51.** Collaborate with District 51 in planning for the design and location of new public schools in areas that advance the City's growth priorities and ensure infrastructure such as sidewalks and bike lanes are provided to support mobility choices to and from schools.

   e. **ELECTRICAL SERVICE.** Evaluate current policy for undergrounding overhead utility lines and in lieu of payments. Continue to require new and existing electrical lines to be buried.

   f. **INSTITUTIONAL USES.** Collaborate with major institutions and businesses in the city, such as CMU and St. Mary's Hospital, to produce and update master plans for expansion of civic and institutional facilities to ensure alignment with the goals and policies of this Plan.

4. ***Maintain and build infrastructure that supports urban development.***

   a. **WATER SUPPLY.** Support the efficient and reliable management of water resources by:

      i. maintaining cooperative service agreements with Clifton Water District;

      ii. maintaining absolute water rights and filing, as needed, documentation to perfect conditional rights on the Colorado and Gunnison Rivers;

      iii. maintaining and replacing aging water infrastructure; and

      iv. coordinating with Ute Water Conservancy District and Clifton Water District to ensure sufficient water resources supply and infrastructure for the City's projected growth.

   b. **WASTEWATER CAPACITY.** Update the Wastewater Basin Study as well as plan for future expansion of the Persigo Wastewater Treatment Plant to serve growth within the Persigo 201 service boundary.

   c. **WASTEWATER TREATMENT.** Ensure new development connects to the Persigo wastewater treatment facility.

   d. **SEPTIC ELIMINATION.** Continue to support the elimination of Individual Sewage Disposal Systems (ISDS or 'septic systems').

   e. **OUTDOOR LIGHTING.** Use development regulations to promote best practices in lighting that protect night skies.

   f. **PARKING.** Evaluate current parking requirements to ensure that the resulting land usage and intensity align with City goals. Further, continue to implement the recommendations of the 2016 Downtown Parking Study regarding parking demand, location, timing, pricing, and supply.

   g. **PUBLIC SAFETY SERVICES**. Ensure the City's capacity to provide public safety and emergency services expand in line with the level of service targets outlined in Chapter 3, Servicing Growth. To the extent possible, give preference to development patterns and intensities that allow for efficient and cost-effective expansion of services.

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h. **PARKS AND RECREATIONAL FACILITIES.** Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.

I. **STORMWATER.** Participate with local, state, and federal partners in identifying and implementing innovative regional solutions to stormwater management challenges and stormwater infrastructure needs.

J. **TRAILS.** Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. ***Plan for and ensure fiscally responsible delivery of City services and infrastructure.***

a. **CAPITAL IMPROVEMENT PROGRAM.** Maintain a capital improvement plan by:

   i. preparing and annually updating a balanced five-year capital improvement program which supports the implementation of the Comprehensive Plan;

   ii. prioritizing capital projects that are designed to serve existing needs and to prevent the deterioration of existing levels of service;

   iii. prioritizing projects that support citywide growth priorities;

   iv. prioritizing investment in infrastructure that supports economic activity; and

   v. identifying funding for operating and maintenance costs for approved capital projects at the time projects are approved.

b. **COST OF GROWTH.** Periodically update impact fee study. Maintain an efficient and fair system of fees and development requirements that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development and redevelopment, assessing for:

   i. a proportional share, consistent with adopted City policy, of the cost of public improvements outside the development boundaries that is directly attributable to that development; and

   ii. the full cost of all public improvements required by the development within the boundaries of that development.

c. **OVERSIZING.** Utilize a reimbursement or credit mechanism to compensate developers, or the City, for oversizing public facilities such as transportation infrastructure.

d. **FINANCING MECHANISMS.** Utilize a range of financing mechanisms and tools as appropriate to finance capital improvements and infrastructure in priority growth areas.

e. **SPECIAL ASSESSMENT DISTRICTS**. Consider the use of special assessment districts, such as alley improvement and sewer improvement districts, as a means of funding/financing the construction of publicly owned infrastructure improvements and, when proposed, improvement districts:

   i. provide a tangible benefit to the community; and

   ii. align with the goals and policies and priorities of this Plan.

6. ***Support the development of neighborhood-centered commercial uses and mixed-use development.***

a. **EMPLOYMENT AREAS.** Create and maintain plans for employment areas to support investment, development, and redevelopment in these areas to create new places for employment to grow. Encourage and support higher-intensity employment uses through land use policies and investment in infrastructure that support these employment areas.

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

c. **WALKABLE CENTERS.** Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

d. **DENSITY/INTENSITY.** Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

e. **CONTEXT-SENSITIVE DEVELOPMENT.** Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. ***Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.***

a. **GATEWAYS.** Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

b. **DESIGN STANDARDS.** Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

c. **STREETSCAPE.** Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

d. **CODE ENFORCEMENT.** Work with private property owners to achieve ongoing compliance with required landscaping, weeds, junk, or other City nuisance codes and ordinances.

Plan Principle 4: Downtown and University Districts







Where We Are Today

Downtown Core

Grand Junction's Downtown complements the outdoor amenities for which the region is known. The city offers tourists and regional residents an urban setting with local businesses, a variety of restaurants, hotels at various price points, and convenient access to the city's many amenities and recreational opportunities. However, the compact and highly walkable Downtown area is limited in geography to predominantly eight blocks along Main Street and Colorado Avenue. Residents desire for Downtown to be a more urban environment with modern amenities, unique experiences, and a greater variety of local businesses. Through study, it has been identified that expanding housing options in Downtown areas would assist in creating a more vibrant Downtown and that infill and redevelopment of key properties would further activate areas.

A Growing University

Similarly, the areas around Colorado Mesa University (CMU) have been identified as opportunities for infill and redevelopment to provide commercial services and housing to students and area residents. The community has expressed the need for reinvestment and maintenance of residential properties that have long been used as rental units-predominately for university students-that have fallen into disrepair. CMU generates a widespread impact on the culture and economics of the city by attracting talented students and staff who are involved in many aspects of community life. CMU seeks to engage and retain talent through the combination of rising academic prominence on the part of the University and the lifestyle amenities of the Grand Junction area. However, many students currently leave the city within a few years of graduation, diminishing the potential impact of talent for local employers.

Downtown's Mobility

Adequate and convenient parking is essential for Grand Junction's Downtown and commercial areas. However, the community has expressed that parking should not be overemphasized at the expense of walkability or density, particularly in Downtown's pedestrian environment. Downtown is also the primary hub for transit options in the City, though the transit usage remains low.

Investment in the Riverfront

The areas along the Colorado Riverfront are seeing increased interest and development has begun as Las Colonias Park. The first two tenants are constructing businesses in the business park. The Riverfront at Dos Rios has moved from its planning stages to construction of infrastructure. The historic Riverside Neighborhood borders the future development of the Riverfront at Dos Rios. Residents are both excited and anxious about how their neighborhood may be impacted by future development in the area.

Where We Are Going

Downtown Flourishes

By the year 2040, Downtown continues to flourish and Main Street is Grand Junction's center of activity. Downtown is known as the place to bring friends and family for great dining, entertainment, and local shopping. The hotels around the Grand Junction Convention Center are conveniently located, supporting a lively atmosphere that guides visitors to stroll down Main Street and explore the side streets in the greater Downtown area. Throughout Downtown, roadways are marked by attractive streetscape, wayfinding signage and local art installations, adding to the city's character.

Activated Spaces

Downtown is active during the day and evening throughout the week where people live, work, and enjoy a variety of amenities in the area. Evenings and weekends are no longer sleepy as additional experiences have drawn more people Downtown and have ignited further economic impact. Sitting at the pivotal intersection of 7th Street and Main Street, the city's historic Avalon Theatre continues to anchor the east end of Downtown, providing entertainment in its performing arts hall, presenting films, live music, and offering a venue for special events.

Mobility Options

The City has worked to manage its parking and balance the needs of business owners and residents with best practices in the Downtown. Large parking lots and vacant lots have been transformed into commercial and residential uses, helping activate streets and create great public spaces. The residential core of Downtown-including the Original Square Mile of Grand Junction-retains its historic character. New residential development in the historic residential areas has gradually increased the number of residences through limited, context-sensitive infill and retrofitting, as well as through the development of accessory dwelling units on some single-family lots.

River and Rail

The Downtown area has seen investment and tremendous growth due to its access to Main Street, Las Colonias Park, the Riverfront at Dos Rios, and the Colorado River. The Lower Downtown area, also known as the Rail District, has seen light industrial, manufacturing, and commercial businesses remain active on the east side of the district. These uses are well-buffered from river-facing residential developments to minimize impacts. The River and Rail districts have benefitted from the activation of the 7th Street corridor, which has resulted in an increasingly dynamic district that functions as an extension of Main Street and provides convenient access to Las Colonias Park and the River. In addition, South 2nd Street has become an important bike and pedestrian connection from Main Street to the Riverfront at Dos Rios.

A Maturing University

The University District has grown to encompass more than the defined campus of Colorado Mesa University. As the student population has grown, the District has expanded outward with student housing and services supporting student lifestyles. The University District contributes significantly to the City's expanding knowledge economy with strong relationships between CMU and the local business community. These connections are reinforced spatially, with the 10th Street and 7th Street corridors providing a link from the University to Downtown and the Colorado River. The University District attracts both locals and researchers from outside the community thanks to its innovative design and the vigor of students, and it has matured to parallel the most successful University Districts on the Front Range.

Infrastructure and Public Places

Pedestrian improvements and new infrastructure have increased connectivity between the River District, the Rail District, Downtown District, and the University District, promoting the active, bike- and walk-friendly environment that defines these areas. Plazas and walkable streets provide spaces for festivals and community events, supporting opportunities for the community to convene and connect.

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How We Will Get There

1. ***Cultivate energetic and livable greater Downtown and university districts that balance the needs of residents, students, and visitors.***

a. **MIX OF USES.** Support a diverse mix of land uses that is tailored to support the vision and unique focus for the University District and for each of the three subdistricts that comprise Downtown District: Downtown; the Rail District; and the River District. Land use in these three areas should develop consistent with the Greater Downtown Plan, as may be amended, and all four following district areas consistent with the policies of this Comprehensive Plan. Key considerations for each of these areas include:

i. **Downtown District: Main Street.** Vibrancy and walkability are priorities for Main Street and nearby streets, including Colorado Avenue and 2nd Street. Zoning standards for Downtown are designed to bring buildings to the sidewalk and allow for taller, tightly arranged structures. Successful small businesses and a mix of uses connect directly to achieving these goals.

ii. **Downtown District: Historic Residential Core.** Protecting the long-standing residential areas from nonresidential intrusion. Infill in these areas should be pursued when design and intensity are compatible with the existing residential fabric, such as accessory dwelling units.

iii. **Rail District.** Freight infrastructure and existing stock of industrial buildings make the Rail District a critical hub for industry and employment. The area provides an essential linkage from Downtown to the river and should provide a mix of uses, including residential uses. All uses should be planned in ways that will protect existing and future nonresidential development, especially those uses with access and need of rail spurs.

iv. **River District.** Much of this area is slated for mixed use development with an abundance of open space amenities and direct access to the Colorado River. Additional destination-oriented amenities should be developed along the riverfront with a focus on how the natural riverine environment interacts with the built environment. The Riverside neighborhood located on the north end of the district should be planned to retain its historic character, which includes a mix of uses such as home businesses, grocery, retail, and institutional uses. Tailor the River District to a more urban neighborhood context that contributes to the enjoyment and quality of life of residents and visitors.

v. **University District.** This area should provide abundant housing options for students and employees of the University and should be encouraged to grow to meet the commercial and services needs of both residents and students. Colorado Mesa University anchors this district.

b. **VIBRANT TOGETHER.** Support Downtown Grand Junction in efforts to implement their Plan of Development "Vibrant Together." This plan emphasizes the need for infill development, placemaking, and connectivity as key elements of a successful Downtown.

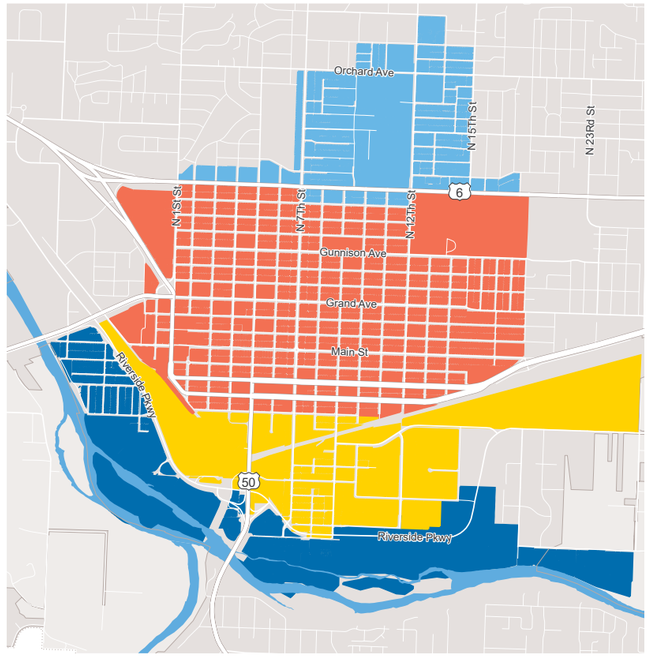
c. **HOUSING OPTIONS.** Encourage a variety of housing options at a range of price points to support a more diversified workforce and composition of residents in Downtown and University areas including professionals, service workers, entrepreneurs, students, and retirees, among others.

d. **NEIGHBORHOOD SERVICES.** Encourage neighborhood-serving retail such as grocers, pharmacies, childcare facilities, and other basic services as a key component of the overall mix of uses in Downtown and University districts.

e. **RECREATION.** Support the continued enhancement and expansion of recreational amenities that celebrate the River District's riverfront setting and centralized location within the region.

f. **ARTS AND CULTURE.** Strengthen Downtown's role as the region's center for culture and arts by enhancing and promoting arts, music, culture, heritage, and historic preservation.

g. **RAILROAD QUIET ZONES.** Study and consider establishing a Quiet Zone at public streets in areas where residential or businesses experience significant disruption or quality of life is diminished by frequent train horn use.



Downtown and University Districts

University District
Rail District
Downtown District
River District

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2. ***Strengthen multimodal connections in and between the districts.***

a. **PEDESTRIAN AND BICYCLE NETWORK.** Continue to enhance bicycle and pedestrian connections and infrastructure to and throughout Downtown, the Colorado River Corridor, and the University District with an emphasis on:

- **i.** improving safety and ease of use;
- **ii.** adding bicycle lane miles;
- **iii.** connections to areas beyond the city's original square mile;
- **iv.** exploring a bike-sharing and/or scooter-sharing program;
- **v.** increasing convenient bicycle parking;
- **vi.** accessing transportation hubs such as the Amtrak station, Bustang, and Greyhound facilities; and
- **vii.** improving access to the Riverfront and Riverfront Trail.

b. **TRANSPORTATION OPTIONS.** Continue to partner in providing transit service between districts and support educational campaigns designed to increase awareness and usage of different modes of transportation–such as transit, biking, and walking–when traveling to or from Downtown. Capitalize on elements of active lifestyles that align with multi-modal transportation choices.

c. **PARKING.** Continue to manage and improve upon the utilization of existing public parking facilities in Downtown.

d. **WAYFINDING.** Incorporate wayfinding signage and other branded elements to create a sense of place and facilitate ease of access to public amenities, parking, and transportation alternatives.

3. ***Promote the continued reinvestment into Downtown, Riverfront, Rail, and University District's economy and built environment.***

a. **DIVERSIFICATION OF DOWNTOWN ECONOMIC BASE.** Continue to support the diversification of Downtown economic base through:

- **i.** creation of a "Tech and Rec" hub Downtown and in the River District;
- **ii.** on-going partnership with Downtown Grand Junction to support Downtown investment;
- **iii.** support local investment incentives, workforce training, and other strategies to support new business development Downtown;
- **iv.** continued capitalization on rail resources for industry Downtown; and
- **v.** integration of the Downtown economy with other elements of the Grand Valley's economy including manufacturing, agriculture, recreation, energy, and tourism.

b. **TOURISM, ARTS, AND ENTERTAINMENT.** Seek to broaden the range of tourism, arts, entertainment, and experiential uses that appeal to a more diverse demographic. Make Downtown a location of choice within the region for annual events, cultural celebrations, and other community gatherings.

c. **UNIVERSITY LINKAGES.** Proactively seek opportunities to collaborate with CMU and other partners on efforts to strengthen both physical and symbolic linkages between the CMU campus and Downtown, Rail, and Riverfront Districts.

d. **DESIGN FOR KNOWLEDGE.** Promote urban design approaches in the University District that foster creativity, respond to global trends, and establish strong local character. Engage economic development and land development opportunities that contribute to making the University District the premier academic hub in Western Colorado.

e. **UNDERUTILIZED PROPERTIES.** Work with property owners and partners such as Downtown Grand Junction to redevelop underutilized properties (including surface parking lots) through regulation, incentives, and use of other redevelopment tools.

f. **ADAPTIVE REUSE.** Encourage the adaptive reuse and rehabilitation of historic structures and residences as a component of an overall reinvestment and revitalization strategy for Downtown.

g. **STREETSCAPE.** Expand streetscape improvements to other areas of Downtown and University Districts, building on the success of Main Street. Ensure that new and rehabilitated structures contribute to the character of the street and create a sense of vibrancy.

Vibrant Together: A Downtown Initiative (2019)

Vibrant Together: A Downtown Initiative was developed by the Downtown Development Authority (DDA) and adopted by the City in 2019. The plan references the 2013 Greater Downtown Plan and provides five updated goals for the area, including:

Goal 1: Vibrancy - Downtown is the "the heart of it all," a center of activity 18 hours a day/7 days a week for all ages and income levels.

Goal 2: Downtown Living - Downtown offers a diversity of quality housing choices for all price points to bring more people to live, work, and play.

Goal 3: Identity - Downtown is recognized as the hub of regional culture for the western slope.

Goal 4: Connectivity - Downtown is connected to local destinations and outdoor amenities through safe pathways for bikes and pedestrians.

Goal 5: Safety and Comfort - Downtown is a safe and comfortable environment that is welcoming to all.

Vibrant Together recognizes that Grand Junction's Downtown is a hub for the region, and a central place for culture, commerce, and activity. Specific strategies include improving the pedestrian environment of Downtown's north-south oriented streets, activating alleyways, reducing the negative impacts of large parking lots, prioritizing adaptive reuse of historical structures, and leveraging a variety of financial tools for reinvestment in Downtown. The plan's goals are consistent with the One Grand Junction Comprehensive Plan, and the two documents should be used in coordination.

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Plan Principle 5: Strong Neighborhoods and Housing Choices







Where We Are Today

Housing Stock

Much of the vacant residential land that is available in Grand Junction is designated for single-family housing development. This housing type has long been the predominant option available in the city, with residents continuing to express a preference for single-family homes and builders continuing to develop mostly single-family homes. However, other options are increasingly being explored to meet the changing needs of the community and to diversify the city's housing stock. Alternative housing types provide options for residents such as low maintenance, community open spaces, shared facilities, and affordability, and they can be less expensive to serve than conventional single-family housing.

Amenities and Access

Residents currently express a preference for homes in neighborhoods that are walkable and are located near amenities such as shopping and dining or that have access to parks and trails. Today, though, many neighborhoods within the city do not provide easy access to commercial services or outdoor recreational amenities.

Housing Costs

Since 2011, the community has experienced an increase of over 70 percent in the cost of for-sale housing with most recent years showing upwards of nine percent year-over-year increases in sale price. At the same time, the city continues to see a rising number of households that are cost-burdened by rent or mortgage payments (paying more than 30 percent of their income on housing costs) with more than 50 percent of renters being cost-burdened. This number tracks with Colorado trends per National Low Income Housing Coalition, 22 percent of Colorado renter households are extremely low income, and 74 percent of those are severely cost-burdened. Cost-burdened households are challenged with their ability to pay for other basic needs such as food, healthcare, childcare, and transportation. Combined, these issues have created a new sense of urgency for the community to participate in the formulation of a housing strategy that ensures affordable and attainable housing options are available in the city.

Rising Homelessness

Simultaneously, concern has risen about the increase in the population of those that do not have a home and the need for continued partnerships within the community to address both the causes and impacts of homelessness. The City has cooperated with housing providers to produce an assessment of housing needs in the past and has found a significant gap between need and provision of housing and homeless services.

Where We Are Going

Expanded Housing Options

By the year 2040, residential development in Grand Junction has kept pace with demand and the variety of housing options meets the needs of residents and families of all ages and income levels. The city's diverse range of housing types includes large and small single-family homes as well as apartments and condominiums. This balance has expanded the city's reputation for livability and affordability. Grand Junction has been active in protecting, maintaining, and creating attainable housing opportunities to attract new residents to the community, accommodate long-time residents, and encourage Colorado Mesa University students to remain in Grand Junction after graduation.

High Quality Development

Many residents prefer living in neighborhoods that are located close to local shopping and dining with access to outdoor activities and other amenities. The range of available housing types is integrated into the character of each neighborhood with many residents living in mixed-use areas. The city's neighborhoods have focused on connecting residences to surrounding commercial areas and amenities providing a high level of walkability and bikeability. Working closely with the development community and property owners, the City has ensured that residential areas are supported by walkable and bikeable connections between neighborhoods, commercial areas, and parks and open space. The North 7th Street Historic Residential District and the other established historic areas represent the community's commitment to preserving its historic homes, and providing another housing choice. New development remains sensitive to preservation in these key areas of the city.

Resolving Homelessness

Additionally, the City has continued to work with its community partners to provide permanent supportive housing for its homeless population. The rate of homelessness and the amount of time spent in homelessness have fallen significantly. People of all income levels can meet their needs and have access to amenities that provide for a meaningful, high-quality life.

Strong Neighborhoods

Neighbors tend to know each other because they share places and institutions regularly and have diverse, interwoven social ties. The presence of local gathering places like cafes, parks, trails, and restaurants, as well as the sharing of local institutions like schools, fosters a comfortable environment and a high level of community trust. Neighborhoods also reflect unique and distinguishing design characteristics in their architecture, streetscapes, and landscapes. Visitors to Grand Junction can feel the difference between neighborhoods and districts and this is an attractive feature to residents and tourists alike. Diverse and interspersed housing options have created an environment where people of all ages, incomes, and backgrounds interact frequently, contributing to local culture, safety, and a feeling of community.

Neighborhood Connections

Bridging the gap between neighborhoods created by natural and manmade barriers.

Neighborhoods

- Appleton
- City Center
- Clifton
- Fruitvale
- Garfield
- Horizon
- North West Grand Junction
- Orchard Mesa
- Pear Park
- Redlands

Multimodal Grade Separated Crossings

○ Existing Crossing ○ Non-Existing Crossing

Bridge/Underpass Connections

1. 23 Rd @ I-70
2. 24 Rd @ I-70
3. 26 Rd @ I-70
4. 26 1/2 Rd @ I-70
5. 29 Rd @ I-70
6. Redlands Parkway Bridge @ Colorado River
7. Redlands Parkway @ I-70 Bridge
8. Riverside Parkway/25 Rd Bridge
9. Hwy 340/ Grand Ave Bridge
10. Hwy 340 Colorado River Bridge
11. Riverside Parkway - West Main/Riverside Red/Bike Bridge
12. Dos Rios Bike/Ped Bridge @ Railroad and Riverside Parkway
13. Riverside Parkway/US Hwy 50 Bridge
14. 12th St Ped/Bike Bridge @ Railroad
15. 29 Rd @ I-70B
16. 30 Rd @ I-70B
17. 31 Rd @ I-70B
18. 32 Rd @ I-70B
19. 5th Bridge (US Hwy 50) @ Colorado River
20. Eagle Rim Ped/Bridge @ 27 3/8 Rd and Colorado River
21. 29 Rd Bridge @ Colorado River
22. 32 Rd @ Colorado River
23. 32 1/2 Rd Ped/Bike Bridge @ Colorado River
24. "Black Bridge" Ped/Bike Bridge @ Gunnison River
25. B 1/2 Rd Overpass @ US Hwy 50

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Signed Bike Routes and GVT Access

- Grand Valley Transit Hub
- ★ Bus Stop
- Route is on a road
- Route is on a path

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary
- Neighborhood Planning Area Boundaries

FRUITA
APPLETON
GARFIELD
FRUITVALE
CLIFTON
REDLANDS
ORCHARD MESA
Grand Junction Regional Airport
Colorado River
Gunnison River
Redlands Pkwy
Riverside Pkwy
Monument Rd
W Ridges Blvd
Cortland Ave
H Rd
G Rd
F 1/2 Rd
E Rd
D Rd
B Rd
C 1/2 Rd
A 1/2 Rd
21 1/2 Rd
22 Rd
23 Rd
24 Rd
24 1/2 Rd
25 Rd
26 Rd
26 1/2 Rd
27 1/4 Rd
27 1/2 Rd
28 Rd
28 1/4 Rd
28 1/2 Rd
28 3/4 Rd
29 Rd
29 1/2 Rd
30 Rd
31 Rd
20 Rd
22 1/2 Rd
S Camp Rd
N 15th St
N 23rd St
6
50
70
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340
141
Miles
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0.5
1

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How We Will Get There

1. ***Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.***

   a. **SUPPLY OF LAND.** Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

   b. **GEOGRAPHIC DIVERSITY.** Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

   c. **HOUSING TYPES**. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

   d. **SPECIALIZED HOUSING NEEDS.** Plan for populations that have specialized housing needs. Integrate residential-care and treatment facilities, shelters, permanent supportive housing, group homes, and senior housing throughout the city in areas that are well served by amenities and public transportation.

   e. **AGE IN PLACE.** Encourage housing options and infrastructure designed to accommodate multigenerational needs to increase the ability of residents to remain in their homes as they enjoy old age.

   f. **STUDENT HOUSING.** Plan for and encourage new housing for students on and near campuses and in areas well-served by bike and pedestrian infrastructure, and transit. Avoid encroachment into established neighborhoods unless the design is contextually appropriate.

   g. **PARKING.** Evaluate parking standards to ensure both sufficient parking for the context and area of which a project is planned to occur. Parking should be evaluated based on specific areas and should be consistent with the City's Urban Intensification goals.

2. ***Partner in developing housing strategies for the community.***

   a. **HOUSING STRATEGY.** Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.

   b. **HOUSING INCENTIVES.** Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.

   c. **REGIONAL HOUSING INITIATIVES.** Work cooperatively with Mesa County, the Grand Junction Housing Authority, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing:

      i. pursuing funding regionally at all levels;

      ii. retaining and maintaining existing affordable housing stock;

      iii. publicizing and marketing affordable housing opportunities throughout the region, including rehabilitation and funding;

      iv. working to preserve viable affordable housing stock and ensure long-term affordability for new units built with financial assistance; and

      v. providing supportive housing for at-risk and homeless populations.

3. ***Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.***

   a. **RETENTION OF EXISTING HOUSING STOCK.** Encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods. Support property owners, residents, neighborhood associations, and non-profit organizations in bringing substandard housing and unmaintained properties into compliance with City codes and to improve overall conditions.

   B. **CODE ENFORCEMENT.** Enforce municipal code standards related to noise, weeds, and occupancy in residential areas.

   c. **PRESERVING HISTORIC HOMES AND CHARACTER.** Encourage the preservation of the city's historic homes and neighborhoods.

   d. **NEIGHBORHOOD AMENITIES.** Promote land use patterns that provide neighborhoods with local services and gathering places, including parks, grocers, and cafes.

   e. **UPDATE NEIGHBORHOOD AND SUBAREA PLANS.** Review and update the adopted neighborhood and subarea plans.

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4. ***Promote the integration of transportation mode choices into existing and new neighborhoods.***

   a. **NEIGHBORHOOD CONNECTIONS.** Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

   b. **CONNECTIVITY AND ACCESS.** Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

   c. **MISSING LINKS.** Prioritize walking and bicycling infrastructure improvements needed to complete gaps or "missing links" between existing neighborhoods and other community destinations such as schools, transit stops, neighborhood centers, parks, public open space, and trailheads.

   d. **INFRASTRUCTURE IMPROVEMENTS.** Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. ***Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.***

   a. **NEIGHBORHOOD PARTNERSHIPS.** Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

   b. **CONNECTEDNESS.** Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

   c. **INNOVATIVE DESIGN.** Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Neighborhood and Subarea Plans

The **Greater Downtown Plan (2013)** includes three subdistricts: Downtown, Rail, and River, and provides goals and policies for each district. Each was analyzed separately due to its unique characteristics, and each includes specific recommendations and implementation actions. The plan incorporates an overlay district as part of the recommendations and guides zoning and streetscape design for primary corridors in the Downtown area. Recommendations and implementation strategies are provided, including proposed zoning, future land use recommendations, policies around traffic analysis, and identification of major street corridors.

The **Orchard Mesa Neighborhood Plan (2014)** focuses on managing growth in the Orchard Mesa neighborhood with specific emphasis on community image, rural resources, housing trends, economic development, public services, stormwater, future land use and zoning, and open space and trails. The plan implements a blended residential land use map to provide additional housing opportunities within the Orchard Mesa Plan area.

The **Pear Park Neighborhood Plan (2004)** focuses on managing and directing growth and development as this largely unincorporated area on the southeast side of the City becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan; providing adequate schools and other community facilities and services; and establishing higher density residential and neighborhood commercial uses are goals of this Plan.

The **Redlands Neighborhood Plan (2002)** the Redlands Neighborhood Plan creates a growth management plan to remove inconsistencies in the future land use map. Created for the Redlands Planning Area on the west side of the City, the plan examines geological hazards, mineral resources, potential impacts to wildlife, and open space and trailhead access. The goals for the plan include character preservation, maintaining the Fruita-Grand Junction buffer zone, and natural area conservation.

The **North Avenue Corridor Plan (2007; 2011)** promotes the revitalization of the North Avenue thoroughfare from the Interstate 70 Business Loop to 29 Road. Components include a Student and Entertainment District, a mixed use Neighborhood Center, higher-density residential neighborhoods, civic gathering spaces throughout, and a regional retail anchor on the east end of the corridor. In 2011 a corresponding zoning overlay district was established.

The **H Road/Northwest Area Plan (2006)** addresses the development of a 250-acre area around the 21 ½ Road and H Road intersection. It includes the reclassification of rural land uses to commercial and industrial. The plan's policies and performance standards mitigate impacts on residential neighborhoods and establish a street network to accommodate potential growth.

The **Horizon Drive District (2020)** incorporated consistent standards for the Horizon Drive Business Improvement District area. These standards include achieving high quality development and distinctive character for the area.

Plan Principle 6: Efficient and Connected Transportation







Where We Are Today

Rising Traffic Levels

Grand Junction's residents value the ease with which they can travel around the city and the fact that most destinations in the city can be reached in 15 minutes or less. However, as the city's roadways reach and exceed their designed-for capacities, traffic congestion, safety, and surface condition are becoming larger concerns. Growth has exacerbated these concerns. In response, the City has prioritized the maintenance of its streets' infrastructure and residents have approved funding for the expansion of key sections of the roadway network. The City has invested in new bike lanes and sidewalk improvements. A new partnership in transit has also formed (the Dash) to increase safety and connectivity between destinations within the city and to promote greater use of non-motorized modes of transportation, though increasing transit ridership remains a challenge locally.

Mobility Choices

While most residents still choose to drive for most daily trips, demand for infrastructure that supports non-motorized modes of travel–such as walking, bicycling, and taking transit–is growing. Mobility is also an issue for older residents–a growing percentage of the population–some of whom are no longer able to drive cars but still need to access services and move around the city. Mobility choices have also become integral for quality of life, equity and sustainability concerns, and economic competitiveness for businesses.

Funding Infrastructure

Balancing the need to maintain and enhance the safety of existing transportation facilities with the need to invest in new facilities is an ongoing challenge at the local, state, and federal levels due to limited funding for transportation projects. Available funding will not be enough to address all of the city's or region's needs and will require careful consideration of priorities and potential trade-offs associated with future investment in transportation facilities.

Alternative Vehicles

Electric and Compressed Natural Gas (CNG) vehicles are increasingly common in the community with both private and commercial charging stations for electric vehicles and a City-owned CNG fuel station available for private vehicles. Recent innovations in technology have made the prospect of driverless cars and other autonomous vehicles a possibility within the 20-year planning horizon of the Comprehensive Plan. The timing and magnitude of the impacts of such technological advancements on transportation systems remain uncertain but present a potential opportunity for Grand Junction to consider now how these innovations will impact future transportation needs.

Regional Airport

The Grand Junction Regional Airport plays a crucial role in Grand Junction being a regional center of goods and services. It provides transportation needs that support the high-tech industry, government, and Colorado Mesa University, and it attracts a population that wants to visit Grand Junction or live here.

Where We Are Going

Efficient and Varied Mobility

By the year 2020, Grand Junction has become a model for transportation access, mobility, and promoting the use of alternative fuels and electric vehicles. Transportation access and mobility have been achieved through connected and accessible neighborhoods and commercial areas. Commute times remain low and regional access by car is efficient. This is due, in part, to the City encouraging higher-intensity, walkable development in key areas and along major corridors, getting people out of their cars except for essential trips. During roadway capacity projects, the City's implementation of its Complete Streets Policy has enabled the integration of new sidewalks and the development of new bikeways. As a result, Grand Junction's roadway network remains efficient for automobile traffic while supporting convenient and safe connections for bicyclists and pedestrians citywide.

Active Transportation

The coordination of the active transportation network with the recreational trail system on public lands ensures that biking and walking contribute to the Grand Junction experience for residents and visitors alike. The Colorado River Trail is the spine of Grand Junction's trail system and a key route for transportation and recreation on the south side of the city. Supported by connections to the city's other active transportation corridors along drainage and utilities, the Colorado River Trail provides access to riverfront recreational opportunities, a transportation connection for bike commuters, and nonmotorized access to many destinations in the Grand Valley. Thanks to ongoing collaboration with Grand Valley Transit, the city's connected, efficient, and easy-to-use transit system attracts a variety of riders. People use it to commute, to run errands, and access to leisure activities.

Connected by Air

The Grand Junction Regional Airport provides direct connections to major cities, and frequent, affordable connection to Denver. This supports the regional economy, tourism, and connects Grand Junction to the world.

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Active Transportation Corridors

Note:

Active Transportation Corridors are depicted for planning purposes only, to guide development of future infrastructure/ ROW/easement needs.

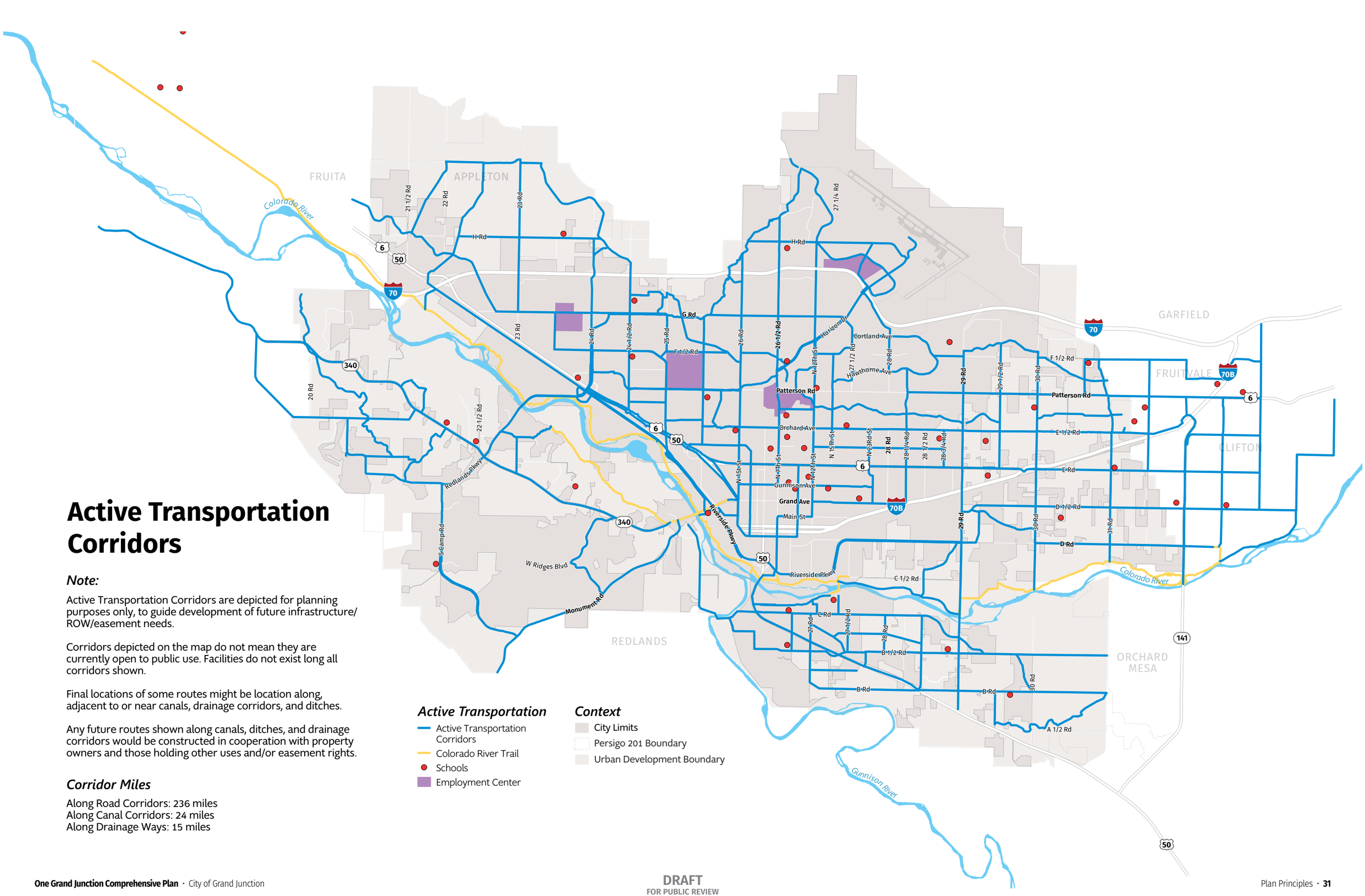
Corridors depicted on the map do not mean they are currently open to public use. Facilities do not exist long all corridors shown.

Final locations of some routes might be location along, adjacent to or near canals, drainage corridors, and ditches.

Any future routes shown along canals, ditches, and drainage corridors would be constructed in cooperation with property owners and those holding other uses and/or easement rights.

Corridor Miles

Along Road Corridors: 236 miles
Along Canal Corridors: 24 miles
Along Drainage Ways: 15 miles



Active Transportation

- Active Transportation Corridors
- Colorado River Trail
- Schools
- Employment Center

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Grand Valley 2045 Regional Transportation Plan (2020)

To qualify for federal funding, Grand Valley Metropolitan Planning Organization (GVMPO; the federally designated transportation planning organization for the Grand Junction urbanized area and Mesa County) must update its regional plan every five years. The Grand Valley 2045 Regional Transportation Plan (RTP) was adopted to maintain the region's transportation system, ensure the efficient movement of people and goods, and support future growth and development. The RTP vision statement is as follows: "*Travel in the Grand Valley will be on well-maintained roadways that are safe and accessible for people walking, biking, driving, and taking transit, and will leverage partnerships and reliable funding sources for enhancing multimodal travel for users of all ages and abilities.*"

The RTP is framed around goal statements for Active Transportation, Transit, Regional Roadways, Safety, Freight, Funding, and Maintenance. As the largest community in Mesa County and the center of the urbanized area, One Grand Junction's policies and recommendations must align with those of the 2045 RTP.

How We Will Get There

1. ***Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.***

a. **BALANCED MODES.** Consider and strive to balance the safety and needs of all transportation modes–driving, bicycling, walking, and taking transit–in day-to-day planning, development review, and decision-making by the city.

b. **REGIONAL TRANSPORTATION PLAN.** Actively participate in periodic updates to the Regional Transportation Plan and Transportation Improvement Program to ensure the plans are responsive to city needs and this Plan. Collaborate with RTPO and Mesa County on the implementation of these plans, as amended.

c. **CIRCULATION PLAN.** Maintain and regularly update the City's Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

d. **BICYCLE AND PEDESTRIAN PLAN.** Collaborate with RTPO and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address "missing links" in the system and improve the accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

e. **PUBLIC TRANSPORTATION.** Support a robust public transportation system that includes local transit, paratransit, and other fixed-route elements that collectively provide timely, efficient service throughout the City and valley while connecting Grand Junction to the Front Range and other Western Slope communities. Support development of centralized transit hub facilities for services such as Bustang, Amtrak, GVT, and Greyhound.

f. **COMPLETE STREETS.** Incrementally implement the adopted Complete Streets Policy on all public streets. Priority should be considered specifically for:

   i. routes to schools;

   ii. employment corridors such as North Avenue, State Highway 6 and 50 and Patterson Road;

   iii. streets within a mile walk of a transit stop;

   iv. streets that connect neighborhoods to service and employment areas; and

   v. projects identified and prioritized by the Urban Trails Committee (UTC).

And for specific improvements including:

   i. sidewalks connectivity and maintenance along adopted Active Transportation Corridors;

   ii. striped dedicated lanes and/or buffered bike lanes along adopted Active Transportation Corridors;

   iii. bike boxes, intersection crossing markings, green paint, two-stage turn queue boxes, median refuges, bike detection, bike signals, and protected intersections;

   iv. lane markings and signage to clarify bicyclist movement and positioning among other transportation movements;

   v. pedestrian and bicycle bridges or underpasses that connect key areas and significantly enhance safety when other improvements are not available and/or desirable;

   vi. center medians, shared accesses and turn lanes to enhance roadway capacity and safety;

   vii. bus shelters, street furniture, bus pullouts, and other bus stop improvements; and

   viii. traffic calming measures such as roundabouts and bulb-outs to reduce speeds, maintain the integrity and character of residential and commercial areas.

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2. ***Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.***

a. **TRAFFIC OPERATIONS.** Continue to work with the RTPO, Mesa County, and CDOT to implement a multi-jurisdictional traffic management system, participating in efforts to conduct annual traffic counting programs, signal re-timing, and regional cooperation on traffic operations including incidents, construction, signals, message signs, and video observation.

b. **SYSTEM MAINTENANCE.** Continue to prioritize maintenance and repair needs as well as correction of existing deficiencies over the expansion of the transportation system (i.e. roadways, sidewalks, bikeways) to maintain quality and enhance the safety of the City's transportation system.

c. **SYSTEM CAPACITY.** Design and manage the city's transportation system to ensure the needs and safety of all transportation modes-walking, biking, driving, freight, and taking transit-are considered as part of roadway capacity and congestion management. Travel lanes should be as narrow as possible to improve safety and accessibility for all modes and reduce maintenance costs to the city. Streets should not be widened before experiencing a significant level of service degradation.

d. **ROADWAY DESIGN AND CLASSIFICATION**. Consider the following when designing and classifying new roadways and/or making improvements to existing roadways:

   i. established pedestrian patterns;

   ii. access to schools and parks;

   iii. needs and desires of residents;

   iv. connectivity to an adjacent or future development

   v. opportunities to integrate multi-modal facilities;

   vi. opportunities to enhance the safety and efficiency of roadways and intersections;

   vii. reprogram one-directional roads to two-way roads to provide additional connectivity, lower speeds, and better access to adjacent business and neighborhoods; and

   viii. widen arterials incrementally by constructing one travel lane in each direction separated by a median or two-way left-turn lane.

e. **COORDINATED IMPROVEMENTS.** Continue to seek opportunities to complete utility infrastructure upgrades (e.g. sewer and stormwater pipes) and street improvements concurrently to minimize construction impacts on adjacent residents and businesses and to promote the efficient use of available resources.

f. **ACCESS MANAGEMENT.** Plan, implement, and support the development of Access Control Plans (e.g. Patterson Road and North Avenue) in partnership with CDOT and Mesa County to improve safety and circulation for all modes while minimizing impacts on adjoining roads, existing residential neighborhoods, and businesses. Implement incremental access improvements as opportunities arise.

g. **PARKING.** Plan for and implement parking options for both motorized and non-motorized travel modes as part of public infrastructure projects and with private infrastructure within developments.

h. **INTERSTATE 70. C**ontinue to study–and seek funding for–an I-70 Interchange at 29 Road. Continue to coordinate safety improvements along the Interstate.

i. **VISION ZERO.** Work towards a comprehensive road safety plan such as Vision Zero to eliminate all traffic fatalities and severe injuries by providing safe, healthy, and equitable mobility for all users and modes. Regularly review accident data to determine and implement needed safety improvements.

j. **ENFORCEMENT.** Conduct routine enforcement of traffic laws and targeted speed enforcement including at locations with high pedestrian and bicyclist volumes or a history of safety problems.

3. ***Facilitate the movement of people, goods, and services throughout the region via truck, air, and rail.***

a. **AIRPORT.** Support policies that protect the safe and efficient operation of the Grand Junction Regional Airport. Participate in ongoing efforts to secure additional flights to major U.S. airport hubs.

b. **AIRPORT ENCROACHMENT.** Avoid development in airport critical flight path areas that would pose immediate or long-term risks to flight safety or building occupants, such as tall buildings, excessive reflectivity or lighting, landscaping that attracts wildlife, and residential or high-occupancy uses.

c. **AIRPORT NOISE.** Ensure that noise impact from airport activities on developments is mitigated. Guide noise-sensitive development away from critical approach zones, utilize construction methods to attenuate noise based on current noise contours, and support the continuation of the Airport Authority's program of noise abatement measures.

d. **RAIL LINES AND SPURS.** Continue to pursue opportunities to enhance the City's role in the national freight system and leverage its position as a goods distribution center for the nation. Preserve existing rail spurs for current and future businesses.

e. **TRUCK TRAFFIC.** Continue to enforce primary and secondary truck route designations and regulations as described in the Grand Junction Municipal Code. Explore alternative routing for truck traffic utilizing the I-70 Business Loop through south Downtown.

Circulation Plan (2018)

Updated in 2018, the Circulation Plan provides a network of transportation systems that will provide access to all parts of the community when fully implemented. The plan establishes a **Street Functional Classification Map** that defines the hierarchy of roads both current and future that will be needed to serve the community's vehicle transportation needs.

The plan established the **Active Transportation Corridor Map**, designed to guide the creation of a network of continuous, safe, and convenient connections for non-motorized active transportation. While the corridors may be used for recreation or to connect to the Colorado River and other trails, they should provide a complete network of non-motorized traffic routes for everyday transportation. This includes using existing streets and future trails along waterways, including canals, ditches, and drainages to connect neighborhoods, schools, parks, and other open space areas, as well as to commercial and business districts.

The **Active Transportation Corridors Map** supports more detailed planning and implementation, including the construction of sidewalks, bike lanes, and trail infrastructure. Active Transportation Corridors can be improved during new development projects, through capital improvement projects, and through the development of drainageways.

Complete Streets Policy (2018)

The City adopted a **Complete Streets Policy** in 2018 to develop a safe, efficient, and reliable travel network of streets, sidewalks, and urban trails throughout the community to equitably serve all users and modes of transportation. The policy establishes complete streets principles to encourage street design that enables safe use and mobility for people of all ages and abilities, whether they are traveling as pedestrians, bicyclists, transit riders, or drivers. It also sets context-sensitive design standards and approaches for all construction and reconstruction of the city's transportation system.

4. ***Encourage the use of transit, bicycling, walking, and other forms of transportation.***

a. **TRANSIT COVERAGE.** Support efforts by GVT to periodically enhance, redistribute and/or expand service hours, coverage, and frequency to better serve and connect centers and other destinations in Grand Junction and surrounding area.

b. **TRANSIT CORRIDORS.** Improve and enhance transit corridors and equally prioritize transit with other modes of travel along corridors such as Patterson Road, North Avenue, and 12th Street.

c. **BUS RAPID TRANSIT.** Explore options for future Bus Rapid Transit corridors, especially Patterson Road and I-70B that function as east-west corridors to and from significant residential and employment areas.

d. **FIRST AND LAST MILE CONNECTIONS.** Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

e. **BICYCLE FACILITIES.** Continue to require the integration of bicycle parking as well as other facilities such as lockers and shower facilities as part of new development/redevelopment to encourage the use of bicycles for commuting.

f. **TRANSIT-SUPPORTIVE DEVELOPMENT.** Encourage development with intensity and density in regional and employment centers, along urban corridors, and in other locations that are currently served by transit. Pursue corridor-specific plans to further encourage transit-oriented/ supportive development.

g. **URBAN TRAILS SYSTEM.** Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

h. **WAYFINDING.** Implement wayfinding to help people navigate when biking or walking.

i. **MOBILITY AWARENESS.** Cooperate with the Regional Transportation Planning Office to ensure that information related to public transit services, bicycling, and walking are widely available. Cooperate with other community partners, including Mesa County Public Health, to ensure access to information about safe transportation practices.

5. ***Anticipate and plan for the implications and opportunities associated with connected vehicles, autonomous vehicles (AVs), drones, mobility-as-a-service, and electric vehicles (EVs).***

a. **PREPARE FOR AN AUTOMATED FUTURE.** Continue to monitor research and best practices related to the short- and long-term impacts of self-driving cars and other technological advances including delivery services, such as autonomous logistics, on the City's road network and parking facilities as new information becomes available. Explore strategies for collecting, storing, analyzing, sharing, and monitoring transportation technology data cou ld help inform and support the implementation of technological advances.

b. **TRANSPORTATION INFRASTRUCTURE.** Explore opportunities to implement best practices in parking and infrastructure regulation and design that consider physical impacts and transportation network impacts of connected vehicles, AVs, EVs, and transportation network companies (TNCs).

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Street Classification

Grand Junction Circulation Plan
(Adopted 2018)

Classification Hierarchy

- Interstate
- Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Principal Arterial - Proposed
- Major Collector
- Major Collector - Proposed
- Minor Collector
- Minor Collector - Proposed
- Proposed Interstate Ramp
- Unclassified

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Plan Principle 7: Great Places and Recreation







Where We Are Today

Building Community

There is perhaps no greater way to build a community than by bringing people together for shared experiences. The City as well as numerous other organizations help provide places, facilities, services, and events for people to gather and to recreate.

Public Facilities

The City Parks and Recreation Department offers a variety of recreation programs and activities for Grand Junction residents and visitors. These occur at numerous facilities throughout the Grand Junction area, some indoor and some outdoor. The Department maintains 36 developed parks of varying sizes and amenities, as well seven that are undeveloped or partially developed. The scope involves a total of approximately 354 acres of developed parks, 285 acres of banked future parklands, 930 acres of open space, right-of-way, and medians, and six District 51 school properties. The Department also maintains 20 miles of soft- and hard-surface trails. Open spaces on the periphery of the city and in its surrounding areas provide additional opportunities for outdoor recreation. These connect to and complement the abundant public lands surrounding Grand Junction and throughout Mesa County managed by various entities such as Colorado Parks and Wildlife, the Bureau of Land Management, the National Park Service, and the US Forest Service.

Access to Parks

Municipal parks maintained by the City Parks Department largely represent an area of strength for the city, as Grand Junction is well-served in terms of acreage of parkland per resident and community population per park. However, less than half of homes are within a 10-minute walk to a park, indicating that a large portion of the community lacks reasonable access to parkland, particularly in the Redlands, Pear Park, Fruitvale, and Central Orchard Mesa. Additional parks and recreational opportunities need to be addressed.

Regional Destinations

Several crown jewels exist that are tied to the Parks and Recreation system and are a source of considerable community pride. These include the concept that the Downtown area is considered a public park, which receives a high level of service for maintenance and investment in green infrastructure and which serves as an epicenter for events and community gathering. Canyon View Park is a regional hub that sees over six thousand visitors each weekend in the spring and fall. The Lincoln Park Sports Complex is another source of community pride, an expansive facility with Stoker Stadium and Suplizio Field that hosts continual events throughout the year including a broad array of sporting events with Colorado Mesa University, District 51 teams, and over 60 years of the Junior College World Series (JUCO). Las Colonias, including the amphitheater and water feature, serve as a unique gathering place attracting many segments of the community.

Access to Public Lands

Mesa County is comprised of 75 percent publicly owned and maintained land, affording Grand Junction and the surrounding communities an abundance of outdoor recreation opportunities. However, developed Active Transportation Corridors providing access to both parks and public lands are limited. Trails are a component of the city's transportation network, but also recreational amenities. Grand Junction's off-street trail system in recreational areas is not well-developed but the trail system is incrementally increasing. New segments and linkages are desired, and natural corridors such as drainage ways, ditches, and canals have long been discussed in the community as opportunities for developing the urban trail system.

Arts and Culture

Grand Junction has a vibrant arts and cultural community that is growing and continues to expand offerings for events, programs, and public spaces. Local and regional partners look for ways to communicate the extent and variety of arts available in the community such as the Creative District, Arts Center, local museums, and the Grand Junction Symphony among many others. The City's Arts and Culture Commission updates annually a Strategic Cultural Plan and the Creative District has developed a strategic plan.

Where We Are Going

Quality of Life

By the year 2040, Grand Junction has proactively connected recreation and open space to health and quality-of-life improvements, working with partners and building community places that bring people together for shared experiences. Careful management of growth areas has helped the City retain its unique urban environment surrounded by rural areas and regional natural open spaces maintained in perpetuity. The City is known for environmental stewardship paired with opportunities for cycling, hiking, and rafting. Abundant public land, beautiful vistas, the trail system, the Colorado National Monument, and the Colorado and Gunnison Rivers continue to be defining hallmarks of Grand Junction.

System of Parks

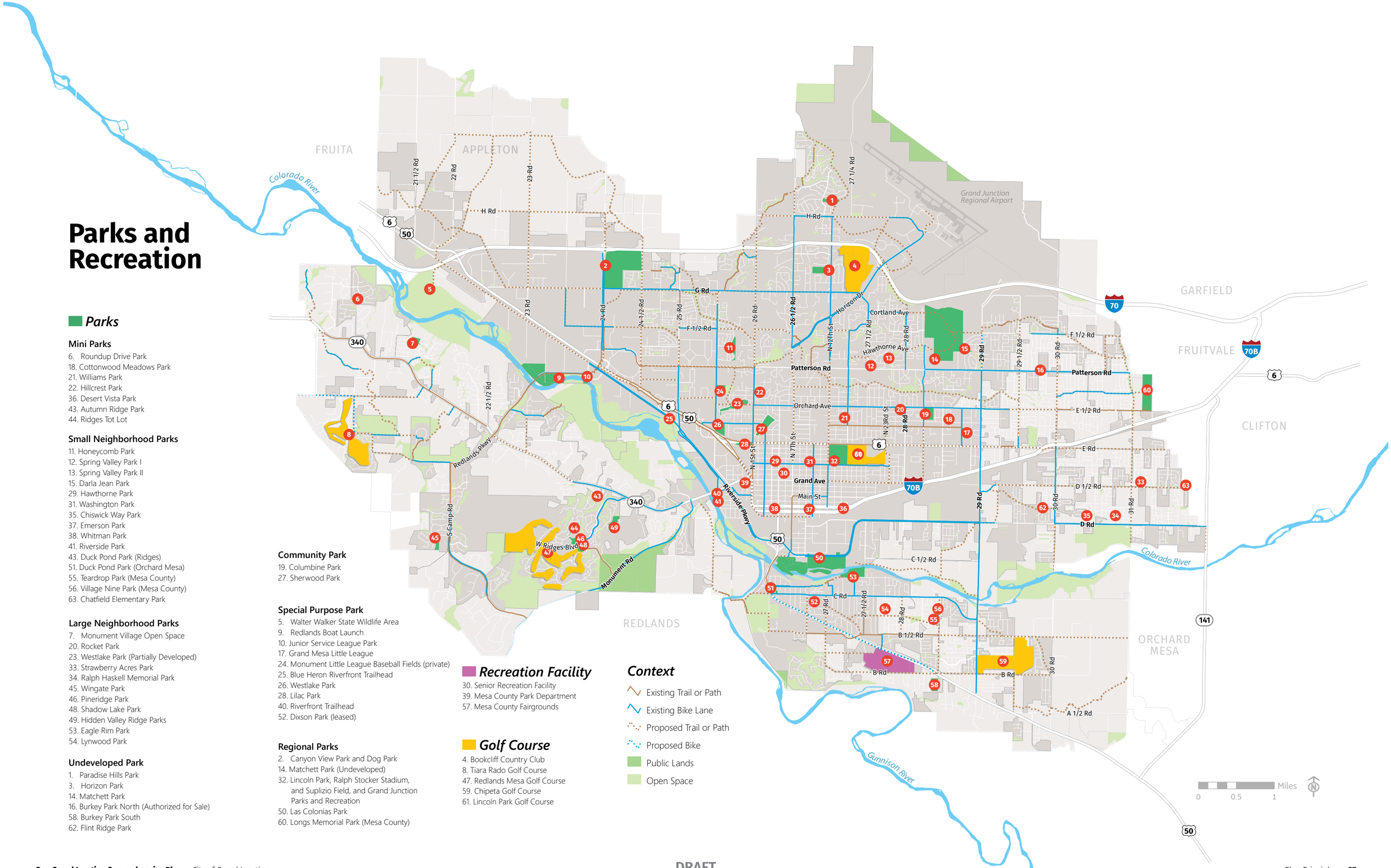
Across the city, residents have access to an extensive parks system that provides a range of recreational opportunities. Safe and enjoyable parks are within easy walking distance of all residential neighborhoods through an extensive network of trails and sidewalks. These parks provide spaces for people to relax, play, connect, and get outdoors.

