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CITY COUNCIL AGENDA
WEDNESDAY, JANUARY 6, 2021
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 January 6, 2021 or 3) submitting comments online until noon on January 6, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

Proclamations

Proclaiming January 18, 2021 as Dr. Martin Luther King Jr. Day in the City of Grand Junction

Proclaiming the City of Grand Junction as an Inclusive City

City Manager Report

Council Reports

REVISED

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. Minutes of the December 14, 2020 Executive Session

b. Summary of the December 14, 2020 Workshop

c. Minutes of the December 16, 2020 Regular Meeting

2. Set Public Hearings

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

a. Legislative

i. Introduce an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor Licensing Distance Requirements and Set a Public Hearing for January 20, 2021

ii. Introduce an Ordinance Referring a Ballot Proposition to the April 6, 2021 Regular Municipal Election Regarding the Amendment of Ordinance No. 4295 and Setting a Public Hearing for January 20, 2021

iii. Introduce an Ordinance to Make a Supplemental Appropriation of $1,027,000 from the City General Fund Reserve for a COVID-19 Response Grant Fund to Aid Small Businesses, a Grant Program to Help Alleviate Hunger for Grand Junction Residents, and to Fund a Program to Assist Non-Profit Organizations and Set a Public Hearing for January 20, 2021

b. Quasi-judical

i. Introduce an Ordinance Amending the Planned Development Zoning and Outline Development Plan (ODP) for The Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Set a Hearing for January 20, 2021

3. Contracts

a. Authorization for the Purchase of Self Contained Breathing Apparatus for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant for the Purchase

b. Authorize a Contract for the Culvert Replacement Construction Project

4. Resolutions

a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2021 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

b. A Resolution Vacating Public Utility Easements within the Proposed Riverfront at Dos Rios Development

c. A Resolution Authorizing Lease of Click Ranch Property to Dennis and Lora Wynn

d. A Resolution Authorizing the Lease of Property Located at 1441 Winters Avenue

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 January 6, 2021 or 3) submitting comments online until noon on January 6, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

a. Legislative

i. An Ordinance Re-Adopting Ordinance No. 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

b. Quasi-judicial

i. An Ordinance Rezoning Four Parcels Totaling Approximately 1.48 Acres from B-1 (Neighborhood Business) to M-U (Mixed Use) Located at 518 28 Road - Staff Presentation

ii. An Ordinance Rezoning 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 - Staff Presentation

iii. An Ordinance Vacating 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 - Staff Presentation

iv. An Ordinance to Vacate a Portion of the Public Right-of-Way of Amir Drive and Resolution to Vacate the abutting 14-foot wide Multi-Purpose Easement Located at 2026 South Broadway - Staff Presentation

v. 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 - Staff Presentation

6. Resolutions

a. A Resolution Adopting the Parks, Recreation and Open Space (PROS) Master Plan

b. A Resolution to Authorize $3 Million Loan Contract with the Colorado Water Conservation Board for the Carson Dam Rehabilitation Project

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

City of Grand Junction, State of Colorado

Proclamation

Whereas, that all people, regardless of the color of their skin, the persuasion of their theology, or the level of their intelligence, were built by one Creator with one blood, designed and fashioned to live on one earth with one another; and

Whereas, Martin Luther King, Jr. was a minister who dedicated his life for this purpose so we may, as Americans, truly live out the Declaration of Independence as we hold these truths to be self-evident, that all people are created equal, that they are endowed by their creator with certain inalienable rights, that among these are life, liberty, and the pursuit of happiness; and

Whereas, the third Monday of each January is acknowledged as Martin Luther King, Jr. Day in Grand Junction to honor a great American who awakened a nation's conscience to not judge a person by the color of their skin but by the content of their character; and

Whereas, in cooperation with the City of Grand Junction, several virtual events are planned to commemorate Martin Luther King, Jr. Day.

NOW, THEREFORE, I, Duke Wortmann, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim January 18, 2021 as

"Martin Luther King, Jr. Day"

in the City of Grand Junction and encourage all citizens of Grand Junction to observe this day with appropriate activities and programs that honor the memory and legacy of Dr. King.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of January, 2021.

C. E. Duke Wortmann

Mayor

City of Grand Junction, State of Colorado

Proclamation

Whereas, Grand Junction, CO is a city that welcomes and celebrates people of all races, ethnicities, religions, sexual orientations, genders, economic status and physical and mental circumstances. The City of Grand Junction cherishes our diversity and believes it enhances the quality of life in our community; and

Whereas, Grand Junction respects diversity and desires to ensure that the human rights of all citizens are protected and to that end the City implores all citizens to make known that we do not tolerate discrimination in any form and recognize that marginalized individuals experience increased instances of bias, hate speech, bigotry and violence through no fault of their own; and

Whereas, the residents of Grand Junction are urged to work together to engage in dialogue and move forward to ensure all Grand Junction residents feel their voices are heard, and to ensure that our community will foster equality, social justice and freedom from fear of persecution based on race, religious belief, country of origin, sexual orientation, gender, income, disability, age or family status; and

Whereas, the residents of Grand Junction are urged to expand community outreach, engagement and authentic collaboration that will empower each Grand Junction resident with the ability and desire to help create a society that condemns racism, misogyny, intolerance, discrimination or oppression toward any person.

NOW, THEREFORE, the Grand Junction City Council commits to support, participate in and help expand inclusivity conversations in support of a community that is free of oppression, persecution and hate. **FURTHERMORE**, the City of