Excellent Amenities

The community center is a hub of activity for residents and visitors of all ages, supporting both the physical and mental health and wellness of the community. The riverfront, once used as a dumping ground, has become a distinct linear parks system and treasured waterfront, connected by the Riverfront Trail and accessible from all areas of the city via Active Transportation Corridors that intersect it. The riverfront parks connect to key destinations, including the Riverfront at Las Colonias, the Riverfront at Dos Rios, new event spaces, and the Western Colorado Botanical Gardens. Grand Junction's Arts and Culture Commission, through their work and involving the Grand Junction Creative District, provides an abundance of festivals, theater, and music; places for arts organizations; and a strengthened awareness and involvement of citizens in the community.

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Parks and Recreation



Parks

Mini Parks
6. Roundup Drive Park
18. Cottonwood Meadows Park
21. Williams Park
22. Hillcrest Park
36. Desert Vista Park
43. Autumn Ridge Park
44. Ridges Tot Lot

Small Neighborhood Parks
11. Honeycomb Park
12. Spring Valley Park I
13. Spring Valley Park II
15. Darla Jean Park
29. Hawthorne Park
31. Washington Park
35. Chiswick Way Park
37. Emerson Park
38. Whitman Park
41. Riverside Park
43. Duck Pond Park (Ridges)
51. Duck Pond Park (Orchard Mesa)
55. Teardrop Park (Mesa County)
56. Village Nine Park (Mesa County)
63. Chatfield Elementary Park

Large Neighborhood Parks
7. Monument Village Open Space
20. Rocket Park
23. Westlake Park (Partially Developed)
33. Strawberry Acres Park
34. Ralph Haskell Memorial Park
45. Wingate Park
46. Pineridge Park
48. Shadow Lake Park
49. Hidden Valley Ridge Parks
53. Eagle Rim Park
54. Lynwood Park

Undeveloped Park
1. Paradise Hills Park
3. Horizon Park
14. Matchett Park
16. Burkey Park North (Authorized for Sale)
58. Burkey Park South
62. Flint Ridge Park

Community Park
19. Columbine Park
27. Sherwood Park

Special Purpose Park
5. Walter Walker State Wildlife Area
9. Redlands Boat Launch
10. Junior Service League Park
17. Grand Mesa Little League
24. Monument Little League Baseball Fields (private)
25. Blue Heron Riverfront Trailhead
26. Westlake Park
28. Lilac Park
40. Riverfront Trailhead
52. Dixson Park (leased)

Regional Parks
2. Canyon View Park and Dog Park
14. Matchett Park (Undeveloped)
32. Lincoln Park, Ralph Stocker Stadium, and Suplizio Field, and Grand Junction Parks and Recreation
50. Las Colonias Park
60. Longs Memorial Park (Mesa County)

Recreation Facility
30. Senior Recreation Facility
39. Mesa County Park Department
57. Mesa County Fairgrounds

Golf Course
4. Bookcliff Country Club
8. Tiara Rado Golf Course
47. Redlands Mesa Golf Course
59. Chipeta Golf Course
61. Lincoln Park Golf Course

Context
- Existing Trail or Path
- Existing Bike Lane
- Proposed Trail or Path
- Proposed Bike
- Public Lands
- Open Space

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How We Will Get There

1. ***Provide a safe and accessible network of parks, recreational amenities, open space, and trails.***

a. **NEW PARKS.** Work with both public partners and private developers to ensure new parks are dedicated and constructed to meet community service needs, prioritizing:

- **i.** areas with low service levels that serve vulnerable populations;
- **ii.** areas with low service levels; and
- **iii.** high growth areas.

b. **REASONABLE INVESTMENT.** Ensure that new development reasonably invests in maintaining capital improvements in parks and open space (impact fees).

c. **OPEN SPACE, GREENWAYS AND TRAILS NETWORK.** Actively pursue opportunities to acquire and retain open space, trails, and drainages that support the implementation of an interconnected network within the urbanizing area of the city, consistent with adopted City plans.

d. **COLORADO RIVER PLAN.** Support efforts to plan for the Colorado River Corridor that develops an approach that conserves the corridor as a multifaceted resource.

e. **COLORADO RIVER TRAIL.** Partner in acquiring and developing the remaining sections of the Colorado Riverfront Trail.

f. **MAINTENANCE.** Maintain all parks and publicly-owned spaces at a level that ensures that these spaces are used safely for their intended purposes and in ways that contribute to the quality of their surrounding contexts.

g. **REHABILITATION.** Rehabilitate and reinvest in existing parks and other public spaces that are deteriorated and obsolete in order to meet safety and accessibility standards, reduce energy and water usage, and enhance maintenance efficiency.

2. ***Ensure parks, recreational and open space facilitates meet community needs and equity of location.***

a. **PARKS, RECREATION AND OPEN SPACE PLAN.** Update the City's Parks, Recreation and Open Space (PROS) Master Plan to develop goals and priorities for the City.

b. **RECREATIONAL OPPORTUNITIES.** Strive to provide access to active and passive recreation opportunities within walking distance of most homes or neighborhoods, based on the service level targets defined in the PROS plan. Recognize that needs vary based on location and not all neighborhoods will have the same level of access. Recreational opportunities should be tailored to suit the unique needs of different neighborhoods.

c. **CONNECTIONS.** Continue work with partners to incrementally implement an interconnected network of shared-use trails including those along drainages, ditches and canals, bike lanes, local neighborhood paths, and other facilities while prioritizing those identified by the City's Urban Trails Committee (UTC) and those necessary for active transportation.

d. **PROGRAMS AND OFFERINGS.** Provide a variety of year-round community and recreational programs, offerings, and other amenities that support healthy and active lifestyles among residents of all ages, abilities, and backgrounds. Periodically review current programs and offerings to ensure they continue to meet the needs of residents as the population changes over time. Collaborate with others, such as the school district, health, and wellness organizations, and the medical community to expand and increase awareness of programs and offerings.

e. **LAND CONSERVATION.** Support land conservation and acquisition efforts that meet multiple natural resource protection and recreation goals in adopted plans.

f. **BOTANICAL GARDENS.** Support the improvement and expansion of the experience and offerings at the Western Colorado Botanical Gardens.

3. ***Foster opportunities to bring people together by developing great public spaces.***

a. **RIVERFRONT INVESTMENT.** Continue to redevelop and revitalize the city's riverfront utilizing both private and public investment.

b. **EXTRAORDINARY PUBLIC SPACES.** Create and build extraordinary public spaces by prioritizing investments that:

- **i.** provide multi-generational and multi-cultural appeal;
- **ii.** bring people together to share an experience(s);
- **iii.** provide a unique environment or experience;
- **iv.** are safe and universally accessible; and
- **v.** support city's health, equity, and inclusivity goals.

c. **PROMOTE SAFETY.** Identify tools to promote safety in public spaces by working with community partners to address vagrancy and vandalism.

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4. ***Support a lively arts and culture community.***

a. **ROLE OF ART.** Recognize that art creates a more vibrant environment of distinction, enjoyment, and pride for all citizens. Acknowledge art and creativity play a key role in enhancing Grand Junction's "creative economy."

b. **ART IN PUBLIC PLACES.** Collaborate with partners including Downtown Grand Junction for the inclusion of public art within the community to stimulate the vitality and economy of the city and to enhance public buildings and public spaces with works of art.

c. **ART IN PRIVATE DEVELOPMENT.** Encourage the inclusion of art within private development where appropriate and consistent with the design principles for place types to enhance character and identity in various areas of the city.

d. **INFILL AND REDEVELOPMENT SUPPORT.** Encourage development that supports creative activities such as live-work opportunities or 'Makerspaces' in the City's priority locations for urban intensification, prioritizing those in or near the Downtown and University Districts.

e. **CREATIVE DISTRICT.** Support the Grand Junction Creative District in its effort to enhance the cultural and economic vitality of Grand Junction.

f. **CULTURAL PLANNING EFFORTS.** Support the implementation of and periodic updates to the City's Strategic Cultural Plan and other City's Arts and Culture Commission planning efforts.

g. **ECONOMIC IMPACT.** Continue to monitor and promote awareness of the economic impact of the arts within the city in partnership with arts and culture organizations.

h. **MUSIC AND PERFORMING ARTS.** Continue to provide venues for music and performing arts. Enhance and update venues, as feasible, to ensure venues meet modern needs.

5. ***Maintain access to public lands at the urban/rural interface.***

a. **URBAN/PERIPHERY CONNECTIVITY.** Establish linkages between open spaces and state/federal land at the perimeter of the city and urbanized areas through an interconnected system of greenways, trails, and bikeways.

b. **ACCESS POINTS.** Require new development adjacent to open space or public lands to maintain a buffer between the open space and development, as well as provide public access points to existing and planned trails.

c. **FLEXIBLE DESIGN.** Encourage cluster development, flexible lot sizes, and other design innovations where such approaches would provide open space, protect sensitive environmental resources, scenic vistas, and cultural resources. To the extent possible, resulting open space should provide continuous and usable corridors that create links to existing and/or proposed open spaces, parks, and trails.

d. **PARTNERS IN RECREATION.** Develop strong partnerships between the City and other agencies, non-profits, and jurisdictions that support and maintain recreation opportunities in the Grand Junction area.

Strategic Cultural Plan (2017)

The Strategic Cultural Plan identifies the necessity of "planning for culture" to envision and realize Grand Junction's character and spirit. The plan notes that while places evolve organically, focused effort can help to create a vibrant environment. To that end, the plan's goals, strategies, and actions include the areas of:

- Arts Education
- Creative Districts and Creative Industries
- Economic Impact
- History, Science and Culture
- Public Art
- Urban Planning and Cultural Facilities

The plan's goal to successfully establish a Colorado Creative Industries Creative District was realized in formation of the Grand Junction Downtown Creative District in 2019. The District is known for its public art, artists, and galleries which help make Downtown a lively and appealing destination.

Plan Principle 8: Resource Stewardship







Where We Are Today

Assets and Challenges

Grand Junction's rich natural resources make local lifestyles, industries, and character possible. Residents value the Valley's fertile agricultural soils, the adventure and sustenance of rivers, and unrivaled, panoramic geology. However, many of these assets are sensitive to disruption from development and overuse. Fortunately, over the past half-century, the City has taken steps to steward its resources. Residents and government teamed up to remove uranium mill tailings from the riverbanks, remediate former junkyards, protect vistas from development and restore wildlife. How these resources are managed will shape recreation, growth, economics, and more into the future.

Waste Reduction

Ongoing programs aim to reduce the impacts of energy use and waste. The City subscribes to community solar projects and emphasizes efficiency in building design and maintenance, including on-site solar. The City also invests in alternative fuels, with public electric vehicle chargers and one of the most advanced wastewater-derived biofuel facilities in the country. This project produces compressed natural gas (CNG) from the Persigo Wastewater Treatment Plant and uses it to fuel much of the City's vehicle fleet. Since 1995, the City has contracted with Curbside Recycling Indefinitely (CRI) to provide curbside collection of recyclables.

However, this program reaches 4,300 customers; less than a quarter of the City's solid waste customers, resulting in the vast majority of waste produced within the city not being recycled. Recycling, reuse, and waste reduction remain strongly-held goals Citywide.

Water Conservation

Water, especially the Colorado River bisecting the city, is a vital local asset in need of protection. Conveyors of domestic water–the City, Ute Water, and Clifton Water–have worked proactively to conserve water, joining forces on the 2012 Regional Water Conservation Plan (WCP) and its implementation. These water providers are updating the 2012 Water Efficiency Plan and continuing education campaigns like their Drought Response Information Project (DRIP). The City also cooperates with no fewer than six irrigation districts to allocate adequate water resources to new development and existing needs. Grand Junction also began a project in 1979 to research and manage four endangered fish species in the upper Colorado River Basin.

Stormwater Management

The City manages the risks of water, too. During high water events, the Colorado River may flood adjacent land areas, posing risks to parts of Downtown, Pear Park, and the Redlands. Other drainages throughout the City pose flash flood risks. To minimize risk, the City conserves large portions of the floodplain as open space and maintains maps of flood risk, requiring all floodplain construction to follow best practices and Federal Emergency Management Agency (FEMA) standards. The City also cooperates to manage stormwater more broadly, with the Grand Valley Drainage District (GVDD) serving as the backbone of local drainage infrastructure with over 258 miles of open and piped ditches. Valley-wide cooperation on stormwater quality is now centralized under a joint contract with Mesa County, which absorbed the duties of the 5-2-1 Drainage Authority in 2020.

Landscape and Habitat

This water has allowed Grand Junction to become an oasis in the high desert of the Colorado Plateau. Agriculture and urban growth transformed this once sparsely-vegetated landscape. Today, Grand Junction's urban forest of street trees and other plantings creates milder neighborhood microclimates. Grand Junction has been an official Tree City USA for more than 30 years, with more than one percent of the City's budget dedicated to trees. The habitats at the city's fringe also have value. The City strives to protect and provide habitat for wildlife and native flora in critical locations and to retain the integrity of agricultural areas and public wildlands. As recreation expands as an economic and cultural driver in the Grand Valley, protecting the ecology and geology that make local recreation attractive is only becoming more important.

Where We Are Going

Natural Areas and Agriculture

By the year 2040, as the city has grown, the community has maintained and managed open space. The high quality and accessibility of nature have not been diminished, and rural and natural areas continue to be defining features of life in the Grand Valley. The City and the public have embraced the stewardship of natural resources as both an opportunity and a responsibility. The community's open spaces remain plentiful and risks associated with living near natural areas, such as wildfires, have been effectively managed. Agriculture continues in the Grand Valley and offers open space, habitat, and health benefits associated with responsible land management and local food supplies.

Minimizing Impact

As industry has continued to flourish in Grand Junction, industrial operations have grown increasingly responsible and new sectors with low or positive environmental impacts have emerged. Meanwhile, soils and water resources that were degraded or contaminated by past practices have been remediated and repurposed. Riverfront remediation and redevelopment have enabled residents and visitors to derive greater enjoyment from the Colorado and Gunnison Rivers, spurring the community to become increasingly active in managing its relationship with the river system and water resources overall.

Choosing Stewardship

By cooperating with utilities and other service providers, the City has made it easy for residents to make choices that reduce their environmental impact. Residents and businesses find it easy to properly dispose of or recycle waste, to transition their energy needs to renewable resources, and to make transportation choices that reduce emissions and the use of resources. The city's landscape includes a thriving urban forest and water-sensitive landscaping that complement the community's character and contribute to human and environmental well-being. Residents of Grand Junction take pride in living in a community where they benefit directly from choosing to be stewards of limited resources and natural assets.

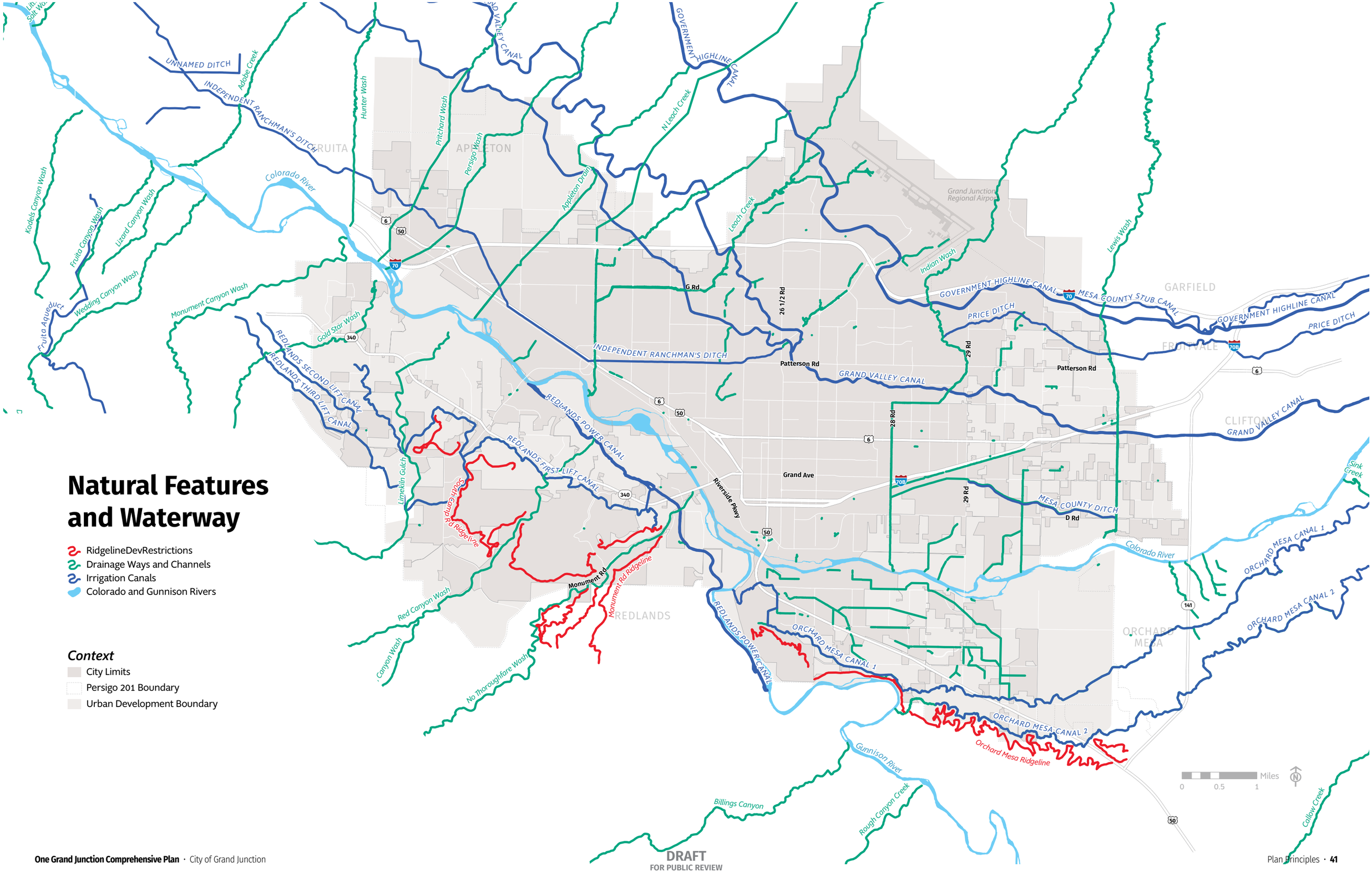
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Natural Features and Waterway

- RidgelineDevRestrictions
- Drainage Ways and Channels
- Irrigation Canals
- Colorado and Gunnison Rivers

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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How We Will Get There

1. ***Promote water conservation and protect water quality.***

a. **CONSUMPTION.** Partner with other water providers to actively and collectively educate residents about drought and water conservation.

b. **DROUGHT TOLERANT LANDSCAPING.** Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices.

c. **PERVIOUS SURFACES.** Promote efforts to improve the water quality of runoff, including designing with pervious surfaces that allow on-site infiltration of stormwater and features designed to remove pollutants.

D. **GROUND WATER QUALITY.** Protect groundwater quality by working to mitigate the adverse effects of development and non-point source pollution, particularly the impacts of septic systems.

e. **WATER CONSERVATION PLAN.** Continue to update periodically the Water Conservation Plan conducted by the City of Grand Junction, Clifton Water, and Ute Water Conservancy District.

f. **GRAND VALLEY WATERSHED MANAGEMENT PLAN.** Participate with Mesa County and other federal, state and local stakeholders in the development of a Watershed Plan to address the Colorado Department of Health and Environment (CDPHE) Water Quality Control Division (WQCD) proposed Total Maximum Daily Loads (TMDLs) for various tributaries to the Colorado River.

2. ***Promote the use of sustainable development and waste reduction practices.***

a. **MAXIMIZE EXISTING INFRASTRUCTURE.** Concentrate urban development in areas that maximize existing infrastructure investment, reduce the loss of agricultural land, reduce impervious surfaces, and meet other resource stewardship goals.

b. **GREENER BUILDING.** Promote programs and explore incentivizing development projects that maximize energy and water efficiency in the construction of new buildings and the adaptive reuse of existing buildings.

c. **RECYCLING AND COMPOSTING.** Continue to support recycling efforts and programs while evaluating options for City residents for single-stream curbside recycling, green waste, and composting.

d. **EDUCATION OPPORTUNITIES.** Expand efforts within the community to educate about the impact of waste reduction, reuse, repurposing, and recycling.

3. ***Refocus conservation and sustainability efforts to achieve improved public and environmental health.***

a. **SUSTAINABILITY PLAN.** Develop and implement a comprehensive sustainability plan that addresses, among other topics, climate change.

b. **RENEWABLE ENERGY.** Promote and invest in the continued development of renewable and distributed energy systems consistent with the State's "Roadmap" including solar, wind, and geothermal energy resources, especially those that promote clean energy jobs.

c. **INTEGRATE LAND USE WITH TRANSPORTATION.** Continue to promote new development and redevelopment in centers and corridors to reduce vehicle miles traveled and greenhouse gas emissions as well as encourages walkability and active lifestyles.

d. **EDUCATE.** Ensure that educators, researchers, policymakers, and other partners cooperate to educate the public about personal and community-wide actions that can be taken to limit environmental impacts and biodiversity loss.

e. **AIR QUALITY.** Implement policies and support efforts to reduce air pollution from point sources as well as non-point sources, especially those related to transportation.

f. **COMPRESSED NATURAL GAS (CNG).** Support the continued development and expansion of biogas use, including bioCN Gcapture and CNG fleet fueling by Persigo Wastewater Treatment Plant.

g. **EV CHARGING.** Identify needs and expand electric vehicle charging stations as part of the City's infrastructure and as part of the regional electric vehicle charging network.

4. ***Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.***

a. **ENVIRONMENTALLY-SENSITIVE AREAS.** Review policies to ensure they adequately address protection and conservation of significant wildlife habitats, slopes, drainageway environments, prominent ridgelines, mature stands of trees, and other natural and scenic resources for purposes of safety, wildlife survival, recreation, and aesthetics.

B. **COLLABORATE WITH PARTNERS.** Collaborate with federal, state, and local partners including area non-profits on issue of resource preservation, hazard mitigation, habitat, education, recreation, and access.

c. **DRAINAGEWAYS.** Consider the acquisition of major drainageways. All major drainageways should be retained, protected, restored, and managed to:

i. provide for drainage of stormwater that will reduce the need for the expenditure of public funds to address flood hazards, erosion, and channel degradation resulting from structural modifications or other alterations;

ii. protect and improve surface and source water quality;

iii. maintain or improve habitat for flora and fauna; and

iv. maintain or enhance non-motorized connectivity within and between neighborhoods and provide public access and recreational facilities where appropriate.

d. **BALANCED APPROACH.** Balance conservation of ecological assets with the expansion of recreational opportunities.

5. ***Manage the City's Urban Forest and Water Wise Landscaping within the City.***

a. **URBAN FORESTRY MANAGEMENT.** Develop an Urban Forestry Master Plan and support the implementation of goals, objectives, and action items defined in this Plan upon adoption.

b. **WATER-WISE SPECIES.** Continue to promote the planting of species that have reduced watering needs once established and that have an increased likelihood of surviving and thriving amidst the periods of drought and temperature changes typical in Grand Junction's climate.

c. **TREE INSTALLATION, REPLACEMENT AND PROTECTION.** Support the City's green infrastructure through the retention and protection of healthy, established trees and incorporation of new trees in both public and private spaces as part of public improvement projects, new development, infill/redevelopment and major renovations. Establish criteria for the identification of significant trees and preservation thereof and establish mechanisms for the replacement of established trees in instances where retention is not feasible due to location, site constraints, or other factors.

d. **COMMUNITY PARTNERSHIPS.** Promote community partnerships and expand educational opportunities to emphasize the benefits of the urban forest.

e. **EDUCATION.** Provide educational information to the public about the value of green infrastructure and xeric landscaping instead of zero-landscaping.

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Plan Principle 9: Quality Education and Facilities







Where We Are Today

Building Blocks

Education is linked to all facets of life in Grand Junction, including livability, quality of life, and economic development, as well as to a range of specific municipal functions that rely on community awareness to be effective. The community recognizes the importance of K-12 education, technical job training, higher education, and community learning, as well as the need to broadly support efforts to enhance high-quality educational opportunities in the Grand Valley.

Childhood Education

Primary and secondary education in the City of Grand Junction is largely conducted by Mesa County Valley School District 51. District 51 operates 46 schools and programs, serves over 22,000 students, and employs almost 3,000 staff. Maintaining and upgrading educational services in District 51 schools hinges heavily on the availability of funding. Strong concern was expressed about the quality of the educational experiences available within the community as well as the physical condition and aging infrastructure of some of District 51's facilities. A recent ballot question to increase funding for school structures failed to gain support by the voters. The current high-school graduation rate for District 51 is below the state average and 49 percent of students are on free or reduced lunches, both indicators that cause concern for residents.

Higher Education

Higher education institutions also operate within the city and bring a range of opportunities and challenges for the community. The presence of Colorado Mesa University, its subsidiary Western Colorado Community College, and IntelliTec are seen by the community as significant assets. Students at higher education institutions contribute to the vibrancy of surrounding districts and the city's overall economy. However, these assets also create unique land-use and infrastructure challenges, including pressure on long-standing single-family residential areas for student housing and pressures on transportation facilities. Linking higher learning to career opportunities for graduates is also a long-standing priority of the City and local institutions.

Community-Based Learning

Community-based learning institutions and programs also support the ongoing educational uplift of residents at all stages of life. Community-based learning supports a range of other goals identified by the public including the need to improve accessibility and capacity of the Mesa County Library District's facilities and programs to adequately serve the needs of the community. Public education and arts institutions, such as The Art Center, the Museum of the West, the Western Colorado Botanical Garden, and the EUREKA! McConnell Science Museum, serve the broader public for cultural education opportunities. The City and other governmental partners also strive to ensure that the community has access to information about facilities and developments occurring in the city, which is vital to the success of public transit, recreation, environmental programs, and housing assistance.

Where We Are Going

Education and Economy

By the year 2040, the City has continued to support local education institutions at all levels. Over the past 20 years, Colorado Mesa University, and other higher education institutions, as well as Mesa County Valley School District 51, have further solidified their importance to the community. Colorado Mesa University continues to be one of the fastest growing universities in the state. An influx of students from outside Mesa County and key programs such as the University's engineering, business, and physician assistant programs have provided necessary skills for students to enter the local workforce. Higher education has not only expanded but has also increased in quality and repute, with an ever-growing reputation for excellence that is recognized nation-wide. Many graduates of higher education in Grand Junction remain in the community to live and work, channeling their talent into the betterment of the city and region.

Academic Achievement

Mesa County Valley School District 51 has secured funding resources and implemented successful programs for necessary facility maintenance and construction as well as for academic achievement. The District adds to the city's ability to attract businesses, bolstering Grand Junction's livability and desirability. The District continues to institute a system that provides high-quality education for students from kindergarten through high school, maintaining the confidence of the city's families. Graduation rates have increased to above the state average. Educators of all kinds are supported by their institutions and enjoy a high quality of life. The student experience in the valley is one of opportunity and vigor, defined by positive relationships and free of discrimination.

Skilled and Cultured Workforce

The City supports opportunities for retraining to ensure that all residents have a place in the diversified and evolving economy. This includes support for workers departing declining industries, as well as workers who require support in mastering the English language. Information about City services and proposed changes in the community are widely and easily accessible, and key resources are available in both English and Spanish. This has created a high level of community awareness of transportation options and environmental issues. Cultural and arts institutions, which contribute to a culture of learning for all age groups, are well-funded and have expanded and multiplied, particularly in the Downtown and University Districts. Mesa County Public Libraries continues to offer a range of desirable resources to all City residents and has maintained and expanded its facilities and programs.

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How We Will Get There

1. ***Support a high-quality and accessible education system for the community.***

   a. **QUALITY EDUCATION.** Identify ways to support education programs of District 51, CMU, WCCC, and other educational institutions and to further advance their missions.

   b. **SKILLED WORKFORCE.** Encourage the ongoing development of a skilled and adaptable workforce stemming from local education and workforce development opportunities.

   c. **ACADEMIC CONTRIBUTIONS.** Facilitate strong relationships between the educational institutions and all sectors of the local economy. Foster exchanges between academia, industry, and policy to ensure that ideas and expertise have a positive impact on the community, and to attract talent both to institutions and from institutions into the wider community.

   d. **LIFELONG LEARNING.** Encourage the growth of educational institutions that provide opportunities for learning throughout all stages of life, including but not limited to, early childhood education, primary and secondary institutions, vocational programs, enrichment classes, and online opportunities.

   e. **SAFE ROUTES.** Work with CMU, District 51, Mesa County Libraries, and other learning institutions to identify and construct safe walking and biking routes to their facilities.

2. ***Support District 51 in ensuring adequate facilities and infrastructure for the community.***

   a. **IMPACTS OF NEW DEVELOPMENT.** Coordinate with District 51 to evaluate the impact on school enrollments and capacity when reviewing project and development proposals that could increase school enrollments. Ensure that developers dedicate land or pay a proportionate share in the cost of new school land.

   b. **SCHOOL FUNDING.** Support current and future efforts by District 51 to expand sources of revenue for the construction, operations, and maintenance of school facilities, or other purposes central to the District 51's mission.

   c. **FACILITY NEEDS.** Support District 51 in the development of facilities needs assessment to identify and prioritize the restoration and replacement of degrading facilities and infrastructure.

   d. **JOINT FACILITIES.** Work with Mesa County Valley School District 51 to access existing school buildings and open newly constructed school buildings for community and recreational use (e.g. gymnasiums, community meeting rooms, etc.) to the benefit of both the District and the city.

3. ***Support community-based education, especially Mesa County Libraries, in ensuring adequate facilities and infrastructure for City residents, as well as knowledge of available services.***

   a. **LIBRARY SYSTEM.** Engage with Mesa County Libraries in the planning for facility expansions, improvements, and new facility locations within the city, including the Central Library.

   b. **ADEQUATE ACCESS.** Support efforts between Mesa County Libraries and GVT to ensure that all residents have adequate access to library facilities.

   c. **ARTS AND PUBLIC HISTORY.** Support local institutions in providing facilities and programs to City residents and visitors to learn about arts, culture, and local history.

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Plan Principle 10: Safe, Healthy, and Inclusive Community







Where We Are Today

Public Safety

Grand Junction is geographically isolated from other population centers which creates unique public safety needs, particularly for a community of its size. The City is a standalone regional hub with urban challenges not found in other communities on the Western Slope. The City and community understand that it is critical to ensure public safety efforts meet current needs as well as anticipate and adapt to future public safety challenges. With the passage of a First Responder Sales Tax (Measure 2B) in April 2018, a tax to fund the expansion of our police, 9-1-1, and fire emergency services, the City is today positioned to ensure that policies and funding mechanisms align with public safety needs and service delivery standards, including redeployment of a traffic unit. The City will need to move with purpose to fill positions at a pace that maintains a high level of professionalism in its public safety departments. The City's public safety departments maintain a positive relationship with the city residents, an indicator of proactive policing policies and fire and EMS services. Both departments are committed to establishing new and maintaining existing close ties with the community, responding to resident's needs, and interacting with residents to identify and solve community-wide problems.

Disaster Response

With the prevalence of natural and man-made disasters, including COVID-19 and cyber-attacks, the City must continue to invest time in planning for events and threats of all origins. The City maintains plans for various hazards and threats but will need to renew efforts to update plans and train staff in mitigation efforts, response, continuity of operations, and recovery.

Healthy Lifestyles

Facilities in the City are often focused on response versus prevention. The health of city residents also depends upon the availability of active lifestyle choices, including the network of parks and trails, feeling connected as well as community inclusivity and mutual respect.

Public Health

Grand Junction has many advantages in terms of public health and access to care for both physical and mental health given its location on the Western Slope. However, given the increasing need for both mental and physical health care services in this region, the City works proactively to form partnerships such as the Police Co-Responder team and the Fire Cares program to focus on efficient and effective methods of response. Efforts from various sectors of the community to homelessness are both dynamic and on-going. More will need to be done in the future to address impacts of the homeless as well as underlying issues related to those experiencing homelessness.

Where We Are Going

Meeting Community Needs

By the year 2040, Grand Junction continues to respond to unique public safety and community healthcare needs that arise from its geographic isolation from other population centers. City leadership has ensured that community health partners come together to reduce healthcare costs and increase public access to services including support for at-risk populations and those experiencing homelessness. The high priority of public safety has resulted in an environment that supports all residents. Public safety measures align with community needs and are responsive to community input, fostering a positive relationship between safety professionals and City residents.

Long-Term Wellbeing

Spurred by investment in facilities and diversification of health, wellness, and medical services, access to quality and affordable health care is available. Healthy lifestyles are the norm, with equitable access to amenities and programs. Stewardship of natural resources, especially clean air and clean water, in addition to a continually robust local agricultural sector, has preserved the opportunity for well-being for future generations.

Plans in Place

The need for reactive public safety measures continues to be reduced as the City explores proactive approaches aimed at eliminating the causes of unsafe situations and incidents. Job and wage growth have reduced poverty and significantly expanded access to resources for all residents to ensure mental health and physical well-being. Major hazards to public safety, such as floods, fires, disease, and economic recession, are addressed on an ongoing basis to reduce risk and ensure preparedness. Trust in public institutions enables coordinated responses in all areas of the community. When emergencies occur, the plans and relationships needed to address emergencies are already in place and are executed effectively to minimize harm for all residents. Successful responses to emergencies and other real gains in public safety instill a sense of pride and belonging among residents.

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Natural Hazards

Geologic Hazard

- Corrosive soil and rock
- Expansive soil and rock
- Flash flooding
- Landslide deposit
- Overbank flooding
- Potentially unstable slope
- Rockfall
- Rockfall - potentially unstable slope

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

FEMA Flood Zones

- Floodway
- 100-year floodplain

Additional Flood Areas

- 100-year floodplain
- Flash flooding
- Overbank flooding

Mudslide Area

- Mudslide Area - Complex rotational failure

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How We Will Get There

1. ***Provide excellence in public safety and emergency response.***

   a. **FIRE AND EMERGENCY MEDICAL SERVICE RESPONSE.** Utilize fire station distribution, mutual aid agreements, building fire protection systems, and partnerships with water providers to ensure all residents and properties are provided with suitable fire protection.

   b. **POLICE AND 9-1-1 COMMUNICATIONS SERVICES.** Provide high-quality, cost-effective Police and 9-1-1 Communications with a focus on community policing efforts as the heart of the City's service delivery.

   c. **TRAINING.** Support on-going training of all public safety staff, including training on diversity, racial equality, and biases.

   d. **REGIONAL SERVICE.** Continue to work with other public safety providers to evaluate mutual aid agreements and consolidation of service opportunities.

   e. **ADOPTION OF NEW TECHNOLOGIES.** Evaluate and adopt, as appropriate, new techniques and technologies that allow safety and emergency providers to improve the efficiency of delivery or quality of safety or emergency services, communicate with residents and businesses and further the goals and objectives of providers.

   f. **RISK REDUCTION THROUGH PREVENTION.** Continue to identify opportunities for increased community risk reduction efforts through partnerships, prevention, enforcement, and education.

   g. **COMMUNITY ENGAGEMENT.** Encourage proactive involvement of the community in safety and emergency preparedness matters, including cooperation with public safety personnel, neighborhood watches, Crimestoppers, and other grassroots efforts. Foster partnerships with the District 51, Colorado Mesa University, community groups, and other safety providers to establish coordinated approaches to enhancing community safety.

   h. **FIRST RESPONDER TAX.** As provided by the First Responder Tax, fund critical infrastructure, equipment, and staffing to align with the community's service and response needs.

2. ***Promote health and wellness through access to services.***

   a. **COORDINATED APPROACH.** Collaborate with local human services providers to:

      i. understand how the City can best support the efforts of other organizations working in the region;

      ii. support the implementation of strategies within the Mesa County Community Health Needs Assessment;

      iii. provide a forum for sharing information and enhancing working relationships;

      iv. discourage duplication of services and programs within the region; and

      v. identify and fill gaps in health and human services.

   b. **ACCESS.** Facilitate access to health and human services by:

      i. encouraging the co-location of higher-density housing, senior housing, and assisted living facilities near existing health and human service facilities, transit service, parks, and public spaces and other services;

      ii. working with GVT and the RTPO to ensure affordable and accessible transportation options are available to seniors, people with disabilities and other residents with specialized transportation needs with a particular focus on those that live within a reasonable distance to services and facilities;

      iii. actively participate with community partners in identifying solutions to the region's licensed childcare shortage;

      iv. collaborating with partners in the community and region to evaluate and address barriers to affordable healthcare access; and

      v. participating in opportunities to assist in addressing issues such as homelessness, suicide rate, mental health, and the opioid crisis.

   c. **MONITORING.** Support Mesa County in its efforts to measure, monitor, report changes in needs, outcomes, or efficacy of programs and services over time to use the information to raise the standard of living community-wide.

   d. **HOMELESSNESS.** Continue to collaborate with partner organizations on the implementation of efforts to make homelessness rare, short-lived, and nonrecurring.

3. ***Foster a culture of inclusivity, embracing and respecting the diversity of Grand Junction's Residents.***

   a. **CULTURAL COMPETENCY.** Engage with the community to identify opportunities to create a more inclusive, equitable, and safe community that celebrates the city's diverse population.

   b. **COMMUNITY EVENTS AND ACTIVITIES.** Partner with community organizations, local businesses, and other groups to support events, programs, and other activities that recognize and celebrate the cultural diversity of residents.

   c. **CONNECTEDNESS.** Support programs that strengthen the community fabric and maintain and enhance a high quality of life for all residents.

   d. **CULTURE OF ACCEPTANCE.** Promote respect and appreciation for the diversity of ability, age, culture, economic status, gender identity, national origin, race, religion, and sexual orientation within the community.

4. ***Promote a safe and more resilient community.***

   a. **HAZARD MITIGATION PLANNING.** Participate in the implementation of and periodic updates to the Mesa County Multi-Jurisdictional Hazard Mitigation Plan and collaborate with regional partners to assess risks and vulnerabilities and identify areas with an increased burden for vulnerable populations.

   b. **FLOOD MANAGEMENT.** Encourage the use of non-structural solutions for flood control and highly discourage the use of fill for development in floodplains and drainageways. Adopt updated flood mapping in coordination with FEMA to reflect changes to the City's flood hazard boundaries over time.

   c. **GEOLOGIC HAZARDS.** Review policies to ensure they properly address and mitigate development located on geologically hazardous properties such as on unstable soils or steep(er) slopes. When such development does occur, ensure that proper studies, mitigation actions, and site design are utilized to reduce risks to life and property.

   d. **WILDFIRE HAZARDS.** Work with Mesa County's Office of Emergency Management along with other partners in a collaborative effort to reduce wildfire risk through education, communication, and public awareness to protect the community and natural resources.

   e. **HAZARDOUS MATERIALS.** Work with local, state, and federal regulators to minimize potential risks to people or the natural environment associated with the transport of hazardous materials through the city via rail or truck.

   f. **DROUGHT.** Collaborate with regional water providers to implement and regularly update the Drought Response Plan and to provide public education.

   g. **CYBERSECURITY.** Develop strategies and implement systems to address vulnerabilities in the city's cyber system and train staff on prevention, response, and recovery.

   h. **EPIDEMICS AND PANDEMICS.** Review and update in coordination with Mesa County Public Health, epidemic or pandemic response, and recovery plans.

   i. **ECONOMIC RESILIENCY.** Carry out economic development in ways that diversify the city's economic base to ensure the durability and flexibility of local industries and employment in an evolving global and national economy.

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Plan Principle 11: Effective and Transparent Government







Where We Are Today

Evaluate and Improve

The City of Grand Junction is dedicated to providing high-quality service that is responsive to the needs of residents, visitors, employees, and businesses in the City. Through a process of continual improvement, the City frequently evaluates its programs, services, and actions to identify areas for improvement. In doing so, the City recognizes that partnerships with both public sector organizations and the private sector are critical to achieving success and understands that it will take collective action to succeed in advancing the City's vision. Whether evaluating opportunities for shared services, partnering for economic development, or creating a shared vision for the future of our community, the City recognizes that residents will be best served by the City working together with other organizations to find solutions.

Fiscally Sound

The City is also committed to providing high-quality municipal services through sound financial management, transparent decision-making, good communication, and competent project management. To continue to build the trust placed in the City by its citizenry, the City must be responsible stewards of the resources entrusted to its care and must be effective in prioritizing spending. Spending should be focused on the services that citizens have identified as most important and to ensure that long-term ongoing operations and maintenance are considered in budget decisions.

Community Involvement

The City strives to provide residents opportunities to be well-informed about matters of local government and to encourage citizen involvement in both public processes and community life. Expectations continue to change, and residents ask that the City continuously adapts to share helpful information with residents and stakeholders through channels that meet them where they are.

Where We Are Going

Responsible and Trusted

By the year 2040, as an organization, the City has continued to provide excellent core services to all residents. The fiscally-responsible, accessible, and responsive approach to residents and the business community alike has resulted in a culture of collaboration and accountability. City leaders regularly use the Comprehensive Plan as a tool. It guides the development of the City Council's strategic plan, which sets budget priorities and coordinates capital improvements, services, and programs. Comprehensive Plan implementation, reporting, and review have ensured that the Plan continues to reflect the values of the community. This consistency has led to a widespread sense of trust in local government.

Engaged Public

Residents are engaged in the civic process through City boards, commissions, and other forums. All residents, regardless of language or place of origin, feel welcome to and participate in City government and processes. The community actively participates in public processes, resulting in a strong sense of trust and accountability between residents, the City government, and other service providers. Whenever it becomes apparent that participation is not representative of the community as a whole, the City actively closes gaps in participation by tailoring outreach to reach underserved groups and demographics. Responding to the culture of participation, the City has worked hard to provide timely and useful information to the whole community. This model has increased Grand Junction's reputation as a leading community on Colorado's Western Slope.

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How We Will Get There

1. ***Align day-to-day decision-making and budgeting with the implementation of the Comprehensive Plan.***

   a. **USE THE PLAN.** Incorporate the guiding principles, goals, policies, and implementation strategies adopted as part of the Comprehensive Plan into City's Strategic Plan, budgeting (including CIP), and decision-making at all levels to promote consistency and continuity as elected officials and staff change over time.

   b. **PLAN MONITORING**. Provide ongoing monitoring and periodic reporting–annually–of progress made toward the implementation of the Comprehensive Plan.

   c. **CELEBRATE SUCCESSES**. Provide regular updates and information regarding actions that successfully implement the Comprehensive Plan.

2. ***Provide opportunities for meaningful and inclusive community involvement.***

   a. **TRANSPARENCY**. Ensure City budgeting, investment, planning, and decision-making processes are clear, open, and well-documented.

   b. **MEANINGFUL PARTICIPATION**. Provide a range of opportunities for the public to provide feedback to decision-makers, including focus groups, community meetings, and workshops, stakeholder interviews, surveys, and web or social media forums to meet the needs of different populations.

   c. **RANGE OF ENGAGEMENT APPROACHES**. Develop and provide a range of approaches for engaging with the community in a meaningful and authentic way. Ensure that approaches are tailored to and appropriate for residents and businesses from a variety of ages, racial backgrounds, education levels, income levels, and other demographic measures as well as those who have limited English proficiency or face other structural barriers to participation.

   d. **TRANSLATION AND INTERPRETATION**. Create and publicize a range of accurately translated and regularly updated City resources and publications for residents who have limited English proficiency. Develop and utilize City interpretation services.

3. ***Continually seek opportunities to increase the efficiency of City facilities and the effectiveness of government programs and City services.***

   a. **COMMUNITY SURVEYS**. Periodically conduct statistically valid community surveys concerning City services and facilities as a means to evaluate current levels of service and identify potential gaps in services or facility needs.

   b. **FISCAL RESPONSIBILITY**. Emphasize needs identification, accountability, and effectiveness in making funding allocations. Explore opportunities to expand revenue sources for the City to provide essential services.

   c. **CONTINUOUS IMPROVEMENT IN SERVICE**. Continuously evaluate existing practices and systems in City departments for opportunities to improve outcomes and provide excellent, equitable service to the public.

   d. **CAPABILITY OF TALENT**. Hire high-quality talent and continuously provide opportunities to develop the capabilities and capacity of City employees to provide excellence in service.

   e. **EQUITABLE CONSIDERATIONS**. Include considerations for equity in decision-making processes across the City organization to ensure that the benefits and/or burdens of City actions or investments are shared fairly and do not disproportionately affect a particular group or geographic location over others.

   f. **SUSTAINABLE GOVERNMENT OPERATIONS**. Continue to implement policies and programs to reduce greenhouse gas emissions, conserve energy and water, and procure environmentally responsible products and materials in government operations.

   g. **SMART CITIES.** Continue to participate in the Colorado Smart Cities Alliance and identify opportunities for innovation in providing City services utilizing technologies. Partner with private enterprises in entrepreneurial pilot projects that advance technologies within the city. Also explore and implement opportunities to incorporate emerging technologies as a means of informing, educating, and interacting with citizens.

   h. **CITY REAL ESTATE**. Leverage underutilized City facilities and real estate assets to provide community benefits such as childcare, supportive housing, and economic development.

   i. **UNIVERSAL DESIGN**. Maintain focus on improving access to public facilities, businesses, and residences for use by individuals with physical or other disabilities through universal design.

4. ***Collaborate with local, regional, and state partners on issues of mutual significance.***

   a. **REGIONAL COLLABORATION**. Actively collaborate with other jurisdictions in the Grand Valley, School District 51, and institutions of higher learning, special districts, Mesa County, the Grand Valley RTPO, and other regional, state, and federal partners to develop cooperative solutions to regional issues and planning challenges.

   b. **SERVICE PROVIDERS**. Coordinate closely with–and promote coordination among–service providers in needs assessment, facility siting, and other matters to ensure continuous delivery of effective, equitable, and efficient services.

   c. **PUBLIC-PRIVATE PARTNERSHIPS.** Explore opportunities to partner with private and nonprofit organizations to leverage available resources and take collective action to achieve shared goals.

   d. **STATE LEGISLATION**. Engage with state representatives and advocate for legislation that is consistent with the City's goals.

   e. **CITY AS A CONVENER**. Champion efforts to bring together diverse groups of stakeholders on issues of mutual significance.

   f. **CITY AS A LEADER**. Recognize issues of regional importance and be a driving force as a leader in growth and development occurring on the Western Slope.

5. ***Develop and support leadership that reflects the diversity of the community.***

   a. **CITY COMMITTEES, BOARDS, AND COMMISSIONS RECRUITMENT**. Strive to reflect the diversity of the community in the membership of its boards and commissions, including but not limited to people of different races, ethnicities, income levels, ages, genders, sexualities, abilities, and backgrounds.

   b. **VOLUNTEERISM AND PHILANTHROPY**. Promote a spirit of volunteerism in the community by providing a range of opportunities for residents to volunteer for, or give to, City-led programs, projects, and efforts.

   c. **COMMUNITY PARTNERSHIPS**. Pursue partnerships and opportunities to collaborate with community groups and organizations to support diversity and equality.

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CHAPTER 3
LAND USE AND GROWTH

Over the next 20 years, the City of Grand Junction is expected to grow by more than 23,000 residents. The City must consider and plan for the housing, employment, services, and amenities needed to support the quality of life of existing and future residents. The chapter on Land Use and Growth provides a tool for City elected and appointed officials, developers, City staff, and the community at large to use in anticipating, evaluating, planning for, and making decisions regarding the spatial development of the city. This includes the mix and distribution of different land uses and the provision of infrastructure and services necessary to support new growth over the next two decades. The chamber includes three key elements:

Intensification and Tiered Growth Plan. *This section guides the intensification of development within the city including in both urban and suburban areas. The map illustrates the areas in which the City should consider incentives for infill and redevelopment and the approach and priority for tiered growth of the city.*

Land Use Plan. *The Land Use Plan includes both a Land Use Map and a description of the different land use types shown. The map illustrates where and how Grand Junction will grow in the future while the categories describe the purpose, characteristics, densities, and types of uses appropriate within these categories. Conforming zone districts are also included to guide implementation.*

Servicing New Growth. *This section provides for the level of service expectations for new growth to ensure that when new growth occurs it is supported by necessary public facilities and infrastructure capacity while not creating a fiscal burden on the City and existing residents. The section includes who is responsible for the provision of service and development of new capacity.*

Together these sections supplement the Plan Principles (Chapter 2) and Area-Specific Policies (Chapter 4) of the Comprehensive Plan, illustrating how the goals and policies contained therein will influence the physical growth and development of the city.



Influencing Factors

The City of Grand Junction's Land Use and Growth Framework takes into account a range of different factors and issues that will influence the growth of the City into the future. While many of the factors identified are addressed through policies elsewhere in the Comprehensive Plan, the policies and tools described in this chapter will aid the City as it confronts challenges and opportunities for the future growth of the City.

Projected Population Growth

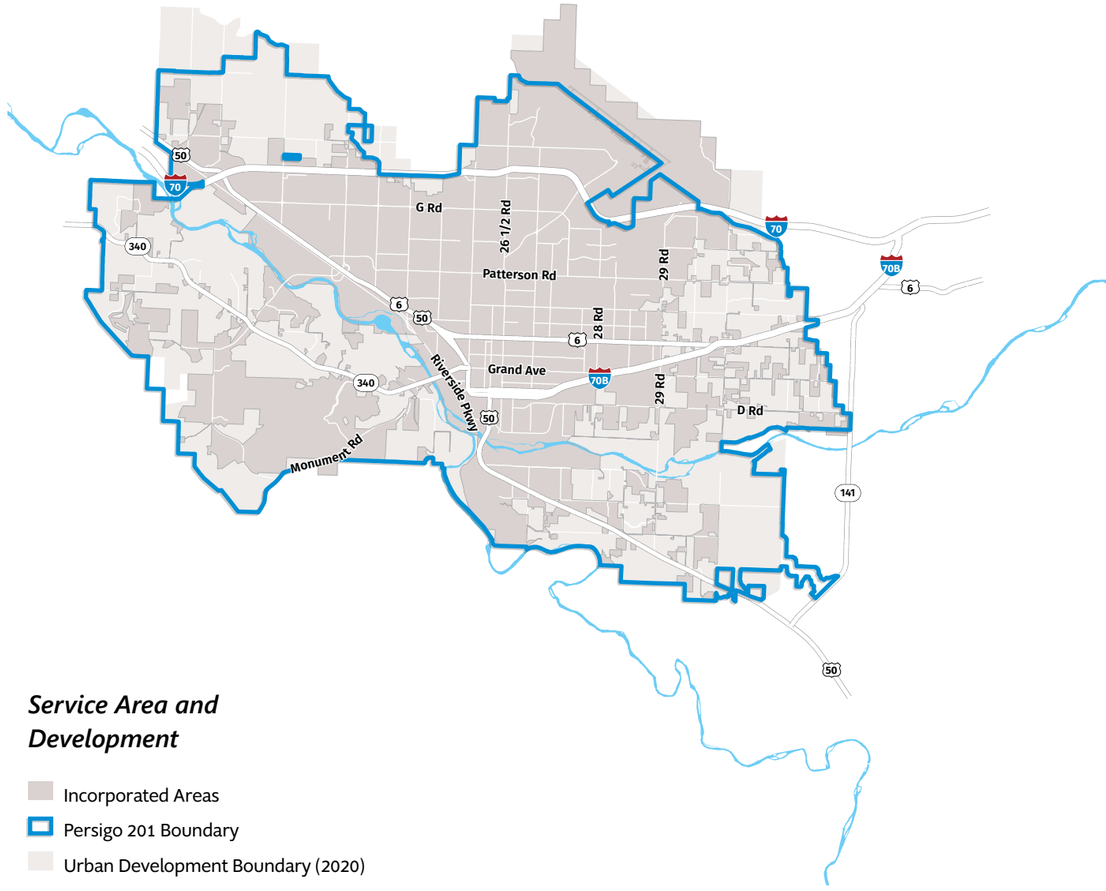
Grand Junction's current population is estimated at 64,941 and Mesa County's population is estimated at 154,933 per the State Demographer's forecasts. The City of Grand Junction is expected to grow at an annual rate of just over one percent over the next 20 years. The City's share of the county population has increased over time from 37 percent in 1970 to just over 43 percent today. As such, Grand Junction is expected to continue to represent approximately 40 percent of Mesa County's population over the next 20 years. This would result in a population of approximately 90,000 people within City limits by 2040-an increase of 23,071 people. Similarly, the State Demographer has estimated that, by 2040, the population within the Urban Development Boundary will account for an additional 34,000 people for a total of approximately 124,000 in the City's planning area.

Persigo 201 Service Area Boundary

The City of Grand Junction maintains a unique intergovernmental agreement with Mesa County as an outcome of a 1998 lawsuit over annexation practices. The agreement outlines requirements for annexation as a condition of development for any properties within the defined Persigo 201 Service Area Boundary. This boundary represents the extent to which the Persigo Wastewater Treatment Plant provides wastewater service or plans future extensions of service. In the agreement, "Annexable Development" is defined as development projects triggering actions such as rezones, subdivisions, changes to the Land Use Map, conditional use permits, new non-residential buildings, and additions to existing non-residential buildings as defined in the agreement. The agreement requires new "urban" annexable development to occur within the City limits and be under the City's jurisdiction. In determining what "urban" is, the agreement provides that "residential lot sizes of two acres gross or smaller area." The 201 service boundary shall be made to be the same as the Urban Development Boundary. Unless authorized through a waiver process, all new development within the Persigo 201 Service Area Boundary is required to be served by sewer.

Urban Development Boundary

The Persigo Agreement noted in 1998 that the Urban Growth Boundary should be amended within one year so that the boundaries are identical. The 2010 Comprehensive Plan, of which the Future Land Use Map and Chapter 5 were adopted by both the City and Mesa County. The Plan included the agreed-upon Urban Development Boundary (UDB) which largely aligns the UDB with the Persigo Boundary. However, efforts to align the full extent of the Persigo boundary with the Urban Development Boundary have been unsuccessful to date.



Service Area and Development

- Incorporated Areas
- Persigo 201 Boundary
- Urban Development Boundary (2020)

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Housing Supply and Needs

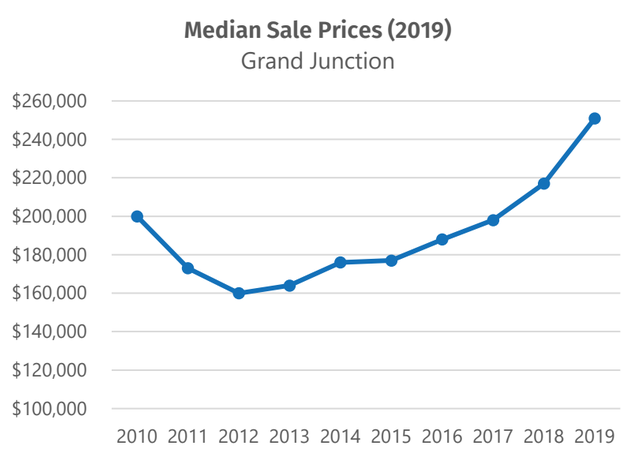
Ensuring residents have adequate and attainable housing options is important to the future of the community. Housing undersupply can occur in some price points and products when supply does not keep pace with population growth. Based on the projected population growth and the city's average household size of 2.29 people, approximately 11,400 additional housing units will be needed within City limits by 2040. Housing options that address a variety of needs such as cost, quality, age, and type are a key concern in Grand Junction.

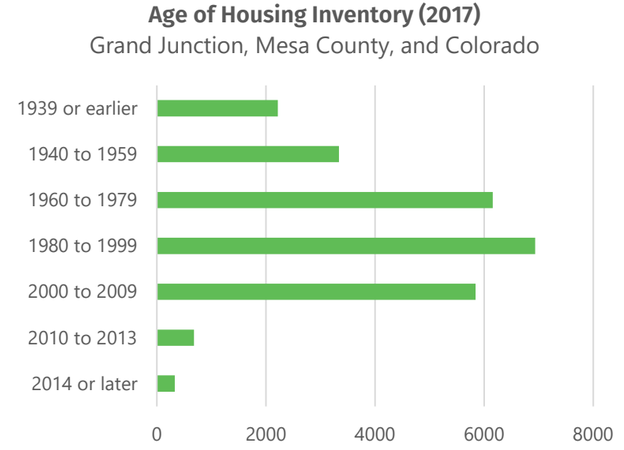
Grand Junction's housing supply will need to grow and diversify to meet the community's future needs. Today, Grand Junction has an estimated 27,990 housing units. This inventory is predominantly single-family homes: 62 percent of all housing units are detached. Of owner occupants, 85 percent live in single-family units compared to 32 percent of renters, while 55 percent of renters reside in apartment units.

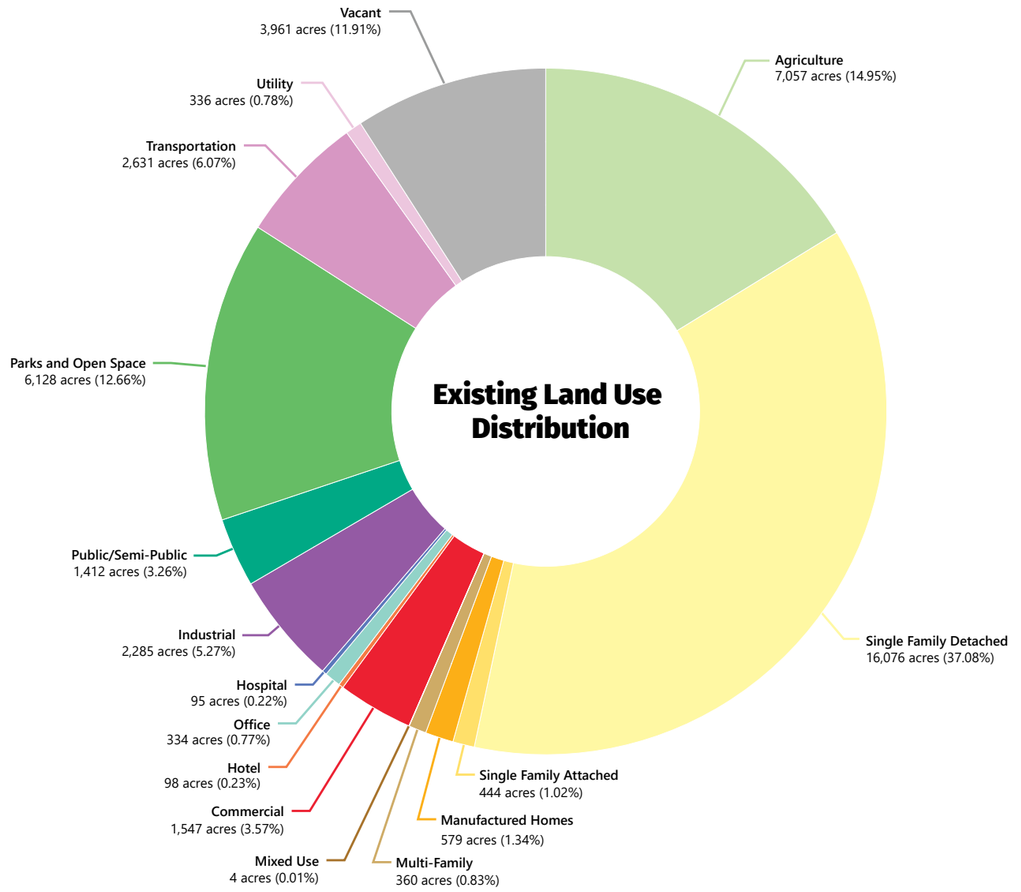
Over the next five years, the number of households is anticipated to grow by about 2,900. More than a third of these new households are anticipated to be low and moderate income, earning 50 percent or less of the average median income ($50,000) in the city.

This combination of limited income and limited housing stock poses challenges related to housing conditions. The data shows that housing inventory is aging. Most housing in Grand Junction (74 percent) was built between 1960 and 2009. American Community Survey (ACS) estimates that nearly 73 percent of all housing is over 20 years old. Renters are more likely to live in housing built prior to 1980 (80 percent) compared to owners (46 percent). Fewer than one percent of housing units lack complete plumbing, and fewer than two percent lack complete kitchens.

Meanwhile, prices are rising. The year-end 2019 median sale price is $257,000, compared to $160,000 at the lowest point of the recession in 2012. The availability of homes to purchase for under $400,000 is scarce. According to local realtors, there are only one to two months of inventory.







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These market conditions create a challenge for families with incomes at or below the median. A household in Grand Junction needs an annual income of over $61,000 to afford the median priced home, which is 10 percent more than the area median income (AMI) of $55,800 for two people. The 2016 Grand Valley Housing Needs Assessment determined that, already, more than a third of all Grand Junction households were cost-burdened, paying more than 30 percent of their income for housing. When analyzing household tenure, approximately 30 percent of owner-occupied households are cost-burdened, while over 50 percent of renters are cost-burdened.

Though the City has seen recent increases in wage, this problem is not likely to be resolved by rising incomes alone. Household incomes are projected to increase 2.7 percent annually, however, housing prices are anticipated to increase more quickly (3.4 percent annually). This dynamic will increase the gap between housing prices and what local households can afford. At current production rates, the gap between available housing and new households is projected to increase, further driving prices up. Increase in demand from out of area buyers due to COVID-19 and new in-migrations may, by first indicators, create further upward pressure on housing prices and increased competition for limited supply of housing.

To support the community in meeting current and anticipated housing needs, the Comprehensive Plan policies and the Land Use Plan encourage the creation of more mixed-use, walkable neighborhoods and mixed-density neighborhoods with a wider range of housing types. Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors.

Changing Population

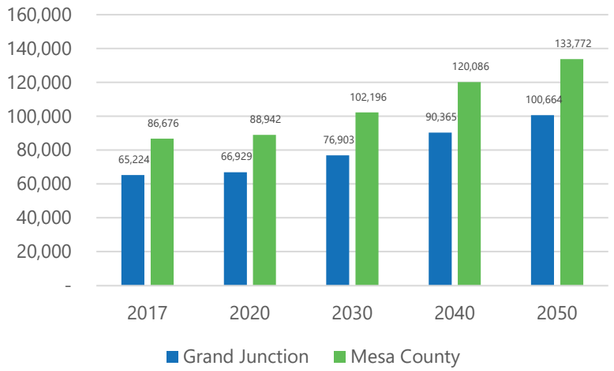
Grand Junction's population is growing, and demographics in the city are changing. The State Demographer projects the City of Grand Junction will grow at an annual rate of between one and two percent over the next 30 years. If DOLA's forecasts hold, Grand Junction could expect to exceed 100,000 residents by 2040 and up to 145,665 in the City's Urban Development Boundary.

Much of this growth is driven by younger and older age groups. Since the 2010 U.S. Census, Grand Junction has experienced population growth across all age groups, with the one exception being the 35-54 group. The median age for Grand Junction's residents in 2017 was almost 36 years, significantly younger than the median age of Mesa County at 39 years. The region continues to be an active retiree destination as shown in the increase in the age 55-64 cohort and Grand Junction residents are typically "aging in place" and remaining in the City into their later years 65+.

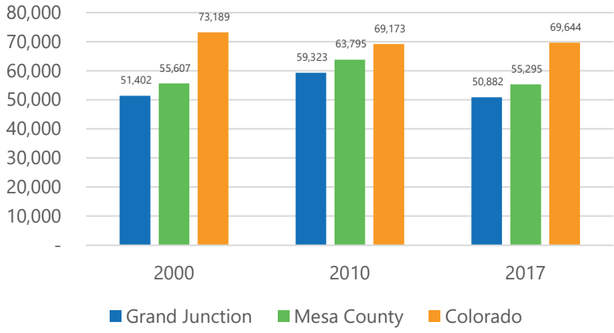
Grand Junction's median household income in 2017 (around $50,000) was approximately 37 percent lower than the state's median household income of about $65,000. Grand Junction has experienced a decrease in real income since 2010, consistent with the county and state. This is linked in part to the relative pay-scale of employment opportunities within the City, the job-sector as well as the educational attainment of a community's adult residents. Educational attainment impacts the quality and skills of the labor force and, by extension, the sectors of the economy that succeed in the community. According to the U.S. Census Bureau, Grand Junction has a greater number of people that have post-high school education than residents of Mesa County, but trails the state as a whole.

Grand Junction's racial and ethnic composition is also diversifying. It is currently more diverse than Mesa County and less diverse than the state. The population of the City identifying as Hispanic or Latino of any race is growing rapidly. This population comprises 17 percent of the community, a growth of four percent since 2010 (13 percent).

Population Projections (2017-2050)
Grand Junction and Mesa County



Median Household Income (2000, 2010, and 2017)
Grand Junction, Mesa County, and Colorado



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Commercial and Employment Gaps and Needs

While there will continue to be a market for retail and dining options, the future of brick-and-mortar retail is uncertain. As it relates to long-range planning, the City should focus on commercial development for key locations, particularly within Downtown. Downtown's success will be contingent on offering a unique experience and serving as a shopping, dining, and entertainment destination. Other areas of the city, such as the areas around Colorado Mesa University, 24 Road, and Mesa Mall and along major transportation corridors, also have opportunities to support additional commercial uses. Continued reassessment of changing market dynamics and the individual site requirements of retailers and businesses will ultimately dictate where and how future commercial uses develop in these areas.

The unemployment rate in Grand Junction and Mesa County trended downward over the decade leading up to the COVID-19 pandemic, consistent with the broader recovery of the national economy since the time of the Great Recession. It should be noted that Grand Junction's unemployment rate has consistently been around one to two percent higher than the state's rate since 2009. Healthcare has been one of the fastest growing employment sectors in the region and this trend is expected to continue over the next decade. This represents a shift that has been taking place since the recession as the oil and gas industry has become a smaller percentage of the area workforce. Some of that loss has been offset by gains in the manufacturing industry. Otherwise, most of the recent and projected growth is occurring in nonindustrial sectors. Along with healthcare, niche manufacturing and technology sectors are important employment opportunities in Grand Junction.

In response, the Land Use Plan contains a broad mixed-use land use category to capture the opportunity to create areas for both employment and housing within a concentrated area. The plan also provides commercial and mixed use in areas along transportation corridors and in areas whereby neighborhoods can easily access service needs. Industrial areas are also provided to allow for the continued location and expansion of industrial and manufacturing businesses in the city.

Balanced Growth

A plan for balanced growth must take into account variables like market demand and supply, existing development patterns and entitlements, infrastructure availability and capacity, community character, environmental protection, access to services and amenities, and many other factors. As such, the Land Use Plan envisions that future growth in Grand Junction will be accommodated through both infill/redevelopment as well as greenfield development. Greenfield opportunities exist on all edges of the city; however, the city also has a significant amount of vacant and underutilized land near core areas. Priority will be given to development that works to intensify urban as well as suburban areas, allowing for–but not encouraging–greenfield development outside of priority areas as provided in the Intensification and Tiered Growth Plan.

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Intensification and Tiered Growth Plan

Intensification of the City should be achieved through infill, redevelopment of underutilized properties, and new development of vacant lots. Further, this should be achieved by offering incentives for infill/redevelopment in specific areas as well as through a Tiered Growth approach. The Growth Tiers focus on intensifying the City's urban and suburban areas, prioritizing areas that have the existing urban infrastructure, and in a manner that will both preserve the City's character and capitalize on its development opportunities while also providing opportunities for greenfield development as the City grows.

Tiered Growth

The Growth Tiers Map are intended to guide the City's long-term planning and reflect locational priorities for which the City should accommodate and prioritize the future population. This starts with the intensification of the City's urban core, which allows the City to support the efficient use of existing public facilities and services by directing development to locations where it can be adequately served by existing public facilities and services such as water, sewer, police, transportation, schools, fire, stormwater management, and parks. Also, it allows the City to better align capital improvements and infrastructure investments with its financial resources and focus improvements in areas that already provide some level of urban service.

Growth in Grand Junction will continue to recognize the Urban Development Boundary as the area in which urban level development should occur and as such, this Comprehensive Plan focuses on urban intensification and three general tiers of development that fit within, and directly respond to, the established boundary. By adhering to the growth tiers for future development, Grand Junction will be well-positioned to prepare for steady population growth, manage its existing land uses, and achieve its vision of responsible and managed growth.

Tier 1: Urban Infill

Description: Areas where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment.

Policy: Development should be directed toward vacant and underutilized parcels located primarily within Grand Junction's existing municipal limits. This will encourage orderly development patterns and limit infrastructure extensions while still allowing for both residential and business growth. Development in this Tier, in general, does not require City expansion of services or extension of infrastructure, though improvements to infrastructure capacity may be necessary. Portions of the Redlands, Orchard Mesa, Pear Park, and Northwest areas offer some of the most significant opportunities for Tier 1 infill development and growth within City limits.

Tier 2: Suburban Infill

Description: Areas within the existing UDB and 201 that are urbanizing or proximate to areas that are urbanizing. This Tier also includes areas that were mostly developed in unincorporated Mesa County and infrequently improved with urban infrastructure such as curb, gutter, sidewalks, and parks. Annexation is appropriate for new development and redevelopment in Tier 2 areas, though annexation for existing subdivisions and/or neighborhoods is not generally desirable.

Policy: In Tier 2, the City should promote the annexation of those parcels which are surrounded by, or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services. Tier 2 includes western portions of Redlands on the City's west side, as well as Pear Park and Orchard Mesa.

Tier 3: Outward Growth

Description: Areas predominantly characterized as rural and larger acreage properties not currently served by urban infrastructure and that are prioritized to stay rural for the duration of the 20-year planning horizon to promote more focused development activity in Tier 1 and Tier 2.

Policy: The priority for Tier 3 is to continue outward growth and annexation into the Urban Growth Boundary after substantial infill and growth in Tier 1 and Tier 2 areas. Tier 3 growth areas include large parcels that provide development potential, can be served by an extension of utilities and urban infrastructure, and are identified as Rural Residential the Future Land Use Map.

Incentive Areas

Description: Areas consistent with past City plans and in general include the Rail, River, Downtown, and University Districts as well as the North Avenue Corridor. The State Highway 50 corridor in Orchard Mesa is also included.

Policy: These areas within the City should be considered the highest priority for infill and redevelopment and the City may consider additional incentives for infill and redevelopment in these areas. Over time, other areas may be considered to be included in the incentive area as may be consistent with established City goals.

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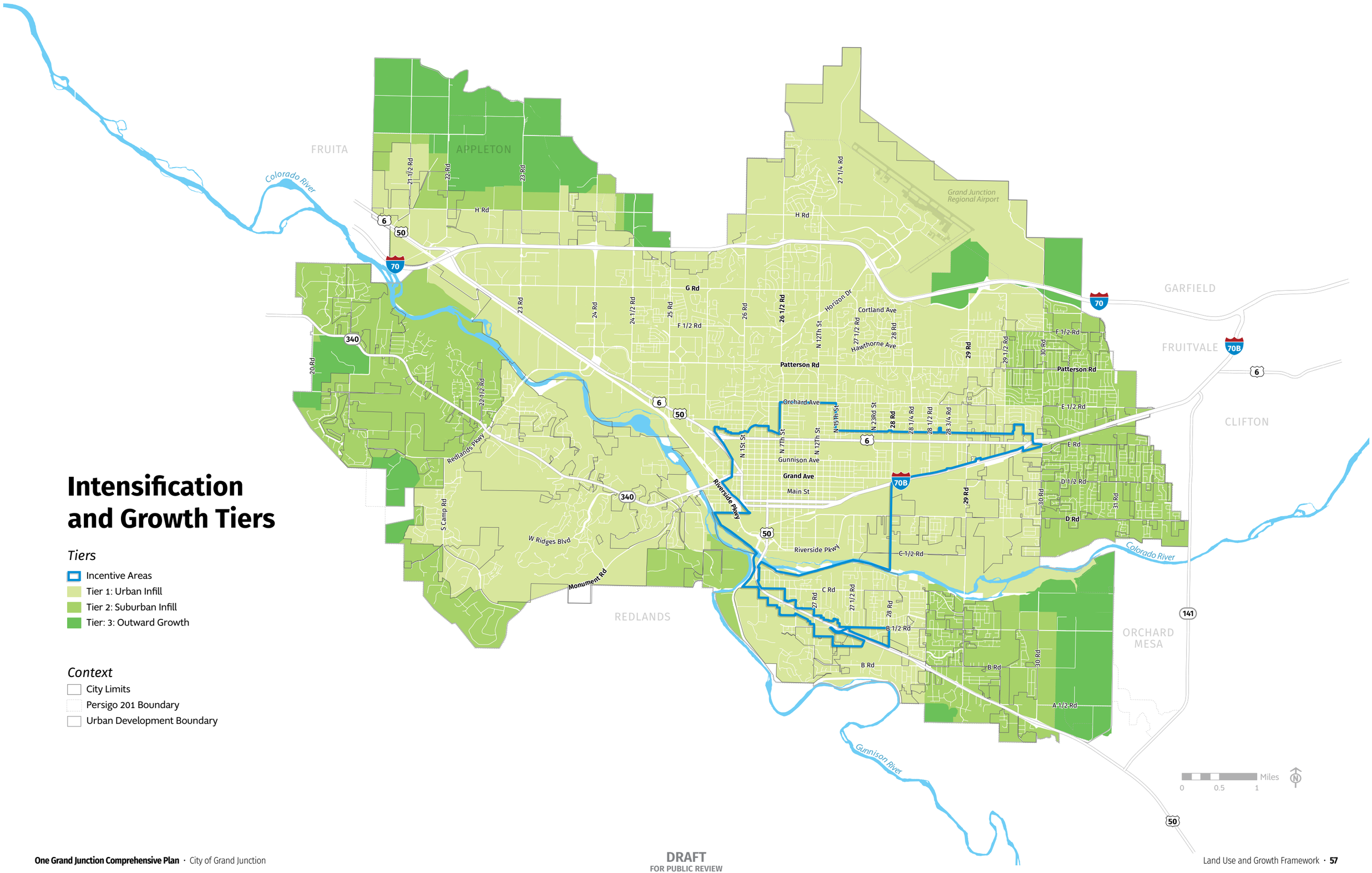
Intensification and Growth Tiers

Tiers

- Incentive Areas
- Tier 1: Urban Infill
- Tier 2: Suburban Infill
- Tier: 3: Outward Growth

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Land Use Plan

Overview

The Land Use Plan is a tool to guide future development within the City and its Urban Development Boundary. It will be applied through day-to-day decision making as a means to help implement a shared vision for the physical growth of the City. The plan includes a map that depicts locations for different types of land uses and a description of each land use.

Relationship to Area-Specific Policies

While the Land Use Plan sets a broad framework for zoning decisions, infrastructure planning, and development capacity, further policies are put forward in this plan to guide the development of various districts more precisely. These tailored strategies are discussed in Chapter 4: Area-Specific Policies, which provides an additional level of detail and guidance to apply the community's vision to specific locations such as Neighborhood Centers, Regional Centers, and the Riverfront.

When making zoning determinations, decision-makers should first consider the range of implementing zone districts under the Land Use Plan, then review the narrower set of zone districts and planning strategies that implement the relevant area-specific policy. In this way, the Land Use Plan and Area-Specific Policies guide decisions by fixing a set of focused strategies within a broader structure.

Relationship to Other Comprehensive Plan Elements

The Land Use Plan is supported by other components of this Comprehensive Plan. Many of the goals and policies outlined in Chapter 2: Plan Principles provide additional guidance on how and where the City should grow in the future.

Relationship to Existing Zoning

The Code, including the Official Zone District Map, should be reviewed to ensure that it effectively implements the vision of the Comprehensive Plan. Absent action by the property owner or the City, existing zoning remains in place. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

How to use the Land Use Plan

The Land Use Plan is intended to be used by City staff, the Planning Commission, and the City Council to inform decisions regarding development within the City and its Urban Development Boundary and to ensure that decisions align with the community's vision for future growth. The Land Use Plan is also intended to be used to:

- **Track overall development capacity.** Monitoring the capacity of different types of land uses in the City and its UDB will allow the City to identify issues related to an over- or under-supply of parcels designated for particular use in relation to demand.
- **Guide Facilities and infrastructure planning.** Plans for investment in systems, such as parks, sewer, transportation, and other infrastructure and services should be aligned with anticipated population and/or jobs in a particular area of the City-and the City as a whole.
- **Guide future zoning changes.** Requests for zoning changes are required to implement the Comprehensive Plan. The City may bring forward zone changes for certain properties to align zoning with the adopted Comprehensive Plan land use, as designated on the Land Use Map and in the descriptions of the land use categories. Where necessary, zoning districts and development standards will also be created or amended to more closely conform to the vision and objectives of each of the land use categories described in the Land Use Plan.

How to Amend the Land Use Plan

Amendments to the Land Use Plan can be initiated by the City or members of the public and will be considered on an as-needed basis. Zoning map amendments that would change a parcel's zoning to a district that is not included as a conforming zoning district in this Comprehensive Plan must first receive approval for a Land Use Plan amendment. See the City's Zoning and Development Code for additional details on Land Use Plan amendments.

Cooperative "Buffer" Planning Areas

Areas established in 1998 between Mesa County, City of Fruita, Town of Palisade, and City of Grand Junction since have been designated to ensure orderly transitions or "buffers" in areas of joint concern between these communities. These areas also help define distinct communities within Mesa County and work to maintain a transition area between the incorporated areas, limit the proliferation of urban services, and reduce overall traffic impacts.

Urban Development Boundary

The area in which the City plans for growth and the extension of urban services and infrastructure, as designated on the Land Use Map.

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Land Use Plan

Land Use Categories

- Rural Residential
- Residential Low
- Residential Medium
- Residential High
- Mixed Use
- Commercial
- Industrial
- Airport
- Parks and Open Space

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Land Use Designations

Parcels within the UDB have been assigned one of nine land use designations. Typical density for residential uses, as well as development character, activity, and other considerations are provided to define each designation. These land use designations cover the full range of land use types within Grand Junction and should serve as the basis for determining compatible zone districts.

Rural Residential

Range of Density

- Up to 1 dwelling unit per 5 acres.

Land Uses

- Primary: residential, agricultural operations such as farms, orchards, pastures.
- Secondary: open space, home-based businesses, accessory dwelling units.

Characteristics

- Comprised of residential uses with varying housing types on larger lots.
- Allows for the development of residential uses complementing existing rural, large undeveloped lots, and agricultural properties.
- May be located where public services and infrastructure are limited.
- May be located between rural and more intensive residential uses, or at the City's edge to ensure compatibility with unincorporated and rural lands.
- Central services are generally not needed unless located nearby to existing services.

Implementing Zone Districts

- Rural Residential (R-R)
- Community Services and Recreation (CSR)

Residential Low

Range of Density

- Between 2 and 5.5 dwelling units per acre.

Land Uses

- Primary: residential, accessory dwelling units.
- Secondary: Open space and parks, schools, places of worship, home-based businesses, public/institutional uses, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with varying housing types and lot sizes.
- Secondary uses are designed in a manner to fit the character of the neighborhood.
- Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.
- May be located where public services and infrastructure are limited.

Implementing Zone Districts

- Residential-4 (R-4 du/ac)
- Residential-5 (R-5 du/ac)
- Community Services and Recreation (CSR)

Residential Medium

Range of Density

- Between 5.5 and 12 dwelling units per acre.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- Typically located in areas within walking distance of services and amenities and public transit.
- Provides housing near commercial and employment areas.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses.

Implementing Zone Districts

- Residential-8 (R-8 du/ac)
- Residential-12 (R-12 du/ac)
- Community Services and Recreation (CSR)
- Mixed Use Residential (MXR-3)
- Mixed Use General (MXG-3)
- Mixed Use Shopfront (MXS-3)

Residential High

Range of Density

- Greater than 12 dwelling units per acre.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, neighborhood retail or services, other complementary neighborhood uses.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- In new neighborhoods, housing types should be mixed rather than segregated by type or density.
- Typically located in areas within walking distance of services and amenities.
- Located near public transit and active transportation routes.
- Integrates retail or service areas into overall development/neighborhood.

Implementing Zone Districts

- Residential-16 (R-16 du/ac)
- Residential-24 (R-24 du/ac)
- Community Services and Recreation (CSR)
- Residential Office (R-O)
- Neighborhood Business (B-1)
- Mixed Use (M-U)
- Mixed Use Residential (MXR-3, 5, 8)
- Mixed Use General (MXG-3, 5)
- Mixed Use Shopfront (MXS-3, 5)

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Mixed Use

Range of Density

- Greater than 8 dwelling units per acre.

Land Uses

- Primary: commercial, retail, employment, and service-oriented uses, higher density housing.
- Secondary: parks, schools, places of worship, other public/institutional uses.

Characteristics

- Provides opportunities for higher density/intensity of development with a mix of uses along transportation corridors and within districts such as the University District to serve adjacent neighborhoods and the broader community.
- Provides residential uses with a range of higher densities and types.
- Located in areas within walking distance of services and amenities where pedestrian- and transit-oriented development is desired.

Implementing Zone Districts

- Residential-16 (R-16 du/ac)
- Residential-24 (R-24 du/ac)
- Community Services and Recreation (CSR)
- Residential Office (R-O)
- Neighborhood Business (B-1)
- Downtown Business (B-2)
- Mixed Use (M-U)
- Business Park (B-P)
- Mixed Use Residential (MXR-3, 5, 8)
- Mixed Use General (MXG-3, 5, 8)
- Mixed Use Shopfront (MXS-3, 5, 8)
- Mixed Use Opportunity Corridors (MXOC)



Commercial

Range of Density

- 16 or more dwelling units per acre.

Land Uses

- Primary: commercial, offices, retail, employment, medical campus/hospitals, and service-oriented uses.
- Secondary: higher density housing, small warehouses, light industrial uses such as manufacturing, assembly, technology and distribution, places of worship, other-public/institutional uses.

Characteristics

- Provides for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.
- Located at intersections or in areas along major local, state, and interstate roadways.

Implementing Zone Districts

- Mixed Use (M-U)
- Business Park (B-P)
- Industrial/Office Park (I-O)
- Light Commercial (C-1)
- General Commercial (C-2)
- Mixed Use Residential (MXR- 8)
- Mixed Use General (MXG-3, 5, 8)
- Mixed Use Shopfront (MXS-3, 5, 8)
- Mixed Use Opportunity Corridors (MXOC)



Industrial

Range of Density

- Not applicable.

Characteristics

- Provides opportunities for industrial uses that typically have greater impacts on surrounding areas.
- Generally situated away from residential areas; however, smaller commercial activities or buffering may serve to transition between industrial and residential developments.
- Provides industrial areas near the airport for businesses reliant on the airport for transportation of goods.

Land Uses

- Primary: light and heavy industrial uses including manufacturing, processing, assembly, warehousing and distribution, outdoor storage.
- Secondary: commercial services, mining, and sand or gravel operations.

Implementing Zone Districts

- General Commercial (C-2)
- Industrial/Office Park (I-O)
- Light Industrial (I-1)
- General Industrial (I-2)



Airport

Range of Density

- Not applicable.

Land Uses

- Primary: aviation uses including infrastructure, facilities, and buildings needed to support aircraft and airport operations consistent with the Grand Junction Regional Airport Master Plan.

Characteristics

- Provides for the facilities, operations, and infrastructure necessary to maintain and operate the Grand Junction Regional Airport.

Implementing Zone Districts

- Planned Airport Development (PAD)



Parks and Open Space

Range of Density

- Not applicable.

Primary Land Uses

- Primary: parks, open space, drainageways, natural areas, lands preserved by a conservation easement.
- Secondary: cemetery, environmentally-sensitive lands, recreational facilities.

Characteristics

- Provides for active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Protects areas within the floodway and some areas within the 100-year floodplain that may be unsuitable for development.
- Generally owned by public agencies; however, many also include privately-owned spaces such as golf courses or HOA open space or conserved private lands.

Implementing Zone Districts

- Community Services and Recreation (CSR)

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Servicing Growth

The City's growth is dependent upon but also impacts the provision of services and infrastructure. This section includes information regarding City services and the level of service necessary to provide for future development. As the City experiences growth, it will be necessary to expand infrastructure systems to meet new demand. Some of Grand Junction's services, including some areas of water and sewer, are maintained by Title 32 Special Districts. Also, many areas of the City are serviced by both City-maintained and County-maintained transportation infrastructure. Therefore, the City needs to work closely with service providers to adequately serve both existing and new growth.

Water

The City of Grand Junction Utilities Department is responsible for delivering potable water to the City of Grand Junction's designated water service area. Currently, about 29,500 consumers are served with the City's potable water, representing just under one-half of City residents. The remainder of the City is served by the Ute Water Conservancy District and the Clifton Water District. The primary source of water for the City of Grand Junction is the Kannah Creek Watershed on the Grand Mesa. The City's water treatment plant (WTP) has a capacity of 16 million gallons per day (MGD) and currently operates at an average of 4.7 MGD and a peak of 9.7 MGD.

The Ute Water Conservancy District service boundaries encompass approximately 260 square miles within Mesa County and include areas in and around the City of Grand Junction. The District supplies domestic water to over 80,000 consumers. The present WTP capacity is 28.8 MGD with treated storage of approximately 16 million gallons of water. The WTP currently operates at an average of 8.0 MGD and a peak of 16.5 MGD.

The Clifton Water District provides water service to over 13,700 residential and commercial customers on the east side of Grand Junction east of 30 Road and serves 1284 customers within the City with an additional 162 parcels currently vacant but can be served in the future. The Clifton WTP currently has a treatment plant capacity of 12.0 MGD with treated storage capacity of 10 MGD. Its WTP currently operates at an average of 3.0 MGD and a peak of 6.3 MGD.

The City's growth depends on the ability of water service by either the City or the two special districts. Each entity plans for growth within its service boundary, retains its water rights, and maintains and manages its water treatment plant. While collectively, the City and the two special districts possess sufficient water rights to serve the projected growth, additional water storage and treatment infrastructure may be needed.

Capacity Requirement

New development must meet the level of service target, as well as other requirements of the service provider before subdividing property or occupancy of a structure.

Level of Service Target

Provide an adequate water supply system for domestic use plus fire protection before occupancy of each structure and construct necessary water infrastructure consistent with the requirements of their water provider. The developer is responsible for extending and building all water lines and mains needed to serve their development. Developers are required to pay a plant investment fee to recover the cost of constructing the system. Plant Investment Fees are calculated based on the expected impact of a new connection to the system and may also be required when the use of an existing connection changes.

Wastewater

The Persigo Wastewater Treatment System includes over 600 miles of sanitary sewer lines, 30 lift stations, and a 12.5 million gallons per day capacity wastewater treatment plant. Although the Persigo Wastewater Treatment Plant does not currently serve all development within the service boundary, the City's 1998 Persigo Agreement requires new "annexable development" to both annex into City limits and extend sewer service to the development. There remain over 1,700 septic tanks within the 201 Service area. In 2019, the treatment plant reached 80 percent capacity, and the City has since begun planning for plant expansion.

In 2010, a Comprehensive Wastewater Basin Study Update was completed that determined the Persigo 201 Services Area Boundary. An update of this previous study is currently underway.

Capacity Requirement

New development must meet the level of service target, as well as other requirements of the service provider before subdividing property or occupancy of a structure.

Level of Service Target

Provide connections to the City's sanitary sewer system and construct wastewater infrastructure consistent with the Grand Junction Municipal Code.

Developers are responsible for extending sewer connection mains needed for their project and to build all sewer lines needed to serve individual lots or buildings. The sewer collection pipes are dedicated to the City, which is then responsible for repair and maintenance. Sewer plant investment fees are charged to developers and used to pay for investment in existing plant and infrastructure. The City can request that a developer build upsized sewer mains in anticipation of new development that will make use of the infrastructure.

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Flood Control and Storm Drainage

Drainage in the Grand Valley is handled by Grand Valley Drainage District (GVDD), Orchard Mesa Irrigation District (OMID), Grand Valley Water Users Association (GVWUA), and the City of Grand Junction. OMID and GVWUA are responsible for irrigation return flow and seep within their respective service areas, while GVDD handles irrigation return flows, seep, and stormwater for areas below the Grand Valley Canal (operated by Grand Valley Irrigation Company). These "backbone" facilities along with natural drainages collect drainage from the city's various storm drain facilities.

Water quality remains a concern for GVDD, OMID, and GVWUA, who currently operate under an agricultural exemption from federal and state stormwater quality laws. As an area develops, or "urbanizes", GVWUA and OMID have required the City to take over portions of their drainage systems, such as D and E drains, as those facilities primarily serve urban populations.

Requirements to monitor and permit development to ensure federal stormwater quality regulations are met was transferred in April of 2020 to Mesa County Public Works Stormwater Division. The Division absorbed the responsibilities from the disbanded 5-2-1 Drainage Authority. Mesa County, through an intergovernmental agreement, has the responsibility for managing permitting and inspection for stormwater quality across the County, which includes projects within the City of Grand Junction.

The Colorado Department of Health and Environment (CDPHE) is considering the implementation of additional water quality standards that will establish the total maximum daily loads (TMDL) for ***Escherichia coli*** (also known as E. coli) and selenium on discharges from various drainages on the north side of the Colorado River. These standards will require the local government entities to not only monitor water quality but also develop and implement a plan to reduce the pollutants in those drainages within the maximum loads allowed.

The City has areas of designated floodplain and floodways in various drainages. The Colorado Water Conservation Board is currently remapping the Colorado River floodplain and floodway based on revised hydrology. New mapping is anticipated in 2022. The City works within the guidelines of the National Flood Insurance Program (NFIP), FEMA, and the Army Corp of Engineers in managing new development in areas of flood hazard.

Capacity Requirement

Comply with requirements for flood hazards, stormwater management, and drainage facilities including all pertinent state and federal regulations concurrent with the development of a site.

Level of Service Target

Varies by location. Floodplain management and drainage infrastructure are the responsibility of the local jurisdictions' departments that manage development. Stormwater drainage facilities include curb and gutter, inlets and storm sewers, culverts, bridges, swales, ditches, channels, detention facilities, or other drainage infrastructure to convey storm runoff to its ultimate drainage way. The City coordinates with GVDD, Orchard Mesa Drainage District, and Grand Valley Water Users Association when downstream conveyance requires the use of those entities' conveyance facilities.

Transportation

Grand Junction is served by a roadway system that provides access to the surrounding region via Interstate 70, Interstate 70 Business Loop, State Highway 6, and State Highway 50. With the Completion of the Riverside Parkway in 2008, the City has recently focused its attention on the maintenance of streets and, in 2019, expanded focus to increasing capacity for vehicular, bicycle, and pedestrian use of the street network.

The City's adopted Circulation Plan was developed to encourage City and County collaboration for multimodal transportation efforts, reduce congestion, and improve safety in addition to other best practices. In 2018, the Plan was updated to include a Complete Streets Policy as well as an Active Transportation element. Active Transportation Corridors are intended to provide a network of nonmotorized traffic routes. This includes using existing streets and future trails along waterways, such as canals, ditches, and drainages, to connect areas throughout the community.

Capacity Requirement

New development must demonstrate compliance with local transportation system standards, dedicate necessary right of way, pay Transportation Capacity Payments, and mitigate traffic impacts. New development must also dedicate and/or construct any mapped active transportation system adjacent to or through the project. The City can request that a developer build oversized streets in anticipation of new development that will make use of the infrastructure.

Level of Service Target

This varies based on the type of roadway. Local streets and necessary safety improvements for a specific project are provided by the developer. The extension or expansion of a local road to a regional roadways (collector or arterial streets) are paid for by the City. Streets built by developers are transferred to the City, who is responsible for the upkeep and maintenance of these roadways. All developers are required to pay a road impact fee to the City, which is based on the number of units and/or square feet of development included in the project. Agreements for credit(s) may be entered into by the City and those developers that make improvements or oversizing to privately constructed segments of the regional roadway network.







Transit

Grand Valley Transit (GVT) operates a bus system that includes fixed-route service, dial-a-ride service, and paratransit service. GVT serves the urbanized areas of Mesa County. It is staffed through Mesa County and its services are funded by the fares collected and a local intergovernmental agreement between the City of Grand Junction, the City of Fruita, Mesa County, and the Town of Palisade as well as through several Federal Transit Administration grants.

The Dash is a shuttle system created through a partnership with Downtown Grand Junction, GVT, the City of Grand Junction, Colorado Mesa University, Horizon Drive Business Improvement District, and the Grand Junction Regional Airport. The Dash provides free rides with stops between Downtown and the airport.

Capacity Requirement:

New development may be asked to assist in the construction of transit stops adjacent to their project.

Level of Service Target:

GVT plans and develops new or expanded facilities to meet the demands created by new development based on its resources and needs. The City works with GVT by involving them in the review of development to ensure the implementation of mutual development goals such as siting and expansion of facilities as well as pedestrian and mobility improvements.

Police Protection

The Grand Junction Police Department station is located on Ute Avenue in Downtown Grand Junction. Current demands for service results in approximately 10 percent of an officer's time being uncommitted time while the industry target for uncommitted time is 37 percent. Having a higher percentage of uncommitted time allows for activities such as directed enforcement and community policing.

Capacity Requirement

The need for capital capacity derived from new development (beginning January 1, 2021) can be met through the payment of impact fees. The City's 2B funding (implemented in 2020) provides for dedicated sales tax revenue to help meet first responders' operational needs.

Level of Service Target

The police department generally strives to achieve uncommitted offer time of 37 percent. Advances in technology and policing approaches, as well as a variety of service level indicators, will be used to determine and monitor needs. These indicators may include but are not limited to the crime rate, the prevalence of need, land use patterns, and others as determined by the police department.

Fire Protection

The Grand Junction Fire Department serves the City with five fire stations throughout the community, with a sixth stations slated for opening in October 2020. Two additional fire stations are being planned as well as a replacement of an additional station (Station Number 3). Additional stations and personnel are needed to consistently meet national response time standards throughout the service area. For the areas outside of the municipal boundaries to the north, south, and southeast, the Grand Junction Fire Department provides service through a contract with the Grand Junction Rural Fire Protection District. To the east, services are provided by the Clifton Fire Protection District; to the west, services are provided by the Lower Valley Fire Protection District. Discussion with fire districts regarding consolidation is on-going.

Capacity Requirement

The need for capacity derived from new development (beginning January 1, 2021) may be met through the payment of impact fees. The City's 2B funding (implemented in 2020) provides for dedicated sales tax revenue to help meet first responders' operational needs.

Level of Service Target

Fire stations should be distributed throughout the City and its UDB to provide adequate fire protection for the entire City and to provide all areas with adequate response times. Response times of four to six minutes are suitable for most types of residential or commercial services while the City maintains the goal of being on scene time within 4 minutes by 2025.

Other Utilities

Other utilities such as electric, gas, telecommunications, and broadband are provided by various utility providers and regulated by the Public Utilities Commission and some of which have franchises with the City of Grand Junction for services offered within the City.

Capacity Requirement

New development must meet the level of service target, as well as other requirements of the service provider before subdividing property or occupancy of a structure.

Level of Service Target

Each utility plans and develops new or expanded facilities based on its resources and needs. The City works with each utility company in the review of development to ensure the implementation of mutual development goals, such as location and siting of new overhead or underground facilities and transmission lines.

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Public Schools

Mesa County Valley School District 51 (District 51) provides preschool through 12th-grade education in Grand Junction and throughout the majority of Mesa County. District 51 enrolls approximately 22,000 students and maintains 46 schools, with one elementary school, Rim Rock, at capacity in the City of Fruita. Enrollment has remained stable over the past five years but District 51 is currently expecting growth in enrollment. Within the next 10 years, District 51 has plans to completely remodel or, in some cases, replace certain schools, if funding can be secured.

Capacity Requirement

The need for capacity derived from new development may be met through land dedication or the payment of fees in lieu of school land dedication, as collected by the City on behalf of District 51.

Level of Service Target

Public primary schooling is provided by District 51 and charters of the District. District 51 plans and develops new or expanded schools to meet the demands created by new development based on its resources and needs. The City works with District 51 by involving the district in the review of development to ensure the implementation of mutual development goals such as school siting and joint-use facilities. Pedestrian and mobility standards between the two entities can be coordinated early in the development review process.

Libraries

Mesa County Libraries operates eight library facilities throughout the Mesa County, including the Central Library and Orchard Mesa Branch within the City of Grand Junction. They also operate 970West Studio and Discovery Community Gardens near the Central Branch location. Central Library, Mesa County Libraries' main branch located in Downtown Grand Junction, needs an expansion to maintain and increase services according to the organization.

Capacity Requirement

Need for capacity derived from new development may be met through the collection of property tax, currently set at 3 mills for the district.

Level of Service Target

The library system in Grand Junction is provided by Mesa County Libraries District which plans and develops new or expanded library facilities and programs to meet the demands created by new development based on its resources and needs. The City will work with Mesa County Libraries by involving them in the review of development to ensure the implementation of mutual development goals such as library siting and expansion as well as pedestrian and mobility improvements.

Parks and Open Space

The Grand Junction Parks and Recreation Department manages for the community's benefit 35 developed park sites, 6 school sites that double as community parks, over 930 acres of open space, street medians, numerous trailheads, over 20 miles of trail, and two boat ramps. These include a broad diversity of facilities including four regional facilities including Canyon View Regional Park, the Lincoln Park Sports Complex with Stocker Stadium, Suplizio Field, and Las Conlonias Park. The City also maintains much of the community's riverfront areas including the Riverfront at Las Colonias and the Riverfront at Dos Rios. Community, neighborhood, and mini parks complement the larger destination parks and promote accessibility and diversity of amenities to serve every age of resident and numerous recreational interests. The City's indoor facilities are limited but currently include, among others, a pool and a small senior center.

The City is in the process of completing a Parks, Recreation, and Open Space (PROS) Master Plan. The plan includes a Level of Service analysis that evaluates the quantity as well as the quality, diversity of assets, and accessibility. The PROS plan identifies gaps and opportunities to fill those gaps within the system of parks and recreation. The PROS Plan also addresses other gaps in the parks and recreation system, with particular emphasis on indoor facilities given the fact that Grand Junction lacks a multi-purpose Community Center.

Capacity Requirement

Parks

Need for capacity derived from new development for new parkland may be met through the payment of impact fees or the dedication of land. At the discretion of the City, a developer may choose to build or dedicate land for a park and have the cost offset by a credit from the impact fees due under an agreement with the City. That park must be open to the public and meet City requirements for the design and amenities provided.

Open Space

Need for capacity derived from the new development of 10 units or greater for open space may be met through a dedication of 10 percent of the property being developed or through the payment of a fee in lieu of dedication equal to the appraised value of 10 percent of the property.

Level of Service Target

Generally, most residents within the City shall be located within one-half mile (10-minute walk) of a public park (neighborhood park or greater in size). Although the quantity and types of park and recreational facilities available in a given location will vary, the total developed acres of parks per 1,000 residents should be based on the level of service targets as described in the PROS plan.

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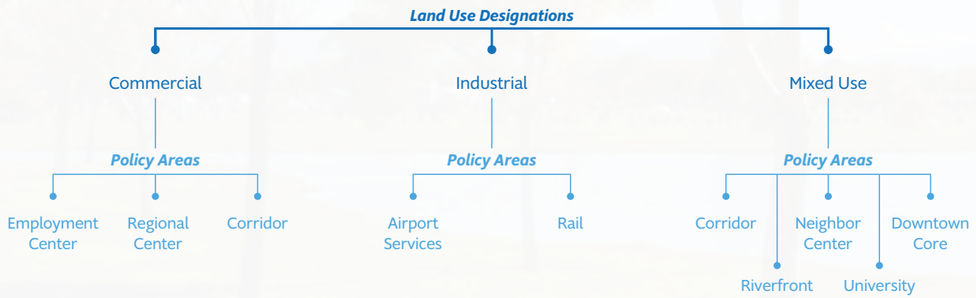
CHAPTER 4

AREA-SPECIFIC POLICIES

While the Plan Principles and policies guide decision-making affecting the City as a whole, the Area-Specific Policies guide the desired use, characteristics and form of development in specific locations within the City. The policies and recommendations apply to specific areas within the following Land Use Designations: Commercial, Mixed Use, and Industrial. Where area-specific policies overlap existing Subareas Plans these policies should be used along side of the Plans to inform development. Should conflict be found the policy of this Plan should be used to updated the Subarea Plans.

Additionally, this chapter also includes detailed frameworks for two subareas including the Lower Downtown Subarea and the 24 Road Corridor Subarea.

Plan Principles











Commercial Areas

Regional Centers

Grand Junction's Regional Centers are large commercial nodes that support the needs of Grand Junction residents as well as the surrounding communities. Regional centers are well-served by the region's transportation network and serve as the hub for services.

Mix and Relationship of Uses

Regional Centers should include a broad mix of activity-generating uses such as retail stores of various sizes, restaurants, lodging, and entertainment. Multi-family residential could be considered so long as it is compatible with the existing uses.

Circulation and Access

Where possible, development should provide shared cross-access between parking areas to help reduce traffic and improve safety on arterials and access roads. Transit routes and bus stops should be provided at locations that allow for direct links and easy accessibility. Internal walks should provide easy and direct connections through parking areas, from the street to store entries.

Building Form and Character

Buildings are generally set back from the street and adjacent to surface parking, however, in some areas such as along Horizon Drive, new development should conform to the adopted overlay and be placed close to the edge of the right-of-way. New buildings generally range in height from one to four stories.

Streetscape

Private roads and access lanes through regional centers should include lighting, markings, signalization, crosswalks, and other traffic control devices to ensure the safe and efficient movement of vehicles, bicyclists, and pedestrians. Surface parking areas should have both perimeter and interior landscaping.

Employment Centers

Employment Centers are home to some of the City's largest employers such as St. Mary's Medical Center and Community Hospital and can also be clusters of collocated businesses such as those found in the Foresight Park area or near Crossroads Boulevard.

Mix and Relationship of Uses

Employment Centers support a wide range of employment opportunities such as technological campuses, medical facilities and offices, and office parks

Circulation and Access

Employment centers should be served by collector or arterial streets and should be served by transit. For campus-style developments, internal pedestrian and bicycle circulation including sidewalks, paths, and lighting should be provided. New technologies such as ride services and drone delivery should be evaluated to help plan for necessary site adaptations to accommodate these technologies.

Building Form and Character

Buildings are generally set back from the street with adjacent surface parking. While structured parking is preferred for higher intensity centers, a flexible approach should be taken to reflect the range of intensity within a center(s). Buildings should be either stand-alone buildings on individual parcels or they can be clustered within a larger development or campus.

Streetscape

Streetscape elements should include pedestrian signage, benches, and street trees. A high priority should be placed on the undergrounding of utilities, wayfinding signage, sidewalk connectivity, and other improvements that enhance the streetscape functionality and safety.

Relationship to Surrounding Areas

Screening and buffering should be utilized in transition areas between high intensity uses in employment ares and residential areas.

Commercial Corridor

Commercial Corridors are those streets associated with commerce in Grand Junction. They are primarily commercial in character, providing a variety of auto- and pedestrian-oriented retail, employment, and services.

Mix and Relationship of Uses

A broad mix of higher-intensity uses will be supported in Commercial Corridor areas, including but not limited to retail, commercial, and other employment and service-oriented uses. Higher intensity residential may also be considered.

Transportation Modes

Corridors should accommodate all modes of transportation, with specific emphasis on incorporating techniques to increase the prevalence, safety, and usability of bicycle, pedestrian, and transit facilities. Where sufficient right-of-way exists, increase sidewalk width, or provide medians for greater separation between vehicles and pedestrians. Designate an appropriate and safe space for bicyclists to share the road.

Access and Streetscape

Access points along high volumn commercial corridors should be consolidated or eliminated when feasible to increase safety and reduce conflicts between pedestrians, bicycles, and motor vehicles. Streetscape improvement should promote street trees and plantings.

Building Form and Character

Incorporate a variety of building heights and forms in Commercial Corridors to create visual interest. Encourage massing that is appropriate to the surrounding context and sensitive to nearby uses in terms of shadowing and views.

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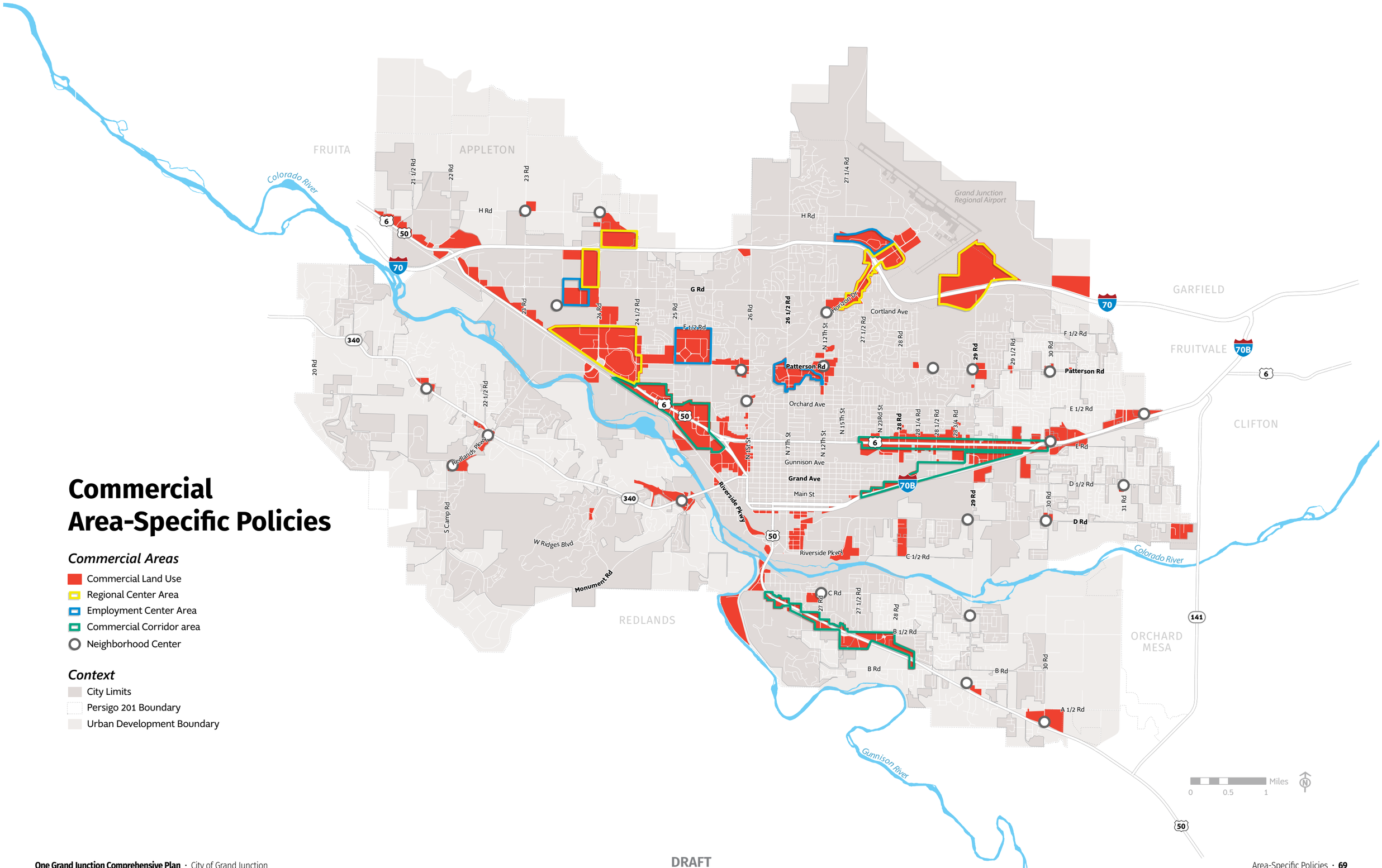
Commercial Area-Specific Policies

Commercial Areas

- Commercial Land Use
- Regional Center Area
- Employment Center Area
- Commercial Corridor area
- Neighborhood Center

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Mixed Use Areas

Mixed Use Corridor

Mixed Use Corridors attract residents looking to live and work within walking distance of a mixture of office, shopping, and service uses.

Mix and Relationship of Uses

These areas should develop with a mix of commercial and residential uses contributing to active corridors that offer a mix of retail, office, restaurant, personal services, entertainment, and multi-family housing. The mix of uses is generally found in an adjacent or horizontal rather than vertical mix.

Circulation and Access

The corridors should accommodate all modes of transportation, with specific emphasis on repairing and connecting sidewalks as well as signalized, signing, and stripping pedestrian crossings. Dedicated bike lanes on key streets should connect corridors to the broader bicycle transportation network. Emphasis should be provided on safety and functionality. Surface parking should be located in the rear of buildings accessible from a side street, alley, or internal driveway.

Building Form and Character

Buildings within the corridor should be multi-story and may be as tall as eight stories. Street-level facades should provide some transparency for visual interest. Where facing side streets, buildings should be pulled forward to the edge of the right-of-way to provide for improved urban form.

Streetscape

Streetscape improvement should promote street trees and plantings and elements such as benches and unique transit shelters. Monument signs are appropriate in corridor areas while pole signs should be phased out.

Neighborhood Center

Most appropriate to be located at the intersection of collector or arterial streets and preferably where they may be served by transit. Neighborhood centers may take a variety of forms and sizes depending on their location.

Mix and Relationship of Uses

Neighborhood centers should incorporate a mix of uses and should reflect the size, type, and location of the center and the adjoining neighborhood(s). Smaller neighborhood centers may include a small cluster of restaurants, retail, and personal services while larger neighborhood centers may include a grocery store and a wider variety of supporting uses. Higher density housing should be incorporated, as feasible, to provide opportunities for residents to conveniently access shopping, services, and jobs. Housing should be multi-family or attached units. A greater mix of uses such as offices and multi-family housing should be incorporated into existing centers as part of efforts to revitalize existing single-use centers.

Circulation and Access

Centers should accommodate all modes of transportation, with specific emphasis on connecting and repairing sidewalks, signage, and pedestrian crossings. Dedicated bike lanes on key streets, trails, and paths should connect nearby residential areas to centers.

Building Form and Character

Gradually decrease building height and mass so that the scale of new structures is compatible with adjacent neighborhoods. Design new neighborhood centers as compact 'pedestrian-friendly' nodes of development versus more traditional 'strip commercial' patterns.

Parking and Services

Surface parking should be placed behind or to the side or rear of buildings to the extent feasible. Where surface parking is located along the street edge, incorporate screening and landscaping. Shared parking should be utilized, when feasible. Service entrances, loading docks, and storage areas should be located in the rear of buildings and screened so they are not visible from public streets.

Streetscape

Streetscaping should provide street trees and plantings and offer pedestrian scale lighting and signage.

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Downtown Core

The City's Downtown area is the heart of the city. Activity is centered around Main Street, Colorado Avenue, Grand Avenue, 1st Street, and the Interstate 70 Business Loop.

Mix and Relationship of Uses

The Downtown Core should develop with a compact mix of commercial and residential uses contributing to an active and vibrant core and a place for entertainment. This includes vertical mixed-use, with ground-floor commercial and multifamily or office above, as well as horizontal mixed-use with retail, restaurant and office uses adjacent to apartments and townhomes.

Circulation and Access

The established grid street and alley system should be maintained and in some cases restored to provide a highly connected street network. Improvements throughout Downtown should focus on accommodating all modes of transportation, with specific emphasis on providing safe and convenient pedestrian and bicycle facilities internal to the Downtown Core as well as to connect to other areas such as the Riverfront and North Avenue. Dedicated bike lanes on key streets should connect Downtown to the broader bicycle transportation network.

Building Form and Character

Buildings within the Downtown Core should be multi-story and may be as tall as eight stories. Street-level facades should provide fenestration or relief to provide for visual interest. New development should be compatible but recognizable as new with the architecture, character, and intensity of the area. Functionally obsolete or vacant buildings should be repurposed through adaptive reuse, where practical.

Parking and Services

Surface parking should be avoided, but when provided, it should be located in the rear of buildings accessible from an alley. Service entrances, loading docks, and storage areas should be located in the rear of buildings and screened so they are not visible from public streets.

Streetscape

Downtown streetscaping should promote activity and provide for areas to congregate and areas of visual interest by providing amenities such as benches, street trees and plantings, murals, Art on the Corner and other public art, water features, and gathering spaces. Streetscaping elements should be used to connect the Downtown Core to the adjacent neighborhoods and districts.

Relationship to Surrounding Areas

While development density and intensity of uses are a major focus, Downtown uses should be compatible with the historic neighborhoods that are adjacent to the Downtown Core.

University District

The city's University District is the center of activity for students, faculty, and businesses associated with Colorado Mesa University.

Mix and Relationship of Uses

The University District should develop with a compact mix of residential and commercial uses contributing to an active and vibrant university area for students and faculty to live and easily access personal services, restaurants, retail, and entertainment. Concentrate active, ground floor retail and commercial uses along 12th street and North Avenue within a quarter mile of the CMU boundary. The area should include vertical mixed-use, with ground-floor commercial and multifamily or office above, as well as horizontal mixed-use with retail, restaurant and office uses adjacent to an array of different housing types.

Circulation and Access

Building on the established grid, improvements throughout the University District should accommodate all modes of transportation, with specific emphasis on connecting sidewalks and signaling, signing, and pedestrian crossings. Dedicated bike lanes on key streets should connect throughout the university district as well as to connect both Downtown and the broader bicycle transportation network.

Building Form and Character

Buildings within the University District should be multi-story and should be built near the edge of right-of-way to reinforce the urban, pedestrian-oriented character of the University District.

Parking and Services

Parking should be in parking garages or behind buildings and surface parking should be limited. Shared parking should be utilized to decrease the amount of on-site parking needed and encourage the use of different modes of transportation. Service entrances, loading docks, and storage areas should be located in the rear of buildings and screened so they are not visible from public streets.

Streetscape

Expanded sidewalks along both sides of North Avenue and 12th Street should be provided as properties redevelop. Amenities such as benches, street trees and plantings, and public art and gathering spaces should be implemented to create a unified streetscape that is cool, comfortable, and safe for pedestrians.

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Riverfront

The Riverfront area encompasses properties between the Colorado River and Riverside Parkway south of State Highway 340 east to 27 ½ Road. The area serves as a destination for recreation and entertainment as well as provides opportunities for a mix of residential and business uses. The area highlights the importance of the Colorado and Gunnison Rivers as major resources and amenities for the community.

Mix and Relationship of Uses

The area is generally comprised of expanses of active and passive parks that celebrate and engage the river and provide for distinct pockets of residential and commercial activity that enhance the outdoor park experience. A mix of office, employment, residential, retail, restaurant, and cultural facilities will be supported in the riverfront area. A range of housing options will be supported in the area, either as part of vertically mixed-use development along the Colorado River or as part of free-standing multi-family buildings such as condominiums, townhomes, and apartments.

River Frontage

Buildings and public spaces adjacent to the Colorado River should work to activate and enhance the riverfront with places for people to gather and recreate. The Riverfront Trail should be both an active transportation route and recreational amenity. Appropriate floodplain standards should be maintained.

Circulation and Access

Place a high priority on providing direct pedestrian and bicycle connections through the linear riverfront area and also providing direct connections to the Riverfront Trail. Pedestrian and bicycle access should be provided across Riverside Parkway to provide safe and comfortable access to adjacent areas such as the Downtown District.

Building Form and Character

Buildings within the riverfront area should provide facades that address both the Riverfront Trail as well as the local streets. Building placement should work to reinforce a pedestrian-oriented character.

Parking and Services

Parking in surface lots should be behind buildings and surface parking should be limited. Shared parking should be utilized to decrease the amount of on-site parking needed and encourage the use of different modes of transportation. Service entrances, loading docks, and storage areas should be in the rear of buildings and screened so they are not visible from public streets or the Riverfront Trail.

Streetscape

Incorporate elements such as benches, street trees, and plantings, and public art and gathering spaces to create a unified streetscape that is cool, comfortable, and safe for pedestrians.

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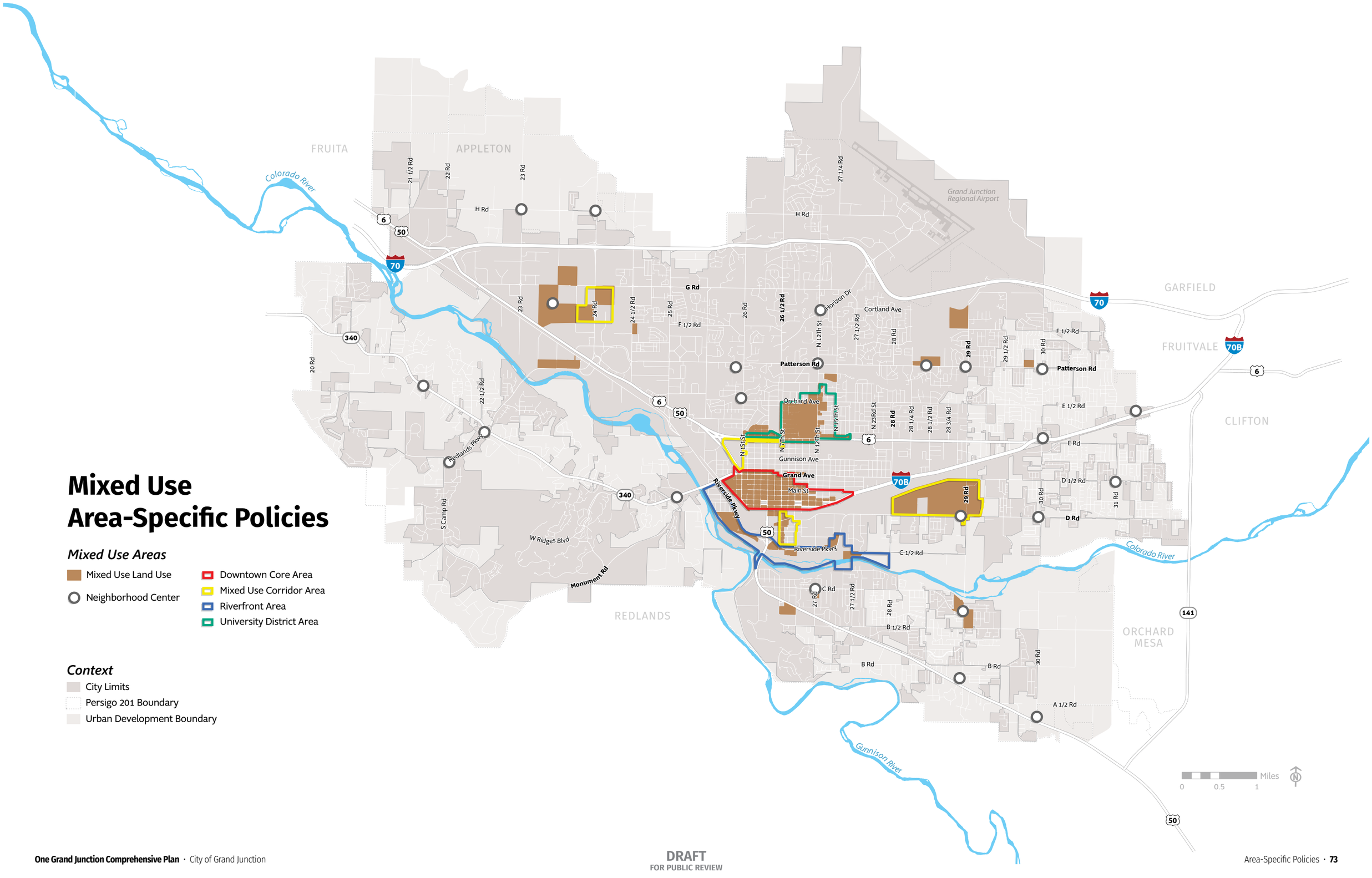
Mixed Use Area-Specific Policies

Mixed Use Areas

- Mixed Use Land Use
- Neighborhood Center
- Downtown Core Area
- Mixed Use Corridor Area
- Riverfront Area
- University District Area

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Industrial Areas

Industrial Areas are a critical component to the city's economy. Industrial Areas within Grand Junction, located generally along the railroad alignment or near the airport, account for most of Mesa County's total industrial space. The City should continue to promote opportunities for reinvestment and new development within designated Industrial Areas. Industrial areas are located to capitalize on existing transportation and shipping infrastructure.

Airport Industrial

Airport Industrial Areas support a mix of small and large footprint warehouses/flex space, manufacturing and assembly facilities, logistics, and smaller ancillary and supporting industrial, commercial, and office uses as compatible with the Grand Junction Regional Airport Master Plan, including airport critical zones and avigation areas. The area also supports uses that are oriented toward aviation, unmanned aerial systems, aerospace industries, and logistics-related transportation and services. Uses are compatible with or not detrimental to the continued viability of airport operations.

Mix and Relationship of Uses

Airport industrial areas support a mix of small and large footprint warehouses/flex space, manufacturing and assembly facilities, and smaller ancillary and supporting industrial, commercial, and office uses as compatible with the Grand Junction Regional Airport Master Plan.

Circulation and Access

Circulation and access within Airport Industrial Areas should be designed to accommodate truck traffic. Truck traffic should utilize designated haul routes in the city. Transit routes and bus stops should be considered in appropriate areas for transportation to and from the Airport as well as to uses with high employment density.

Building Form and Character

Buildings should vary in height as dictated by function and operations. Loading docks and bays of warehouse, storage, and distribution facilities should be screened, buffered, or positioned, to the maximum extent possible, to minimize or soften their appearance from public rights-of-way.

Streetscape

Buildings should be organized to frame streets and define parking lots, walkways, and other site features. Incorporate elements such as street trees and plantings should be incorporated to the extent practical.

Rail

The Rail Industrial area provides for industrial activities but differs from other industrial areas in that they have proximate access to, if not direct access to, rail lines and spurs.

Mix and Relationship of Uses

Rail areas support a mix of employment uses including large-and small-scale manufacturing, processing, wholesaling, office and flex space as well as warehouse/flex space. Other uses include research facilities, incubators, logistics, and smaller ancillary and supporting industrial, commercial, and office uses especially those that may need the use of rail lines or rail spurs.

More intensive uses, whether from density or intensity, hours of operation, loading and storage, noise, or odor should not compromise uses in adjacent areas, especially those within the 7th and 9th street corridors as well as commercial uses abutting or near the Riverside Parkway.

Circulation and Access

Circulation and access within the Rail Areas should be consistent with any adopted Sub-Area Plan and be designed to accommodate truck traffic and access to rail and rail spurs. Direct heavy truck traffic to designated truck routes. Transit routes and bus stops should be considered if a Rail area has high employment density.

Building Form and Character

Industrial and manufacturing buildings should vary in height as dictated by function and operations. Loading docks and bays of warehouse, storage, and distribution facilities should be screened, buffered, or positioned, to the maximum extent possible, to minimize or soften their appearance from public rights-of-way.

Streetscape

Organize buildings to frame streets and define parking lots, walkways, and other site features. Incorporate elements such as street trees and plantings to the extent practical.

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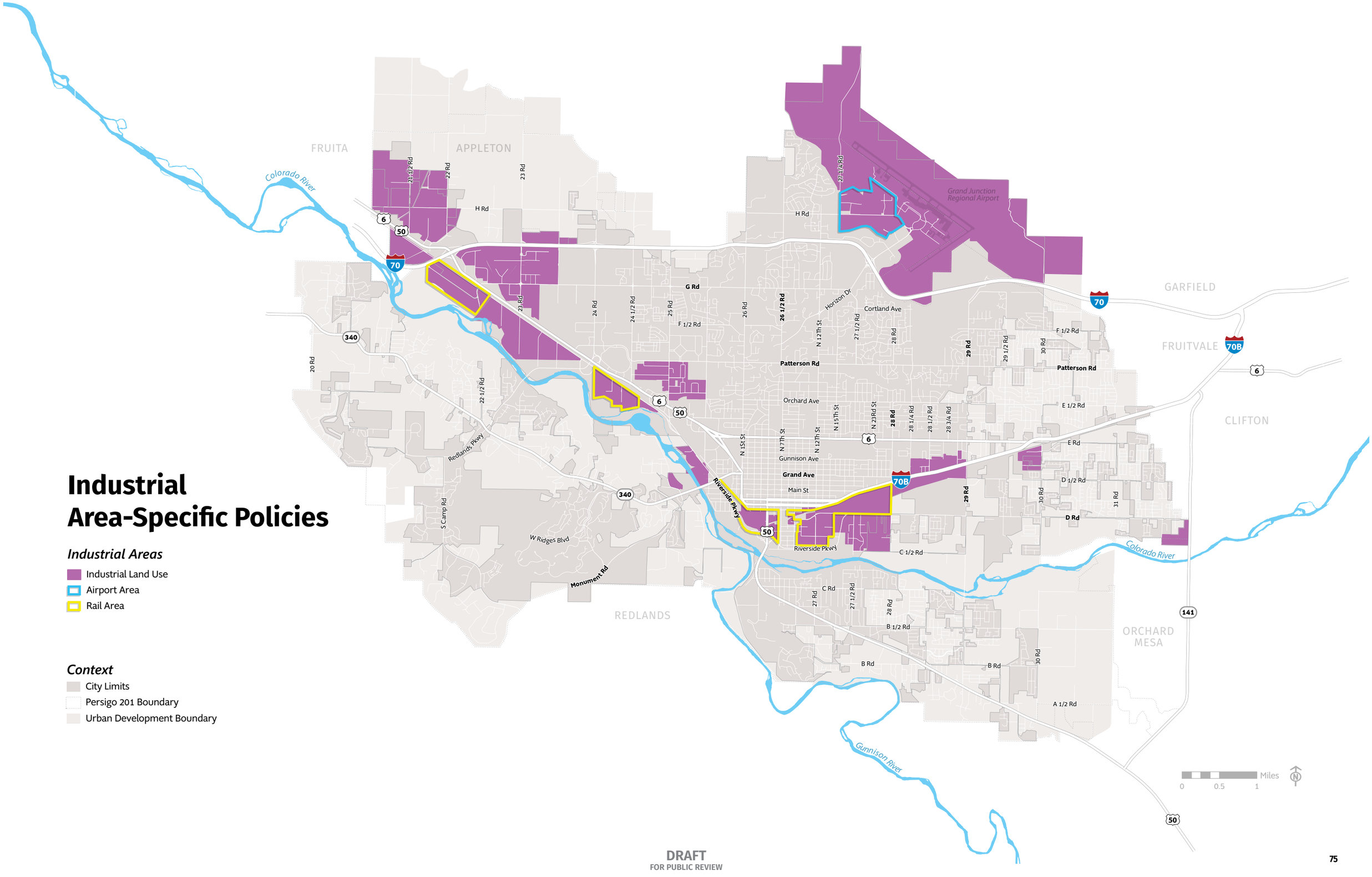
Industrial Area-Specific Policies

Industrial Areas

- Industrial Land Use
- Airport Area
- Rail Area

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



Subareas

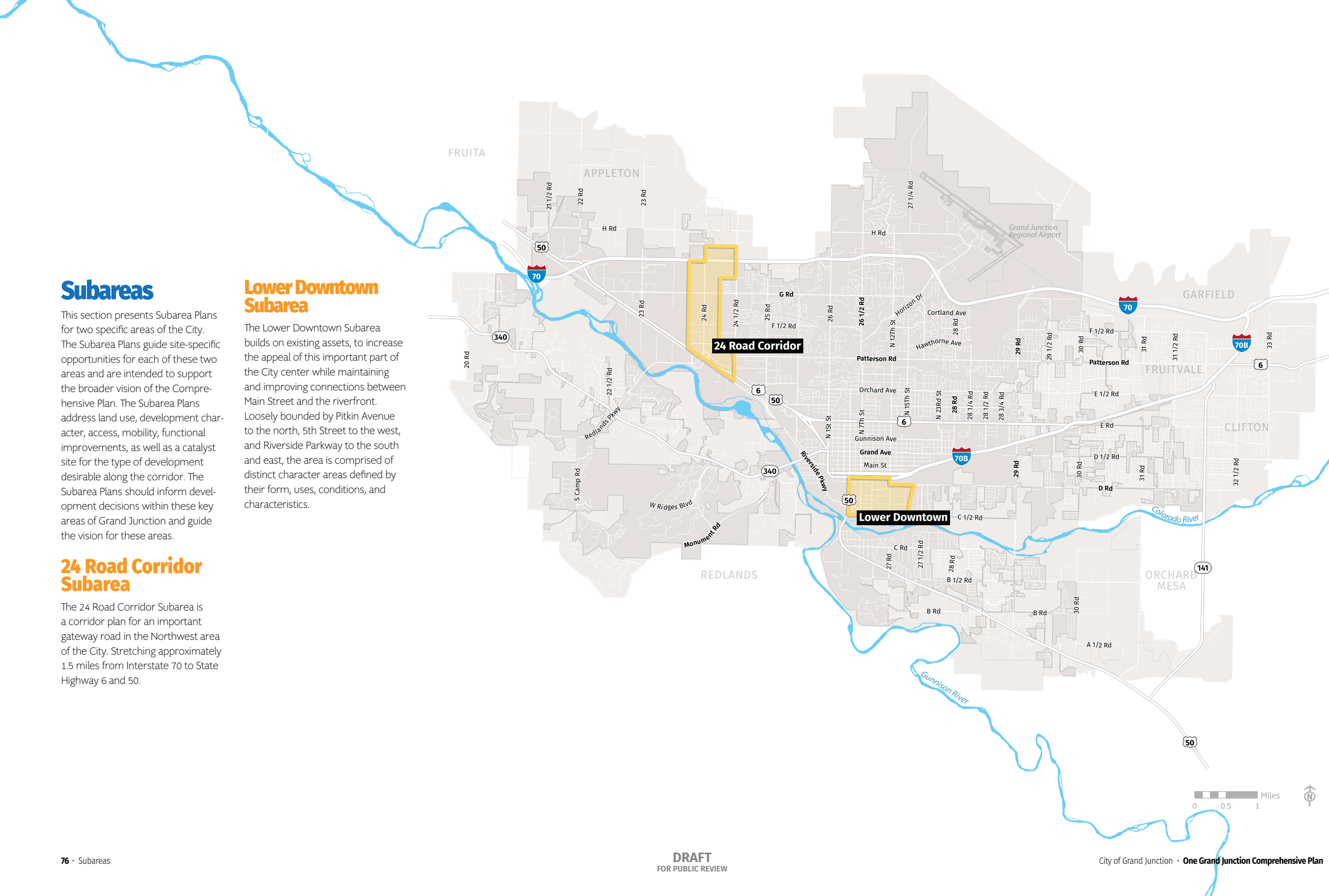
This section presents Subarea Plans for two specific areas of the City. The Subarea Plans guide site-specific opportunities for each of these two areas and are intended to support the broader vision of the Comprehensive Plan. The Subarea Plans address land use, development character, access, mobility, functional improvements, as well as a catalyst site for the type of development desirable along the corridor. The Subarea Plans should inform development decisions within these key areas of Grand Junction and guide the vision for these areas.

24 Road Corridor Subarea

The 24 Road Corridor Subarea is a corridor plan for an important gateway road in the Northwest area of the City. Stretching approximately 1.5 miles from Interstate 70 to State Highway 6 and 50.

Lower Downtown Subarea

The Lower Downtown Subarea builds on existing assets, to increase the appeal of this important part of the City center while maintaining and improving connections between Main Street and the riverfront. Loosely bounded by Pitkin Avenue to the north, 5th Street to the west, and Riverside Parkway to the south and east, the area is comprised of distinct character areas defined by their form, uses, conditions, and characteristics.



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LOWER DOWNTOWN SUBAREA

CHARACTER AREAS

The Lower Downtown Subarea builds on existing assets, to increase the appeal of this important part of the city center while maintaining and improving connections between Main Street and the riverfront. Loosely bounded by Pitkin Avenue to the north, 5th Street to the west, and Riverside Parkway to the south and east, the area is comprised of distinct character areas defined by their form, uses, conditions, and characteristics. The Lower Downtown Subarea identifies character areas within the subarea, functional improvements, as well as a site that could be a catalyst for the type of development desirable in this subarea.

The Subarea Plan identifies character areas, functional improvements, as well as a Catalyst Site that should provide guidance related to development in the corridor.

Character Areas

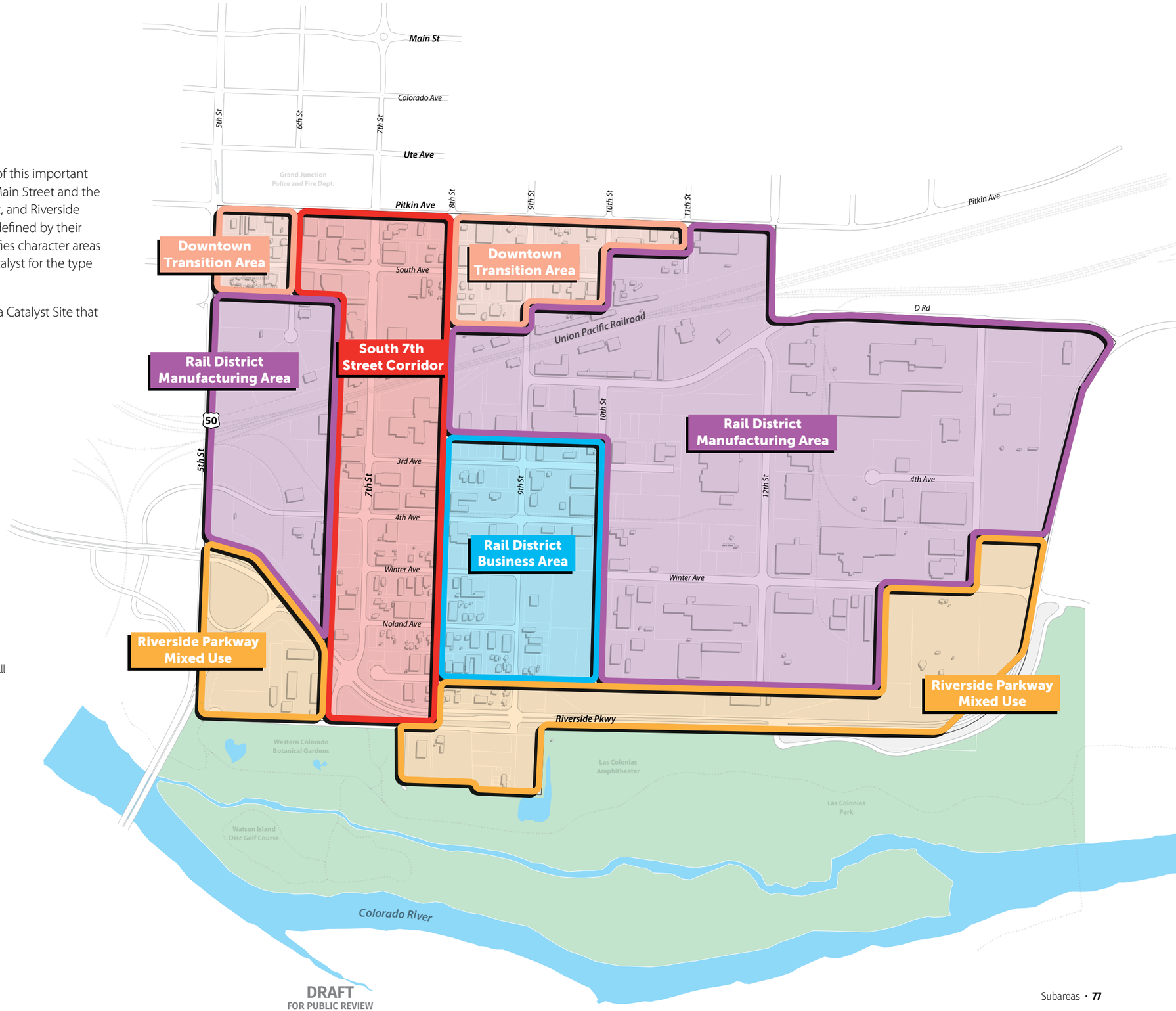
South 7th Street Corridor
To connect Main Street to the Colorado River, South 7th Street should be activated as an extension of Main Street with architectural variation and a mix of street-oriented businesses. The South 7th Street Corridor character area should be defined by new buildings built to the back of the sidewalk to improve the urban form and support an environment that encourages people to walk and ride from Main Street to riverfront amenities.

Riverside Parkway Mixed Use
This character area should be developed with a mix of uses oriented toward both the Riverside Parkway and the park areas along the riverfront. To take advantage of the relatively narrow site along Riverside Parkway at the south side of the subarea, a mix of uses such as hotels; entertainment; and multifamily including apartments, condominiums, and townhomes. Commercial businesses and offices should also be considered.

Rail District Business Area
The business area should formalize parking areas and coordinated building layout so that buildings front street and public entrances are organized to face public streets. Outdoor storage should be screened from view from public streets. Office and light manufacturing buildings should be developed with special attention to efficient circulation and organized parking that is placed at the rear or to the sides of buildings, when feasible.

Rail District Manufacturing Area
Manufacturing and higher intensity uses should occur in this area. Sites should include planned on-site truck circulation including service areas and loading operations, rail assets, parking, and orderly outdoor storage.

Downtown Transition Area
The Downtown Transition area provides commercial and mixed-use transition to Downtown. Benefitting from the traditional street grid, it should develop like key blocks adjacent to Main Street, such as the block of Colorado Avenue between 5th and 6th Streets. This block consists of a variety of uses oriented toward the street. The Transition Area differs from the 7th Street Activation character area in composition, with a greater mix of businesses that may not all be pedestrian-oriented. Certain destination service businesses may be located in the transition area.



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LOWER DOWNTOWN SUBAREA

FUNCTIONAL IMPROVEMENTS

Activity and energy in the Lower Downtown area will depend on several elements working in concert with one another such as transportation systems, streetscape, signage, and the revitalization of development sites. The Functional Improvements Framework identifies key improvements that will help ensure the area evolves in a way consistent with the community's vision.

Improvements

Catalyst Site
See page 76 for more information on the catalyst site redevelopment concept.

Opportunity Sites
Sites, if underutilized, would have a significant positive effect on Lower Downtown.

Streetscape and Activation
Landscaping, medians, wide sidewalks, bike lanes, and on-street parking should all be considered.

Priority Complete Streets
Complete streets are right-of-ways designed for safe and comfortable travel for walking, bike, driving, and riding public transportation.

Multiuse Trails
Trails designed for walking, biking and running. Multiuse trails are typically 10 ft wide to accommodate travel in both directions.

Pedestrian Crossing
Pedestrian crossing improvements could include signage, striping, countdown timers, and bump-outs.

Railroad Crossing
Improved railroad crossings include at grade sidewalks, guard gates, and other treatments.

Gateway signage
Signage that welcomes people into a community or district.

Wayfinding
Signage that provides a travelers directions to nearby points of interest.

Screening and Buffering
Landscaping or decorative fencing used to create a separation between the residential/mixed use area and the adjacent manufacturing uses, outdoor storage, and office/industrial loading areas.

Adaptive Reuse
See page 75 for more information on Adaptive Reuse and site descriptions.



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Opportunity Sites

Opportunity sites are sites that, if revitalized, would have a significant positive effect on the Lower Downtown area. Sites should incorporate the following:

- Reprogram or redevelop underutilized parking especially those adjacent to South 7th street.
- Adaptively reuse or repurpose existing buildings with significant priority given to historic resources such as the Sugar Beet Building.
- Develop vacant lots with infill development.
- As opportunity arises, eliminate uses that are not compatible with the mix of uses provided in the land use designation, framework, or subarea plans.
- Program into site features such as plaza space for outdoor activity related to retail or restaurant space as well as space for public enjoyment.

Streetscape and Activation

At the northern end of the subarea, the South 7th Street streetscaping and activation should work to calm traffic and lead pedestrians and cyclists between Main Street and the Riverfront. Street trees, landscaped medians and planting strips, wide sidewalks, bicycle lanes, benches, public art, and on-street parking should all be utilized in making this a complete street.

Priority Complete Streets

Facilities such as bike lanes and sidewalks should be implemented over time to create complete streets on 9th Street, 4th Avenue, 12th Street, South Avenue, and D Road. These are low-traffic, low-speed roads that provide essential connectivity in the subarea. Bikeways should be carefully planned and should be sensitive to the ongoing demands of vehicles that serve the industrial needs of the area.

Multiuse Trails

The subarea can improve on the larger Grand Junction trail network by encouraging easy and safe access to and from the lower Downtown area as well as to the Riverfront Trail. New wayfinding should cohesively integrate with the City's trail and bikeway signage and make it clear how to walk or bike from areas of the Downtown to the Riverfront trail system.

Pedestrian Crossings

The safe and convenient crossing of roads is integral to a pedestrian-oriented environment. Common tools utilized to aid in safe crossing include signage, striping, countdown timers, and bump-outs. Pedestrian crossings should be improved at various intersections with priority placed along South 7th Street and 9th Street. Pedestrian crossing improvements along the Riverside Parkway should be coordinated in tandem with development projects in this corridor.

Pedestrian crossings will support pedestrian access to Las Colonias Park and other amenities along the Colorado River. This will be increasingly important as the subarea transitions into an area with a mix of uses.

Railroad Crossings

With more pedestrian and bicyclist activity, safety around the railroad should be improved. Rail crossings should be pedestrian and bicycle-friendly and should provide at-grade sidewalks as well as other safety features such as quad crossing gates, flashing light signals, crossbuck signs, audible devices, and pavement markings.

Gateway signage

Gateway signage should be provided to signal entry into the Lower Downtown area from major roadways including Interstate 70 Business Loop, State Highway 50, South 7th Street and Riverside Parkway.

Wayfinding

Wayfinding for all modes of travel should be placed at prominent entry points into the Lower Downtown. It should direct traffic to points of interest such as the Botanical Gardens, Amphitheatre, or other cultural or entertainment venues within the Lower Downtown and to the riverfront. New bikeway wayfinding should cohesively integrate with the City's trail and bikeway signage.

Screening and Buffering

Landscaping or decorative fencing should be used to create a separation between the residential/mixed use area and the adjacent manufacturing uses, outdoor storage, and office/industrial loading areas. As some areas transition uses, new outdoor storage and loading areas should be fully screened.

Adaptive Reuse

Adaptive reuse should be considered for buildings that have been identified as historic structures. To create a unique sense of place and preserve Grand Junction's industrial roots buildings should be protected and repurposed if feasible:

- The silos at **715 South 7th Street (#1)** are a defining feature for the area. They are currently used as a trampoline and climbing park; the silos should be preserved.
- The historic brick building at **645 South 7th Street (#2)** exhibits the ideal character of the subarea, street interface, and architectural style for the corridor.
- The former planing mill at **418 South 7th Street (#3)** was constructed around 1921. It is the last remaining of three mills that once stood on South 7th Street.
- The buildings at **515 South 7th Street (#9), 832 South 7th Street (#4), 520 South 9th Street (#6),** and **549 South 10th Street (#7)** are representative of the historic evolution of industry and business development in the Rail District.
- The warehouse building at **631 South 9th Street (#5)** was built in 1931. It represents the history of the subarea and the importance of the railroad.
- The structure at **1101 Kimball Avenue (#8)** has a long history as part of the original Sugar Beet Factory, which was first established in 1899. The existing building is a remnant of a larger operation, which included a three-story factory with a foundation footprint larger than a football field. It was constructed with more than one million bricks and three railcars of structural steel.

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Lower Downtown Catalyst Site

The site at the corner of Riverside Parkway and State Highway 50 and 5th Street is currently underutilized. It enjoys a prominent location and should be considered for future redevelopment including a mix of uses such as a hotel, office, retail, restaurant, multifamily residential and others uses that could complement its location next to the Riverside Parkway and the riverfront. Redevelopment at this location should be pursued in a way that serves as a gateway for the corridor and should be of a scale and significance to help signalize the entry into the Downtown area for people coming from the south and Orchard Mesa.

1. Multifamily residential building
2. Plaza space with development signage
3. Hotel connected to mixed use building
4. Paved plaza space with water features and space for outdoor dining
5. Landscaping buffer from S. 5th Street off-ramp
6. Mixed use building with ground floor commercial with multifamily or office above
7. Commercial building
8. Multifamily residential building





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24 ROAD CORRIDOR

CHARACTER AREAS

The 24 Road Corridor is comprised of large areas of developable land between two important gateway interchanges: at Interstate 70 anchored by Canyon View Park on the north; and, at State Highway 50, anchored by Mesa Mall on the south. Currently, 24 Road serves as a boundary between Grand Junction's residential areas to the east and its commercial and industrial areas to the west. The Character Areas establishes the preferred mix of uses that are both suitable and desirable along the corridor.

Character Areas

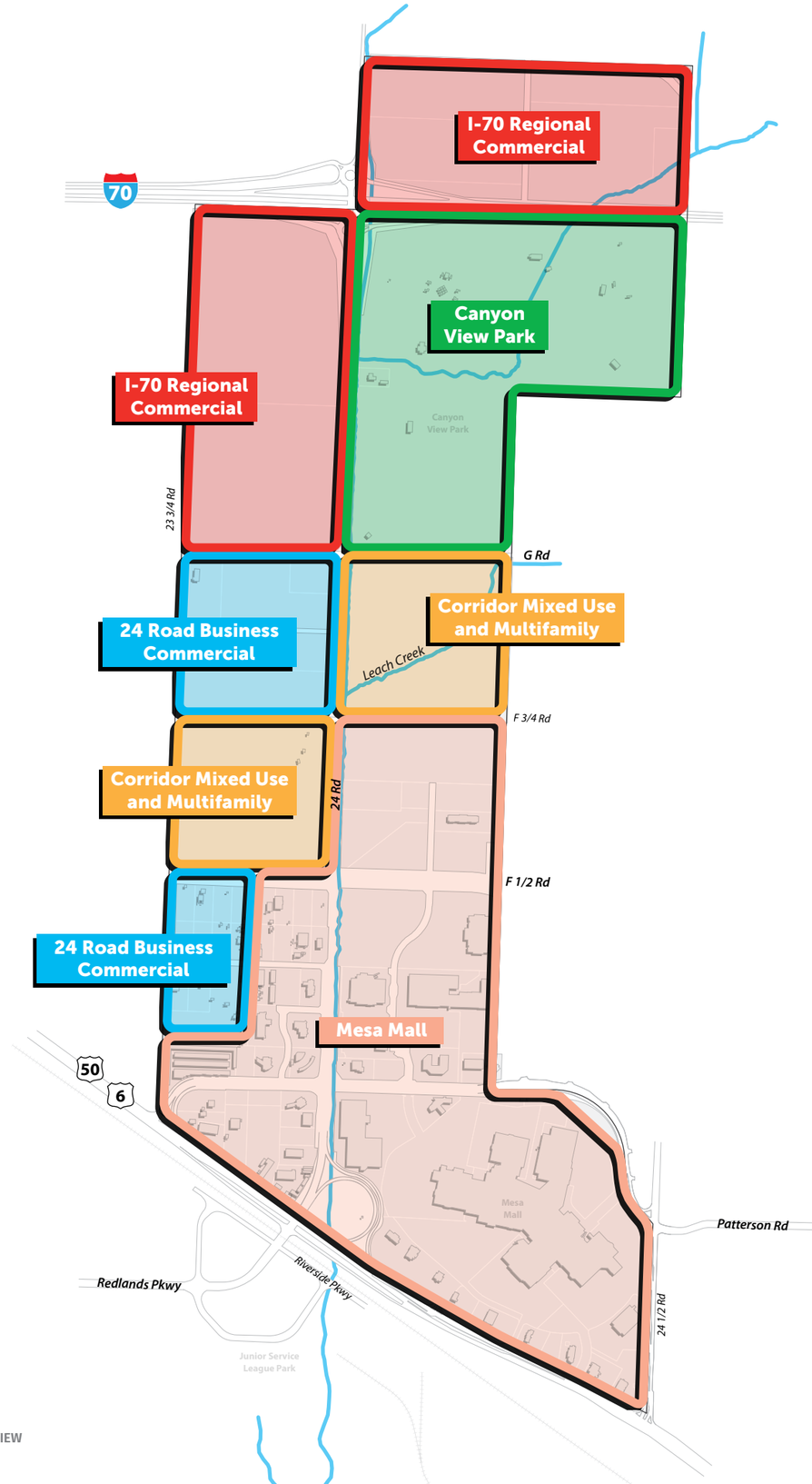
I-70 Regional Commercial
This major node offers potential for the development of new regional-serving commercial areas including uses such as office, commercial, light industrial, and residential. New restaurants and entertainment are desirable, especially as complementary to the regular activity of both local and regional sporting events that regularly occur at Canyon View Park. Commercial development in this character area should be developed with buildings oriented towards 24 Road. Development should also orient an architectural facade, signage, and landscaping towards Interstate 70 and G Road. Parking for new development should be located in the rear or side when the development abuts G Road and/or 24 Road.

Canyon View Park
Canyon View Park provides play fields, picnic shelters, playground equipment, ponds, open space, and trails. A variety of sports facilities make the park a destination for families and sports leagues and competitions. The park defines the north end of the subarea, acting as a catalyst for new development and drawing people to the corridor. Similar to Mesa Mall, the park should be subject to continued investment in maintenance and renovation to ensure it remains relevant.

24 Road Business Commercial
Business commercial areas along the 24 Road Corridor benefit from good access from both Interstate 70 and State Highway 50. These areas should redevelop as modern business campuses to attract uses such as technology, education, research, entrepreneurship, and light manufacturing.

Corridor Mixed Use and Multifamily
Areas around Leach Creek and across 24 Road to the west should be developed with a mix of uses to increase activity and provide housing options. Development in this area should take advantage of the natural amenity of the creek as well as its proximity to commercial and employment areas.

Mesa Mall
As the Western Slope's largest indoor mall, Mesa Mall not only serves Grand Junction but also draws shoppers from throughout western Colorado and eastern Utah. With its regional service area, Mesa Mall has remained open but with the changing nature of retail has experienced both closure of stores as well as opening of new stores. To ensure that this key regional commercial area remains relevant into the future, support should be provided for the Mall area to become a more vibrant center that provides a broader range of shopping, entertainment, restaurant, and housing options.



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24 ROAD CORRIDOR

FUNCTIONAL IMPROVEMENTS

Activity and energy in the 24 Road Corridor area will depend on several elements working in concert with one another such as transportation systems, development type, and mix, streetscape, signage, and the development of key opportunity sites. The Functional Improvements Framework identifies key improvements that will help ensure the area evolves in a way consistent with the community's vision.

Improvements

Catalyst Site
See page 81 for more information on the catalyst site development concept.

Opportunity Sites
Sites that, if developed, would have a significant positive effect on the 24 Road Corridor.

Gateway Signage
Signage that welcomes people into a community or district.

Wayfinding
Signage that provides a travels directions to nearby points of interest.

Multiuse Trails
Trails designed for walking, biking and running. Multiuse trails are typically at least 10 feet wide with 2 feet of shoulder to accommodate travel in both directions.

Multiuse Trail Connections
Multiuse trail connections should fill in the gaps between existing multiuse trails or connect existing trails to nearby points of interest

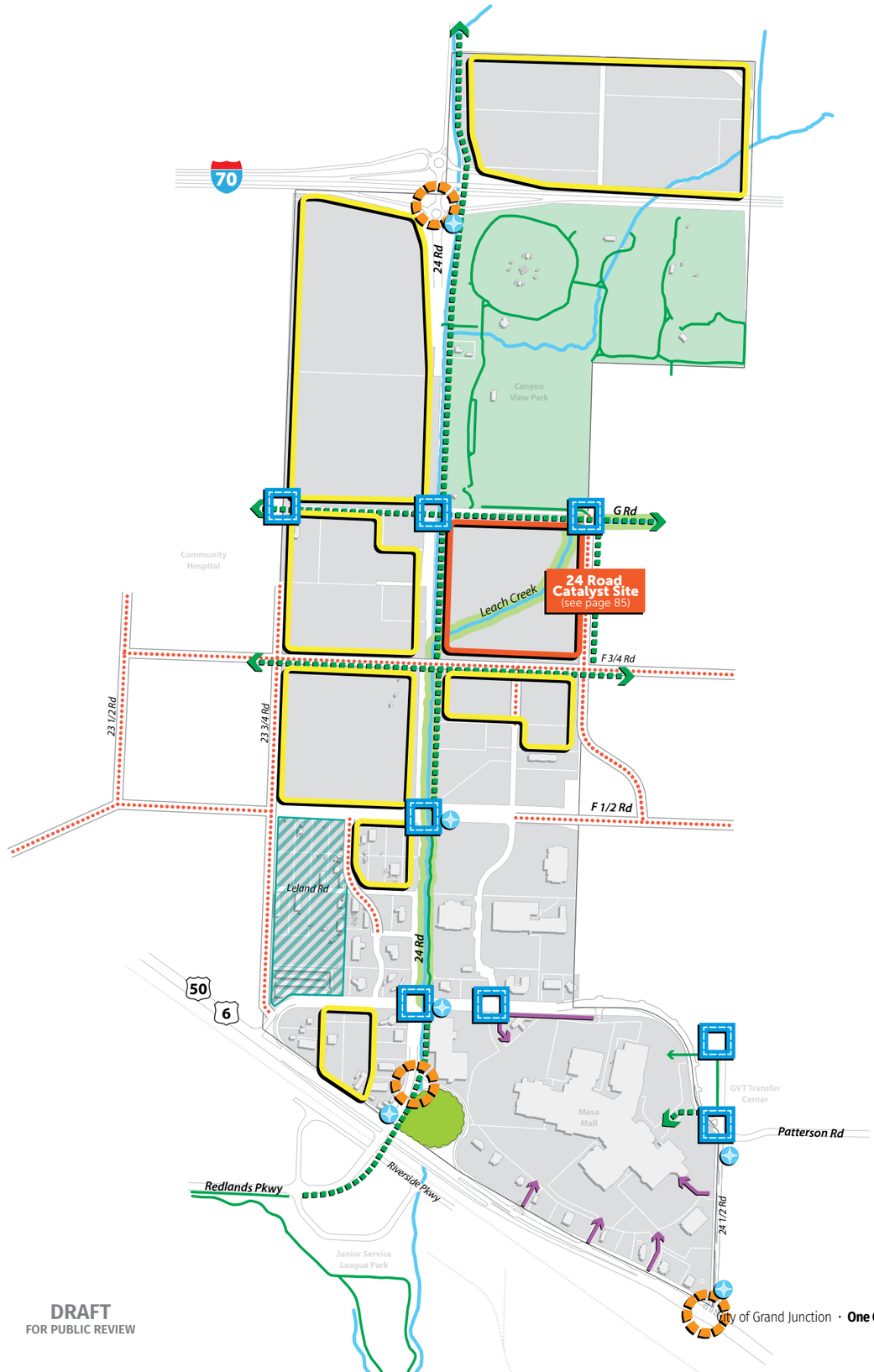
Street Extensions
Extension of the roadway network to improve connectivity.

Pedestrian Crossings
Pedestrian crossing improvements could include signage, striping, countdown timers, and bump-outs.

Leach Creek Activation
Improvement to the Leach Creek with amenities such as trails, pedestrian bridges, benches, lighting, and parklets.

Formalize Business Center
Improvements to formalize this area into a business center should include screening storage areas, signage, paved parking lots with painted stalls, and landscaping.

Open Space Enhancements
Open space improvements could include landscaping, stormwater management, public art, or decorative signage.



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Functional Improvements

Activity and energy in the 24 Road Corridor area will depend on several elements working in concert with one another such as transportation systems, development type, and mix, streetscape, signage, and the development of key opportunity sites. The Functional Improvements Framework identifies key improvements that will help ensure the area evolves in a way consistent with the community's vision.

Gateway Signage

Gateway signage at the Interstate 70 interchange, the intersection of 24 Road and State Highway 50, and at the intersection of 24 ½ Road and State Highway 6 and 50 will help brand the corridor. Signage at the Interstate 70 interchange should also be utilized to welcome people to Grand Junction.

Wayfinding

Wayfinding signage should be installed in these locations to direct travelers to key points of interest within the subarea. The signage should incorporate branding elements from the gateways.

Multiuse Trail Connections

Connections should be implemented to establish a bicycle and pedestrian link from Mesa Mall to Canyon View Park and the Grand Valley Transit transfer station. Easy pedestrian access from Community Hospital to Canyon View Park should also be prioritized. Throughout, connections to the larger sidewalk, trail, and bikeway system should be built as new segments of the network are developed.

Street Extensions

Streets should be extended to improve connections throughout the subarea and to adjacent existing or new neighborhoods. When street extensions are constructed they should include sidewalks, bicycle facilities, and formalized crossings where appropriate to increase safety for all modes of transportation.

Pedestrian Crossings

Major intersections should be improved by providing highly visible crosswalks to ensure pedestrian safety. Crosswalks with timed crossing signals should be considered. . As G Road is reconstructed and F 1/2 Road is rebuilt as a parkway, alternative crossing types for the multi-use path such as an underpass should be explored.

Leach Creek Activation

Leach Creek is a natural asset to the subarea and should be elevated as an amenity and linear park wherever possible. Sidewalk and trail segments already exist along portions of the Creek. To activate the Creek, sidewalks, trails, parklets, pedestrian scale lighting, furnishing, and signage should be incorporated all along the Creek. New development along Leach should face the Creek and should provide a public entrance facing the Creek. Uses such as storage, drive-throughs, parking and service entrances, loading, and refuse areas should not be placed adjacent to the Creek. Retail and restaurant uses should provide access to Leach Creek.

Formalize Business Center

Currently, this part of the subarea includes an assortment of light industrial and office uses; storage facilities are also common. This area should be formalized as a business center area by screening outdoor storage, providing clear signage for businesses, designating loading areas, and screening from adjacent uses.

Open Space Enhancements

The island at the interchange of 24 Road and State Highway 6 and 50 is a prominent piece of land for drivers entering or exiting the 24 Road Subarea via its southern end. It should be improved with plantings and other landscaping elements to beautify the area and improve stormwater management. Public art components, like those on other highway islands in the City, should be incorporated to complement the gateway signage at Riverside Parkway.

Opportunity Sites

Opportunity sites are sites that, if developed or revitalized, would have a significant positive effect on the 24 Road Corridor area. Sites should incorporate the following:

- Create opportunities to include both a horizontal and vertical mix of uses.
- Provide for a mix of both national and local retailers and restauranteurs.
- Capitalize on the presence of Community Hospital by providing opportunities for a variety of supportive businesses such as medical offices, research facilities, or healthcare technology.
- Provide business access from secondary roads to avoid curb cuts on 24 Road and F 1/2 Road.
- Provide vehicular cross access in parking lots and shared driveways, where practicable.
- Orient buildings towards 24 Road and G Road as well as other local streets such as Market Street while placing parking at the rear or sides of buildings.
- Building design and architecture should be unique and not homogeneous.
- Provide street trees and landscaping along all street frontages.
- Program into sites features such as plaza space for outdoor activity related to retail or restaurant space as well as space for public enjoyment, especially those uses abutting Leach Creek.

Relationship to Existing Planning Efforts

Planning for the 24 Road corridor has been in process for more than two decades. In 2000, the City adopted the 24 Road Corridor Subarea Plan, a plan that envisioned high-quality development along the 24 Road corridor with a distinct parkway character. The 24 Road Corridor Subarea Plan (2000) recommended a mix of land uses including mixed use developments, medium density residential along 24 1/2 Road, a commercial node in the northeast corner of the Interstate 70 interchange, and an expansion of commercial uses along State Highway 6 and 50. The 24 Road Corridor Subarea Plan (2000) called for the development of an open space corridor along Leach Creek.

Many of the policies, recommendations, and concepts presented in the subarea plan remain applicable and are carried forward in this updated subarea planning effort. Establishing a mix of uses for the corridor and activating open space along Leach Creek continue to be priorities articulated by the community. However, specific site concepts and the land use mix have changed. Though the 24 Road Corridor Subarea Plan (2000) represented a thorough planning effort for the area, this section of the One Grand Junction Comprehensive Plan sunsets the 2000 plan.

In 2016, Grand Junction adopted the 24 Road Corridor Design Standards (GJMC 25.02) to implement an updated vision for the corridor. Vision components identified in the 24 Road Corridor Design Standards include increased pedestrian movement and a mixture of development types integrating housing, commercial uses, neighborhood centers, shared parking, and a flexible pattern of lots and blocks.

Going forward, the 24 Road Corridor Subarea Plan (2020) remains consistent with the 24 Road Corridor Design Standards, and they will continue to be useful for implementation along the corridor. Complimentary elements found in the Design Standards include the following:

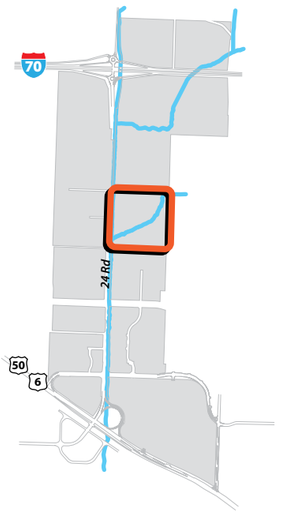
- The 24 Road Corridor Subarea Plan (2020) calls for gateway signage bookending the corridor at State Highway 6 and 50 and the Interstate 70 interchange. The 24 Road Corridor Design Standards identify similar gateway entry treatments.
- The 24 Road Corridor Subarea Plan (2020) identifies an important pedestrian crossing where the design guidelines highlight a secondary activity intersection.
- The 24 Road Corridor Subarea Plan (2020) identifies Leach Creek activation with trails, a potential parklet, and public access. The design guidelines similarly indicate a multi-use trail and open space corridor along the creek.

While the framework for the 24 Road Corridor Subarea Plan (2020) is similar to the Community Framework Plan for the Design Standards (GJMC 25.02.020), the City should consider replacing the 2016 version with selected maps and graphics from the 2020 plan.

Additionally, the 24 Road Corridor Subarea Plan (2020) offers a functional improvements framework that highlights specific opportunity sites and identifies a variety of potential uses and developments. GJMC 25.02.050 through 25.02.120 of the Design Standards deliver specific standards for site grading, drainage, setbacks, building location and orientation, parking, motorized vehicle circulation, and bicycle and pedestrian circulation, each of which remains applicable for implementation of the Subarea Plan.

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24 Road Catalyst Site

The site at the corner of 24 Road and G Road is currently vacant. It enjoys a prominent location near the Interstate 70 interchange and is adjacent to the southern end at Canyon View Park. Future redevelopment should include a mix of uses such as a hotel, office, retail, restaurant, multi-family residential, and others uses that could complement its location along the major corridors as well as proximity to Leach Creek, a key corridor in the city's Active Transportation network. Development at this location should be pursued in a way that serves as a gateway for the corridor and should be of a scale and significance to help signalize the entry into the city for people coming from the Interstate 70 interchange.

1. Multifamily oriented towards Leach Creek
2. Public Plaza
3. Leach Creek Trail
4. Pedestrian Bridge
5. Commercial
6. Commercial/Office Mixed Use

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CHAPTER 5
IMPLEMENTATION AND MONITORING

This chapter contains strategies to help support the implementation of the Plan through 2040. It should be used as a tool to guide the City Council Strategic Plan; department-level strategic plans and work programs; capital improvement planning; the City's budgeting process; and the allocation of staff time and other City resources. Strategies are organized by each of the eleven Plan Principles:

- PP1: Collective Identity
- PP2: Resilient and Diverse Economy
- PP3: Responsible and Managed Growth
- PP4: Downtown and University Districts
- PP5: Strong Neighborhoods and Housing Choices
- PP6: Efficient and Connected Transportation
- PP7: Great Places and Recreation Opportunities
- PP8: Resource Stewardship
- PP9: Education
- PP10: Safe, Healthy and Inclusive Community
- PP11: Effective and Transparent Government

For each of the implementation strategies listed, anticipated responsibilities, timing, and required resources are defined in an Implementation Matrix. Those actions and strategies included are exclusive to the responsibility of the City as an organization and do not include other actions and strategies that may be utilized by other partners to further the overall vision of the community.



Roles and Responsibilities

The City of Grand Junction staff play a critical role in helping to implement One Grand Junction Comprehensive Plan strategies in the course of carrying out their regular duties. For each strategy, the City department responsible for leading the effort and any supporting departments are listed as partners. The City outsources its economic development work to several entities and therefore has also assigned these Econcomic Development Partners ("ED Partners") as a lead or partnering role in implementation.

Timing

Anticipated time frames for completion of the implementation strategies are as follows:

Near-term: already underway or to be initiated within six months to a year after plan adoption;

Mid-term: to be initiated within one to three years after plan adoption;

Long-term: to be initiated within three or more years after plan adoption; and

Ongoing: actions to be implemented by City staff as part of their routine job duties.

Actions may be implemented sooner than the time frames identified here if the opportunity to do so arises (e.g., staffing or grant funding becomes available) or as community priorities change.

Resources Required

The types of resources needed to implement each of the strategies in this chapter are noted to inform the planning and budgeting. Types of required resources include:

Regional Collaboration. Some of the strategies will be implemented in partnership with others in the region, such as Mesa County, District 51, Fire Districts, the Regional Transportation Planning Organization, or others. In some cases, strategies will be initiated by the City. In other cases, strategies reflect ongoing partnerships or initiatives that the City is already engaged in.

Outside Support/Funding. Some strategies will require outside support or other specialized services to supplement staff time and expertise. This could be achieved either through outside grants or other sources of funding, or through the dedication of City resources.

Staff Time. Many strategies will require City staff time for completion or ongoing administration. Some build upon existing City initiatives and efforts currently underway, while others will require staff to allocate time in addition to their current work plans. Where existing hours are not available to be allocated toward implementation of the City's Plan, additional staff may be needed.

General Fund. General Fund expenditures help to fund many of the services and programs typically associated with local government. The General Fund, for most but not all services, is also used to pay employee salaries, wages and benefits.

Other Funds. The City has a number of other funds, such as special revenue funds and enterprise funds, which are legally more restrictive in terms of what the money in the fund can be used for. For example, the City's First Responder Tax is a fund that generates revenue through earmarked sales tax to be used only for public safety related purposes.

Capital Improvement Plan (CIP). Revenues from all of the City's funds are used to support capital projects and the implementation of the City's CIP.

Updates and Amendments

Revisions to One Grand Junction Comprehensive Plan and elements thereof shall be conducted according to two distinct procedures: Comprehensive Updates and Minor Amendments.

Comprehensive Updates

A Comprehensive Update of One Grand Junction Comprehensive Plan will generally take place every seven to ten years unless otherwise directed by City Council. A prime consideration in whether a Comprehensive Update is warranted is the degree to which significant changes–in the economy, environment, housing affordability, local priorities or issues, projected growth, or other factors–have occurred since the Plan was adopted. The results of ongoing monitoring of key indicators will provide a good indication of the magnitude of these changes.

A Comprehensive Update should include a thorough re-evaluation of the community's vision and values, as well as updates to principles, policies, and actions. The update should note the principles, policies, or actions that should be changed, those that should be removed, and whether additions are necessary to make sure that the Plan continues to be effective. A comprehensive update of the One Grand Junction Plan should include extensive opportunities for involvement by the public, Boards and Commissions, City Council, City staff, and other interested stakeholders.

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Minor Amendments

Minor Amendments to One Grand Junction Comprehensive Plan may include:

- Corrections to text or map errors;
- Revisions to one or a few sections of the Plan as a result of the adoption of subarea plans, or a specific issue, policy, or directive from City Council; and
- Changes to maps, such as the Land Use Map, Tiered Growth Map, or changes to the Commercial, Mixed Use and Industrial Area-Specific Policies Maps.

Minor Amendments will be considered by City Council after recommendations are received from the Planning Commission, City staff, and any Boards, Committees, and Commissions that may have a legitimate interest in the proposed amendment, provided that such Board, Committee or Commission is duly authorized by the Grand Junction Municipal Code to function in such an advisory capacity. The City Council will then approve, approve with conditions, or deny the amendment based on its consideration of the recommendations from the Planning Commission, City staff, Boards, Committee and Commissions, and evidence from the public hearings. Approval of the amendments will be by Ordinance.

Minor Amendment requests based on proposed development projects that involve rezonings may be processed concurrently with rezoning applications.

Minor Amendment requests that involve land use designations outside of the Persigo 201 Boundary but within the Urban Development Boundary should be first reviewed by, and receive a recommendation from, the City Planning Commission, followed by a hearing and consideration by the Mesa County Planning Commission, with a subsequent hearing and action by the City of Grand Junction City Council.

A Minor Amendment will be approved if the City Council makes specific findings that:

- The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and
- The community or area will derive benefits from the proposed amendment; and
- It will be consistent with the vision, goals, principles, and policies of One Grand Junction Comprehensive Plan and the elements thereof.

If adopted by the City Council, One Grand Junction Comprehensive Plan will be revised to include the changes resulting from the amendment.

Plan Monitoring

One Grand Junction Comprehensive Plan is intended to be a living document. Progress that is made toward achieving the community's vision should be monitored utilizing a series of performance measures related to each Plan Principle. Performance measures should be established and regularly updated to provide a regular snapshot of the community's progress in attaining key outcomes. Monitoring changes in chosen performance measures can provide a clear understanding of where progress is being made and can highlight areas where changes may need to occur to achieve desired results. This process of plan monitoring reinforces the City's steadfast commitment to accountability and continuous improvement. Additional performance measures and indicators beyond those included in a snapshot should be tracked by City staff, as applicable, at a department level.

Implementation Matrix

An Implementation Matrix offers a list of currently known implementation actions and strategies contained within the One Grand Junction Comprehensive Plan organized by Plan Principle. The City shall prepare an Implementation Matrix that offers a brief description of each action or strategy, responsibility, timing, and resources anticipated.

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APPENDICES



Appendix A: Issues and Opportunities Report

Issues and Opportunities Report

The Issues and Opportunities Report (IOR) provided a snapshot of existing conditions in Grand Junction in 2019 at the outset of the planning process. It established an understanding of the current characteristics, challenges, and aspirations of the City and its residents. The IOR presented existing conditions, and when relevant, identified issues and opportunities relating to the community outreach process; zoning and development controls; existing land use and development; community facilities and infrastructure; transportation and mobility; parks, open space, and environmental features; and growth areas.

The report reviewed existing Grand Junction studies, plans, and reports to recognize the amount of time and resources invested in these plans and to discern the information that remains useful and relevant to the planning process. The IOR methodically examined existing conditions for purposes of explanation and interpretation. It laid the foundation for the vision, goals, and strategies within the One Grand Junction Comprehensive Plan by identifying issues to be addressed and opportunities that should be maximized. The IOR was an interim deliverable within the planning process, containing information and analysis conducted in the early steps of the project.

The IOR is available on the City's website at *www.gjcity.org*

The IOR includes information about past planning efforts and adopted plans. A review of these adopted plans and policies was essential for understanding the community and areas of specific past planning efforts. A summary of these plans is included for ease of access and reference in this appendix.

2010 Comprehensive Plan

In 2010 the City of Grand Junction adopted the Comprehensive Plan to provide a basis for making decisions concerning the future growth and development in the community and surrounding planning area; to coordinate and give direction to public and private development; and to protect the public interest. The Plan is founded on six Guiding Principles that influence all goals, policies, and recommendations. They are Concentrated Centers, Sustainable Growth Patterns, Housing Variety, A Grand Green System of Connected Recreational Opportunities, Balanced Transportation, and A Regional Center. To further implement the Guiding Principles, the plan includes 15 Key Concepts focusing on land use and development growth, density concentration and transitioning, public facilities, parks and other open space amenities, water management, public transit, community character, and river access. The Comprehensive Plan also incorporated components of several subarea plans which are summarized in this section.

Many of the subareas represent more recent planning efforts which will be recognized and referenced in the One Grand Junction Comprehensive Plan. The 2010 Plan introduced the concept of future growth projected around concentrated centers. Centers of various sizes and at various locations around the region are envisioned as mixed-use, combining housing, working, and shopping. The plan identified these centers to reduce driving for shopping while accommodating projected growth. City, village, and neighborhood centers were included; the Plan also established mixed-use opportunity corridors along certain major roads. The goal of encouraging mixed-use development and reducing driving for shopping and other errands by focusing on centers and corridors will be evaluated, and if appropriate, certain elements may be updated and incorporated into the new Comprehensive Plan. Infill and enhancement of the City Center is a high priority of the 2010 Plan. Much of the future growth is focused inward, with an emphasis on infill and redevelopment of underutilized land. Growing inward utilizes existing services, reduces sprawl, and reinvests and revitalizes the City Center which includes downtown.

Future Land Use and the Blended Map

The 2010 Comprehensive Plan utilized a dual approach to articulating future land use, incorporating both a future land use map and a unique blended land use map to plan for residential density. The Blended Map is discussed further in the Land Use and Development section.

24 Road Corridor Subarea Plan

The 24 Road Corridor Subarea Plan was completed in 2000 and revisited in 2018 to evaluate various land use and development alternatives along the corridor and identify a preferred pattern for future development. It is further supported with an implementation strategy for procuring developments as well as design standards and guidelines for those developments.

Greater Downtown Plan

The Greater Downtown Plan (2013) includes three subdistricts: Downtown, Rail, and River, and provides goals and policies for each district. Each was analyzed separately due to its unique characteristics, and each includes specific recommendations and implementation actions. The Plan incorporates an overlay district as part of the recommendations, and guides zoning and streetscape design for primary corridors in the downtown area. Recommendations and implementation strategies were provided, including proposed zoning, future land use recommendations, policies around traffic analysis, and identification of major street corridors.

Orchard Mesa Neighborhood Plan

The Orchard Mesa Neighborhood Plan was adopted in 2014 and focused on managing growth in the Orchard Mesa neighborhood with specific focus on community image, rural resources, housing trends, economic development, public services, stormwater, future land use and zoning, and open space and trails. The subarea implemented a blended residential future land use categories map to provide additional housing opportunities within the Orchard Mesa Plan area.

Pear Park Neighborhood Plan

The 2004 Pear Park Neighborhood Plan focused on managing and directing growth and development as this largely unincorporated area on the southeast side of the city becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan, providing adequate schools and other community facilities and services, and establishing higher-density residential and neighborhood commercial uses were goals of this Plan.

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Redlands Neighborhood Plan

Completed in 2002, the Redlands Neighborhood Plan created a growth management plan to remove inconsistencies in the future land use map. Created for the Redlands Planning Area on the west side of the city, the Neighborhood Plan examined geological hazards, mineral resources, potential impacts to wildlife, and open space and trail head access. The goals for this Plan include character preservation, maintaining the Fruita-Grand Junction buffer zone, and natural area conservation.

Horizon Drive District Plan

Horizon Drive District Plan was completed in 2020 and incorporates consistent standards for the Horizon Drive Business District Area though an overlay zone. These standards include achieving high-quality development and distinctive character within this important gateway to Grand Junction. The zoning overlay district was established with the Horizon Drive District Plan.

North Avenue Corridor Plan

The North Avenue Corridor Plan was completed from 12th Street east in 2007 and from 12th Street west in 2011. The Plan promotes the revitalization of the main North Avenue thoroughfare from the Interstate 70 Business Loop on the west to Interstate 70 Business Loop on the east. Components include developing a Student and Entertainment District, mixed-use Neighborhood Center, higher-density residential neighborhood, civic gathering spaces throughout, and a regional retail anchor on the east end of the corridor. In 2011 a zoning overlay district was established.

H Road/Northwest Area Plan

The H Road/Northwest Area Plan was completed in 2006 and addresses the development of a 250-acre area around the 21 ½ Road and H Road intersection. It includes reclassification of rural land uses in these areas to commercial and industrial, policies and performance standards to mitigate impacts on residential neighborhoods, and the establishment of a street network to accommodate potential future growth.

Location Assessment Report

The Location Assessment Report was developed in 2015 by Chabin Concepts and DSG Advisors as a marketing tool for the City of Grand Junction and Mesa County to attract new business. It summarizes the communities' competitive advantages and weaknesses and provides strategies to capitalize upon. The five focus areas are:

- Product Improvement - improving the "product" that is Grand Junction and Mesa County
- Packaging - creating a marketing suite to sell the product
- Operational Effectiveness - developing a broad term strategy for success and creating a consistent brand
- Tactical Targeting - creating cohesiveness across marketing strategies
- Brand Identity - creating consistent branding

The Report also categorizes economic development assets, challenges, and opportunities, with an overall goal of finding economic prosperity at the intersection of various industries and sectors. This report has also been reviewed in relation to the demographic and market component of the existing conditions analysis.

Downtown Grand Junction Housing Study

A study of Downtown housing potential was conducted in 2015 for the Grand Junction Downtown Development Authority (DDA). The study was conducted in response to continuing discussions and indications of the need for market rate housing in the Downtown. The report concluded that downtown stand alone residential buildings and mixed-use development would not only address an unmet demand for housing, it would also serve as a catalyst for additional development and investment. The study indicated that the primary buyers and renters of Downtown housing would be young professionals and "empty-nesters". The report further identified specific locations where development may be best suited, but also indicated that it may be necessary to incentivize the first projects in order to catalyze future investment. The recommendations and assessment contained in the report are consistent with the initial observations and analysis conducted by this consulting team for the Comprehensive Plan update. There is an absence of mixed-use development in the City and the Downtown would be a prime location. Opportunities for Downtown multifamily housing and mixed-use development will be specifically addressed in the Comprehensive Plan.

Grand Junction Strategic Plan

The Strategic Plan, completed in 2019, is a near-term guide for City officials and staff to prioritize resources over the course of two years. It includes two guiding principles: Partnership and Intergovernmental Responsibility and Fiscal Responsibility; along with four strategic directives: Public Safety, Planning and Infrastructure, Diversification of Our Economic Base, and Communication, Outreach and Engagement. Each directive includes its own set of initiatives to implement as well as success metrics to track progress. The Strategic Plan is consistent with initial observation and input received in focus groups and meetings. The final implementation section of the plan will address many of the same topics.

Park Inventory and Future Needs Assessment

The Park Inventory and Future Needs Assessment was developed in 2017 as an addendum and update to the 2001 Parks Master Plan. The assessment is intended to address the current and future needs of the City and the Parks and Recreation Department. The Assessment is further examined in the Parks and Recreation Facilities section of the IOR.

Vibrant Together: A Downtown

This 2019 plan was adopted in 2019 by the Downtown Development Authority (DDA) and the City of Grand Junction. The plan references the 2013 Greater Downtown Plan and provides five updated goals for the area, including:

- Goal 1: Vibrancy - Downtown is the "The heart of it all," a center of activity 18 hour/7 days a week for all ages and income levels.
- Goal 2: Downtown Living - Downtown offers a diversity of quality housing choices for all price points to bring more people to live, work and play downtown.
- Goal 3: Identity - Downtown is recognized as the hub of regional culture for the western slope.
- Goal 4: Connectivity - Downtown is connected to local destinations and outdoor amenities through safe pathways for bikes and pedestrians.
- Goal 5: Safety and Comfort - Downtown is a safe and comfortable environment that is welcoming to all.

This document recognizes that Grand Junction's Downtown is a hub for the region; a central place for culture, commerce, and activity. As noted in other plans that include an assessment of the Downtown, this study is consistent with initial observations of the potential for Downtown redevelopment and investment. While the Comprehensive Plan is looking at the entire planning area and other subareas, the important role that Downtown will play during the next 20 years will be an important focus.

2019 Grand Junction Municipal 3-Mile Plan

Under Colorado statutes, municipalities have the authority to execute annexations in the City's three-mile extraterritorial jurisdiction, or urban growth area and boundary. The updated resolution approving the 2019 3-Mile Plan is examined in the Growth Area section of the IOR.

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Appendix B: Technical Maps

The following maps and inventories were used to inform discussions during the One Grand Junction process, and ultimately to inform the goals, policies and strategies that are included in the Comprehensive Plan:

Existing Land Use

A review of existing land uses was conducted to inform the planning process and gain a better understanding of land use and development patterns in the City of Grand Junction.

Land use reconnaissance was conducted in April and July 2019 and verified using high-definition aerial imagery. The information from the field review was used to inform the Issues and Opportunities Report (IOR) and provide the basis for land use conditions and recommendations regarding future development in Grand Junction.

The categories identified reflect observed existing land use only; they do not reflect past categorizations or future land use mapping. These categories were defined for the IOR and the One Grand Junction Comprehensive Plan.

Zoning

The Zoning and Development Code, found in Title 21 of the City's Municipal Code, is a regulatory document establishing the standards for the review of all proposed development within Grand Junction; it dictates land use and standards for development within the city. The Code is essential for planning, acting as the regulatory resource for property owners and developers seeking to build and invest in the city. The Code contains easy-to-understand diagrams illustrating setbacks, building and structure heights, lot areas and street frontages. This map reflects current zoning districts as outlined in the Code.

Neighborhood Planning Areas Map

The 2009 Comprehensive Plan established 11 planning areas to refine its recommendations for different parts of the city. As the defining boundaries for neighborhood level planning efforts in Grand Junction, these areas, defined generally by geography and other characteristics, continue to be important to identify.

Water and Sewer Districts Map

Within the Persigo 201 boundary, three separate entities provide water and sewer services to Grand Junction residents. The Clifton Sewer District provides services just outside the Persigo area to the eastern portions of Fruitvale and Pear Park, as well as to unincorporated Clifton. The Ute Water Conservancy District is the largest of the three in Grand Junction, serving more than 80,000 customers across Mesa County. The Clifton Water District serves approximately 13,700 residents, some of which are outside the Persigo 201 service boundary. The City's utility department provides services to about 28,000 residents.

Problematic Intersections Map

This inventory of problematic intersections in the city is based on an analysis of accident data from 2018 as well as interviews with City staff. Intersections with high accident rates (rates above 1) are shown on the Problematic Intersections Map. The rate is reported as a rate per million entering vehicles (RMEV). It is common to prioritize intersections according to the accident rate, which may be determined for property damage only (PDO), personal injury, fatal accidents, or the total thereof. The accident ratio is the ratio of the number of accidents per year to the average daily traffic (ADT).

Public Transit Map

Grand Valley Transit (GVT) operates a bus system which includes fixed route service, dial-a-ride service and paratransit service. GVT serves the urbanized areas of Mesa County which includes the City of Grand Junction, the City of Fruita, the Town of Palisade and the unincorporated communities of Clifton, Redlands, and Orchard Mesa. The map highlights portions of the city within a ten-minute walk from a transit stop (referred to as the "10 min walkshed"). The Grand Valley Transit Strategic Plan, completed in 2018, provided foundational direction to help inform the future of the transit system based on a variety of potential scenarios based on funding.

Roadway Classification Map

The City of Grand Junction's roadway network is the primary transportation infrastructure carrying travelers to and throughout the community. Several corridors, in particular, are essential to the daily function of the city. All streets within Grand Junction are classified according to a hierarchical system based on elements such as the number of travel lanes, traffic volumes, level of access, and mobility. City roadways are divided into functional classifications, including principal arterial, minor arterial, two-lane arterial, major collector, minor collector, local street, and unclassified, each relating to street function. Lower order streets function primarily as access to individual lots, and higher-order streets function primarily for mobility and expeditious movement of people and goods. The map shows existing as well as the rough alignment of new streets that provide important connections within the community.

Parks Service Analysis

In terms of acreage of parkland per resident and community population per park, Grand Junction is well-served and municipal parks maintained by the Parks Department represent an area of strength for the City. A walk-time analysis was conducted to gain a better understanding of park service areas in Grand Junction. Each park was assigned a ten-minute walk service area. The analysis indicates that 57 percent of residential parcels in Grand Junction are within a ten-minute walk to a park, leaving a large portion of the community without the recommended level of park accessibility. Regional parks were also assigned a ten-minute drive service area. The second map shows that 95 percent of residential parcels are within a ten-minute drive of a regional park.

Community Facilities Map

Community facilities include the various public and private services and infrastructure for utilities, amenities, and services that ensure a high quality of life for Grand Junction residents. The City is the predominant provider of these services, but they are also supplemented by special districts and other service providers within the community. This map highlights many of those providers and where they are located throughout the city.

Grade-Separated Multi-Modal Neighborhood Connections

Many of the boundaries between neighborhoods in the city are formed by major natural or manmade barriers, particularly rivers, highways, and railroad thoroughfares. Connectivity across these barriers requires a higher level of investment, usually in the form of a grade-separated crossing such as a bridge, underpass, or overpass. Historically, many of these grade-separated crossings were constructed primarily to facilitate automobile travel; however, they should be retrofitted or redesigned to comfortably accommodate other transportation modes. This map identifies important existing and proposed grade-separated crossings that facilitate bicycle and pedestrian connectivity between neighborhoods and across major barriers, identifying which existing facilities require upgrades to meet bicycle and pedestrian needs.

Geologic Hazards Map

A range of geologic hazards are present in the City, concentrated in the Redlands and the floodplains of the Colorado and Gunnison Rivers. Hazards are related primarily to steep slopes, soil conditions, and topography-driven flood risk. There is also one documented mudslide area in the Orchard Mesa neighborhood. The City enforces a variety of standards during development review and in capital improvements planning to minimize the risks that these hazards pose to property and life.

Soils Map

The Grand Valley has a mixture of soil types and topography creating potential erosion hazards from slight to severe with a few areas identified as not rated such as along the Colorado River.

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Broadband Wireline and Fixed Wireless Maps

A large majority of the City is served by highspeed broadband coverage, with speeds between 100 mbps and 1 gbps. Portions of Northwest Grand Junction, especially agricultural areas near the UDB, and portions of the Redlands with topographical constraints have the lowest broadband coverage in the city, with many areas having less than 10 mbps maximum download speed. Expanding high-quality broadband throughout the city is important to securing equitable internet access and to fostering business development in most sectors, given increasing reliance on high-speed internet for technology, manufacturing, healthcare, government, and other industries.

Wildfire Risk Map

As a community with an extensive urban-wildland interface and relatively low precipitation, Grand Junction faces wildfire risks concentrated in several areas. Wildfire risk is minimal in the urbanized areas of the city, and it is very low in most of the city's low-density residential and industrial areas. Risk is generally highest proximate to public lands, particularly in areas of the Redlands neighboring Colorado National Monument. Other areas of wildfire risk are concentrated along the Colorado and Gunnison Rivers where large areas are occupied by trees and brush. Areas of high wildfire risk also exist outside of the city, such as in the Colorado National Monument and Bookcliffs, where fires are relatively unlikely to threaten properties in the city but may generate other wildfire impacts including wildlife displacement and smoke.

Grand Junction Fire Map

Included here are maps providing information from the Fire Department drive time analysis using 4-minute and 8-minute drive times. One map displays current conditions with five existing fire stations and a second map projects drive times utilizing the existing stations along with the proposed three new fire stations.

Proposed BRT Corridors Map

Bus Rapid Transit (BRT) has not yet been deployed in Grand Junction, but implementing BRT is seen as desirable to provide access throughout the community and to accelerate the viability of public transit in the city. BRT is characterized by the use of dedicated bus lanes along major transportation corridors, as well as by short (10-30 minute) wait times, off-board fare collection, and special intersection treatments to decrease transit times. This map identifies four primary candidate corridors for BRT in Grand Junction: the north-south 12th Street corridor; and, the east-west corridors of North Avenue, I-70B, and Patterson Avenue. Further study will be required to evaluate and implement BRT on one or all of these corridors.

Rail Lines and Spurs Map

Grand Junction is served by robust rail facilities for a city of its size, and this asset has helped the city to develop and maintain a strong economic base in industry and natural resources. The railway mainstem, operated by the Union Pacific Railroad Company, runs east to west across the city at an angle that tracks the Colorado River, with an additional line running south along the Gunnison River. A number of spurs, or branch lines, link into the mainstem and serve properties in the city's industrial core. While railroad lines and spurs may create conflicts with other transportation modes in some locations, they are vital to the continued success of industry in the city and should remain in use wherever possible.

Bike and Pedestrian Transportation Priorities Map

The City has invested increasingly in multimodal transportation improvements in recent decades and now boasts a network of bicycle and pedestrian facilities. This network is comprised of multiuse paths, bicycle and pedestrian bridges, on-street bicycle facilities and sidewalks. The long-term success of the bicycle and pedestrian network will depend on the continued development of new multimodal corridors, smaller connections within neighborhoods, and existing facilities that require upgrades or expansion.

Neighborhood Connections Map

Grand Junction has natural barriers such as the Colorado River and manmade barriers including Interstate 70 that crisscross the community creating gaps between neighborhoods. Bridging these gaps and barriers with multi-modal grade separated crossings utilizing both overpasses and underpasses is needed to connect neighborhoods and provide better multimodal transportation circulation throughout the city.

Truck and Hauling Routes Map

I-70 is a major freight corridor that accommodates a large daily volume of semitrucks. Many of these freight vehicles also change course in Grand Junction, accessing Highway 50 to Delta-Montrose or vice-versa. Many freight vehicles also make stops in Grand Junction for deliveries and pickups, given Grand Junction's role as a regional center and manufacturing hub. To minimize negative impacts of freight traffic on local traffic, the City designates a set of dedicated truck and hauling routes in and around the city. These primary truck routes are I-70, I-70B, Highway 50, and portions of 24 Road. Secondary routes include many of the city's arterials and other state highways within City limits.

Airport Hazard Zones Map

The Grand Junction Regional Airport is a commercial and general aviation airport serving the Grand Valley and surrounding communities. Within the 25-square-mile Airport Area of Influence, certain areas are designated as particularly hazardous due to the flight path of airplanes at takeoff and landing. Clear Zones are located nearest to the runways. Due to the relatively high risk of debris landing within Clear Zones in the event of an accident, no structures are permitted to be built or occupied within a Clear Zone. Around and beyond the Clear Zones are areas designated as Critical Zones. Very low-density residential construction may occur in Critical Zones, as can some non-residential uses subject to Conditional Use Permitting.

Historic Resources Map

Nearly a century and a half of urbanization in Grand Junction has produced a plethora of historic structures that evoke various historical periods, architectural styles, and cultural contributions. The historic resources map identifies some of the most prominent historical resources in the city, including National, State, and Local Historic Districts and sites on the National Register of Historic Resources. Further investigations should be carried out to improve the City's understanding of its historic resources and its ability to capitalize on these cultural and economic assets.

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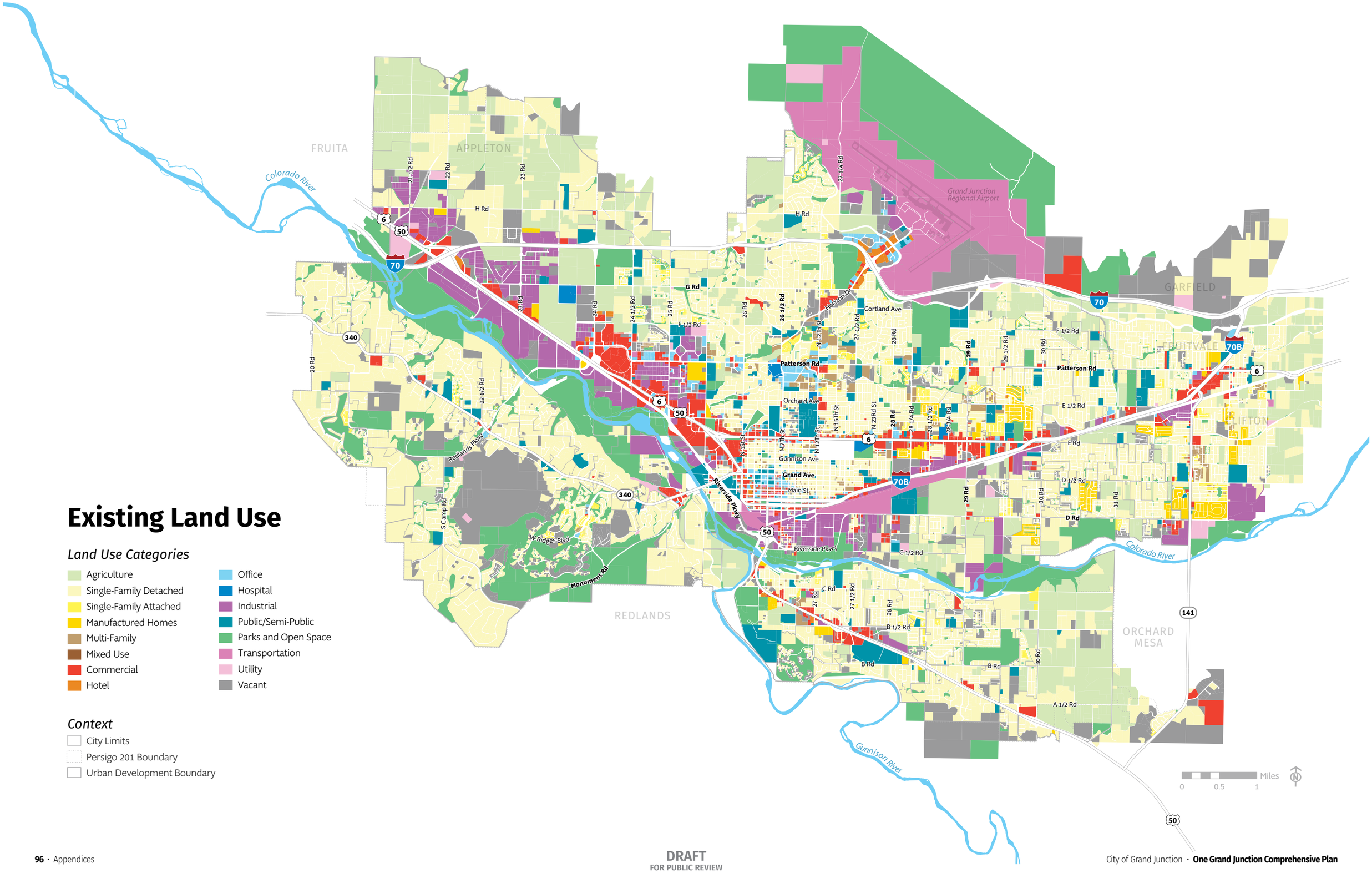
Existing Land Use

Land Use Categories

- Agriculture
- Single-Family Detached
- Single-Family Attached
- Manufactured Homes
- Multi-Family
- Mixed Use
- Commercial
- Hotel
- Office
- Hospital
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Transportation
- Utility
- Vacant

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Current Zoning

Zoning Districts

- R-R (Residential Rural - 1 unit/5 acres)
- R-E (Residential Estate - min 1 acre lot)
- R-1 (Residential - 1 unit/acre)
- R-2 (Residential - 2 units/acre)
- R-4 (Residential - 2-4 units/acre)
- R-5 (Residential - 2-5.5 units/acre)
- R-8 (Residential - 5.5-8 units/acre)
- R-12 (Residential - 8-12 units/acre)
- R-16 (12-16 units/acre)
- R-24 (Residential - 16-24 units/acre)
- PD (Planned Development)
- MU (Mixed Use)
- MXG-3 (Mixed Use General)
- MXS-3 (Mixed Use Shopfront)
- MXOC (Mixed Use Opportunity Corridors)
- R-O (Residential Office)
- B-1 (Neighborhood Business)
- B-2 (Downtown Business)
- B-P (Business Park)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- I-O (Industrial Office Park)
- I-1 (Light Industrial)
- I-2 (General Industrial)
- CSR (Community Services & Recreation)
- PAD (Planned Airport Development)

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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FOR PUBLIC REVIEW

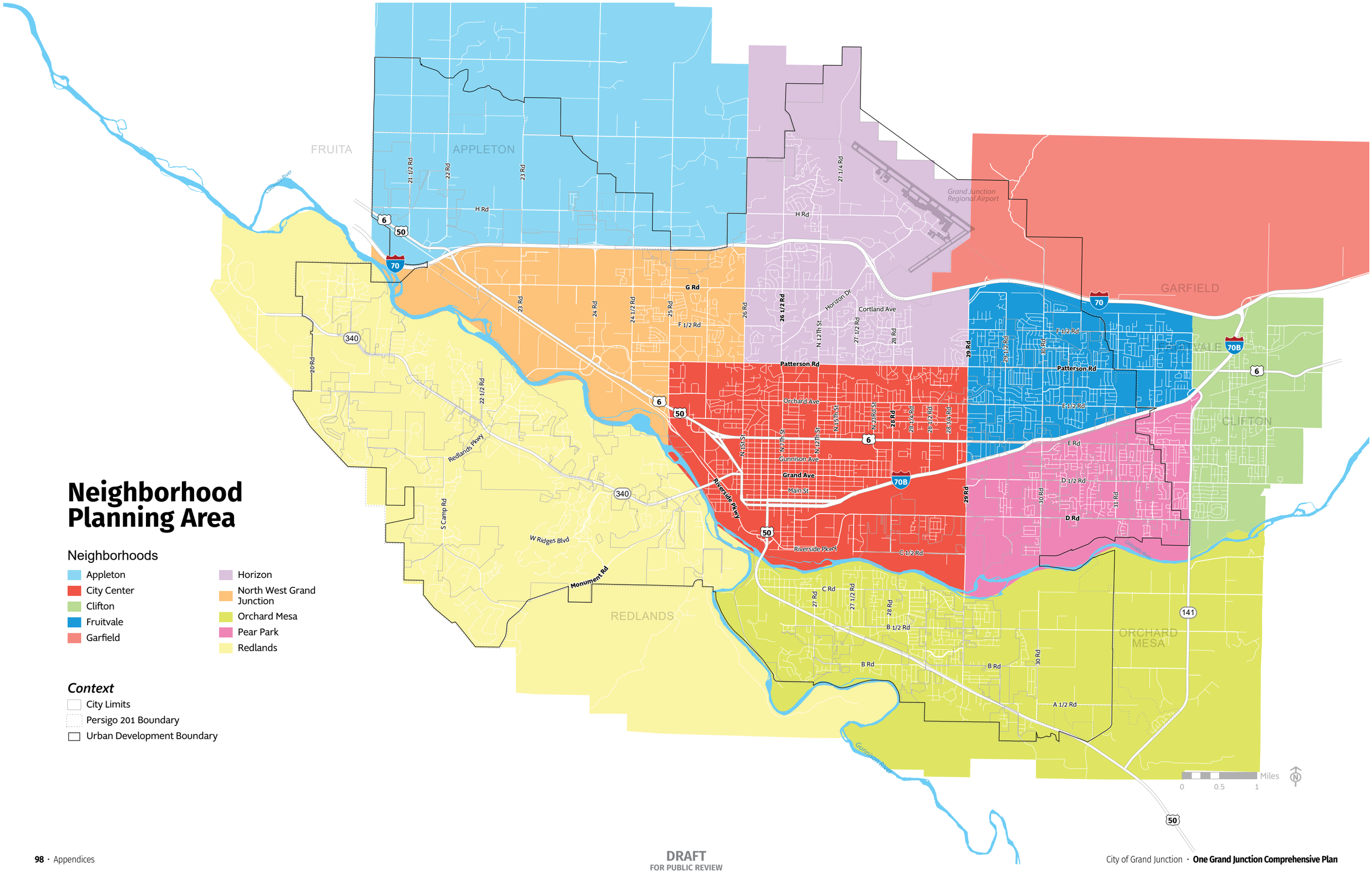
Neighborhood Planning Area

Neighborhoods

- Appleton
- City Center
- Clifton
- Fruitvale
- Garfield
- Horizon
- North West Grand Junction
- Orchard Mesa
- Pear Park
- Redlands

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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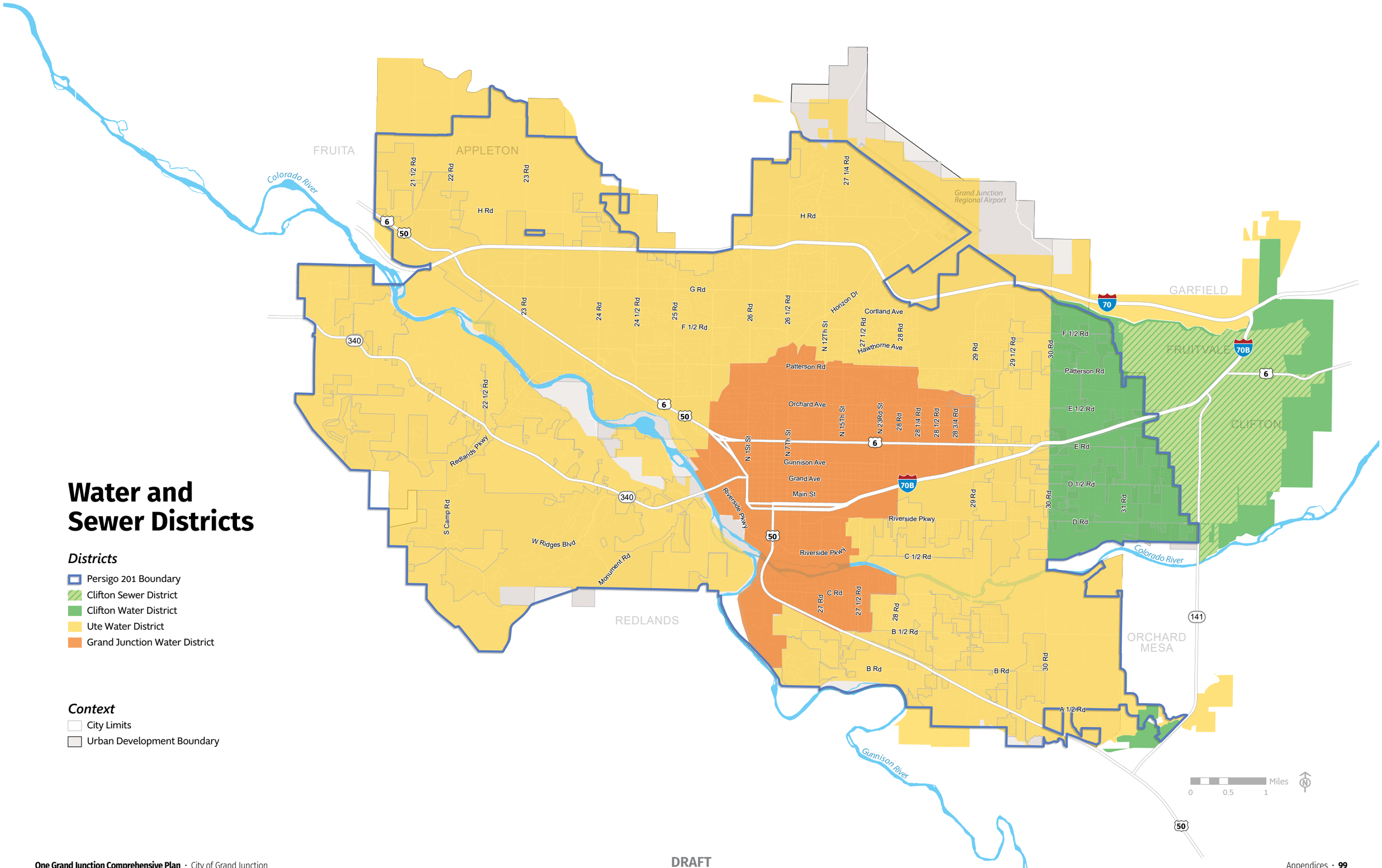
Water and Sewer Districts

Districts

- Persigo 201 Boundary
- Clifton Sewer District
- Clifton Water District
- Ute Water District
- Grand Junction Water District

Context

- City Limits
- Urban Development Boundary



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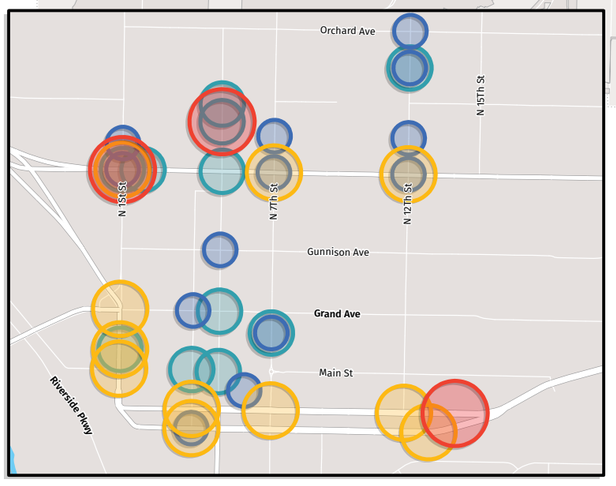
Problematic Intersections

Accident Type (2018)

- Fatalities
- Accident Rates Above 1.0
- Bike Accidents
- Pedestrian Accidents

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



Downtown Area

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Public Transit

Transit Routes

- Route 1
- Route 2
- Route 3
- Route 4
- Route 5
- Route 6
- Route 7
- Route 8
- Route 9
- Route 10
- Route 11
- GVT Transfer Station
- Bus Stops
- 10 min walkshed to Bus Stops

Context

- Incorporated Areas
- Persigo 201 Boundary
- Urban Development Boundary

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Street Classification

Grand Junction Circulation Plan
(Adopted 2018)

Classification Hierarchy

- Interstate
- Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Principal Arterial - Proposed
- Major Collector
- Major Collector - Proposed
- Minor Collector
- Minor Collector - Proposed
- Proposed Interstate Ramp
- Unclassified

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Community Facilities

Government/Civic

5. Colorado Department of Transportation Facility
18. US Post Office
27. Mesa County Central Services
28. US Post Office
29. Grand Junction Chamber of Commerce
30. Central Library
31. Grand Junction City Hall and Mesa County Court House
32. State of Colorado Building
35. Colorado Department of Transportation Facility
50. Orchard Mesa Library
53. US National Forest Work Center
55. Grand Mesa Youth Services Center
56. Grand Junction Regional Center
57. Colorado National Guard
58. Veterans Affairs
59. Western Colorado Conservation Corps
64. US Fish and Wildlife Department
66. Bureau of Land Management
67. Colorado Building of Investigations
68. US Social Security Administration
70. Mesa County Workforce Center and Department of Human Services
79. US Post Office

Police and Fire

7. Grand Junction Fire Station 5
20. Grand Junction Fire Station 3
26. Mesa County Sheriff's Office and District Court
33. Grand Junction Police and Fire Department
34. Mesa County Criminal Justice Department and Sheriff's Office
36. Youth Corrections Division
51. Grand Junction Fire Station 4
62. Grand Junction Fire Station 2
80. Clifton Fire Protection

Hospital/Medical

6. Canyon View Urgent Care and Community Hospital
22. St. Mary's Hospital
43. Grand Junction VA Medical Center
60. Mind Springs Health and West Springs Hospital

Utility

1. Grand Valley Power
2. Ute Water Conservancy
3. Persigo Waste Water Treatment Plant
17. Xcel Energy
24. Grand Junction Public Works
49. Grand Junction Water Treatment Facility
77. Clifton Sewer Treatment Facility

School

4. Appleton Elementary
8. Redlands Middle School
9. Broadway Elementary
10. Wingate Elementary
11. Scenic Elementary
12. Mesa Valley School
13. Juniper Ridge Community School
14. Caprock Academy
19. Basil T. Knight Center
21. Pomona Elementary
23. West Middle School
25. Dual Immersion Academy
37. Chipeta Elementary
38. East Middle School
39. Grand Junction High School
40. Tope Elementary
42. Orchard Avenue Elementary
44. Grand River Academy
45. R-5 High School
46. New Emerson Elementary
47. Orchard Mesa Middle School
48. Dos Rios Elementary
52. Lincoln Orchard Mesa Elementary
54. Mesa View Elementary
61. Nisley Elementary
63. Independence Academy
69. Bookcliff Middle School
71. Fruitvale Elementary
72. Pear Park Elementary
73. Thunder Mountain Elementary
74. Grand Mesa Middle School
75. Central High School
76. Chatfield Elementary
78. Rocky Mountain Elementary
81. Clifton Elementary

College/University

15. Western Community College
16. Colorado Mesa University Archuleta Engineering Center
41. Colorado Mesa University (CMU)
67. IntelliTec College
82. CMU Linework Training Facility

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Park Service Area

10-Minute Drive to Regional Park Analysis

Parks / Open Space Type

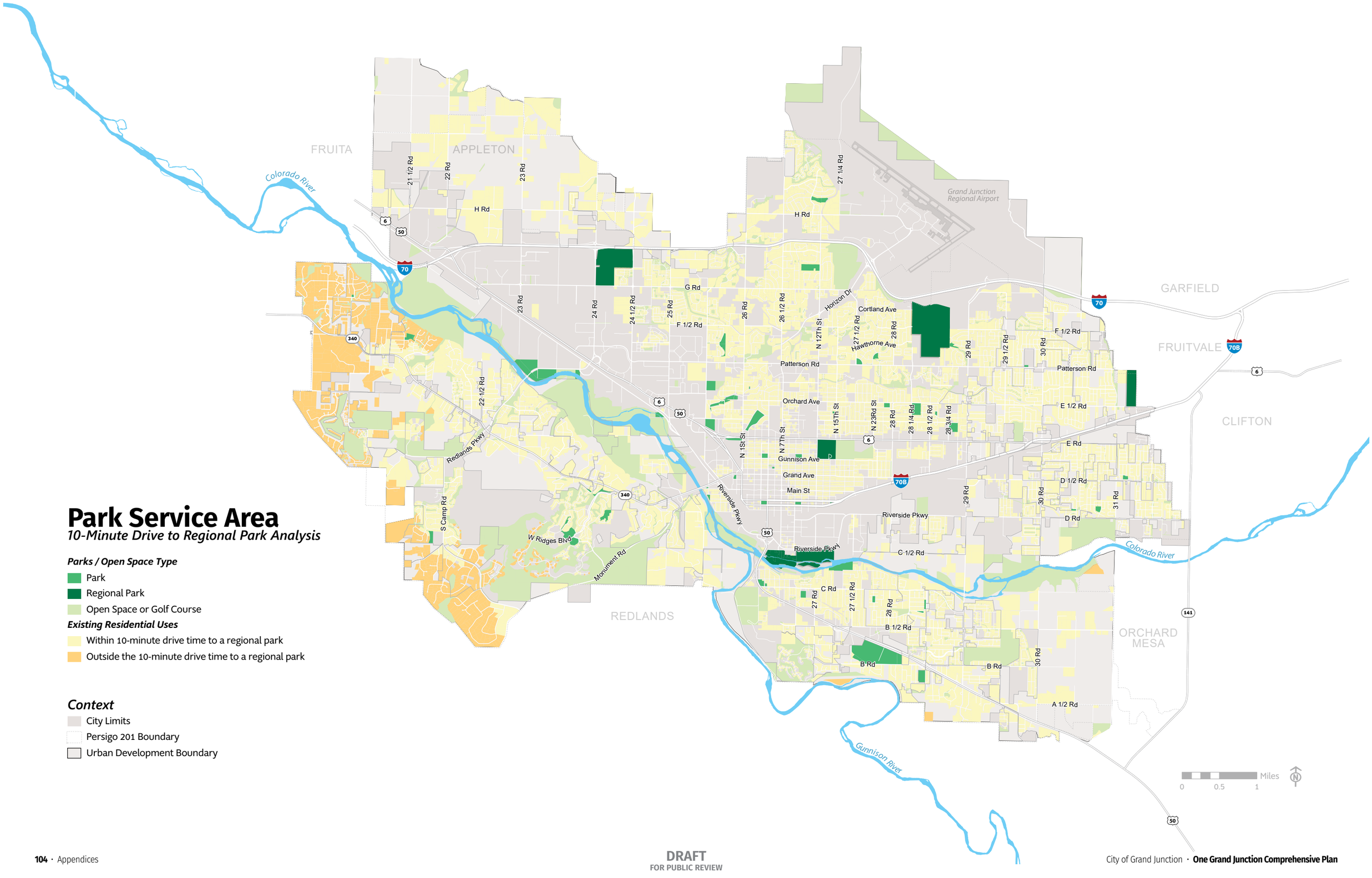
- Park
- Regional Park
- Open Space or Golf Course

Existing Residential Uses

- Within 10-minute drive time to a regional park
- Outside the 10-minute drive time to a regional park

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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FOR PUBLIC REVIEW

Park Service Area

10-Minute Walk to Park Analysis

Parks / Open Space Type

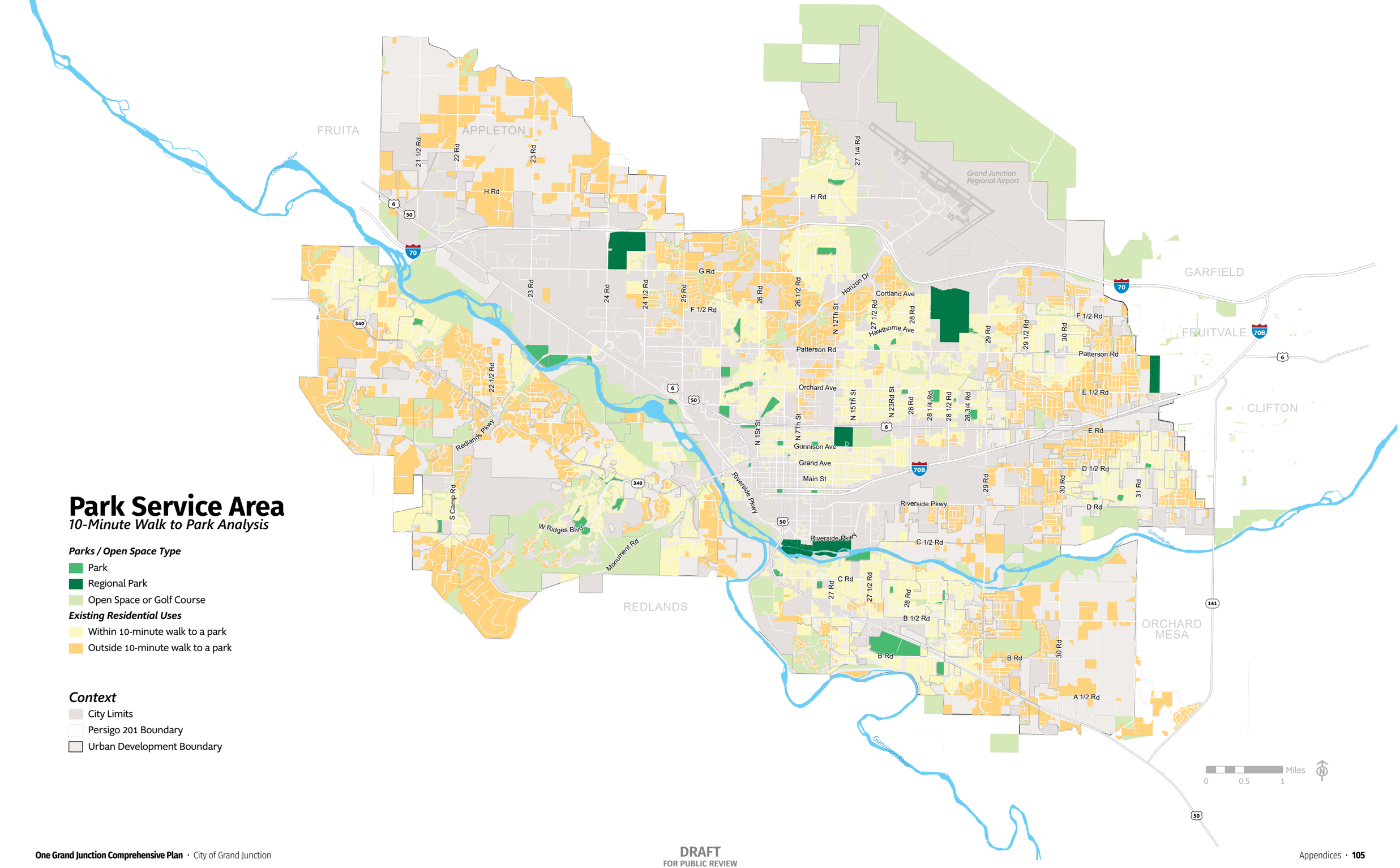
- Park
- Regional Park
- Open Space or Golf Course

Existing Residential Uses

- Within 10-minute walk to a park
- Outside 10-minute walk to a park

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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Broadband

Wireline Download Speed

- Less than 10 mbps; Greater than or equal to 3 mbps and less than 6 mbps
- Greater than or equal to 10 mbps and less than 25 mbps
- Greater than or equal to 25 mbps and less than 50 mbps
- Greater than or equal to 50 mbps and less than 100 mbps
- Greater than or equal to 100 mbps and less than 1 gbps
- Greater than or equal to 1 gbps

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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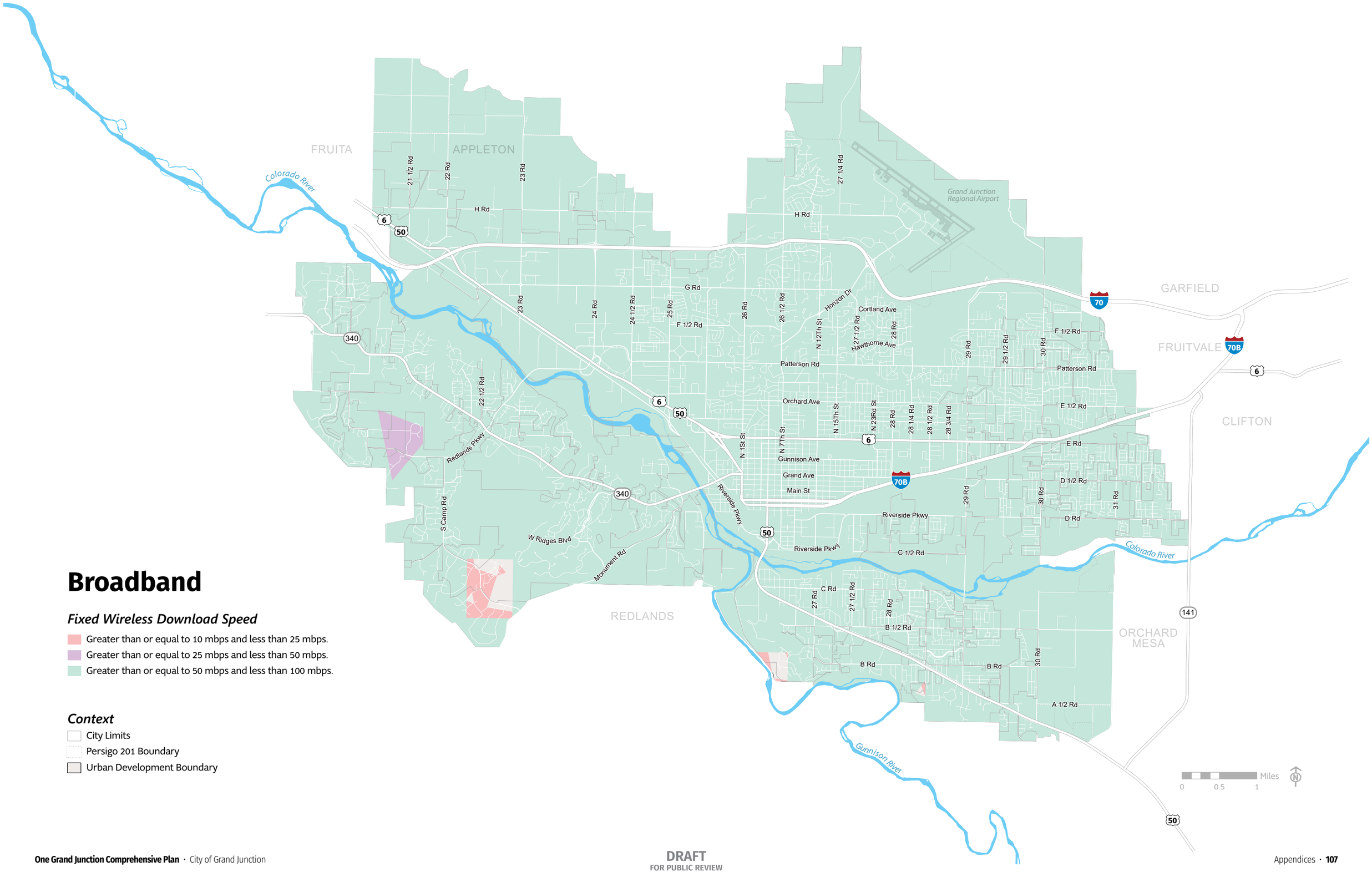
Broadband

Fixed Wireless Download Speed

- Greater than or equal to 10 mbps and less than 25 mbps.
- Greater than or equal to 25 mbps and less than 50 mbps.
- Greater than or equal to 50 mbps and less than 100 mbps.

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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FOR PUBLIC REVIEW

Bus Rapid Transit (BRT)

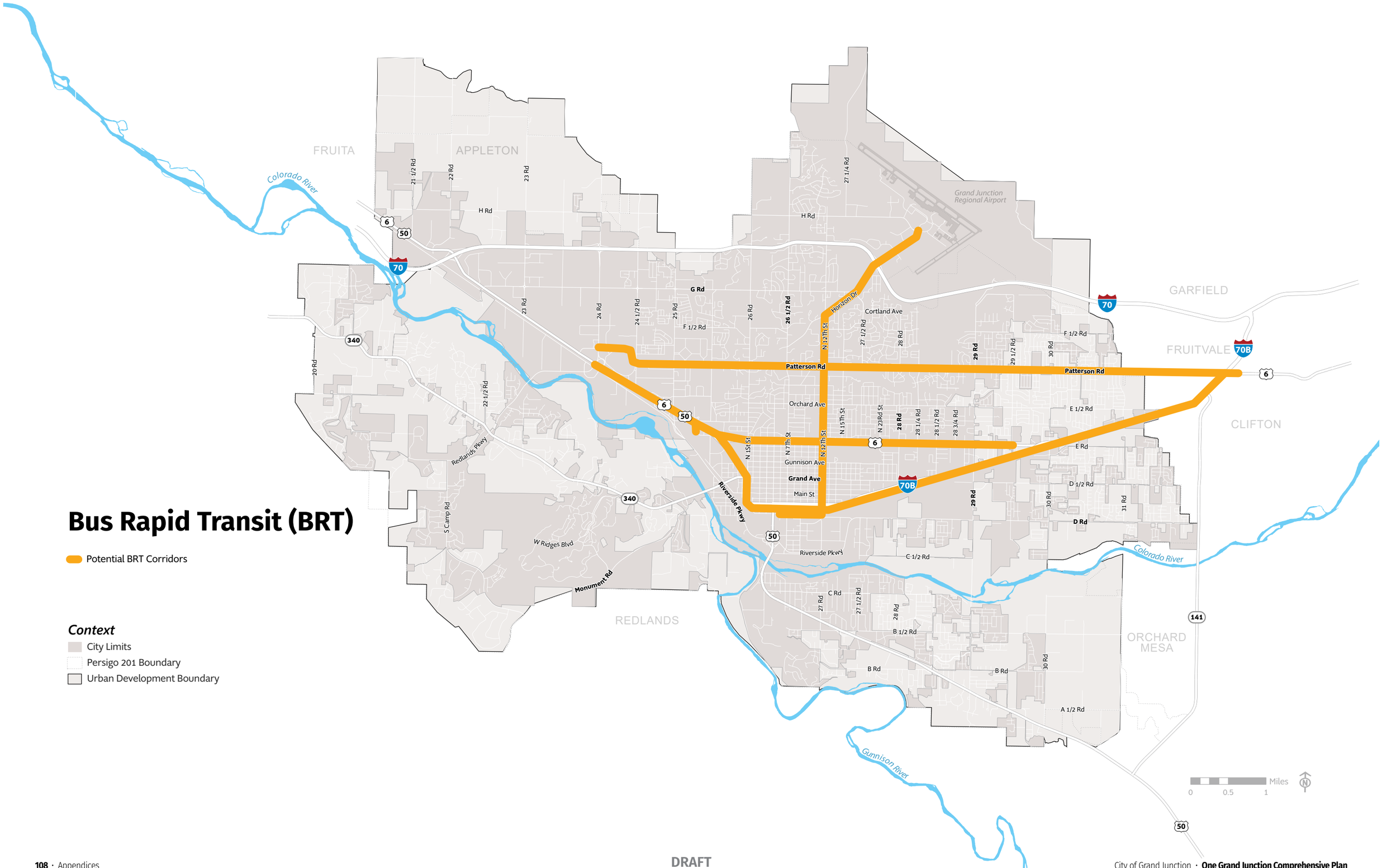
Potential BRT Corridors

Context

City Limits

Persigo 201 Boundary

Urban Development Boundary



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FOR PUBLIC REVIEW

Rail Lines and Spurs

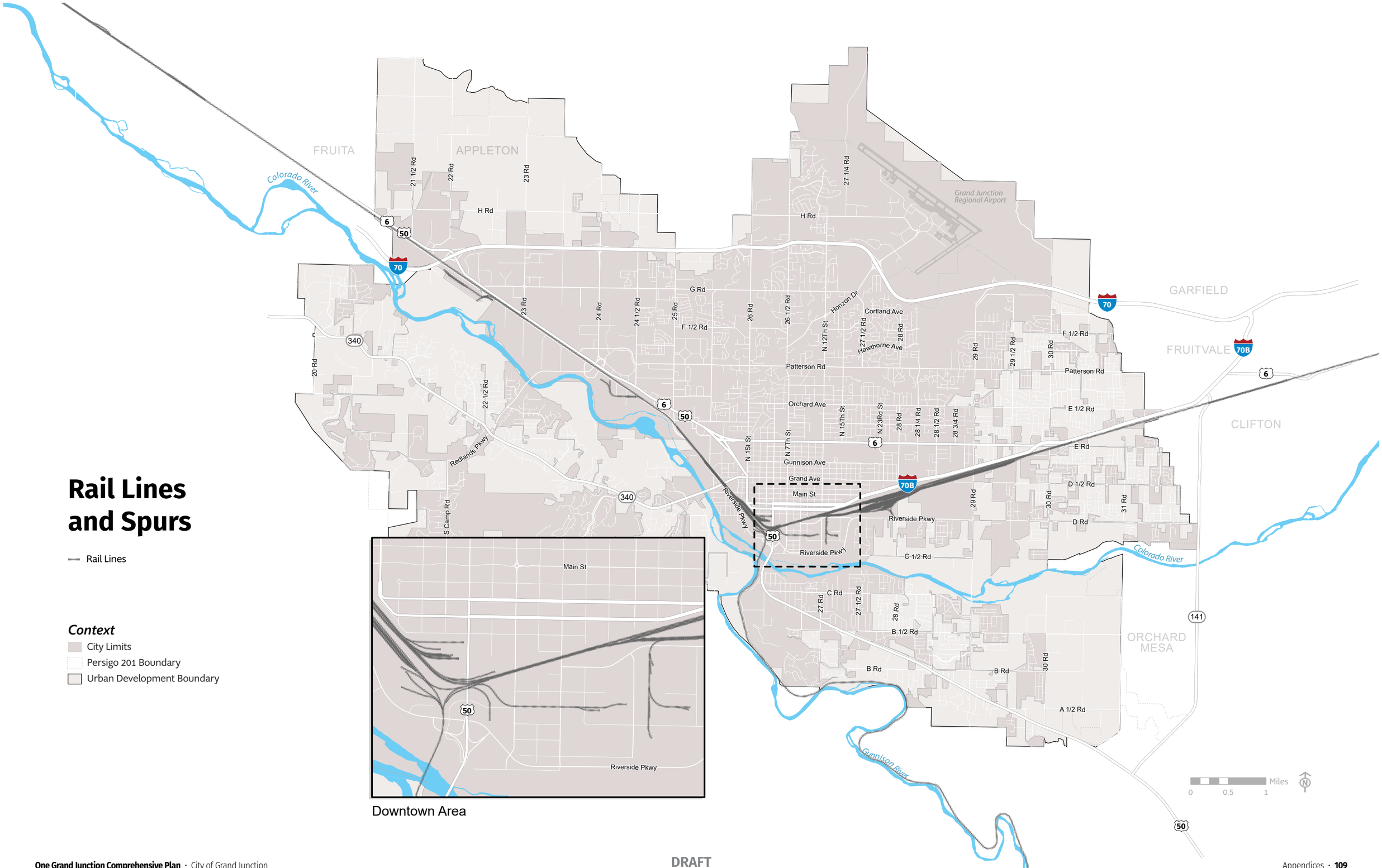
Rail Lines

Context

City Limits

Persigo 201 Boundary

Urban Development Boundary



Downtown Area

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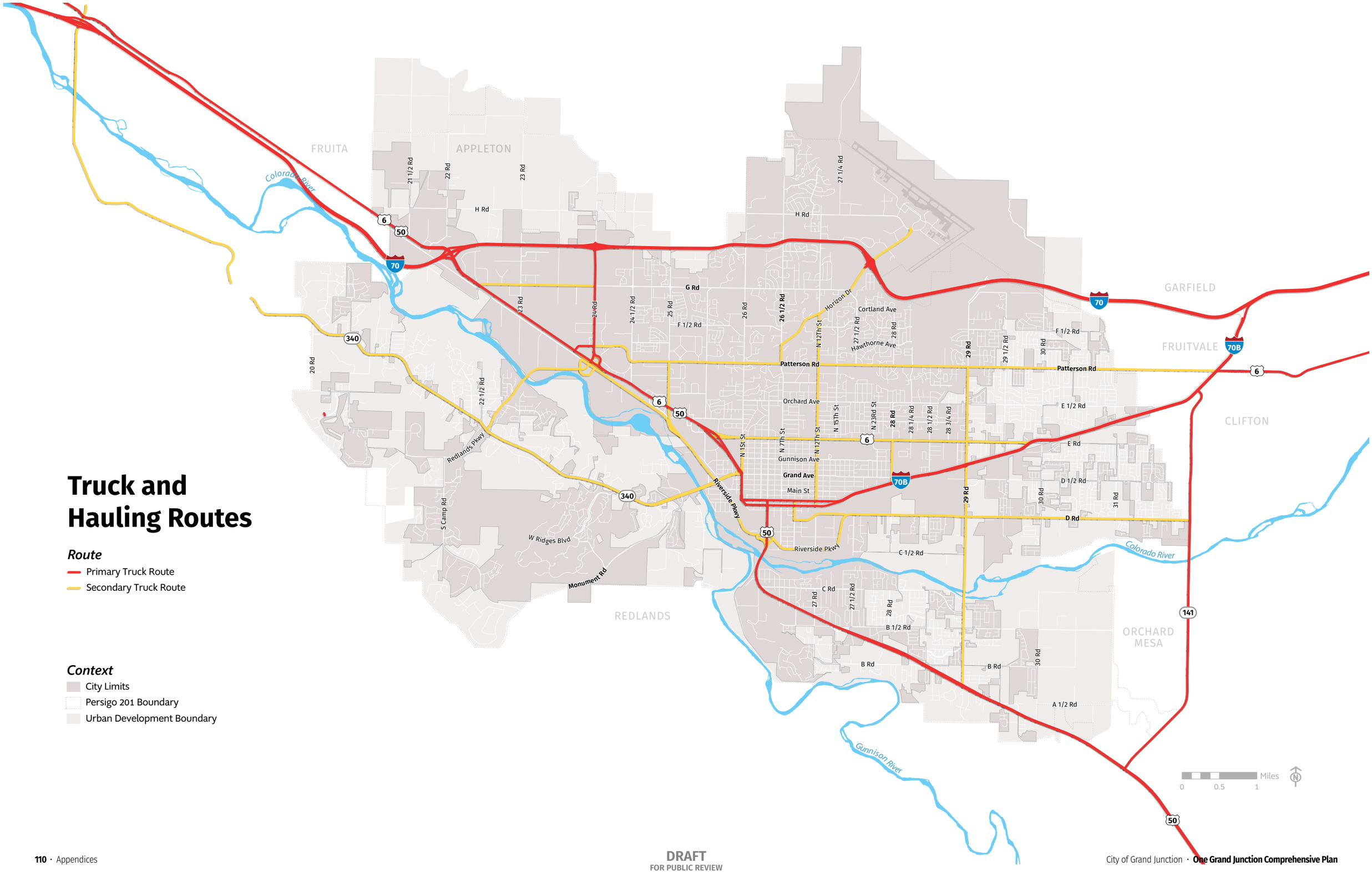
Truck and Hauling Routes

Route

- Primary Truck Route
- Secondary Truck Route

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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FOR PUBLIC REVIEW

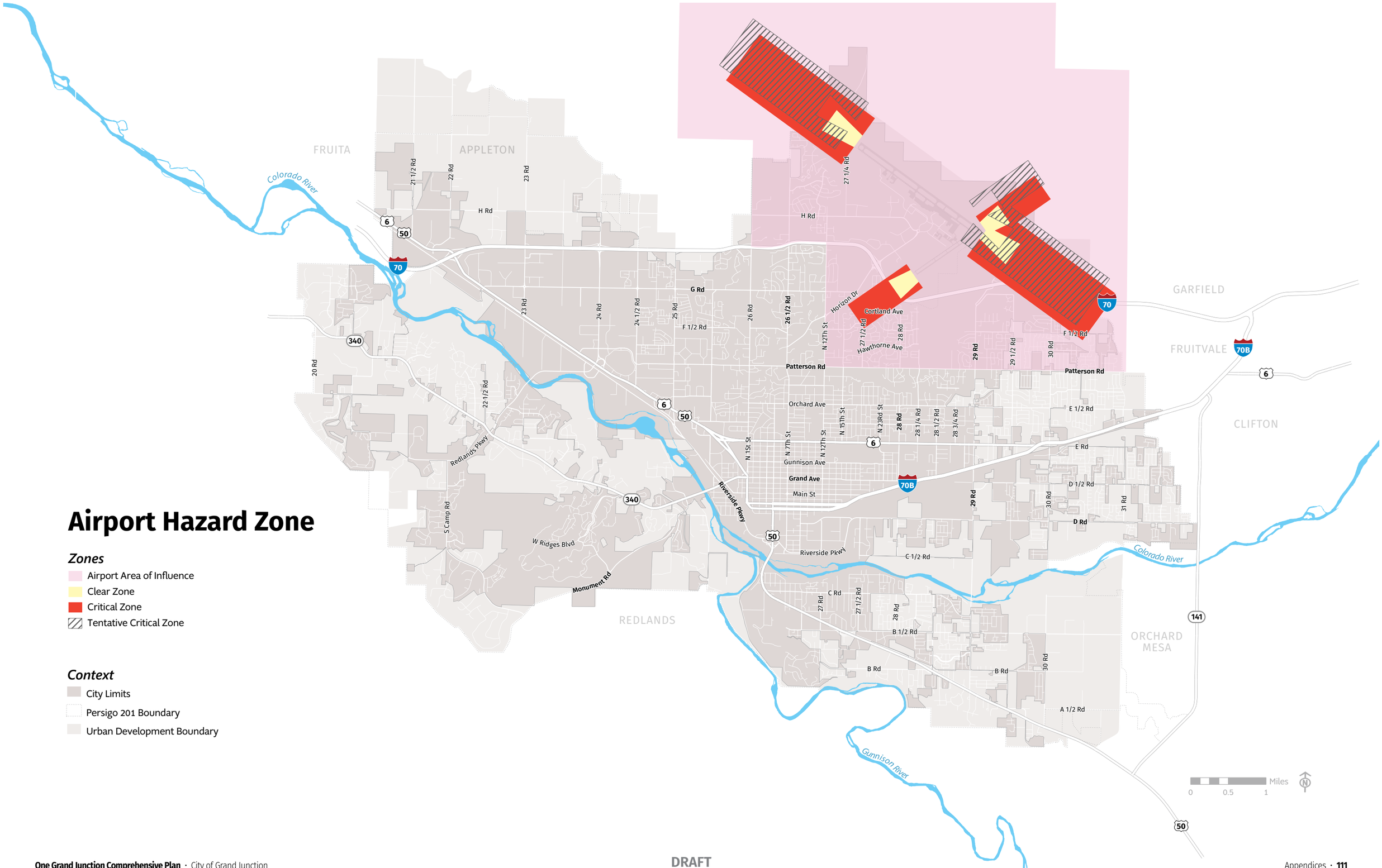
Airport Hazard Zone

Zones

- Airport Area of Influence
- Clear Zone
- Critical Zone
- Tentative Critical Zone

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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FOR PUBLIC REVIEW

GJFD Drive Time Analysis (2020)

GJFD Method/Description

Stations 1-5 are existing locations. The purpose of the map is to show area covered within four and eight minute response times.

GIS Methodology

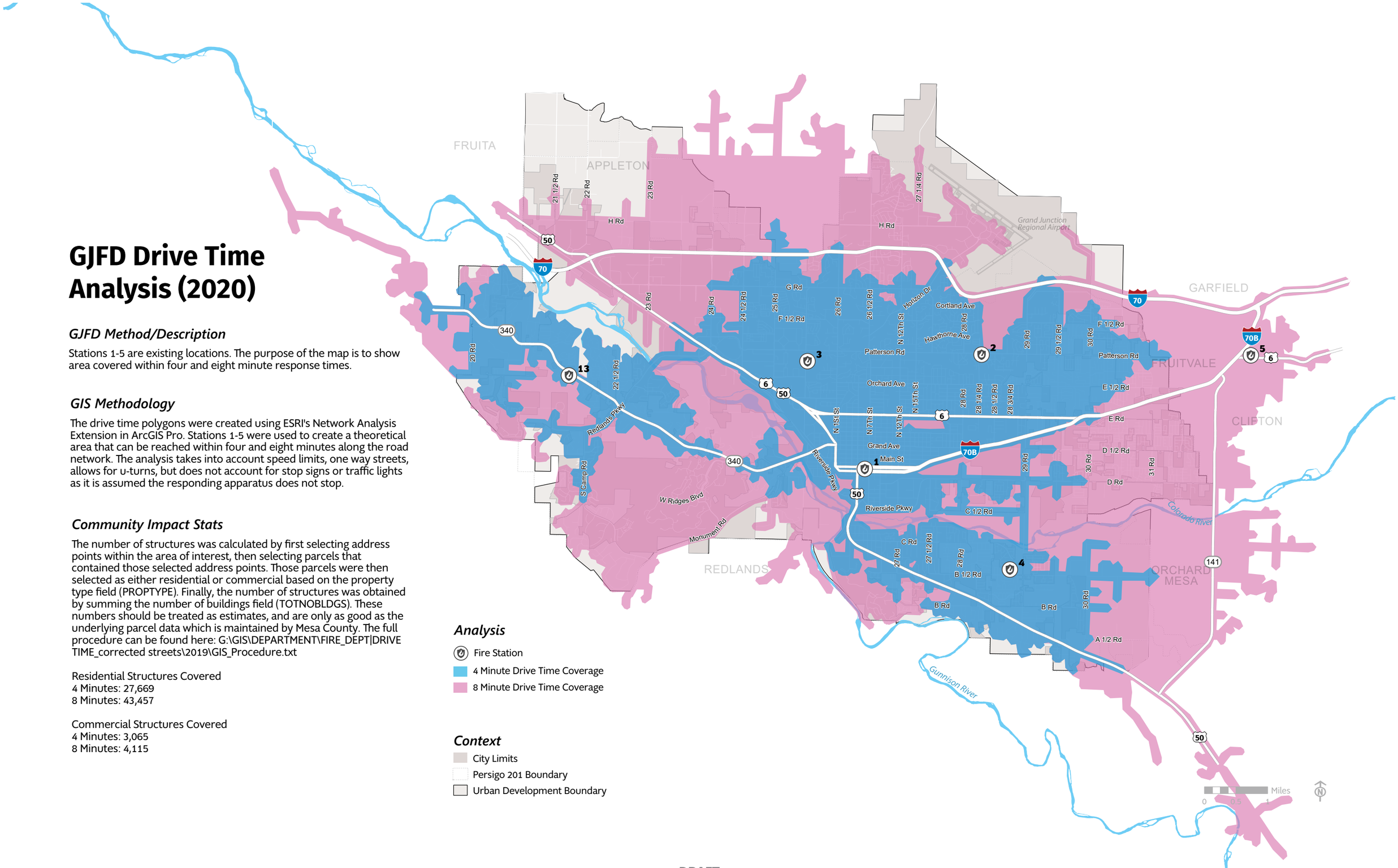
The drive time polygons were created using ESRI's Network Analysis Extension in ArcGIS Pro. Stations 1-5 were used to create a theoretical area that can be reached within four and eight minutes along the road network. The analysis takes into account speed limits, one way streets, allows for u-turns, but does not account for stop signs or traffic lights as it is assumed the responding apparatus does not stop.

Community Impact Stats

The number of structures was calculated by first selecting address points within the area of interest, then selecting parcels that contained those selected address points. Those parcels were then selected as either residential or commercial based on the property type field (PROPTYPE). Finally, the number of structures was obtained by summing the number of buildings field (TOTNOBLDGS). These numbers should be treated as estimates, and are only as good as the underlying parcel data which is maintained by Mesa County. The full procedure can be found here: G:\GIS\DEPARTMENT\FIRE_DEPT|DRIVE TIME_corrected streets\2019\GIS_Procedure.txt

Residential Structures Covered
4 Minutes: 27,669
8 Minutes: 43,457

Commercial Structures Covered
4 Minutes: 3,065
8 Minutes: 4,115



Analysis

- Fire Station
- 4 Minute Drive Time Coverage
- 8 Minute Drive Time Coverage

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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FOR PUBLIC REVIEW

GJFD Drive Time Analysis (Future)

GJFD Method/Description

Stations 1-5 are existing locations, and states 6-8 are proposed locations. The purpose of the map is to show area covered within four and eight minute response times.

GIS Methodology

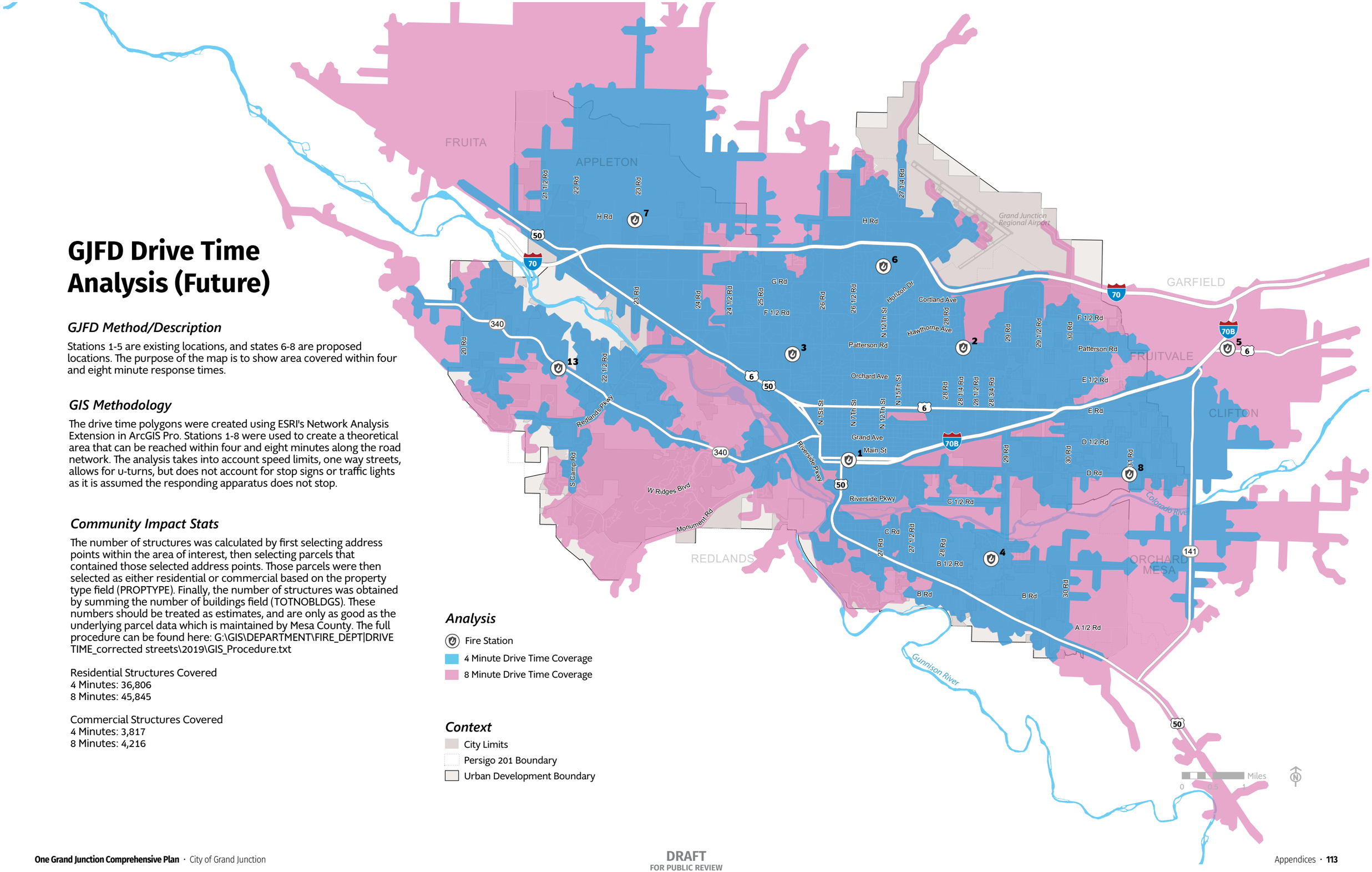
The drive time polygons were created using ESRI's Network Analysis Extension in ArcGIS Pro. Stations 1-8 were used to create a theoretical area that can be reached within four and eight minutes along the road network. The analysis takes into account speed limits, one way streets, allows for u-turns, but does not account for stop signs or traffic lights as it is assumed the responding apparatus does not stop.

Community Impact Stats

The number of structures was calculated by first selecting address points within the area of interest, then selecting parcels that contained those selected address points. Those parcels were then selected as either residential or commercial based on the property type field (PROPTYPE). Finally, the number of structures was obtained by summing the number of buildings field (TOTNOBLDGS). These numbers should be treated as estimates, and are only as good as the underlying parcel data which is maintained by Mesa County. The full procedure can be found here: G:\GIS\DEPARTMENT\FIRE_DEPT|DRIVE TIME_corrected streets\2019\GIS_Procedure.txt

Residential Structures Covered
4 Minutes: 36,806
8 Minutes: 45,845

Commercial Structures Covered
4 Minutes: 3,817
8 Minutes: 4,216



Analysis

- Fire Station
- 4 Minute Drive Time Coverage
- 8 Minute Drive Time Coverage

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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FOR PUBLIC REVIEW

Major Grocers in Neighborhood Planning Areas

- Major Grocers
- Major Grocer 1 Mile Radius
- Census Tract with 2018 Median Income

Neighbor Planning Areas

- Appleton
- City Center
- Clifton
- Fruitvale
- Garfield
- Horizon
- North West Grand Junction
- Orchard Mesa
- Pear Park
- Redlands

Context

- City Limits
- Persigo 201 Boundary
- Urban Developement Boundary

Census Tract 15.01
Median Income 57545

Census Tract 15.02
Median Income 63674

Census Tract 16
Median Income 82563

Census Tract 18
Median Income 67232

Census Tract 17.02
Median Income 48528

Census Tract 14.02
Median Income 73554

Census Tract 9
Median Income 47482

Census Tract 10.02
Median Income 55833

Census Tract 10.01
Median Income 52136

Census Tract 11.01
Median Income 51101

Census Tract 17.03
Median Income 61429

Census Tract 11.02
Median Income 62361

Census Tract 17.05
Median Income 45042

Census Tract 4
Median Income 47535

Census Tract 5
Median Income 27250

Census Tract 6.01
Median Income 40947

Census Tract 6.02
Median Income 28324

Census Tract 3
Median Income 32188

Census Tract 7
Median Income 37114

Census Tract 2
Median Income 26667

Census Tract 8
Median Income 54097

Census Tract 17.06
Median Income 25446

Census Tract 17.07
Median Income 54754

Census Tract 14.03
Median Income 78750

Census Tract 14.04
Median Income 90378

Census Tract 13.01
Median Income 45568

Census Tract 13.02
Median Income 67143

Census Tract 12
Median Income 82431

Census Tract 19
Median Income 72809

FRUITA
APPLETON
GARFIELD
FRUITVALE
CLIFTON
REDLANDS
ORCHARD MESA
Grand Junction Regional Airport
Colorado River
Gunnison River
G Rd
26 1/2 Rd
29 Rd
28 Rd
Patterson Rd
Grand Ave
Riverside Pkwy
Monument Rd
D Rd
6
50
340
70
70B
141

Miles
0 0.5 1

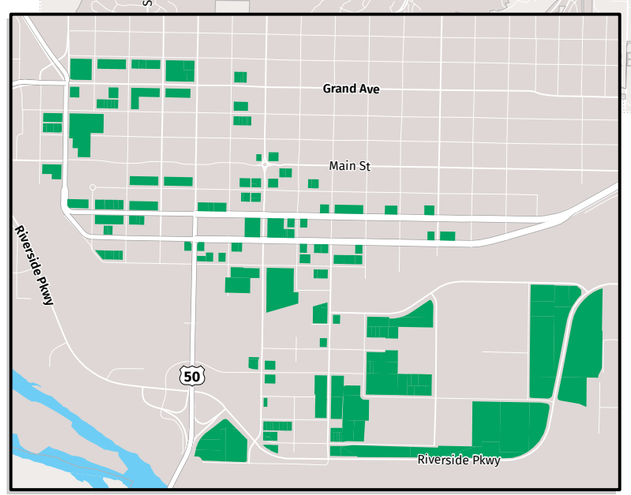
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Downtown Specific Vacant/Underutilized

Vacant/Underutilized Sites

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



Downtown Area

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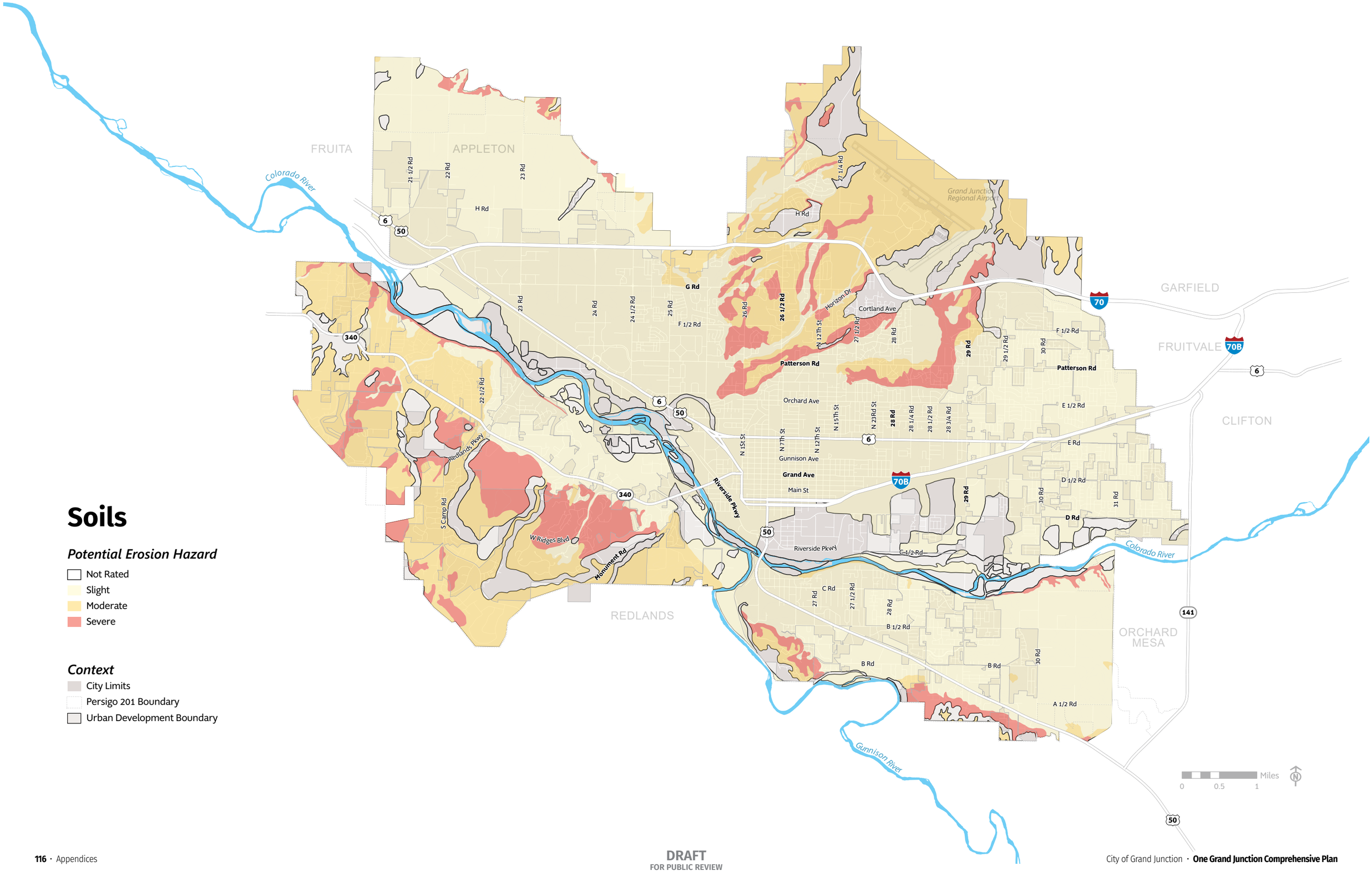
Soils

Potential Erosion Hazard

- Not Rated
- Slight
- Moderate
- Severe

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



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FOR PUBLIC REVIEW

Wildfire

Risk Assessment

- Areas Without Significant Trees or Brush
- Lowest Rish
- Low Risk
- Moderate Risk
- High Risk
- Highest Risk

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

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Appendix C: Summary of Process and Public Outreach

Community Outreach

The One Grand Junction Comprehensive Plan is founded on an inclusive and engaging community outreach process designed to gather input from a wide range of community stakeholders. This included residents, business owners and operators, developers and property owners, City officials and staff, and service providers. Collecting input and facilitating discussion, outreach has helped to identify the issues, opportunities, potential projects, key strengths and assets, and overall public vision as the community moves forward. The feedback received has helped to guide recommendations of One Grand Junction, ensuring that the Plan is responsive to the community it serves.

The following summary provides an overview of outreach completed. During the planning process, outreach workshop summaries for public workshops were posted to the One Grand Junction website to provide more in-depth coverage detailing public feedback.

Public Engagement Approach

The City hosted a total of 30 focus groups and meetings, including an Advisory Committee Workshop, a Community Workshop, a Business Workshop, and a Visioning Workshop. Additionally, the steps of the comprehensive planning process were presented at two joint City Council/Planning Commission meetings. This outreach ensured the Plan is built on a variety of stakeholder input and feedback, both in-person and on-demand via online participation. In-person focus groups and workshops, online participation, and immersive outreach created a range of ways for participants to engage in the planning process.

Total Engagement Responses

Across all outreach formats, including in-person, online, and immersive outreach, there have been a total of 2,140 engagement responses, each representing an instance of public participation within the planning process for One Grand Junction. The term "engagement response" is used to acknowledge that an individual participant may engage with the planning process more than once. For example, a business owner may have attended the business workshop as well as the community workshop and may have additionally taken an online questionnaire.

In-Person Outreach

A total of 827 instances of in-person outreach occurred throughout the process.

Focus Groups and Key Stakeholder Outreach

In total, 30 focus group sessions, key stakeholder interviews, and small group meeting discussions were facilitated as part of the outreach process. They included engagement with the following groups and stakeholders:

- Advisory Committee
- Business Community
- Citizen Stakeholders
- City Council/Planning Commission Joint Workshop
- City Department Directors
- Colorado Mesa University Administration
- Colorado Mesa University Alumni
- Community Impact Council for Mesa County Health
- Community Services and Housing
- Development Interests Group
- Horizon Drive District
- Kaart
- Latino Chamber of Commerce
- Local Government Agencies
- Mesa County Public Health Professionals
- Mesa County Public Health Visioning Group
- One Riverfront
- Planning Commission
- Recreation Center Community Advocates
- Sanitation Providers
- Transportation Group
- Water Providers

Focus groups and stakeholder outreach meetings were organized around groups with shared expertise or interest in a specific field, such as business, housing, or infrastructure. The main goal of the focus group and interview formats was to learn nuanced information on a topic in finer detail from specific perspectives. The discussion structure of a focus group allows for insight that may not be gleaned in a larger workshop setting.

Advisory Committee Workshops and Meetings

A sixteen-member Advisory Committee of Grand Junction stakeholders was assembled by the City Council to provide guidance and act as a sounding board for the planning process. The first Advisory Committee meeting followed a workshop format and was held in February 2019. The goal of the first meeting was to familiarize the committee with the planning process and to obtain input on issues and opportunities facing the city. Additional in-person Advisory Committee meetings were held in person and via conference call and screen share throughout the process. Utilizing a discussion-oriented focus group format, these meetings provided the committee with progress updates, the opportunity to ask questions, and insight into the next steps in the process.

Community Workshop

The City hosted a Community Workshop at Two Rivers Convention Center on April 9, 2019. The workshop was well-attended with 128 individuals participating. This was an opportunity for residents and community stakeholders to offer their input and feedback regarding issues and opportunities within the community. The agenda included a review of the planning process to be undertaken as well as a group exercise designed to gather input regarding issues, opportunities, potential projects, strengths, and assets of the city.

Business Workshop

On April 10, 2019, the City hosted a Business Workshop at the Grand Junction Chamber of Commerce. Nineteen participants, including members of Grand Junction's business community, attended this meeting to share their input. The meeting included a business-oriented exercise to gather feedback regarding pressing issues and concerns facing the city, specific projects they would like to see undertaken, and the primary strengths and assets of the community.

Visioning Workshop

The City hosted a Visioning Workshop on July 16, 2019, at the Avalon Theatre. This workshop marked the beginning of the visioning phase of the project, establishing a city-wide vision for the future of Grand Junction. The Visioning Workshop was attended by approximately 170 residents. Participants were assigned to 16 breakout groups and instructed to prepare their vision for the community, including mapping desired improvements and development. Each group was provided a workbook packet that contained guidelines for discussion, along with a large map of the city and the surrounding area, including the Persigo 201 service boundary. The group was instructed to consider all ideas and issues important to them in terms of their long-term vision for the city.

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Subarea Plans Workshop

The Subarea Plans Workshop took place on Wednesday, October 30, 2019, at the Lincoln Park Barn. The purpose of the workshop was to gain feedback on two subareas, the 24 Road Corridor and Lower Downtown. The workshop was attended by 41 participants made up of community residents, stakeholders, and City staff. The workshop began with a visual preference survey (VPS) for attendees to participate in with their mobile devices. The VPS was intended to get participants thinking about design, character, and built form, and to consider how certain developments or design elements may or may not be desirable in the two subareas. Participants were then assigned to groups to work together to map issues and improvements for the 24 Road Corridor and Lower Downtown subareas.

Values and Vision Workshop

The Values and Vision Workshop took place on Tuesday, November 19, 2019. At the session, attendees provided feedback on draft goal statements derived from community input. The workshop was conducted using a live polling platform that attendees could connect to via smartphone or tablet. This allowed participants to see results in real-time while learning how other residents felt about specific issues. A discussion was facilitated around the voting and ranking exercise.

Spanish Language Workshop

On November 19, 2019, the project team conducted the Spanish Language Workshop at the Mesa County Central Library. The workshop was attended by 17 individuals. The workshop was an opportunity for Spanish-speaking residents and community stakeholders to offer their input and feedback regarding the City and the Plan.

Draft Plan Workshops

Two virtual and one in-person open houses were held on November 10 and 12, 2020. These community meetings provided citizens the opportunity to heat what was included in the Draft Plan that was made available for public review on November 4, 2020. The public was able to ask questions, make comments, and receive answers in these live meetings from the project team and City staff.

Online Outreach

The following forms of online outreach were linked and promoted on the City of Grand Junction website, through the City's social media outlets, and on flyers that were distributed widely at workshops, community events, and City Hall. Online outreach totaled 998 instances of participation throughout the planning process.

Project Website

A project website was designed to support One Grand Junction. The website offered information and updates regarding the project, including meeting notices and documents, and provided information about participation opportunities. Additionally, the website hosted online outreach opportunities, including questionnaires and map.social, an online mapping tool described below.

Online Questionnaires

Two online questionnaires were developed, one for Grand Junction residents and one for business owners or operators in the city. A total of 775 residential questionnaires and 84 business owner questionnaires were completed online. Online questionnaires supplemented in-person events by offering an opportunity for individuals to get involved at their own pace. The questionnaires were accessible 24 hours a day to capture input from those unable or unlikely to attend a workshop.

map.social

map.social is an online outreach tool used for the Comprehensive Plan that allowed individuals to provide feedback and comments, tying these comments spatially to a point or area on a map. This provided a way for anyone to create a map of their community, identifying their issues, opportunities, weaknesses, and community assets. The Grand Junction map.social page was configured with community-specific legend items, allowing participants to identify elements such as future development sites, agricultural areas, and natural areas. A total of 44 participants used map.social to create features showing 340 issues, opportunities, and visioning comments throughout the City.

Immersive Outreach

Immersive outreach is a way to bring planning to the community; it provides opportunities for outreach and engagement at local events or with community organizations. Immersive outreach facilitates engagement in places where people are already and can be used by City staff and the CPAC to broaden the scope of community outreach.

For the One Grand Junction Comprehensive Plan, Do-It-Yourself (DIY) workshop kits were developed to provide local groups with the opportunity to facilitate their own community workshops. A total of 24 participants used DIY kits to engage in the planning process. Postcards were created to be distributed at any event, gathering, or location within the community. The postcards posed the question, "If you could do one thing to make Grand Junction better, what would it be?" They were designed to inform a person about the Comprehensive Planning process and allow a person with limited time to provide input into the process. Participants returned 291 postcards.

Complementary Outreach – Community Survey

In February 2019, RRC Associates completed a survey of the Grand Junction community designed to assist the City in updating its Comprehensive Plan. A total of 5,000 surveys were mailed to a random sample of Grand Junction residents, which resulted in a final sample size of 889 people for the statistically-valid survey. These participants provided input related to services and priorities in Grand Junction. The full report is available on the City of Grand Junction website.

998

Total Points of Online Outreach

44
map.social Maps

50
Community Facility Questionnaires

340
map.social Points

31
Direct Emails

84
Business Questionnaires

775
Resident Questionnaires

315

Total Points of Immersive Outreach

3
DIY Kits

291
Postcards

24
DIY Kit Participants

2,100+

Instances of Public Participation

517

Total Points Workshop Outreach

19
Business Workshop Participants

128
Community Workshop Participants

41
Subarea Charrette

15
Advisory Committee Meetings

17
Spanish Language Workshop

170
Visioning Workshop Participants

124
Visioning Part II Workshop Participants

310

Total Points of Focus Group Outreach

22
Focus Groups

30
Focus Group Meetings

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Appendix D: Funding Sources

Some policies and strategies recommended in the Comprehensive Plan may require special financing or expertise. In these cases, the City should pursue external partnerships and funding sources. A list of potential funding and incentives is provided as follows. City staff should regularly monitor these sources to account for legislative or statutory changes that may influence the applicability or availability of funding, as well as proactively seek new, available funding sources. The following list provides a general overview of potential tools and resources rather than a detailed summary of requirements and applications.

Economic Development

Local Improvement Districts (LIDs)

LIDs are authorized state statutes for the funding of improvements in county districts. Funds are secured by imposing a sales tax throughout the district, or by utilizing a combination of such assessments and tax. The Mesa County Whitewater Urban Service Public Improvement District is an example of one such district.

Dos Rios General Improvement District (GID)

The Dos Rios GID is a property tax district formed in 2019 for the purpose of funding improvements within the district, such as utilities, communications facilities, and roads. The City received a petition signed by the owners of 100 percent of the taxable real property in the district requesting its organization. Funding for improvements along the riverfront is a focus of the GID.

Business Improvement Districts (BID)

Grand Junction's BIDs are private sector initiatives authorized by state statute to manage and improve the environment of a municipal business district. Services are financed by a self-imposed and self-governed assessment. Services financed by a BID are intended to enhance, not replace, existing City services. The City's two BIDs include:

- The **Horizon Drive BID** was organized with the purpose of making Horizon Drive, the "Gateway to Grand Junction," the most attractive area in the city to do business. The district promotes business activity along the Horizon corridor by improving pedestrian facilities, enhancing the flow of traffic and transportation, promoting tourism, and stimulating economic development.
- The **Downtown Grand Junction BID** promotes businesses, arts and culture, and outdoor activity in the City's Downtown.

Colorado Main Street Loans

This loan program offers character-based financing options for small businesses unable to secure a conventional loan or start their business. Loans range between $5,000 to $50,000 and for a variety of business purposes for underserved communities. Funds are available for start-up expenses, working capital, purchasing equipment, leasehold improvements, buying a business or franchise or business debt refinancing. Funding for this loan program comes from a variety of sources, including Colorado Lending Source, banks, foundations, private entities, investors, and government agencies.

Planning Program and Local Technical Assistance Program

The Local Technical Assistance program strengthens the capacity of local or state organizations, institutions of higher education, and other eligible recipients to create regional economic development plans to improve economic prosperity and resiliency of an area, such as through feasibility studies and impact analyses. The Program is administered by the Department of Commerce Economic Development Administration and offers up to $300,000 with a cost-share/match requirement.

Colorado Historical Foundation (CHF) Revolving Loan Fund: Preservation Loans

The Colorado Historical Foundation established the CHF Revolving Loan Fund to provide financing for preservation projects and the acquisition of historically designated properties. CHF Revolving Loan Fund loans are for rehabilitation, restoration, or adaptive reuse. Projects must adhere to the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The funds can also be applied to the purchase of a national or local historically designated property in Colorado.

New Markets Tax Credit (NMTC)

Administered by the Department of the Treasury, the NMTC increases the flow of capital to businesses and low-income areas by providing a modest tax incentive to private investors, businesses and communities across the country. The Colorado Housing and Finance Authority (CHFA), through the Colorado Growth and Revitalization (CGR) fund administers NMTCs in the State of Colorado.

Tax Incremental Financing/Urban Renewal Areas

Urban Renewal Areas (URA) provide the opportunity to fund eligible improvements within a specific geographic area as property tax revenue increases. The increase in tax revenue, or increment, over the base year of establishing tax increment financing (TIF) can be leveraged for infrastructure improvements, property acquisition, improvements to existing development, and related allocations. Grand Junction's current Downtown Development Authority is not a URA, which requires it to focus TIF funds solely on the Downtown area. The duration of the TIF is 30 years with the opportunity for renewal for up to 50 years at 50 percent of the TIF.

Manufacturing Sales and Use Tax Exemption

This tax exemption is offered through the Colorado Department of Revenue. It provides an exemption from state sales and use tax on purchases of manufacturing machinery, machine tools, and parts in excess of $500. Industrial businesses within the City of Grand Junction may be eligible for this exemption, provided the machinery meets the set of criteria set forth. An applicant must fill out the necessary forms and supply documentation of purchase for each exempt transaction.

Opportunity Zones (OZ)

Enacted as part of the 2017 tax reform package (Tax Cuts and Jobs Act), Opportunity Zones are federal tax incentives to increase investment in low-income urban and rural communities. This economic development incentive allows investors to support distressed communities through private equity investments in businesses and real estate projects. The incentive is the deferral, reduction, and potential elimination of specific federal capital gains taxes. Investments are only applicable in a federally designated low-income census tract, of which Grand Junction has six: 2, 4, 5, 7, 8, and 9. These tracts are within the City Center, North West Grand Junction, and Orchard Mesa. Investments must be made into a Qualified Opportunity Fund (QOF). The QOF then must deploy 90 percent of the funds into qualified opportunity zone properties or businesses within six months.

Biotechnology Sales and Use Tax Refund

Qualified taxpayers may seek a refund every year for all Colorado sales and use taxes they paid on purchases of tangible personal property used directly in research and development of biotechnology. This includes property such as microscopes, chemical reagents, and software.

Advanced Industry Investment Tax Credit

This tax credit administered through the Colorado Office of Economic Development helps Colorado advanced industry companies that are headquartered in Colorado receive more capital from Colorado investors. Colorado's seven advanced industries are Advanced Manufacturing, Aerospace, Bioscience, Electronics, Energy/Natural Resources/Cleantech, Infrastructure Engineering, and Technology and Information. The investor, the investee and the investment all must meet certain criteria (more detailed information is available on the Colorado Office of Economic Development and International Trade website).

Rural Jump-Start Zone

This program provides tax relief for businesses that locate within designated jump-start zones, of which Mesa County is one. Jointly administered by the Colorado Office of Economic Development and International Trade (OEDIT), Colorado Economic Development Commission (CEDC), and the Colorado Department of Revenue, the program provides relief from state income and sales and use tax for new businesses. It also provides relief from county and municipal business personal property tax.

Renewable Energy Sales and Use Tax Exemption

Applicable businesses may receive this exemption annually for all Colorado sales and use taxes they paid on purchases of tangible personal property used directly in research and development of biotechnology. If tax was paid on a purchase that qualifies for exemption, the purchaser may request a refund for the tax paid. The is no limit to the amount of the refund.

Clean Tech and Media Tech Sales and Use Tax Refund

Through the Colorado Department of Revenue, this refund is available to businesses employing fewer than 36 full-time employees in Colorado with either its headquarters or 50 percent of all employees in the state. Covered items and activities include the sale, storage, use, or consumption of property used for research and development of clean or medical technology.

Job Creation and Training

Job Growth Incentive Tax Credit

This state funding source through the Colorado Office of Economic Development is intended to provide a state income tax credit to businesses undertaking job creation projects that would not occur in Colorado without this program. Businesses need to create at least 20 new jobs in Colorado, with an average yearly wage of at least 100 percent of the county average wage rate based on where the business is located. A business located in an Enhanced Rural Enterprise Zone must create at least five new jobs in Colorado, with an average yearly wage of at least 100 percent of the county average wage. All new jobs must be maintained for at least one year after the positions are hired to qualify.

Strategic Fund Incentive

Offered through the Colorado Office of Economic Development and International Trade, this incentive supports and encourages new business development, business expansions, and relocations that have generated new jobs throughout the state. Local businesses must create new jobs in Colorado that are maintained for at least one year (see the fact sheet on the Strategic Fund Incentive website for full requirements).

Work Opportunity Tax Credit (WOTC)

This tax credit encourages employers to hire nine targeted groups of job seekers: Welfare/TANF recipients, Veterans receiving Food Stamps, Disabled Veterans, Ex-Offenders, Designated Community Residents, Vocational Rehabilitation, Food Stamp recipients between the ages of 18 and 39, Supplemental Security Income recipients, and long term TANF recipients. The tax credit is administered by the Colorado Office of Economic Development and International Trades. All eligible employers can receive $2,400 to $9,000 per new employee.

Colorado FIRST Grants

Administered jointly between the Colorado Office of Economic Development and International Trade and the Colorado Community College System, Colorado FIRST Grants offer up to $1,400 per full-time employee for companies relocating to or expanding in Colorado to assist with training funds for net new hires. The program is jointly administered by the Colorado Community College System (CCCS) and the Colorado Office of Economic Development and International Trade (OEDIT) and managed through participating colleges. Grants are contingent upon available funding.

Existing Industry Customized Training Programs

Administered by the Colorado Office of Economic Development and International Trade and the Colorado Community College System, the program provides up to $1,200 per full-time employee. The program focuses on established Colorado companies to assist them to remain competitive within their industry, adapt to new technology and prevent layoffs. The program is jointly administered by the Colorado Community College System (CCCS) and the Colorado Office of Economic Development and International Trade (OEDIT) and managed through participating colleges. Grants are contingent upon available funding.

Transportation

There are various federal and state-funded programs for which the City of Grand Junction may apply. Most of the programs require a local match depending on the type of program. Below are a few of the programs available:

- Transportation Alternatives Program (TAP)
- Off-System Bridge Program (BRO)
- Highway Safety Improvement Program (HSIP)
- National Highway Performance Program (NHPP)
- Congressional Appropriation Earmarked Federal Funding with Local Match (Demonstration)
- Safe Routes to Schools Program
- Regional Priority Program (RPP)
- FASTER Safety Funds
- State Appropriations for transportation improvements (i.e. SB267)

Transportation Improvement Program (TIP)

The Grand Valley Metropolitan Planning Organization (GVMPO) is designated by the governor, includes the Cities of Grand Junction and Fruita, the Town of Palisade, and Mesa County, and is responsible for the development of the TIP for the Grand Valley urbanized area. The TIP is a rolling four-year capital improvement program for highway, bicycle/pedestrian, and transit projects in the area to implement the recommendations of the Regional Transportation Plan (RTP). Both the RTP and TIP are adopted and amended as needed by the GVMPO. The RTP is updated on a periodic basis, approximately every four to five years, while the TIP is adopted annually. The RTP and TIP comply with Title 23 (highways) and Title 49 (transit), as amended. The GVMPO TIP becomes a part of the Statewide Transportation Improvement Program (STIP) as described in the following section. Note that the GVMPO is also known as and functions locally as the Mesa County Regional Transportation Planning Office.

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Statewide Transportation Improvement Program (STIP)

The Colorado Department of Transportation (CDOT) is responsible for carrying out the statewide transportation planning process to receive federal funding for transportation improvement projects. The STIP contains capital and non-capital transportation projects and programs needing funding under Title 23 (highways) and Title 49 (transit) of the U.S. Code. The program also contains regionally significant transportation projects requiring action by the federal highway administration (FHWA) or the Federal Transit Administration (FTA). A STIP, by law, must be financially constrained. Therefore, all funding sources must be identified for each project.

Under federal rules, CDOT develops a STIP for all areas of the state and provides timely public notice and a reasonable opportunity for comment on the proposed programs. CDOT currently updates its STIP annually, exceeding the required four-year timeframe, keeping up to date with the long-range Statewide Transportation Plan (SWP). The STIP development process includes detailed discussions with local planning partners, including five Metropolitan Planning Organizations (MPO) and ten rural Transportation Planning Regions (TPRs). Grand Junction is part of the Grand Valley MPO. The GVMPO TIP becomes a part of the STIP and includes projects with federal, state, and local funding.

Parks, Trails, and Open Space

Land and Water Conservation Fund

This fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities (as well as funding for shared federal land acquisition and conservation strategies). Funds are provided through the U.S. Forest Service, U.S. Fish and Wildlife Service, National Park Service, and Bureau of Land Management.

Nonmotorized Trail Grants

The mission of the Colorado Parks and Wildlife Trails Program is to promote understanding and stewardship of Colorado's outdoors by providing opportunities for the public use and support of Colorado's diverse system of trails. The grant program is a partnership among Colorado Parks and Wildlife, Great Outdoors Colorado (GOCO), the Colorado Lottery, the federal Recreational Trails Program (RTP), and the Land and Water Conservation Fund (LWCF).

Environment and Sustainability

Colorado Brownfields Revolving Loan Fund (CBRLF)

This fund is intended to facilitate the reuse and/or redevelopment of contaminated sites by making low-cost funding available for financing environmental cleanups. It is administered by the U.S. EPA and Colorado Department of Public Health and Environment.

Natural Resources Matching Grants Program

This program provides matching state funds towards the costs of on-the-ground conservation projects and educational conservation activities. Grant funds range between $1,000 and $25,000. Administered through the Colorado Department of Agriculture, the matching grant is a competitive program. A committee of government and private conservation experts score the applications based on the following criteria: focused approach with measurable outcomes; conservation impact; feasibility; district involvement; and partner involvement.

Source Water Assessment and Protection Pilot Planning Project

The Colorado Department of Public Health and Environment provides funds for source water protection entities that develop exemplary and comprehensive source water protection plans. Funding ranges between $25,000 and $50,000.

Protection Plan Development and Implementation Grants

This grant program provides funds for source water protection entities to develop and implement a source water protection plan up to $5,000. It is administered by the Colorado Department of Public Health and Environment. Eligible entities are active public water systems and governmental entities.

Wildlife Restoration Program

This program, administered by the U.S. Fish and Wildlife Service, provides grant funds to state and insular area fish and wildlife agencies for projects to restore, conserve, manage, and enhance wild birds and mammals and their habitat. Projects may also include providing public use and access to wildlife resources, hunter education, and development and management of shooting ranges. The Program is authorized by the Wildlife Restoration Act. States and the U.S. Insular Areas fish and wildlife agencies may be eligible to apply.

Colorado Healthy Rivers Fund Grants

Administered by the Colorado Department of Natural Resources, this fund provides both project and planning grants. Project grants are intended for projects that promote the improvement and/or protection of the condition of the watershed. Planning grants are for the planning of successful watershed restoration or protection projects. Eligible applicants include locally based watershed protection groups who are committed to a collaborative approach to the restoration and protection of lands and natural resources within Colorado's watersheds.

Colorado Watershed Restoration Grants

The Colorado Department of Natural Resources provides grants for watershed/stream restoration and flood mitigation projects throughout the state. Organizations interested in developing relevant studies and projects may apply. Grant funds can be used for planning and engineering studies, including implementation measures, to address technical needs for watershed restoration and flood mitigation projects.

Arts and Culture

Colorado Creative Industries Grants

The Colorado Creative Industries Grants provide financial support to nonprofit cultural organizations and communities so that they can produce and present arts and cultural activities, bringing jobs to their communities, and enhancing their quality of life. Applicants must meet three review criteria: artistic excellence and merit of proposed activities; community involvement in and benefit from proposed activities; and implementation capacity. The Colorado Office of Economic Development administers the grant, which provides between $4,000 and $10,000.

Our City Grants

Our City Grants offers support for projects in several areas: Arts Engagement, Cultural Planning and Design Projects. These projects represent the distinct character and quality of their communities. These projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from $25,000 to $200,000.

AARP Community Challenge Grant

The American Association for Retired Persons established this grant through its Livable Communities initiative in 2017 to help communities around the country make long-term improvements to support residents of all ages. Available funding varies from year to year and is awarded based on the size of the project and the number of applications. Communities can apply for one specific project that will improve the quality of life for all age groups. Awarded projects have included a wide variety of topics ranging from transportation and streetscape design to economic development and affordable housing.

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2020 One Grand Junction Comprehensive Plan

110 Meetings held

January 3, 2019

"Kick-off" Conference Call with Houseal Lavigne

January 7, 2019

Meeting to discuss Sewer Basin Study and Water Conservation

Feb 19, 2019

Consultant Team meeting with Planning Staff

"Government" Focus Group

Feb 20, 2019

Meeting with City Department Directors and Consultant Team – Introductions and Presentation

Meeting with CPAC and Consultant Team – Introductions and Presentation

"Community Services/Housing" Focus Group

"Citizen Stakeholders" – Focus Group

Feb 21, 2019

"Development Interests" Focus Group

"Business" Focus Group

Planning Commission Workshop – Introductions and Presentation

Mar 7, 2019

One River Front Agency Coordination Meeting – Introduced Comp Plan efforts

April 9, 2019

Latino Chamber of Commerce – Focus Group Meeting

CMU Alumni Focus Group

Meeting with City Department Directors and City Manager

Community Workshop Event at Two Rivers Convention Center

April 10, 2019

Business Workshop at Chamber of Commerce

Meeting with CMU President and Administration

CPAC Meeting

June 1, 2019

Neighborhood Block Party

June 2, 2019

Meeting with Water Providers

Meeting with Visit GJ to discuss City Branding

City Council/Planning Commission Joint Workshop

June 3, 2019

Focus Group Meeting with Mesa County Public Health professionals

Focus Group Meeting with Recreation Center Community Steering Committee

Focus Group Meeting with business Kaart

June 5, 2019

Eureka Science Center – Science Camp - Middle School Students

June 7, 2019

Summer Meals Kick-off Event at Lincoln Park

June 10, 2019

Burkey Park Neighborhood Meeting

June 12, 2019

Downtown Rotary

Regional Transportation Planning Organization

June 13, 2019

Horizon Sunrise Rotary

June 17, 2019

Coffee with the City Manager

June 20, 2019

Kiwanis

Focus Group Meeting with HOA Presidents and Representatives

June 20th all Summer on Thursday Nights

Farmers Market Downtown

June 21, 2019

Redlands Rotary Club

June 24, 2019

Mesa County Partners

Mesa County Young Professionals

June 26, 2019

AARP Livable Communities Event

July 8, 2019

United Way of Mesa County

July 9, 2019

Lions Club

July 15, 2019

City Council/Planning Commission Workshop

July 16, 2019

Community Impact Council (CIC)

CPAC Meeting

Public Visioning Workshop at The Avalon

August 14, 2019

Visioning Session with Mesa County Public health and Human Services employees

August 22, 12019

Visioning Session with City Planning Commission

September 9, 2019

Regional Transportation Plan Workshop at the Factory– comment Box and website information provided to participants (3 postcards

September 10, 2019

Regional Transportation Plan Workshop at the Main Library Downtown

Regional Transportation Plan Workshop at Clifton Community Center

September 11, 2019

Visioning Session with CMU students (Real Estate Finance and Development Class)

September 12, 2019

Redlands Lions Club

September 24, 2019

Advisory committee Meeting (CPAC)

September 25, 2019

City Department Directors Meeting

September 26, 2019

After hours 2020 Initiative Panel at the Factory

October 3, 2019

GJ Parks and Advisory Board Meeting

October 8, 2019

Visit Grand Junction Board Meeting

October 10, 2019

Mesa County Planning Commission workshop

October 17, 2019

Sunrise Horizon Rotary presentation

Water Conservation Plan (Water Efficiency Plan) meeting with Water Providers

JNX Station presentation

October 19, 2019

Community Streets Event (Booth)

October 29, 2019

Economic Development Focus Group

October 30, 2019

City Department Directors meeting

Joint CC/PC Workshop in City Hall Auditorium

Sub-Area Planning Public Workshop at Lincoln Park Barn

November 6, 2019

AMGD Meeting

November 13, 2019

GJARA Member Services Committee Meeting

November 14, 2019

DDA Board Meeting

November 19, 2019

CPAC Meeting

Latino Community Meeting

Visioning Public Workshop at Two Rivers Convention Center

November 21, 2019

D51 Foundation Board Meeting

CMU Latino Student Alliance Meeting

December 2, 2019

City Council Workshop - Update

December 3, 2019

Coffee with the City Manager at CMU

December 4, 2019

City Directors – Update

December 5, 2019

One Riverfront Agency Coordination Meeting

Planning Commission Workshop - Update

December 11, 2019

JR Engineering with City engineering

JR Engineering with City Traffic Division

JR Engineering with Urban Trails Committee

December 18, 2019

CPAC Meeting

December 19, 2019

Planning Commission Workshop

January 22, 2020

CPAC Meeting

January 28, 2020

KAFM Interview/Broadcast

Neighborhood Meeting – Orchard Mesa

February 10, 2020

Neighborhood Meeting – Pear Park

March 3, 2020

Neighborhood Meeting – Redlands

March 12, 2020

CPAC Meeting

Mesa County Planning Commission Workshop

April 23, 2020

Planning Commission Workshop

October 7, 2020

CPAC (Tutorial) Virtual Meeting

October 7, 2020

Planning Commission Workshop Update - Virtual Meeting

October 21, 2020

CPAC - In-person Meeting @ Hospitality Suite, Lincoln Park – HLA virtually presenting

November 4, 2020

Virtual Meeting with North Grand Junction Neighborhood representatives

November 5, 2020

Planning Commission Workshop – Virtual Meeting

November 10, 2020

Public Event - Virtual Open House with presentation – Spanish translation offered

November 12, 2020

Public Event - Virtual Open House with no presentation – Spanish translation offered

Public Event - Open House at Two Rivers - In-Person – Spanish translation offered

November 13, 2020

CPAC Meeting

November 16, 2020

City Council Workshop

November 18, 2020

CPAC Meeting

Western Colorado Latino Chamber of Commerce – Virtual Presentation of Plan

November 19, 2020

Grand Junction Chamber of Commerce – Virtual Presentation of Plan

November 20, 2020

Grand Junction Economic Partnership – Virtual Presentation of Plan

CO West Land Trust – Virtual Presentation of Plan

Home Builders Association – Virtual Presentation of Plan

November 24, 2020

Mesa County Public Health – Virtual Presentation of Plan

December 1, 2020

Planning Commission – Public Hearing for Plan Adoption

December 2, 2020

AMGD and GJARA – Virtual Presentation of Plan

December 16, 2020

City Council – Public Hearing for Plan Adoption

One Grand Junction
Comprehensive Plan Public Review

Public Comments received between November 5th and November 22nd

On November 4, 2020 Draft Plan Document

Comments received on the Comprehensive Plan Project Website between November 6 and November 15th

(NOTE: The same comments are also found in the attachment "Project Website – Virtual Engagement Comments.xlsx")

6 November 2020 - On p27, the routes map shows the "green" route as a gold... but that should be green... gold just runs east-west along orchard.

10 November 2020 - After reviewing the plan, I can say I've seen some positives. I am extremely concerned and frustrated with the absurd rezoning of commercial and high-density residential areas north of H road, between 24 and 25 road. I have attended multiple city planning workshops and the common denominator is that citizens feel that the city is recklessly planning new growth out of the city into areas of the county that is not appropriate, especially with the ample space and land infield to some as commercial and high density. It is asinine to zone north of h as commercial and devalues the area. This seems like a new addition to the plan from a year ago. You are not listening to the citizens of your community. North of town must be preserved as agriculture or estate to keep the character of this area and heritage of our valley as an agricultural hub. Please reconsider this plan and unnecessary growth north of town. The citizens will fight this and bring it up to county commissioners.

12 November 2020 - The plan has a number of good elements and direction, However there are a few missing pieces:
-The City's historic and neighborhood districts are omitted: 7th Street National Register Historic District, Lincoln Park Historic District, and other potential neighborhood districts
-there appears to be no mention of the Museums of the West with the downtown museum, and the Riggs Hill Paleontological site and, Cross Orchards Living History Sits
-There is no mention of the proposal by CDOT to widen Business I-70 to six lanes through the downtown or the alternative Business i-70 plan: "New Mobility West"
-the plan does not include the unincorporated area known as Clifton
-the plan does not include the Horizon Drive trail, both Lewis Wash, Indian Wash and Leach Creek should be labeled as :future trail corridors

-The Colorado and Gunnison River 100 year flood plains should be designated as River Conservation areas, not as future development areas
-the Buffer Strips (cooperative planning areas) between Grand Junction and the surrounding towns of Palisade and Fruita should be included

12 November 2020 - As a resident of the north Grand Junction area we are very concerned with density issues and commercial builds east of 24 Road. My husband and I have been here for 8 years at this address<833 24 1/2 Rd.>in the valley since 1985 , we absolutely love the peace and quiet. We feel grateful that we have been able to live in such a beautiful area of Grand Junction. With the understanding of future growth we implore the powers that be to consider there is room for all. Please keep in mind the surrounding area and in keeping with agricultural/estate zoning that we keep fighting for.

12 November 2020 - I am saddened that the City and their consultants have ignored the comments and wishes of the Appleton residents in drafting the 2020 plan. The council has already voted and approved one unit per acre for the Maverick subdivision and now the door is open for even denser development than originally asked for. The new definition of low density means all of downtown Grand Junction would be considered "low density".

12 November 2020 - Hello, Will you integrate the Museums of Western Colorado into the successful rollout of the plan? I think that supporting and envisioning the role that the Museums play (especially the one downtown) is critical to our future in GJ.

12 November 2020 - I live in Appleton. We have a neighborhood group that has been working to resist developers who want to come in and build high density housing without concern in maintaining the unique character of the Appleton area. It has been difficult to go to the planning commission and city council with concerns about developer plans for high density in an area that consists of larger semi-rural properties. Generally residents do not object to growth that maintains or enhances Appleton. My question is specifically about trying to work with the city council. Recently I brought up concerns about a high density subdivision not really fitting in and that this 17 acre high density plan was just dropped in the middle of surrounding large residential homes -this is one of the premises in the new 2020 comprehensive plan in areas like Appleton that they are not targeted for in-fill development so a developer can benefit financially by sticking in as many residences as possible in the middle of an established neighborhood. This development included the potential for multi-soy apartments right in the middle of Appleton. At the city council meeting I was told by one of the council members that they were tired of having to go back to developers in the last stage of the approval process to tell them their project was not approved because there were so many public comments against it. I would like to see the the city council more engaged with the theme and intent of the comprehensive plan in the Appleton area. How will the 2020 plan help the City Council and Planning Commission work with the public in a more collaborative manner to stick to the intent of the Comprehensive plan?

13 November 2020 - This plan is encouraging urban sprawl. As the city grows, future developmentshould attract residents toward Main Street. The current plan incentivizesfurther medium-density residential development in outer areas of the city withsubdivisions. The focus should be on the land within current city limits andcloser to downtown, that land should be repurposed or redeveloped withhigh-density housing. The plan describes commercial land use for neighborhoodcenters in existing rural areas and, therefore, encourages redevelopment ofthose areas. That will change the character of the area and ultimately redefineit. If medium-density housing stretches from 22 Road in Appleton until 31 Road,then the city is not biking friendly and it becomes a miniature Denver suburb.The land around H Road and 23 Road should not be rezoned for medium-densityresidential, instead the housing density should increase in the area around 26Road and Patterson. Residents want close proximity to family and friends.
15 November 2020 - pg 17 - c. AGRICULTURAL PRODUCTS. Taking advantage of excellent growing conditions and established agricultural businesses in the Grand Junction area, capitalize on agriculture-related industries including food products, hemp, fibers, high-value crops, and tourism.

15 November 2020 - Why hemp and fibers separately? Are these not covered under "high-value" crops?
15 November 2020 - Pg 17 - g. MINERAL EXTRACTION. Continue to allow responsible mineral and resource extraction and processing as well as businesses that support these industries.

15 November 2020 - Do we feel mineral and resource extraction deserves some comment about sustainability and environmental impact, such as their impact on global warming? What progress or changes would we want to see over the next 20 years?

15 November 2020 - pg 20 – 1. Maintain and build infrastructure that supports urban development

15 November 2020 - k. Transportation. Implement community population and density appropriate transportation plan including public, private, and multimodal options.

15 November 2020 - pg 24 - b. TRANSPORTATION OPTIONS. Continue to partner in providing transit service between districts and support educational campaigns designed to increase awareness and usage of different modes of transportation—such as transit, biking, and walking—when traveling to or from Downtown. Capitalize on elements of student lifestyles that align with multi-modal transportation choices.

15 November 2020 - It is not only students who have this "compatible" lifestyle. Perhaps consider: Capitalize on the valley's active lifestyle that aligns with multi-modal transportation choices.

15 November 2020 - pg 27 - The routes are using an outdated map. Blue Route ends at Unaweep Avenue. Peach route comes from Palisade through East Orchard Mesa and continues to Eagle Rim Park in place of the confusing east branch of the Pink Route shown on current outdated map. The Peach Route serves a growing East Orchard Mesa and provides access to the popular Palisade Fruit and Wine Byway. This approach makes even more sense given a potential continuation of the Pink Route over a future Black Bridge and finally connecting to the Purple Route. Green Route is incorrectly colored gold.

15 November 2020 - Pg 33 – 1. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.

15 November 2020 - Can we include a multimodal (non-motorized) bicycle and pedestrian traffic count as well?

15 November 2020 - Pg 33 - 3, e. TRUCK TRAFFIC.

15 November 2020 - Riverside Parkway as an alternate truck route to and from HWY 6 and 50? General consensus seems to be that less traffic through downtown area would be a good thing. A downside would be a shift of road maintenance from state Highway I-70B to Riverside Parkway and City responsibility.

Pg 34 - 4. Encourage the use of transit, bicycling, walking, and other forms of transportation.Perhaps add a new item: j. Review established infrastructure and commercial centers for cost effective transit, pedestrian, and bicycling improvements to make them accessible, functional and easier for these user groups to access.

Pg 39 – 4. Support a lively arts and culture community.

Creating multi use public spaces is mentioned, but not specifically given its own section. Developing facilities at regional parks to provide a venue for gatherings such as: festivals, farmers markets, street fairs, political rallies, public music, outdoor fair-weather classroom, neighborhood gatherings.

Pg 40 - Waste Reduction

No mention of green (biodegradable) waste.

Pg 42 – 1., c. RECYCLING AND COMPOSTING. Continue to support recycling efforts and programs while evaluating options for City residents for single-stream curbside recycle and compost.

End sentence with ...single-stream curbside recycling as well as compost and green waste pickup.

Pg 48 - Fiscally Sounds

Was this intended to read "Fiscally Sound", without the s?

Pg 82 – Is there not already a Multiuse trail connection planned along Leach Creek as discussed in following pages? Does this need to be shown on the map?

Pg 84 – Connection to the Colorado River is important and discussed in detail for the Downtown Subarea, should there not also be some mention of access to the river and Riverfront Trail in the 24 Road Subarea? For further consideration, as

density increases in the Appleton area, it strikes me that the 24 Road corridor will be their closest accessible river access. I would suggest a Functional Improvement of accessible river amenities for those in the 24 Road corridor and beyond.

Pg 95 - Bike and Pedestrian Transportation Priorities Map

The City has invested heavily in multimodal transportation improvements in recent decades and now boasts a network of bicycle and pedestrian facilities.

Given the twice received Bronze rating from League of American Bicyclists and that we have yet to receive a Walk Friendly Communities designation, is it overly self-aggrandizing to say we have "heavily" invested in multimodal infrastructure and that it is complete enough to be considered a network? Perhaps the following would be more suitable: The City has increasingly invested in multimodal transportation improvements in recent decades and is proud of its growing network of bicycle and pedestrian facilities.

Other Public Comments received during the Public Review of the Draft Plan dated November 4, 2020

David Thornton

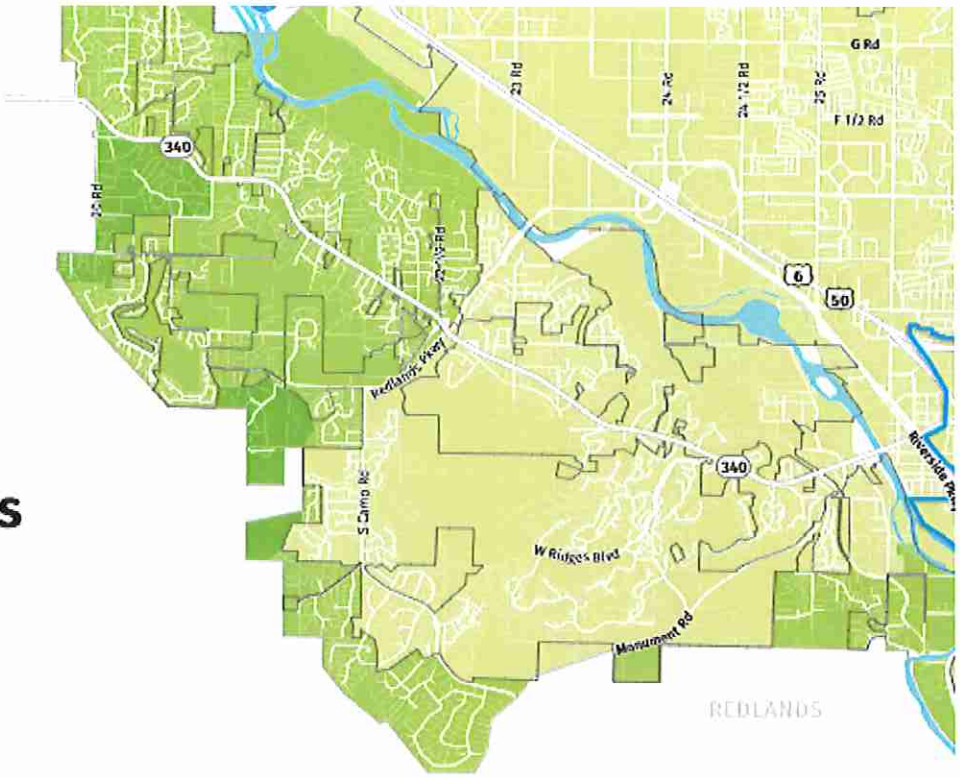
From: Kevin Bray <kevinbray@brayandco.com>
Sent: Thursday, November 5, 2020 1:29 PM
To: David Thornton
Subject: Comp Plan

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi Dave,

I am just glancing through at this point but have a couple comments for you.

1. Shouldn't all of riverside, the little neighborhood between downtown and Walmart, the City shops area, the neighborhood near dike road, as well as the very blighted rosevale area be included as a priority for incentive. It will be a huge lift for these properties to redevelop but also a huge improvement to the existing. Also, with millions of dollars being pumped into the dos rios area, shouldn't there be some encouragement for the neighborhood next door to be able to follow suit?



Intensification and Growth Tiers

Tiers

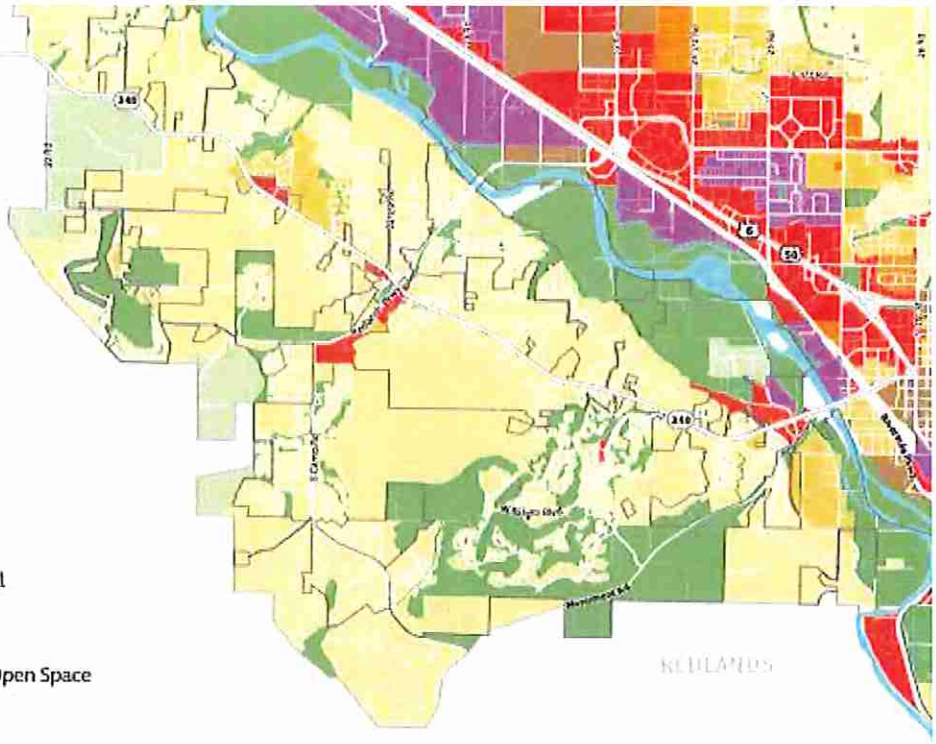
- Tier 1: Urban Infill
- Tier 2: Suburban Infill
- Tier 3: Outward Growth
- Incentive Areas

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

DRAFT
FOR PUBLIC REVIEW

2. We were required by staff to request a change to the FLU for the Frog Pond property at 2501 Monument Road. It was clear that the code did not technically require this, but staff did. Its hard to tell on this map but it appears that the property is now in the residential low FLU category instead of the residential medium we recently had changed through the formal process.



Land Use Plan

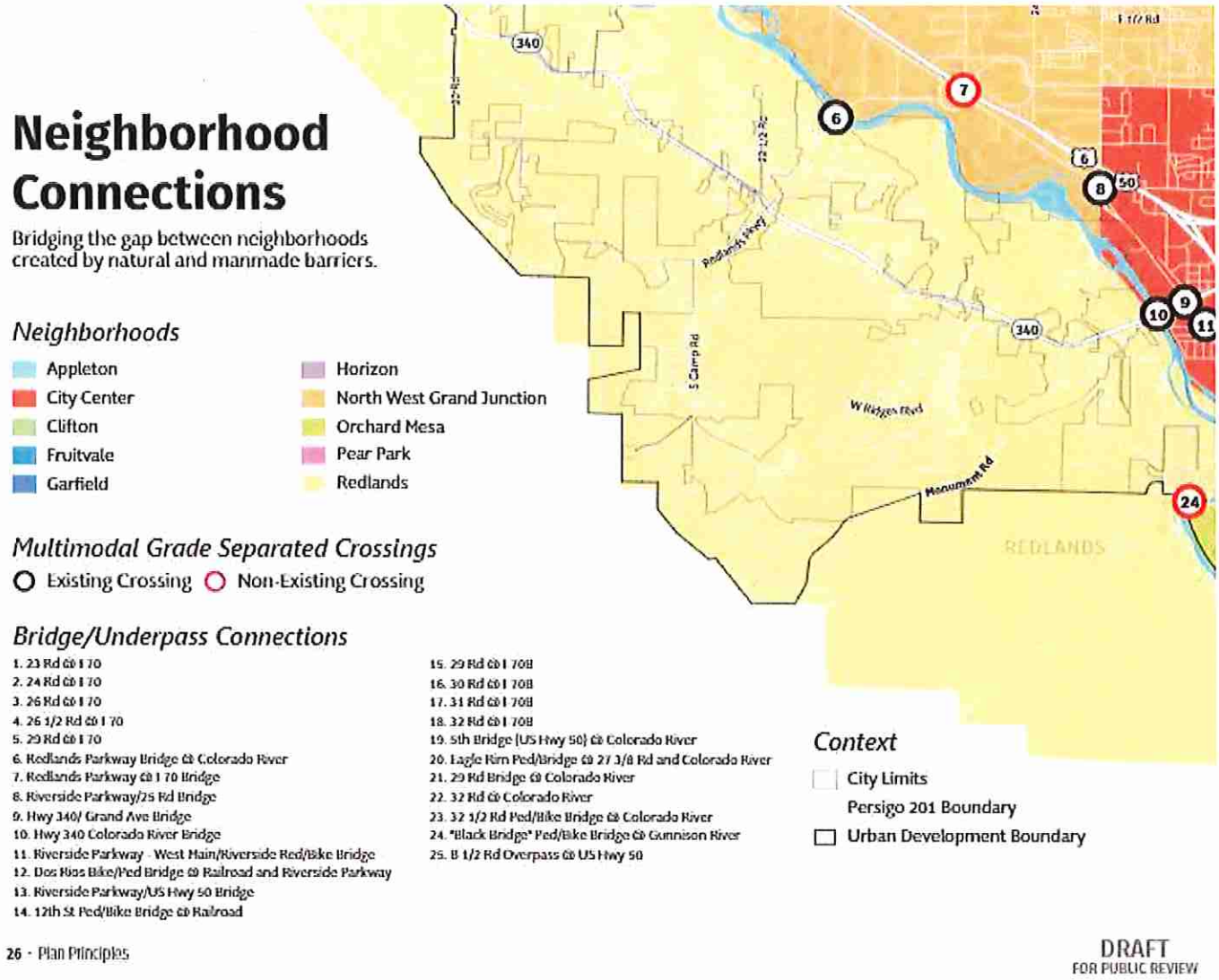
Land Use Categories

- Rural Residential
- Residential Low
- Residential Medium
- Residential High
- Mixed Use
- Commercial
- Industrial
- Airport
- Parks and Open Space

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary

3. I noticed this bridge at location 24 and was thinking that a bridge across the river from 24-12 would allow trail users direct access to las colonias, and the downtown and vice versa. This would be a huge economic driver for the downtown. Densities along rosevale road should also be considered for a higher density of development because of closeness to town and the obstacle of not having the scale to redevelop. Remember the Colfax example where they weren't allowing enough scale which was an obstacle to redeveloping that corridor?



Thanks for taking these comments into consideration. I'll have to look through it in more depth to have a better understanding of the entire document. Great work putting this together over the last couple of years!

Kevin

Kevin Bray
Development Director
BRAY REAL ESTATE DEVELOPMENT



M: 970.270.9985
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A: 244 N. 7th Street
Grand Junction, CO 81501
W: www.brayandco.com
Leading REAL ESTATE COMPANIES OF THE WORLD

David Thornton

From: Dean Bressler <dean.bressler@mesacounty.us>
Sent: Tuesday, November 10, 2020 10:01 AM
To: Chris Muhr; David Thornton
Subject: Re: Draft 2020 One Grand Junction Comprehensive Plan is now available

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi Chris,

Thank you for reviewing the draft 2020 One Grand Junction Comprehensive Plan! And thanks for your positive feedback! I can't take credit for the plan other than having participated as a cooperating regional agency. Dave Thornton, principal planner with the City of Grand Junction has managed and guided the Comp Plan development process. I've copied Dave on this email so can see your kind words. Of course, Dave and I would welcome additional comments from a careful reviewer like you. Also, if you have time and interest, see way below for the opportunities for attending a virtual review session later today and / or on Thursday, the 12th.

Thanks again, stay safe, and see you out on the trails!
Dean

Dean Bressler, P.E.
Senior Transportation Planner/Engineer
dean.bressler@mesacounty.us
(970) 623-8479

Grand Valley Metropolitan Planning Organization/
Mesa County Regional Transportation Planning Office
525 S. 6th Street, 2nd Floor
Grand Junction, CO 81501

On Sun, Nov 8, 2020 at 1:16 PM Chris Muhr <chris@allmetalswelding.com> wrote:

> Hi Dean!
> Great job on the Comprehensive Plan! Ive gone through most of it and it certainly encompasses a lot of material and shows that our local governments are putting in a lot of work planning for the future.
> Thanks for all you do!
> Happy Trails!
> Chris
>
> On Nov 6, 2020, at 10:40 AM, Dean Bressler <dean.bressler@mesacounty.us> wrote:
>
> Good morning,

From: Robert Small <rsmall00@gmail.com>
Sent: Wednesday, November 11, 2020 6:31 AM
To: Lance Gloss <lanceg@gjcity.org>
Subject: Re: Future Land Use Map - Window Lake

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

I appreciate the knowledge that you are familiar with my neighborhood, and Lake Road. When I purchased these parcels they were under a mine reclamation permit, Whitewater Building Material had recently completed mining operations. All of the parcels were zoned commercial industrial. I have spent the past 14 years doing reclamation of the property. The parcels along Lake Road were not mined or reclaimed but retain original house foundations and farm qualities of 100 years ago.

Perhaps in a logical world the County of Mesa and the City of Grand Junction would allow me 12 lots along Lake Road, all on septic, as all the lots are on septic across the street on Lake Road,

I realize it is of no significance that I have spent a half a million dollars to create this oasis, a migration corridor of conservation one mile from downtown, that I maintain a mile of Riverfront Trail, provide security and protection for the public to enjoy.

I do object to both the County and the City rewarding my success by downzoning and planning to remove whatever property rights remain with future land use maps and comprehensive plans. The burden of my good works are higher real property taxes, increased liabilities, trespass, and a suspicious public.

There is a very nice commercial parcel adjacent to Power Road, it was a gravel sales yard, the weight scale foundation still remains. It is close enough to the sewer pump station to be in Persigo district, It is contiguous to Kevin Bray's Kamp. There is a great and hopeful possibility that this parcel might someday be developed to recover some of the expenses of my conservation ranch.

Truly,
Robert Small manager Window Lake LLC and N V LLC

On Tue, Nov 10, 2020 at 4:54 PM Lance Gloss <lanceg@gjcity.org> wrote:

Hi Robert,

Thanks for calling. Here's the draft plan: **http://www.hlplanning.com/portals/grandjunction/draft-plan/.** You can also make comments on that site, or email me back with comments, etc. A sketched up map of "green" vs "red" would be helpful. The overall draft map is on page 59 of that draft plan.

I just want to underscore again that this doesn't change your zoning and also matches the future land use map that was adopted 10 years ago, but also that I totally get where you are coming from. Let's try to find an action that makes sense for you, and take it.

Thanks,

Lance

Lance Gloss

Senior Planner

City of Grand Junction

(970) 244-1422

From: markmadsen49@gmail.com <markmadsen49@gmail.com>
Sent: Wednesday, November 11, 2020 2:37 PM
To: comdev <comdev@gjcity.org>
Subject: 2020 comprehensive plan imput

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Dear City Council and Planning Committee- I have reviewed your proposal for changing land use in the City's 2020 Comprehensive Plan and would like to strongly suggest that the area termed "residential low" north of I-70 and between 24 and 25 roads be designated a maximum of one dwelling per acre. Please do not disrupt these established neighborhoods and create urban sprawl north of I-70. There was unambiguous public opinion backing this view expressed at a packed city council meeting concerning the proposed Maverick development in this same area. I urge city council and planners to please follow public sentiment which has not changed. Thank you- Mark Madsen (2484 Sage Run Ct., GJ)

David Thornton

From: GLEN H DIANE H GALLEGOS <dhgallegos@msn.com>
Sent: Thursday, November 12, 2020 2:10 PM
To: shillard@counciltree.com; Duke Wortmann; Kraig Andrews; Rick Taggart; Chuck McDaniel; Phyllis Norris; Phillip Pe'a; Anna Stout; john.justman@mesacounty.us; Scott.McInnis@mesacounty.us; rose.pugliese@mesacounty.us; patrick.coleman@mesacounty.us; citymanager; John Shaver; Scott Peterson; Tamra Allen; David Thornton
Cc: Cynthia Komlo; Bob Fuoco; Dave Zollner; Mark Madsen; GLEN H DIANE H GALLEGOS
Subject: Re: Comprehensive Plan Draft Plan

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To the City Council and Mesa Board of County Commissioners and Planning Staff,

Thank you for your time. You have received our North Grand Junction Neighbors (NGJN) letter sent from Stephen C. Hillard. In addition, Glen and Diane Gallegos would like to add would like to add a few other comments.

1. The large percentage of those that attended the public meetings for the 2020 Comprehensive Plan(CP) were there because they were not represented in the 2010 plan. The citizens were hoping that their voices would be heard and taken into account this time. Their main intention was to push back the Urban Density Boundary that was bordered by 24 and H Roads (Area 6) to the 201 Boundary and preserve our rural areas from higher densities. Higher densities and commercial in Area 6 in the Comprehensive draft plan is exactly the opposite of the public responses at these meetings.

2. Area 6 is a **one square mile** area and a key beneficial area for Grand Junction to keep as RSF-E(one unit/per acre) for Future Land Use. Here are only some of the reasons:

1. It is ten minutes from both Hospitals. It has and will continue to attract top professionals and businesses to move to Grand Junction with the Future Land Use (one unit per acre.)
2. It is already 70 % developed and an historically established neighborhood.
3. The Grand Junction Community wants to preserve this area of growth to 1 unit per acre which will provide diversity of choice. It has a greater benefit to the whole of Grand Junction than cluster housing.
4. It provides a transition zone and buffer zone from urban density. This area is not low-density sprawl nor infill.

3. Mesa County Commissioners agreed with the community at past Presigo meetings. They have turned down (tabled) the expansion of the 201 Boundary into Area 6. When presented this expansion the next year they did not deem it necessary to revisit this issue. That's twice recently, not including the objections in the past. Now the city is trying to push this issue again against public opinion. Solution push back the Urban Density Boundary to the Persigo boundary in Area 6.

4. The Low-density designation is not really low density 2 - 5.5 units per acre. This is a long stretch from the old definition in 2010 that was 1-2 units per acre. The Comprehensive Plan says the zoning designation for 2-5.5 units per area would be R-4 or R-5. The (CP) eliminates the choice of R-2 and R-3 and also eliminates RFE-Estate (one unit acre.) This creates a major flaw and hole for further expansion of the city in the future. Eliminates choice, buffer zones, creates controversy, and is Not sound planning.

5. Don't cut short this planning process that will take us 10 to 20 years in the future. This draft plan should not be pushed ahead until the NGJN concerns are addressed but and the community has ample notice and time to digest it and give their input. This is a first look. We probably have more concerns but have had enough time to look into them. The NGJN asked to see the plan and were not allowed until they to put it on their web site.(11/4) They call it a "final draft." What does this suggest to the public? It should be a 1st draft. I was told all comments should be in from the public input meetings by 11/12 a week after putting it on the city web site and a day or two after attending the virtual meeting. Advertising of this plan was insufficient Daily Sentential had not times or dates for public input. The city web site does not show case it and it is difficult to download and to find how to respond or know that you can respond. Then to give 1000 words. This is too important to sidestep the public.

6. Take time to **DO IT RIGHT** all of our futures here in Grand Junction depend on this.

Please respond to our concerns,

Glen and Diane Gallegos
dhgallegos@msn.com 970-243-1565

November 12, 2020

STEPHEN C. HILLARD

887 25 ROAD

GRAND JUNCTION, CO 81505

Re: Objections To, and Recommendations Regarding, Draft 2020 City Comprehensive Plan (the "Draft Plan")

To the City Council of Grand Junction and Board of County Commissioners of Mesa County:

As you are aware, over the past several years, a majority of County residents in the North Grand Junction area have expressed substantial opposition to both annexation and higher-density development of their neighborhood.

Similar points of view were expressed by the general public with respect to development of the Draft Plan. See Exhibit A.

The North Grand Junction Neighbors ("NGJ Neighborhood"), organized in 2019, represents the substantial majority of residents in the area of the County north of I-70 between 24 Road and 26 Roads. This citizenry strenuously opposes certain provisions of the Draft Plan.

The basis for this opposition can be summarized as follows:

1. Deja Vu All Over Again.

Here we go again. The Draft Plan inexplicably flies in the face of a highly-public, fully considered, recent and unanimous decision by the City Council.

Throughout 2019, the question of future dense development in the NGJ Neighborhood was thoroughly reviewed by the City and the public in connection with the Maverick Estates Subdivision. After overwhelming opposition represented by petitions, written comments and overflow crowds voicing concern over development in this area, along with strenuous opposition from the County, the City Council, by a slim 4-3 vote, allowed annexation of the Maverick parcel, but unanimously limited development to one dwelling per acre. This prolonged, highly public, thoroughly-vetted, and, frankly, expensive decision was widely viewed as a vote on the level of development to be allowed in this area in the future.

The Draft Plan (at 59-60) now proposes to more than quintuple the density limit in a substantial portion of this area, to 5.5 units per acre, including the

Maverick Subdivision. No facts have emerged to alter the City's prior decision or to justify the amazing expansion of proposed development in this area.

That is because there are no such facts. Instead there appears only to be a resurrection of the previously-denied goal of the City Administration to promote substantial development in the NGJ Neighborhood.

2. The Draft Plan, as Written, is Flawed Because it May Not Receive County Approval.

Under the clear provisions of the Persigo Agreement, failure to obtain County approval will invalidate the 2020 Comprehensive Plan.

The Persigo Agreement provides:

> "2. No policy shall be effective until formally adopted by both the Council and the Board of County Commissioners.
>
> 3. Policy means:
> (a) Setting goals and objectives:"

Persigo Agreement at B. See also Persigo Agreement at Exhibit 1 (Definitions) at 18.

It is difficult to think of a more on-point example of a "Policy" as defined in the Persigo Agreement than the Draft Plan. Accordingly, there is a substantial bilateral process to go before the City can claim to validly adopt the Draft Plan.

The question then becomes, will the County ever approve the Draft Plan with the problems identified herein? Given the County's prior, very public opposition to the process and substance of the Maverick Estates matter, we believe there is a good chance that it will not.

We respectfully offer some corrective solutions for the Draft Plan at the end of this letter.

3. <u>It is an Overreach to Provide for the Urban Development Boundary ("UBD") to Reach Beyond the Persigo Agreement Boundary.</u>

An avowed purpose of the Draft Plan is to align the Urban Development Boundary ("UBD") with the Persigo 201 Boundary ("201"). Without any rationale, — not exhaustion of in-fill capacity, and certainly not public opinion — the Draft Plan now departs substantially from that goal. The public is left with the

sad conclusion that this exercise in line-drawing has more politics than sound planning behind it.

4. Providing for Dense Commercial (and Residential) Development Next to the Low-Density NGJ Neighborhood Area is Intrusive.

The Draft Plan proposes an expanded commercial center within the NGJ Neighborhood. The proposed residential density of 16 units per acre intrudes well beyond the current neighborhood character of 1 unit per 5 acres.

In fact the increasing density ratios are stunning:

- Existing NGJ Neighborhood average, and "Rural Residential" category — 1 unit to 5 acres
- Maverick — 1 unit to 1 acre
- "Residential Low" category — 1 unit to 0.18 acre
- "Commercial" — 1 unit to 0.06 acre

This out-of-control densification is far beyond what had previously been suggested to the public.

As was the case with the 2010 Plan, aspirations are likely to run far ahead of reality. The demand for such a dense commercial development in this area is unproven. It is essentially aspirational "vapor-ware".

Accordingly, this proposal for commercial development should be down-sized and, in any case, not be used as a bootstrap to justify residential densification of the NGJ Neighborhood.

5. The Draft Plan Does Not Provide a Basis for Differentiating Between "Rural Residential" and "Residential Low" Areas.

The Draft Plan provides no basis for categorizing the lands within the NGJ Neighborhood as, on the one hand, "Rural Residential" (1 unit per 5 acres), and, on the other hand, "Low-Density" (2 to 5.5 units per acre). Notably, the adjacent Appleton area is categorized as Rural Residential.

These arbitrary distinctions will fracture the NGJ Neighborhood and impose upon the prerogatives of the County. They should be remedied by designating as "Rural Residential" any portion of the NGJ Neighborhood within the UDB.

Finally, the term "Residential Low" is deceptive to the public because it glosses over what most people would view as medium to high density,

6. The Draft Plan Fails to Assess the Natural Barriers to Development.

It appears that much of the NGJ Neighborhood encompassed by the expanded UDB may not be feasible for dense development. This is because the natural topography will require sewer infrastructure to cross large ditches and run uphill. It appears that this problem has not been assessed prior to the conclusions drawn in the Draft Plan.

7. The Draft Plan Conspicuously Omits Sound Planning Principles Found in the 2010 Plan.

These include:

- The important and powerful commitment to preserve existing neighborhoods as "islands of stability".
- Providing buffer zones between neighborhoods of differing densities.
- Clarifying the important requirement of fully-developed Impact Statements to allow public review of annexation decisions.

We believe there is nothing in the record of this Draft Plan that justifies omission of these principles.

8. The Draft Plan Fails to Provide a Current Audit of In-Fill Capacity Within the City Prior to Expanding the UBD.

As was the case with the Maverick Estates matter, the location of the UDB outside the 201, and the heavy lean toward denser development, are simply not warranted. This is especially true because exhaustion of in-fill is now the primary avenue for justifying municipal development outside the current boundaries. To our knowledge, the City apparently has still never completed an actual in-fill audit for public review. Without such an audit and review (which should be much more than merely an undetailed map), how can there be a reasonable decision to expand the UDB?

If the Draft Plan were held up to the light of such an audit, it seems likely that no such expansion would be warranted.

9. Peace in the Valley.

Lastly, and perhaps most important, why pick this sort of fight?

As it stands, the City is in several ways attempting an approach that, if the past is any guide, will create disputes and delays, raise development costs, engender distrust, and bring more contention before the City Council and possibly the courts.

Instead, we respectfully suggest a remedial approach. The key issues are outlined below.

Suggested Remedies:

Based upon the above, the NGJ Neighborhood asks that the Draft Plan be modified in four key respects:

A. Move the UBD back to the Persigo Boundary in the GJN Neighborhood.

B. If the UDB is kept as proposed, limit any planned density in that part of the NGJ Neighborhood to "Rural Residential" (1 unit per 5 acres) or to the standard of the Maverick Estates parcel (1 unit per acre). It should also be designated as Tier 3 (see Draft Plan at 59) for any contemplated development.

C. Amend the Draft Plan to address four fundamental items:

- Providing confirmation of the "Islands of Stability" principle.
- Providing a current in-fill audit for public review.
- Providing confirmation that Impact Plans are to be timely and thorough.
- Providing for buffer zones between inconsistent neighborhood densities.

D. Defer approval of the Draft Plan until it is modified as above and then approved by the County pursuant to the Persigo Agreement.

We would welcome the opportunity to sit down with the City and discuss modification of the Draft Plan to respond to these concerns.

Thank you for considering these important points.

Sincerely,

Stephen C. Hillard

November 12, 2020

cc:

Mesa County Commissioners:
- Commissioner John Justman
- Commissioner Scott McInness
- Commissioner Rose Pugliese

County Attorney Patrick Coleman

City Council Members:
- Mayor Duke Wortmann
- Mayor Pro Temp Kraig Andrews
- Councilmember Rick Taggert
- Councilmember Chuck McDaniel
- Councilmember Phyllis Norris
- Councilmember Phillip Pe'a
- Councilmember Anna Stout

City Manager Greg Caton
City Attorney John Shaver
Scott Peterson
Tamara Allen
Dave Thornton

North Grand Junction Neighbors:
- Cynthia Komlo
- Diane Gallegos
- Bob Fuoco
- Dave Zollner
- Mark Madsen

AMAZING INSIGHT ON GRAND JUNCTION PUBLIC OPINION FROM COMPREHENSIVE PLAN "VISIONING" PUBLIC MEETING:

NO MAVERICK ESTATES-TYPE ANNEXATION

To: The Grand Junction City Council

cc: The Grand Junction Planning Commission
The 2020 Comprehensive Plan Advisory Committee
The Board of Commissioners of Mesa County

Date: July 22, 2019

Re: Maverick Estates Annexation

From: Stephen Hillard, Grand Junction North Neighborhood

The first 2020 Comprehensive Plan "Visioning" public meeting was held on July 16, 2019. It drew an overflow, highly participatory crowd of more than 144 citizens. Much higher than expected, this group sat together for two hours at 16 tables of roughly 9 persons each. They discussed their vision of the future of Grand Junction, marked areas on maps, and then presented to the entire group their table's consensus findings.

The results (in effect from 16 independent focus groups) were highly relevant to the City Council's upcoming consideration of the controversial "Maverick Estates Annexation" (MEA) proceeding on August 21, 2019.

The results were consistent and substantially against MEA-type annexations. 12 to 14 tables expressed relevant citizen viewpoints about the way to grow the city:

Exhibit A

- "Keep rural areas intact."
- "Encourage in-fill"
- "Allow affordable housing but use in-fill first."
- "Avoid urban sprawl."
- "Preserve agricultural land."
- "Keep North Grand Junction rural."
- "A rural atmosphere is a key part of the attraction of the city."
- "Don't turn us into [Denver, Thornton, etc.]."
- "Leave low-density areas intact."
- "Improve public notice."
- "Citizens don't know, or find out too late, what is happening."
- "Don't do flagpole annexations."
- "Don't expand the Persigo boundary."
- "Don't shortcut the proper procedures."

If the City Council were to commission a survey of the views of its residents, it probably could not do better than this meeting. It represents an accurate gauge of the citizen perspectives that the City Council is elected to represent.

The MEA will present to the City Council a proposal that goes against the above public expressions, as well as explicit directives of the 2010 Comprehensive Plan. The MEA is:

- Contrary to the clear wishes of the neighborhood (result disfavored under 2010 Comp. Plan)
- Flagpole annexation (disfavored under 2010 Comp. Plan)
- High-density fracturing of rural neighborhood (contrary to clear directive of 2010 Comp. Plan)
- Creation of urban sprawl (ditto)
- Without regard to the city's in-fill potential (ditto)
- Shortcuts of procedure (e.g., the "backdated" 3-Mile Plan rather than a truly updated plan) (ditto — plans must be updated)
- Inadequate public notice

—End—

David Thornton

From: Tamra Allen
Sent: Thursday, November 12, 2020 1:57 PM
To: David Thornton
Subject: FW: Feedback: Cancellation, In-Person 2020 Comp. Plan

FYI.

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

City Hall is currently closed to the public on Tuesdays and Thursdays. City Hall will be open on Mondays, Wednesdays, and Fridays, however, we encourage you to conduct business online, by phone or by appointment as possible. I will be available by email and phone during regular work hours.

ONE GRAND JUNCTION
COMPREHENSIVE PLAN

From: Cynthia Komlo <cynthia.komlo@gmail.com>
Sent: Wednesday, November 11, 2020 11:07 AM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Re: Feedback: Cancellation, In-Person 2020 Comp. Plan

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Hi Tamra,
Thank you for your email. Here's a Feedback brain drain :)

Last night's presentation content went well in my opinion. Although I've Downloaded the Plan and have read it when it was published last week, I intentionally asked questions and addressed issues from the "lay-neighbor's" perspective who had not seen the map or had time to read the plan.

You have to admit, it's pretty overwhelming when city planning is not our "vocation". It takes people "time" to digest, especially with the distraction of the chaotic ongoing presidential election and local/National surge in covid. We have neighbors with children and adults who have covid. Life is tough right now not just in the North area but for our entire valley.

Twenty-five people, in my opinion, was a disgraceful turnout for a city of our size. To be honest, I truly do not think "one week" is long enough to share the city's research findings & Draft. I would hope the city is sensitive to this and adjusts

timelines and deadlines to reflect that the city wants the public's input. I hear so often that "the city doesn't care what the public want... the city is going to do what they want to do anyway." I hear a high rate of mistrust toward the city.

In my discussions, I ask people if they participate? Or if they heard of the 2020 Comprehensive Plan? I'm surprised how many people who have not heard about it. Dan, my husband, didn't see any advertisements for this BIG DEAL EVENT. The city has poured a lot of money and time into this project.

Anyway, word of mouth marketing is helpful, however I'm hearing the city is moving too fast with this important Draft. How can more people become aware of it?
Can you offer more Draft Public Presentations after the city advertises broader?

Can you post press releases/maps and contact info at CMU, the library, post them in business windows downtown, tv, radio, post in glass kiosks? At least the city can say you did rather than the complete minimal requirement in The Daily Sentinel when many people do not subscribe. I tell you this because I want the relationships to become more trusting between the city, the public, and the county.

During the presentation, I asked for Josh to leave the maps open on the screen because words seem invisible without the map to follow along. Seeing the different maps up on the screen helped to think of questions. Josh did a good job when I asked for him to keep them up, however, during the Q & A portion sometimes he turned the map off... this did not feel effective staring at a blue screen.

Josh mention to Download the map. Not all people have the computer hard drive space or most likely the internet is slow. Looking at one chapter at a time was a very useful suggestion. My husband set up 2 computers so he could follow Josh. Not everyone has 2 computers. I'm involved, so I've had one week to review it and I still need more time!

Yes, I learned some new information. Of course! I'm not a city planner. I need to look at the Plan/Maps again. I have a feeling though that the Plan/Maps are published and this is it. No more changes.

Thank you, Tamra, for adding all your extra knowledge-thank goodness!!! You are a STAR!!! Dave appears "shut-out" wearing his big headphones- it's a body language thing. People don't know him. Dave might consider wearing a different smaller hidden ear piece so he appears approachable. Dave, no offense, just trying to improve circumstances.

I'm happy to report that our home ended up in "rural residential" (nice pic of our home in the Plan btw!)

I'm disappointed we don't have parcels zoned R1 or R2 only. I didn't understand how the maps are not zones as Josh stated when the colors clearly show they are. This was confusing. I didn't want to dwell online. Developers will naturally want the best bang for their buck and build 5.5 units per acre along H Rd. I wish there were more feathering between zones. I disagree that it creates more Urban Sprawl. I think it's ascetic planning.

I'm also concerned about builders taking short cuts. Subdivisions that are well planned and we'll built work well for the public Not just for the builder. This town needs green space and walking trails within the subdivisions. Lakeside Subdivision was well built in the 1970's. It needs some updating which they're working on. This is a great subdivision with a nice size pond, walking trails, and more.

Example: Our son lived in Stonegate subdivision in Parker, CO. It's high density with a long green space that runs the entire length of the subdivision, between the three story condos. They have multiple Gazebos, Grills, Swimming Pools, Playgrounds, sidewalks for the kids & adults between the length of the subdivision making it feel private. Have you seen this? Stonegate also has a curb appeal entrance to the subdivision. Details can dress up areas in inexpensive ways if done right.

Putting a limit on height for buildings and signs will greatly enhance this town. TALL Billboards are UGLY. We live in a new culture, let's listen to you people and change our ways of construction, including the very narrow bike paths we currently have. Dangerous!

Please no more white plastic fences. This style does not fit the Grand Valley.

Speaking of details- Streetscapes. It's wonderful to see horticulture utilized in the planning of our city, however- Who is going to maintain the "living plants"? Look around our city now, the city does better but businesses should have a policy where they must maintain their landscape. Policy states they must install a landscape but it does not fine them if they don't maintain it. There are many, many dead plants, shrubs, trees around town. Even some round-abouts look horrible. Why plant them if they are not maintained properly? Trees need pruning, weeds pulling, and overcrowded growth thinned out. Yes, these are details but a kept landscape should be part of the beautification of our city. Do you see my point?

Back to the presentation- I still am not keen at all of C1 stretching to 24 1/2. Why not go west? As we in the North have been trying to maintain the rural character of this space, strip in GJ. I know I'll learn more as the county gets involved.

Please consider slowing down this process a bit considering the surge in Covid. This is not to be ignored. Helping the public in different ways to see the Draft Maps/Plan to help build more trust in our community. Nothing is perfect but we all have opportunities to re-create.

I loved how Josh talked about the 5th Street bridge and Mill Tailings eye sore!!! Bravo! Who would have guessed Watson Island, the Botanical Gardens, and the River Front Project, Los Colonias would have evolved from a heap of scrap metal and trash?! Beautiful example. Personally, I think Josh could open the presentation with this example. It seems he would capture the attention and shine light on the City's Vision immediately with that example.

Thanks again Tamra. I wrote more than I thought in this brain drain :) I hope this helps the city team and the public. I want to work with you, not against you.

Can you please CC this to Dave Thorton, Josh, and to whoever you think might benefit? I didn't want to automatically CC people without your permission.

Sincerely

Cynthia

Cynthia Komlo
(970) 270-705:

On Wed, Nov 11, 2020 at 8:57 AM Tamra Allen <tamraa@gjcity.org> wrote:

> Thank you, Cynthia. We received this and will be canceling your in-person reservation. I hope you found last night helpful and informative.
>
> Thank you,
>
> Tamra Allen, AICP
> Community Development Director
> City of Grand Junction, Colorado
> tamraa@gjcity.org
> 970-256-4023

City Hall is currently closed to the public on Tuesdays and Thursdays. City Hall will be open on Mondays, Wednesdays, and Fridays, however, we encourage you to conduct business online, by phone or by appointment as possible. I will be available by email and phone during regular work hours.

-----Original Message-----
From: Cynthia Komlo <cynthia.komlo@gmail.com>
Sent: Monday, November 9, 2020 11:36 AM
To: Tamra Allen <tamraa@gjcity.org>
Cc: David Thornton <davidth@gjcity.org>
Subject: Cancellation, In-Person 2020 Comp. Plan

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Hi Tamra,
I signed up for all three 2020 Comp. Plan events, however, due to me being a "High Risk" person for Covid and the surge in GJ, we need to cancel our 4-4:30 pm Registration time-slot for this In-Person Presentation. I wrote my cancellation on the Poll page, but I'm not sure if you'd get it in time. I want someone else to have the opportunity. Can you please Reply so I know you cancelled our Registration?

Thank you.

Cynthia

Cynthia Komlo
852 24 1/2 Road
cynthia.komlo@gmail.com
(970) 270-7052

David Thornton

From: Cynthia Komlo <cynthia.komlo@gmail.com>
Sent: Thursday, November 12, 2020 6:34 PM
To: David Thornton; Tamra Allen; Scott Peterson; citymanager; Phillip Pe'a; Patrick Coleman; Rose Pugliese; John Justman; Duke Wortmann; Scott McInnis; Anna Stout; Phyllis Norris; Kraig Andrews; Chuck McDaniel; Rick Taggart; John Shaver
Cc: Steve Hillard; Diane Gallegos; Bob Fuoco; David Zollner; Mark Madsen; Cynthia Komlo
Subject: Feedback Letter-2020 Comprehensive Plan/Map Presentation

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Dear Dave, Tamra, Greg, Grand Junction City Council and Mesa County Commissioners,

Thank you for taking the time to read my letter.

I attended yesterday's 11/11/2020 two hour virtual presentation regarding Grand Junction's 2020 Comprehension Draft Plan and Map. I also attended today's 11/12/2020 one hour virtual Session. I asked multiple questions throughout each Session, wrote comments, including responded with a number of comments to Tamra Allen's 11/11 email to me, when she asked how I thought the Presentation went?

1) Tamra, can you please Forward that email to everyone on this email list and beyond? I have a copy if you can't find it. I'd like those thoughts/comments added to the City's and the County's 2020 Comprehensive Plan discussion.

2) After the presentations I feel more informed regarding the city's intentions for the valley. Thank you! I also feel sad because it seemed the city was telling the participants in a matter of speaking... we listened, but this is what we are doing. **I had a glimmer of hope when Tamra stated, this Draft is a "living document"... If it's not feasible the Plan can adjust. I truly hope so.**

3) Steve Hillard wrote a letter that I agree with his points as well. The hope that we hang on to, and many, many of the North Neighbors do is that the City and County can see the aesthetic benefit of **"feathering subdivision boundaries"** that blend naturally into the North rural areas. Particularly, in **#6 area** on your map as Diane Gallegos refers to.

4) Developers are in business to make money. Why build two houses on one acre when they can build 5.5? Aesthetically for example, Lois Dunn's property is North of H Road and 24 1/2 . It angles and is sandwiched between two large beautiful parcels of rural land. If she builds 5.5 units per acre sandwiched between the existing two rural parcels with one house on them, neighbors will be angry, mistrust the city more, and the swath of rural land ruined. In my opinion, One house per One acre (R1) is an option we already agreed on regarding appropriate "feathering boundary" in the #6 area. If the City honored our past discussions, it seems North Neighbors might feel the City listened.

Please consider feathering subdivisions East of 24 Road in the North area #6.

5) The City of grand Junctio's website states:

The Mission of the City of Grand Junction is to be the most livable community west of the Rockies by 2025.

The Core Values of the City of Grand Junction are Integrity, Respect, and Bridge Building.

Nov 12, 2020

I know the City Development staff prides themselves that they have listened to people in the 2020 Proposed Land Use Map about no material density change [expansion] from the 2010 Map, and to instead highlight development infill.

The problem with that is that **the 2010 map was an overreach** in density because it made radical jumps in density **based upon unnatural projections for explosive growth using statistics from 2004-2009**. The 2010 plan used poor information, and **it remains misleading today as a holdover into the proposed 2020 Plan**. I speak of the North central part of the Plan, as it shows up to 5 units per acre.

This is further problematic by **shoehorning 1 acre density in with up to 5 units per acre in the so-called 'Residential Low.'** They are far from similar uses. There needs to be a distinct category for 1 acre development as it is distinctly different than 4 or 5 units per acre. For Grand Junction, **4 to 5 units per acre is hardly 'low'**; maybe for NYC or Denver.

This confusion [mixing dis-similar uses] **sends the wrong message** to developers that play for the highest density for the big bucks. **No wonder there is so much consternation** when their plan comes to the public for 4-5 units/ac when the *average* around them has been improved at 1 home on about 5-7 acres. **The proposed Map helps set up failure to communicate.**

Proposed fix: Move <1 unit per acre to 'Residential Medium'

OR

Create new 1 unit per acre 'Residential Very Low'

This would be the area [in the North] between the UDB and the Persigo boundary between 24 and 25 Roads North of I-70.

Dave Zollner
2562 H Road
dzollner@gvii.net
970.361.1300

David Thornton

From: Cynthia Komlo <cynthia.komlo@gmail.com>
Sent: Saturday, November 14, 2020 8:47 AM
To: David Thornton; Tamra Allen; hlwebinars@hlplanning.com
Subject: Comment: 2020 Comp. Plan

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Thank you for the opportunity to comment.
The One hour virtual was a chance for people with minimal time to drop in. My only comment is that I would have preferred to have seen Tamra in the line-up of faces rather than just her voice. Tamra has good data to add to the conversation. We need to "see" the team who has worked so hard on this plan... relationship building.

I wish there were more public input presentations at this stage in the process with more ways to increase attendance of all ages.

Thank you,
Cynthia

Cynthia Komlo

David Thornton

From: Tamra Allen
Sent: Tuesday, November 17, 2020 4:16 PM
To: Stephen Hillard
Cc: Cynthia Komlo; David Thornton
Subject: FW: Revised LU Map enlarged for Area 6

Stephen – As a follow-up to our conversation yesterday, I asked Dave to prepare an excerpt of the proposed Land Use Map showing area 6. He has labeled the areas of Area 6 as Residential Rural and Residential Low consistent with the direction staff received from the Advisory Committee last week. Please do not hesitate to contact either myself or Dave with any questions you may have.

Thank you,

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

Due to the recent rise in COVID-19 cases, City Hall is closed to the public starting Monday, November 16, 2020 but there are no anticipated interruptions to City services. Staff are available by email and phone during regular work hours and appointments can be made on a case by case basis.

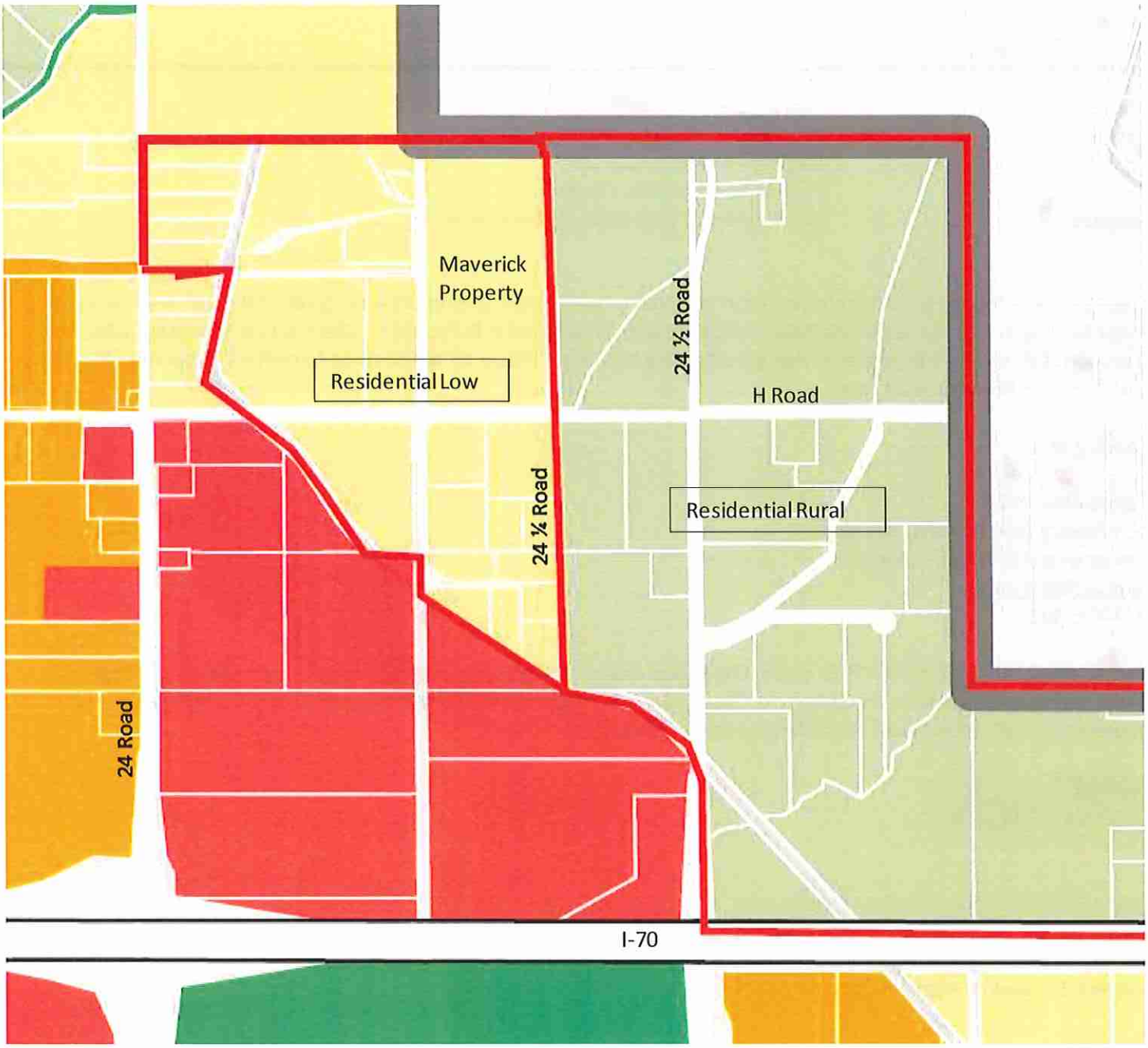
ONE GRAND JUNCTION

From: David Thornton <davidth@gjcity.org>
Sent: Tuesday, November 17, 2020 4:07 PM
To: Tamra Allen <tamraa@gjcity.org>
Subject: Revised LU Map enlarged for Area 6

HI Tamra,

This drawing may help the North Grand Junction neighbors better understand what the Advisory Committee recommended in the latest changes to the Land Use Map, specific for the Area 6 properties. The entire area outlined by red is Area 6. The Maverick property is labeled and located within the Residential Low category.

Dave



David Thornton, AICP
Principal Planner
Community Development Department
City of Grand Junction
www.gjcity.org
Phone: 970-244-1450

Due to the recent rise in COVID-19 cases, City Hall is closed to the public starting Monday, November 16, 2020 but there are no anticipated interruptions to City services. Staff are available by email and phone during regular work hours and appointments can be made on a case by case basis.

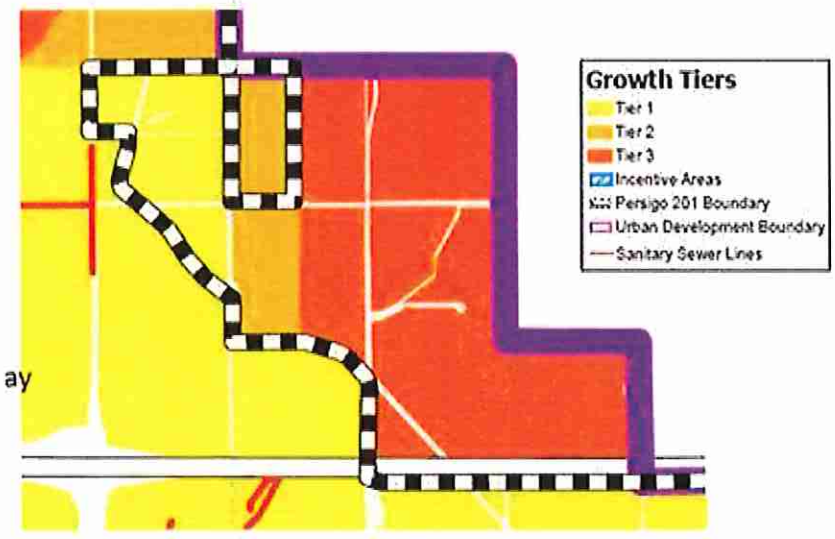
ONE GRAND JUNCTION
COMPREHENSIVE PLAN

David Thornton

From: David Thornton
Sent: Thursday, November 19, 2020 11:00 AM
To: shillard@counciltree.com; Tamra Allen
Cc: GLEN H DIANE H GALLEGOS; Bob Fuoco; Cynthia Komlo; David Zollner; Mark Madsen; Summre Steury
Subject: RE: QUESTION REGARDING BOUNDARY WITHIN AREA SIX

Steve,

You're correct, my map is mislabeled and the eastern edge of the Residential low should be the 24 3/8 Road alignment. 24 ¼ Road is on the west property line of the Maverick property. The Comprehensive Plan Advisory Committee's recommendation is to include the Maverick property within the Residential Low area, thus the eastern line of the Residential Low land use category is drawn there. Some background on this includes, the Maverick property is already in the City limits and does not belong in the Tier 3 area and was left out as shown on the Intensification and Growth Tiers Map (see revised map below). It is only within the Tier 3 area that has the Residential Rural land use category. Also, currently none of the City limits includes the Residential Rural land use category.



Sorry for the confusion and thanks for allowing us to clarify.

Dave

From: shillard@counciltree.com <shillard@counciltree.com>
Sent: Thursday, November 19, 2020 10:35 AM
To: Tamra Allen <tamraa@gjcity.org>; David Thornton <davidth@gjcity.org>
Cc: shillard@counciltree.com; GLEN H DIANE H GALLEGOS <dhgallegos@msn.com>; Bob Fuoco <bfuoco@fuocomotors.com>; Cynthia Komlo <cynthia.komlo@gmail.com>; David Zollner <dzollner@gvii.net>; Mark Madsen <markmadsen49@gmail.com>; Summre Steury <summre.steury@gmail.com>
Subject: QUESTION REGARDING BOUNDARY WITHIN AREA SIX

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Tamra and David, here is a question from the NGJ group regarding the N-S boundary between the Residential Low and the Residential Rural areas as proposed for Area Six:

- I am confused. I assume the green is residential rural. What they show to be 24 1/2 road is a driveway. What they show as 24 1/4 road is in fact 24 1/2 road. It appears the delineage between rural and residential would be around 24 3/8 road which includes Maverick as residential. Is this correct? Which takes priority, the map colors or the road designations?

Our thought is that the line should be on 24 1/4 Road.

Please let us know your thoughts.

We absolutely appreciate the City's responsiveness to the concerns of the NGJ Neighborhood. That said, we are still considering the proposal to move the 201 north to the proposed UDB. As you might appreciate, this has mixed reviews. We hope to give you an update next week.

Best, Steve

David Thornton

From: Libby Collins <libby@cowestlandtrust.org>
Sent: Friday, November 20, 2020 3:13 PM
To: David Thornton; Tamra Allen; Isabella Vaz
Subject: Comp Plan Comments
Attachments: Land Trust Comp Plan comments.docx

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Dave,
Thank you so much for your time today sharing the Comp Plan with me and Rob Bleiberg. I have attached my comments in this word document. Please feel free to contact me for any clarification or with any questions.
Have a great weekend!
Libby

Libby Collins
PROJECT MANAGER

libby@cowestlandtrust.org
970.263.5443
1006 Main St
Grand Junction, CO 81501
cowestlandtrust.org

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LAND TRUST
Conserving Land Connecting People
Enriching Lives

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P. 18: ***Water***

Integrate the concept, access, and experience of water and the importance of the Colorado River Corridor into a part of the Grand Junction brand.

P.22: Include paragraph ***The Colorado Riverfront*** before ***Investment in the Riverfront***

Throughout this document there is reference to the River District, the Riverfront, the Colorado River Corridor, and the Riverfront Area. It is a bit confusing.

The Colorado Riverfront is so important to Grand Junction and the Grand Valley that it should be called out in a separate paragraph, I think, right before ***Investment in the Riverfront***.

In this paragraph, perhaps you could include something like the following:

The Colorado Riverfront
The Colorado Riverfront in the City of Grand Junction encompasses an iconic western riparian corridor through which runs the Colorado Riverfront Trail. Arguably, one of the most significant rivers in the western United States, the preservation of the Colorado Riverfront and its natural riparian area, is strategic for local economic growth from increased tourism, outdoor recreation, and riverfront development. Building on extensive investment in the Riverfront Trail, the City of Grand Junction is now enhancing amenities and business parks surrounding the trail as well as completing the missing gaps for a continuous trail that extends from Palisade to Fruita.

P.22 & 23: Include the importance of incorporating native vegetation and drought tolerant landscaping to enhance public places and the pedestrian and Bicycle Network. (This will support need for related action steps in Plan Principle 8: Resource Stewardship)

P. 29: Include the importance of incorporating native vegetation and drought tolerant landscaping In Innovative Design (of housing/parks)

P. 36: Regional Destinations

Include Lunch Loop trail system and Tabeguache as examples of in crown jewels in order to reference importance of public open space as an attractor for visitors and new residents.

P. 37: Include Lunch Loop Trailhead in Parks and Recreation Map

P. 38: RIVERFRONT INVESTMENT: Continue to redevelop and revitalize the city's riverfront utilizing both private and public investment and conservation tools that preserve strategic riparian areas.

Date

6-Nov

10-Nov

12-Nov

12-Nov

12-Nov

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Comment

On p27, the routes map shows the "green" route as a gold... but that should be green... gold just runs east-west along c

After reviewing the plan, I can say I've seen some positives. I am extremely concerned and frusterated with the absurd planning workshops and the common denominator is that citizens feel that the city is recklessly planning new growth o commercial and high density. It is asinine to zone north of h as commercial, and devalues the area. This seems like a ne agriculture or estate to keep the character of this area and heritage of our valley as an agricultural hub. Please reconsid

The plan has a number of good elements and direction, However there are a few missing pieces:
-The City's historic and neighborhood districts are omitted: 7th Street National Register Historic District, Lincoln Park Hi
-there appears to be no mention of the Museums of the West with the downtown museum, and the Riggs Hill Paleontc
-There is no mention of the proposal by CDOT to widen Business I-70 to six lanes through the downtown or the alternat
-the plan does not include the unincorporated area known as Clifton
-the plan does not include the Horizon Drive trail, both Lewis Wash, Indian Wash and Leach Creek should be labeled as
-The Colorado and Gunnison River 100 year flood plains should be designated as River Conservation areas, not as future
-the Buffer Strips (cooperative planning areas) between Grand Junction and the surrounding towns of Palisade and Frui

As a resident of the north Grand Junction area we are very concerned with density issues and commercial builds east o love the peace and quiet. We feel grateful that we have been able to live in such a beautiful area of Grand Junction. Wi surrounding area and in keeping with agricultural/estate zoning that we keep fighting for. Thank you, Roger and Patricia

I am saddened that the City and their consultants have ignored the comments and wishes of the Appleton residents in door is open for even denser development than originally asked for. The new definition of low density means all of dov

Hello,Will you integrate the Museums of Western Colorado into the successful rollout of the plan? I think that supporti

I live in Appleton. We have a neighborhood group that has been working to resist developers who want to come in and the planning commission and city council with concerns about developer plans for high density in an area that consists specifically about trying to work with the city council. Recently I brought up concerns about a high density subdivision r this is one of the premises in the new 2020 comprehensive plan in areas like Appleton that they are not targeted for in- neighborhood. This development included the potential for multi-soy apartments right in the middle of Appleton. At th stage of the approval process to tell them their project was not approved because there were so many public comment Appleton area. How will the 2020 plan help the City Council and Planning Commission work with the public in a more c

This plan is encouraging urban sprawl. As the city grows, future development should attract residents toward Main Street. The current plan incentivizes further medium-density residential development in outer areas of the city with subdivisions. The focus should be on the land within current city limits and closer to downtown, that land should be repurposed or redeveloped with high-density housing. The plan describes commercial land use for neighborhood centers in existing rural areas and, therefore, encourages redevelopment of those areas. That will change the character of the area and ultimately redefine it. If medium-density housing stretches from 22 Road in Appleton until 31 Road, then the city is not biking friendly and it becomes a miniature Denver suburb. The land around H Road and 23 Road should not be rezoned for medium-density residential, instead the housing density should increase in the area around 26 Road and Patterson. Residents want close proximity to family and friends.

pg 17 - c. AGRICULTURAL PRODUCTS. Taking advantage of excellent growing conditions and established agricultural bus
crops, and tourism.

Why hemp and fibers separately? Are these not covered under “high-value” crops?

Pg 17 - g. MINERAL EXTRACTION. Continue to allow responsible mineral and resource extraction and processing as well

Do we feel mineral and resource extraction deserves some comment about sustainability and environmental impact, su

pg 20 – 1. Maintain and build infrastructure that supports urban development

k. Transportation. Implement community population and density appropriate transportation plan including public, priva

pg 24 - b. TRANSPORTATION OPTIONS. Continue to partner in providing transit service between districts and support ec
walking—when traveling to or from Downtown. Capitalize on elements of student lifestyles that align with multi-modal

It is not only students who have this “compatible” lifestyle. Perhaps consider: Capitalize on the valley’s active lifestyle t

pg 27 - The routes are using an outdated map. Blue Route ends at Unaweep Avenue. Peach route comes from Palisade
current outdated map. The Peach Route serves a growing East Orchard Mesa and provides access to the popular Palisa
Black Bridge and finally connecting to the Purple Route. Green Route is incorrectly colored gold.

Pg 33 – 1. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.

Can we include a multimodal (non-motorized) bicycle and pedestrian traffic count as well?

Pg 33 - 3, e. TRUCK TRAFFIC.

Riverside Parkway as an alternate truck route to and from HWY 6 and 50? General consensus seems to be that less traf
Riverside Parkway and City responsibility.

Pg 34 - 4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

Perhaps add a new item: j. Review established infrastructure and commercial centers for cost effective transit, pedestr

Pg 39 – 4. Support a lively arts and culture community.

Creating multi use public spaces is mentioned, but not specifically given its own section. Developing facilities at regiona
weather classroom, neighborhood gatherings.

Pg 40 - Waste Reduction

No mention of green (biodegradable) waste.

Pg 42 – 1., c. RECYCLING AND COMPOSTING. Continue to support recycling efforts and programs while evaluating optio

End sentence with …single-stream curbside recycling as well as compost and green waste pickup.

Pg 48 - Fiscally Sounds

Was this intended to read “Fiscally Sound”, without the s?

Pg 82 – Is there not already a Multiuse trail connection planned along Leach Creek as discussed in following pages? Doe

Pg 84 – Connection to the Colorado River is important and discussed in detail for the Downtown Subarea, should there increases in the Appleton area, it strikes me that the 24 Road corridor will be their closest accessible river access. I wou

Pg 95 - Bike and Pedestrian Transportation Priorities Map
The City has invested heavily in multimodal transportation improvements in recent decades and now boasts a network

Given the twice received Bronze rating from League of American Bicyclists and that we have yet to receive a Walk Frien it is complete enough to be considered a network? Perhaps the following would be more suitable: The City has increasi pedestrian facilities.

Contact (if provided)

boeschenstein.bennett0@gmail.com

danandnancy@bresnan.net

Q&A Report: Virtual Open House

Report Generated:

11/12/2020 10:01 AM CST

Webinar ID	Actual Start Date/Time	Duration
764-918-827	11/10/2020 06:54 PM CST	1 hour 52 minutes

Q&A

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# Registered	# Attended
40	25

Question # (Per Person)	Question Asked Date/Time
1	07:24:32 PM CST
1	07:33:17 PM CST
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Questions Asked (#)
42

Question Asked

Can Dave's mic be muted?

what kind of industry is being planned for the Rte 6 corridor heading west - the purple parts?

Earlier today I sent you an email re the development of Foresight Park between 25 & 25 1/2 Rd? Can you comment on this specifically at this time?

Why is the preponderance of commercial-industrial land use not in Redlands?

continued...specifically the area along Patterson Rd heading west from 7th St?

how does a regular citizen propose an idea or is the plan already set?

what is the email address?

Thank you for all the good info!

How will proposed development be reviewed/approved between the 3 tiers? For instance, how will projects in tier 3 be approved relative to tier 1 or 2?

Is it fair to say that the tiers characterize the density/intensity of development more than projects being approved or disapproved?

Is it fair to say that the tiers characterize the density/intensity of development more than projects being approved or disapproved?

If the new land use plan creates a conflict between the future land use classification and the existing zoning of property, will the City proactively rezone the property to eliminate the conflict betweent the Plan and the zoning?

The amount of industrial space still allocated next to Los Colonias seems a bit out of place. It would be nice to see high density housing in a portion of that area.

nothing here.

How lom

How long would yousuggestthe second tier be develped

Low density is really

r4 and R5 is there any zoning for 1 2 or 3 units per acre.

Will therebe second draft to look at before you take it to the planning commision. It doesn'r

Can you please leave the map on screen?

How will you encourage LOCAL BUSINESS support & Local business growth during and after this COVID economic disaster? For example, minimize big box

Looking back a chapter- How will the city handle the arterial, narrow roads, i.e. 24 Rd., H Rd, 24 1/2 Rd, and the Narrow, dangerous I-70 overpasses on 24 Rd. and 24 1/2 Rd.? There are no shoulders on these roads. WHere is the money going to come from to keep these areas safe?

You're doing great Tamra! Great explanation regarding roads.

Can you please consider how R2 might feather nicely into Rural Residential?

Thank you for this presentation! How can you advertize presentations to the public better and get this Draft Plan/Map out to the Public better with Covid? Many people have not heard about these presentations for the Public. Many people do not use the computer. Can you provide hard copies of the 2020 Comprehensive Plan to Mesa Public Library? CMU? The Rotary? Post Maps behind glass at the airport, Mesa Mall? Other?

Well done, thnak you!

Does the draft plan address the development of the existing canal roads into biking and walking trails in the future?

What about an additional interstate access ramp on I-70 and 29 road?

Thank you!

Nelly's audiio is having a problem

Thank You Tamra, this helps.

These maps were so detailed and easily understood after intense study. Thank you for covering so many specific areas, Soil Hazards was critical in the development of land. This Comprehensive Plan presentation was greatly appreciated. I read every page.

Dave's volume is low-hard to hear. thanks

Comment: Thanks for the work on the new plan! I live in the Appleton area and residents continue to resist high density incursions in our area that are unfortunately supported by the city council favoring higher density development. It will be nice to refer to the new plan the next time a developer comes along wanting to build multistory apartments in the Appleton area.

How does the plan relieve the burdon of parking at Las Colonias? In other words, how does the plan encourage people to not drive and park at Las Colonias for big events and for use of the riverfront park?

Can you explain what Incentive Areas are?

How does the plan address the need for environmental (including air quality) for residents. For example, the industrial Liquid Propane 'tank farm' across from the planned high density Dos Rios mixed use development

RVs use has increased dramatically, and results in a need for overnight parking of RVs. What recommendations have been made to address this need?

In a brief scan of the document, addressing the needs of homeless population is deferred to 'working with existing services, which makes sense, but I am curious to know best practices that you have seen in other cities that find ways to keep city parks from becoming defacto homeless hangouts

And finally how do we reach you to follow up on specific questions?

Thank you all for your time this evening and care taken responding to our questions.

In the past the City has had a lot of east to west traffic in the morning to move people from residential areas to employment areas, and then the reverse in the evening. Does this plan address this problem?

great answer Dave!

Questions Answered (#)
4

Answer Given	Answerer
davidth@gjcity.org or tamraa@gjcity.org	Tamra Allen

Thank you Karen!	Nelly Garcia
Please feel free to reach out to Dave Thornton at davidth@gjcity.org	Tamra Allen
Thank you, Nancy. Hopefully it is better now.	Tamra Allen

Join Time - Leave Time (Time in Session)

11/10/2020 07:15 PM CST - 11/10/2020 08:43 PM CST (1 hour 29 minutes)

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Time in Session	Registration Date/Time
1 hour 29 minutes	10/31/2020 08:25 AM CDT
1 hour 42 minutes	11/09/2020 09:12 PM CST
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1 hour 43 minutes 11/10/2020 03:21 PM CST

1 hour 8 minutes 11/01/2020 08:16 AM CST

Q&A Report: Drop-In Session

Report Generated:

11/12/2020 02:23 PM CST

Webinar ID	Actual Start Date/Time	Duration
136-028-347	11/12/2020 12:56 PM CST	1 hour 12 minutes

Q&A

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# Registered	# Attended
25	12

Question # (Per Person)	Question Asked Date/Time
1	01:12:01 PM CST
2	01:18:21 PM CST
3	01:26:03 PM CST
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Questions Asked (#)	Questions Answered (#)
29	0

Question Asked	Answer Given	Answerer
hi, my name is Chelsea, and I wanted to ask how the city is planning to increase *density* as opposed to allowing for continued sprawl. I am concerned that the allowed growth towards the North is a benefit to developers as it is cheap real estate ,but it risks turning Grand Junction into the Denver suburbs. How is the city going to increase density near main street as opposed to allowing sprawl to continue?		
why are we pushing so much for growth in the north even though there are *huge* areas in the center that can be filled in? For example, the dead areas such as the old City Market should be filled in *now*, as opposed to prioritizing the north development which is rural. Why don't we focus on improving dead areas in the center now? Also, any development in the North is going to degrade liveability for those living in the center- it will be impossible to bike outside the city once the north is developed		
Can this plan include the concept of a green belt to limit urban sprawl? If the north is developed, anyone living near main street will not be able to bike to a green/rural area with exception of the monument.		
This there a reason why land annexation in Appleton and around H road is included in tier 1 and tier 2? I am concerned this is already causing urban sprawl.		
There is still plenty of land available south of I-70, so sprawling/ re-zoning north of I-70 is only harming Grand Junction's appeal and livability. Is re-zoning this area necessary for the balanced plan over the next 10 years considering the remaining available land for subdivisions?		
Separately, is there a plan for adding separated bike lines across the city? Biking on some roads is dangerous, and bike lanes begin/end randomly in some places.		

How does the plan envision the future of North Ave? How does it interface with the currently overlay plan?

Could you explain how the Persigo Boundary helps control growth-especially in the North area?

You had mentioned yesterday that the Tiers are not sequential growth. You are already looking Now at growth in the North. Is this correct?

For example in the North, Mallard, LLC on H & 24 1/4 Rd. was recently Annexed where the city zoned it as one home per one acre. Their are developers already taking soil samples.

If we have written comments for you, when is the deadline?

Thank you for leaving the maps up :)

What about biking and walking space across 24 & 24 1/2 Rds. I-70 overpasses? They're so dangerous now and narrow.

Will the Public have an opportunity to review this Plan again in the future before it's completion ? If so, what dates and times?

Helpful maps, thank you.

Thank you

I see on page 100 in the Appendix on the "Problematic Intersections" graphic, Horizon Drive and I-70 is still circled in red indicating there was a fatality here. I have already discussed this with Dave. The fatal accident this is referring to occurred 1/2 mile west of the Horizon Drive exit and had nothing to do with the intersection. We want this red circle removed.

On page 37 Horizon Park is listed as an undeveloped park. Fire Station #6 was recently built on this parcel. Is there a plan to develop a park behind the fire station? How would it be accessed?

My point about Horizon Park is that this is not a park and should not be listed as such unless there is some future plan to develop park features in addition to fire station 6.

How will the comprehensive plan help citizens and the CIty Council and Planning commision to work more collaboratively? I live in the Appleton area and have had the opportunity to speak to the city council on several development plans. I was told at the last meeting I attended in Spptember that City Council member was tired of telling developers that they cannot proceed because there are too many public comments with objections. Norht GJ has been working hard to maintain the unique nature of Appleton area by supporting develoopment plans that maintain the feel of our neighborhoods. There are developers right now working to get high density in-fill on larger properties. How is this colllaborative?

How does this growth and comp plan coordinate with growth outside the city limits in Mesa County?

Does the GJFD Drive Time Analysis (page 112) include the recent opening of Fire Station 6 and its service to areas north of G Road and west of Horizon Drive?

How does the possibility of new collector roads (p. 102) compete with Regional Park development (p. 105)? Specifically, who wins in the area between Patterson and I-70? Matchett Park or new collector street development?

Are there any portions of this Plan that speak to the development of electric vehicle support e.g. charging stations for battery-powered vehicles and hydrogen or ammonia refueling stations for fuel cell-powered electric vehicles? especially truck refueling for vehicles getting on and off I-70. I think the Comprehensive Plan should show how residents and those travelling through the Grand Valley can accomplish this in a way that does not add to congestion in various places for different fueling stations.

Is there any consideration for the provision of Broadband (wired, fiber, or wireless) to areas of the Grand Valley that are provided by the City, or a Metropolitan District, rather than commerical providers? It is my understanding the Glenwood Springs provides Internet access to part of their city. Will the Grand Valley ever head down this direction, particularly in support of D51 activities, the University District and perhaps new social activities for Seniors? MCPLD is maintaining their connectivity to the parking lot when they are closed for people to enter the library.

I am still on.

Yes the pandemic is a poke in our eye with a stick on the Boardband issue.

I see that this plan inculdes wireless connectivity , but does it address the need to expanded high speed internet throughout the city?

Pg 17, d. ENCROACHMENT. Mentions protecting key industrial areas from encroachment by potentially incompatible land uses. The wording here doesn't seem to give the option for responsible and planned changes to these areas such as south downtown area? How does the Comprehensive Plan address changes between classifications such as industrial, commercial, or residential?

Join Time - Leave Time (Time in Session)	Time in Session
11/12/2020 01:02 PM CST - 11/12/2020 02:08 PM CST (1 hour 6 minutes)	1 hour 6 minutes
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11/12/2020 01:03 PM CST - 11/12/2020 02:08 PM CST (1 hour 6 minutes)	1 hour 6 minutes
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11/12/2020 01:02 PM CST - 11/12/2020 01:31 PM CST (29 minutes)	29 minutes

11/12/2020 12:59 PM CST - 11/12/2020 01:48 PM CST (49 minutes)	49 minutes

Registration Date/Time

11/09/2020 08:46 PM CST

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11/10/2020 11:31 AM CST

11/12/2020 11:14 AM CST

Public Comments received
on the November 23, 2020 draft
One Grand Junction Comprehensive Plan

ATTACHED

THE 2020 COMP PLAN

We all know about the Comprehensive Plan process in 2020: The public hearings, then the wrap up of the plan.

I own property at the NE corner of 24 ½ Road & H Road – 38 Acres – to be exact, so attended all the public hearings. At every meeting, the organizer of the "No Growth N of I-70" was at the door directing "her supporters" to each table. I mentioned this to a City staff person and asked "Is there any reason for the rest of us to be here – since she is packing every meeting"? He said, not to worry, we know what is going on and we will be fair.

It seemed that fair had won until I WAS SURPRISED TO FIND, THERE HAD BEEN SECRET MEETINGS AND NEGOTIATIONS with this ring leader of the "No Growth of I-70" group. On December 2, 2020, I found out, very much by accident, that "the Comp Map" had been quietly and secretly changed on November 4, 2020. THIS IS NOT FAIR.

<u>Affected property owners were not notified of this change of Comp Map.</u>

When I called City Staff, I was told that:

- We down-zoned your property to 1 unit per 5 Acres (from 1 unit for 2-5 Acres)
- Maybe you wouldn't be selling or developing for 10 years anyway – it's only 10 years
- A lot of people wanted this change & we negotiated – so your property took a hit

My answer is:

- I have owned this property for over 40 years & planned on it being a big part of retirement
- By down-zoning – THIS IS A "TAKINGS" WITHOUT COMPENSATION This equals at least a 60-70% decrease in value when/if I sell
- Property is currently in the County with 1 unit per 2-5 Acres. Normally the City annexes & keeps roughly the same zoning density
- Being retirement age, why am I asked to furnish (at a substantial loss) a GREEN SPACE – just because people want it.

The "Ring Leader" of the "No Growth N of I-70" lives 4-5 miles away near 26 Road & I Road. She is not affected by the "DIP" on the Comp Map at 24 ½ Road. Yet, she has taken this on as her life's work:
You as council have seen the 3-4 pages of e-mails she contacts with any change in this area. Many of her minions are miles away in the City. Nonetheless, they use her talking points and e-mail objections per her instructions.

If this property is SO important to these citizens, they should go together and buy the property. Then it can be whatever they want it to be.

To: **<u>City Council – I respectfully ask you to consider going back to the original map from public hearings prior to November 4, 2020. This secret change should not slide through.</u>**

I know, the committee wanted to get this over with. They did not want to say no to this group of No-Growth people. It may have been passed to move on, rather than with malice. The long term effects are extremely damaging to me and other property owners in this sacred triangle that dips down 24 ½ Road.

Lois Dunn, Manager
Appleton Properties LLC
loisgdunn@gmail.com
970-261-5408

Properties: 816 & 816 ½ 24 ½ Road, Grand Jct CO 81505
2701-284-00-075 & 076

GRAND JUNCTION PLANNING COMMISSION
December 1, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Keith Ehlers, Ken Scissors, Sam Susuras, and Kim Kerk.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), David Thornton (Principal Planner), Lance Gloss (Senior Planner), and Isabella Vaz (Planning Technician).

The following attended the virtual meeting:
Sandra Weckerly
Ted Ciavonne
Sr. Karen Bland
Andrea Haitz

CONSENT AGENDA

Commissioner Reece moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 7-0.

1. **Minutes of Previous Meeting(s)**

The Planning Commission reviewed the meeting minutes from the October 27, 2020 meeting.

REGULAR AGENDA

1. **Comprehensive Plan Update 2020** **File # CPA-2019-60**

Consider a request by the City of Grand Junction to adopt the 2020 One Grand Junction Comprehensive Plan.

Staff Presentation

David Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Ivan Geer and Erin Nix, Comprehensive Plan Advisory Committee (CPAC) members, both made statements regarding the request.

DRAFT

Questions for Staff
Commissioner Susuras asked a question regarding Mesa County adopting the plan.

Commissioner Reece made a statement in support of the request.

Public Hearing
The public hearing was opened at 5 p.m. on Tuesday, November 24, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:30 p.m. on December 8, 2020.

Applicant's Response
None.

Questions for Applicant or Staff
None.

Discussion
Commissioner Gatseos made a statement in support of the request.

Motion and Vote
Commissioner Susuras made the following motion, "Mr. Chairman, on the 2020 One Grand Comprehensive Plan request City file number CPA-2019-60, I move that the Planning Commission forward a recommendation of adoption to City Council with the findings of fact as listed in the staff report."

Commissioner Reece seconded the motion. The motion carried 7-0.

2. Other Business

Commissioner Scissors made a motion to move the public hearing start time to 5:30pm. Commissioner Reece seconded the motion. The motion carried 7-0.

3. Adjournment

Commissioner Reece moved to adjourn the meeting. Commissioner Gatseos seconded the motion. The meeting adjourned at 7:12 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING
THE 2020 ONE GRAND JUNCTION COMPREHENSIVE PLAN TO BE PUBLISHED IN PAMPHLET FORM**

THE COMPREHENSIVE PLAN IS FOR THE CITY AREA GENERALLY LOCATED BETWEEN 21 ROAD ON THE WEST, J ROAD ON THE NORTH, 32 ROAD ON THE EAST AND A SOUTH BOUNDARY APPROXIMATELY ONE-QUARTER OF A MILE NORTH OF THE MESA COUNTY LANDFILL

Recitals

The City of Grand Junction, a Comprehensive Plan Advisory Committee made up of 16 community members, Houseal Lavigne Associates, City staff and Planning Commission have diligently worked jointly and cooperatively to prepare a Comprehensive Plan for the urban growth area of the City of Grand Junction. This action follows more than 110 meetings and events during the planning process with hundreds of people participating.

After twenty-two months of extensive public involvement and deliberation, the City Planning Commission forwards its recommendation of adoption of a plan for the future growth of lands within the One Grand Junction Comprehensive Plan planning area.

The Comprehensive Planning area includes Grand Junction, Redlands, Fruitvale, Pear Park, Orchard Mesa and the Appleton Areas.

The Grand Junction Comprehensive Plan does the following:

1. Establishes a vision for the community with achievable goals.

2. Identifies eleven *Plan Principles* that will shape the community's growth. Those Principles are:
    a. Collective Identity
    b. Resilient and Diverse Economy
    c. Responsible and Managed Growth
    d. Downtown and University Districts
    e. Strong Neighborhoods and Housing Choices
    f. Efficient and Connected Transportation
    g. Great Places and Recreation
    h. Resource Stewardship
    i. Quality Education and Facilities
    j. Safe, Healthy, and Inclusive Community
    k. Effective and Transparent Government

3. Establishes goals and implementation strategies for each of the eleven Plan Principles that will help the community achieve its' vision.

4. Recommends more efficient growth patterns within the urban area, emphasizing more compact growth and higher densities and more intense development within the City's core and preserving the outer edges of the Urban Development Boundary.

5. Reserves land for future urban development.

6. Creates a policy document to used by city officials, developers, business owners and citizens to provide certainty and vision for future growth and development, the economy, education needs, transportation, recreation, collective identity, establishing a safe, healthy and inclusive community, protecting the environment, and having a transparent government.

7. Protects valued community assets (such as neighborhoods, parks, open space, the rivers).

8. Respects individual property rights.

9. The Plan addresses recreation and tourism pursuant state statutory requirements for Master Plans.

10. The Plan will establish principles to facilitate and direct decision-making on land use and growth issues within the City.

11. The One Grand Junction Plan protects the public and preserves and creates opportunity to enhance quality of life.

12. The One Grand Junction Plan will serve as the City's three-mile plan as required by C.R.S. 31.12.101 *et. seq*.

The 2020 One Grand Junction Comprehensive Plan will supersede and replace the 2010 Grand Junction Comprehensive Plan.

The Comprehensive Plan will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (*e.g.*, the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2014 Orchard Mesa Neighborhood Plan).

The Grand Junction Comprehensive Plan will establish growth policy and direct decision making through the year 2040. Besides a statement of the community's vision for its own future, and a road map providing direction to achieve that vision, the

Comprehensive Plan is shaped by the community's values, ideals and aspirations about the management of the community's resources.

In addition to defining the community's view of its future, the Comprehensive Plan describes Plan principles and goals the community can implement to achieve the desired future. The Comprehensive Plan is a tool for managing community change to achieve the desired quality of life. The Comprehensive Plan is innovative in its use of delegated authority to review and approve uses.

The Planning Commission is charged with the legal duty to prepare and recommend for adoption to City Council master plans for the City.

The 2020 One Grand Junction Comprehensive Plan was heard in a public hearing on December 1, 2020 by the Grand Junction Planning Commission recommending that the City Council adopt the Comprehensive Plan.

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

That the 2020 One Grand Junction Comprehensive Plan, City of Grand Junction, Colorado, in the form of the document attached hereto, and as recommended for adoption by the Grand Junction Planning Commission is hereby adopted.

Furthermore, be it ordained that the 2010 Grand Junction Comprehensive Plan is hereby repealed.

The full text of this Ordinance, including the text of the Comprehensive Plan, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the 2nd day of December, 2020 and ordered published in pamphlet form.

ADOPTED on second reading the 16th day of December, 2020 and ordered published in pamphlet form.

ATTEST:

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

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: December 16, 2020

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Kurt Carson, Wastewater Services Manager

Information

SUBJECT:

An Ordinance Approving Assessable Costs for Victor Drive Sanitary Sewer Improvement District No. SS-20

RECOMMENDATION:

Staff recommends adoption of the ordinance.

EXECUTIVE SUMMARY:

Sanitary sewer improvements have been completed for the Victor Drive Sewer Improvement District No. SS-20 as petitioned by all of the property owners to be assessed. A First Reading on the proposed Assessing Ordinance was conducted at the November 4th, 2020 City Council meeting. The Second Reading and Adoption of the Assessing Ordinance is the final step in the formal process of levying assessments against the properties in this improvement district.

BACKGROUND OR DETAILED INFORMATION:

Sewer improvement districts historically begin with public interest. The City or Mesa County receive questions from property owners in an area regarding possibility of sewer service and connection to the Persigo wastewater treatment plant. Staff work with the property owners to help them find the best solution to their sanitary sewer needs.

This project was constructed under the Septic System Elimination Program (SSEP) that was adopted by City Council and Mesa County Commissioners in May of 2000. The SSEP provides financial assistance for property owners who wish to participate in sewer improvement districts. This program authorizes the City and Mesa County to

pay 30% of the improvement district cost for eligible owners to have sewer service extended to their property lines. To be eligible for the 30% cost share incentive the existing septic system on the property needs to be eliminated and all buildings be connected to sanitary sewer.

This proposed sewer improvement district consists of one (1) single-family property which is currently connected into a septic system at 705 Victor drive and one (1) vacant lot with no septic system. Both property owners have signed a petition requesting that this sewer improvement district be created. People's Ordinance No. 33 authorizes the City Council to create improvement districts when requested by a majority of the property owners to be assessed.

A summary of the process that follows submittal of the petition is provided below.

Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ May 20, 2020: City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ July 1, 2020: After a 30-day minimum period, Council conducted a public hearing and passed a Resolution creating the sewer improvement district. The public hearing was for questions regarding validity of the submitted petition.
3. √ July 2, 2020: Construction contract awarded to the apparent low bidder.
4. √ October 1, 2020: Construction of the new sewer line completed.
5. √ October 16, 2020: After construction is complete, the project engineer prepared a Statement of Completion identifying all costs associated with the sewer improvement district.
6. √ November 4, 2020: Council passes a Resolution approving and accepting the improvements, gives notice of a public hearing concerning a proposed Assessing Ordinance, and conducts the first reading of the proposed Assessing Ordinance.
7. ►**December 16, 2020:** Council conducts a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
8. December 17 – 19, 2020: The adopted Assessing Ordinance is published for three consecutive days.
9. December 19, 2020 – January 18, 2021: The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at any time during the ten-year period.

Property owners are assessed for the actual costs of design, construction, inspection and administration. Under current policy adopted by a joint resolution between the City and Mesa County, Persigo Septic System Elimination Funds pay 30% of the assessable costs.

In addition to assessments, the property owners are responsible for bearing the following expenses:

- Costs to physically connect their service line to the building to be sewered;
- Plant Investment Fees;
- Trunk Line Extension Fees.

The City is responsible for extending each service line from the sewer main to the property line. The property owner is responsible for extending the service line from their property line to the building to be sewered.

The Plant Investment Fee is currently $4,919 for each sewer connection. The Plant Investment Fee will be raised to $5,067 in 2021.

Trunk Line Extension Fees apply only if a trunk line was extended to the neighborhood. Trunk Line Extension Fees are not applicable to this Improvement District.

The published assessable costs per lot include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by January 18th, 2021. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 6% accruing against the declining principal balance.

FISCAL IMPACT:

The 2020 Adopted Budget for the Persigo Sewer Fund included a total of $60,000 for sewer improvement districts. The total project cost for the Victor Drive Sewer Improvement District No. SS-20 was $29,188. For this district, of the two benefiting properties one is eligible for 30% cost share and the other is not. Therefore, the Sewer Fund will be reimbursed $24,809.80 plus the 6 percent charge for a total of $26,298.39 through property assessments.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance 4972, an Ordinance approving the assessable cost of the improvements made in and for the Victor Drive Sanitary Sewer Improvement District SS-20 on final passage and order final publication in pamphlet form.

Attachments

1. Assessing Ordinance Victor Drive SS-20

ORDINANCE NO._____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR THE VICTOR DRIVE SANITARY SEWER IMPROVEMENT DISTRICT NO. SS-20, IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICT; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Sanitary Sewer Improvement District No. SS-20, in the City of Grand Junction, pursuant to Ordinance No. 178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Sanitary Sewer Improvement District No. SS-20, and the apportionment of cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Victor Drive Sanitary Sewer Improvement District No. SS-20, in the City of Grand Junction, Colorado, which said Notice was caused to be published in the Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on November 5, 2020, and the last publication thereof appearing on November 7, 2020); and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said District assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the City Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Sanitary Sewer Improvement District No. SS-20, duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Sanitary Sewer Improvement District No. SS-20 be assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is $26,298.39, said sum including a one-time charge of six percent (6%) for costs of collection and other incidentals; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

TAX SCHEDULE NO.	LEGAL DESCRIPTION	ASSESSMENT
2701-354-26-024	N 200.76FT LOT 2 BELLA VISTA SUB SEC 35 1N 1W	$10,828.75
2701-354-26-029	LOT 21 BELLA VISTA SUB SEC 35 1N 1W	$15,469.64

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance constitute a perpetual lien against each lot of land herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty (30) days shall be conclusively considered and held an election on the part of such owner to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of six percent (6%) per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of six percent (6%) per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at the rate of six percent (6%) per annum as aforesaid; and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty (30) days after the final publication of this Ordinance, and an allowance of the six percent (6%) added for cost of collection and other incidentals shall be made on all payments made during said period of thirty (30) days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Sanitary Sewer

Improvement District No. SS-20 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with respect to the creation of said Sanitary Sewer Improvement District No. SS-20, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading, shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten (10) days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the city of Grand Junction.

Introduced on First Reading this 4th day of November 2020.

PASSED and **ADOPTED** on the 16th day of December 2020.

Attest:

Wanda Winkelmann	C.E. Duke Wortmann
City Clerk	President of the Council

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: December 16, 2020

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

A Resolution Authorizing a Mail Ballot Election in the City of Grand Junction Regular Municipal Election on April 6, 2021, Authorizing the City Clerk to Sign the Intergovernmental Agreement with Mesa County Clerk and Recorder to Conduct Said Election

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to enter into an Intergovernmental Agreement (IGA) with Mesa County for the conduct of the April 6, 2021 Regular municipal election.

BACKGROUND OR DETAILED INFORMATION:

The Municipal Election Code, which has been adopted by the City of Grand Junction, authorizes mail ballot elections. Mesa County is drafting an IGA which will include their work to print, mail, and tabulate the ballots for the April election. The estimated costs will be included in the IGA.

FISCAL IMPACT:

Staff budgeted $70,000 for this election. The pending IGA will outline the costs.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 75-20, a Resolution Authorizing a Mail Ballot Election in the City of Grand Junction for the Regular Municipal Election on April 6,

2021 and Authorizing the City Clerk to Sign the Intergovernmental Agreement with Mesa County Clerk and Recorder to Conduct said Election.

Attachments

1. Resolution April 2021 Election

RESOLUTION NO. xx-20

A RESOLUTION AUTHORIZING A MAIL BALLOT ELECTION IN THE CITY OF GRAND JUNCTION FOR THE REGULAR MUNICIPAL ELECTION ON APRIL 6, 2021, AND AUTHORIZING THE CITY CLERK TO SIGN THE INTERGOVERNMENTAL AGREEMENT WITH MESA COUNTY CLERK AND RECORDER TO CONDUCT SAID ELECTION

RECITALS.

Pursuant to Article II, paragraph 3 of the City Charter the regular election for the City of Grand Junction is scheduled for the first Tuesday after the first Monday in April of every second year and accordingly the 2021 election shall be held on Tuesday, April 6, 2021.

The City Council finds that conducting the election by mail ballot is the most efficient method for that election.

The City Council has designated the City Clerk as the Designated Election Official (DEO) for the election.

The Municipal Election Code C.R.S. 31-10-101 *et seq.*, authorizes mail ballot elections for municipal elections.

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

1. The Regular Municipal Election for the City of Grand Junction is scheduled for April 6, 2021 and will be conducted by mail ballot.

2. That the City Clerk is hereby authorized to enter into an Intergovernmental Agreement with the Mesa County Clerk and Recorder for the conduct of said election (Exhibit A).

Approved this 16th day of December 2020.

_____
C.E. “Duke” Wortmann
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #6.b.

Meeting Date: December 16, 2020

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Ken Watkins

Information

SUBJECT:

A Resolution Amending Contribution Rates to the FPPA Defined Benefit System Administered by the Fire and Police Pension Association for Reentry Firefighters

RECOMMENDATION:

Staff recommends adoption of Resolution No.___ authorizing amending contribution rates to the FPPA Defined Benefit System administered by the Fire and Police Pension Association for reentry firefighters.

EXECUTIVE SUMMARY:

The City of Grand Junction reaffiliated with the Fire and Police Pension Association of Colorado (FPPA) for firefighter pension benefits on September 9, 2018. Effective that date all eligible new hire employees are enrolled in the FPPA Statewide Defined Benefit System. Eligible employees hired prior to September 9, 2018 were given the choice to remain in the City's money purchase retirement plan or move to one of three pension options offered by FPPA and are considered "reentry" members of the plan. Reentry members pay an additional 4% reentry contribution rate over eligible new hire employees.

FPPA has determined that the reentry contribution rate can be reduced from 4% to 0.2% by the employer filing an amended resolution. The City may either leave the current contribution resolution as is, or submit an amended resolution allowing for a change in the Continuing Contribution Rate. After evaluation and completing an election of effected employees, Staff is recommending amending the Continuing Contribution Rate through City Council resolution as required by FPPA.

BACKGROUND OR DETAILED INFORMATION:

The Fire and Police Pension Association of Colorado was established January 1, 1980 and administers a statewide multiple employer public employee retirement system providing defined benefit plan coverage for Police Officers and Firefighters throughout the State of Colorado.

Up until September 9, 2018, all Fire employees were in the City's Money Purchase Retirement Plan administered through the International City Manager's Association Retirement Corporation. In 2017, representatives of the City's Fire Retirement Board expressed interest in evaluating the FPPA partial entry option for sworn fire employees. Partial entry allowed existing firefighters to individually choose to either remain covered by their employer's money purchase retirement plan or join the FPPA system. Partial entry only applied to existing employees and with FPPA affiliation, all new employees would move to FPPA retirement coverage upon employment. Over the course of 12 months several steps occurred including an FPPA presentation at a City Council Workshop and City Council approval of two separate resolutions resulting in the Fire Department affiliating with FPPA for retirement benefits.

Earlier this year, the Colorado Legislature passed House Bill 20-1044 resulting in several changes to FPPA plans that take effect January 1, 2021. A change specific to Grand Junction as a reentry employer is that FPPA has determined that the reentry contribution rate can be reduced from 4% to 0.2% by the employer filing an amended resolution. The City may either leave the current contribution resolution as is or submit an amended resolution allowing for a change in the Continuing Contribution Rate. Because the reentry contribution rate is paid by the reentry employees, the City elected to allow the 76 reentry employees to vote whether to either keep the current 4% rate or reduce to the 0.2% rate. The vote was finalized on December 1st with the majority of eligible employees voting in favor of amending the resolution to 0.2%. FPPA requires City Council action to amend the Continuing Contribution Rate prompting approval of this resolution.

FISCAL IMPACT:

There is no fiscal impact with this change to the FPPA Continuing Resolution Rate for reentry employees. This rate is paid solely by the employee and with approval these employees will see a reduction in the contribution they pay to FPPA because of this change.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 76-20 amending contribution rates to the FPPA Defined Benefit System administered by the Fire and Police Pension Association for reentry firefighters.

Attachments

1. Res - Amend Continuing Rate of Contribution 120220JPS

RESOLUTION NO._____

A RESOLUTION AMENDING RATE OF CONTRIBUTION TO
THE FPPA DEFINED BENEFIT PLAN
ADMINISTERED BY THE FIRE AND POLICE PENSION ASSOCIATION
FOR REENTRY FIREFIGHTERS FOR THE CITY OF GRAND JUNCTION

WHEREAS, in the 2020 Legislative Session the Colorado General Assembly passed HB20-1044, which was signed into law by Governor Polis on April 1, 2020; and

WHEREAS, HB20-1044 changed the required Continuing Rate of Contribution to the Statewide Defined Benefit Plan ("Plan") for active Members of Employers who reentered the Plan prior to January 1, 2021; and

WHEREAS, after due consideration the City of Grand Junction has elected to modify the 4% Continuing Rate of Contribution currently in effect by adopting the additional required rate for Reentry Employers as shown in Exhibit A to this Resolution; and

WHEREAS, at a meeting held on this date, the City Council of the City of Grand Junction Colorado determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE City of Grand Junction City Council that

1. City of Grand Junction hereby requests that the effective date of amended contributions be December 27, 2020, and,

2. The Member and Employer contribution rates to the Statewide Defined Benefit Plan on the effective date for Members who are active or in DROP and considered to be part of the reentry group shall be as indicated on Exhibit A of this resolution.

That this resolution shall be certified and transmitted to FPPA for processing in accordance with all applicable laws and regulations as part of the application process.

RESOLVED, ADOPTED AND APPROVED this 16th day of December 2020.

APPROVED

_____
C.E. "Duke" Wortmann
City Council President

ATTEST

_____
Wanda Winkelmann
City Clerk

Exhibit A
Contribution Rate Schedules for Members hired prior to the effective date of entry
Statewide Defined Benefit Plan – Contribution Rate Schedule - Reentry Members

	1.	*2.*	*3.*	*4.*	*5.*	*6.*	*7.*
Effective January 1 of Year	*Minimum Mandatory Member Contribution Rate*	*Minimum Mandatory Employer Contribution Rate*	*Total Combined Member and Employer Contribution Rate*	*Additional required rate for Reentry Members**	*Additional required rate for Reentry Employers**	*Total Required Rate for Reentry Members*	*Portion of the member contribution to be paid "after-tax"*
2020							
2021	*11.5%*	*8.5%*	*20.0%*	*0.2%*	*0%*	*20.2%*	*1.05%*
2022	*12.0%*	*9.0%*	*21.0%*	*0.2%*	*0%*	*21.2%*	*1.55%*
2023	*12.0%*	*9.5%*	*21.5%*	*0.2%*	*0%*	*21.7%*	*1.55%*
2024	*12.0%*	*10.0%*	*22.0%*	*0.2%*	*0%*	*22.2%*	*1.55%*
2025	*12.0%*	*10.5%*	*22.5%*	*0.2%*	*0%*	*22.7%*	*1.55%*
2026	*12.0%*	*11.0%*	*23.0%*	*0.2%*	*0%*	*23.2%*	*1.55%*
2027	*12.0%*	*11.5%*	*23.5%*	*0.2%*	*0%*	*23.7%*	*1.55%*
2028	*12.0%*	*12.0%*	*24.0%*	*0.2%*	*0%*	*24.2%*	*1.55%*
2029	*12.0%*	*12.5%*	*24.5%*	*0.2%*	*0%*	*24.7%*	*1.55%*
2030 and thereafter	*12.0%*	*13.0%*	*25.0%*	*0.2%*	*0%*	*25.2%*	*1.55%*

All contribution rates for the FPPA Plans are calculated on the member's base salary as defined in FPPA Rule 101.05.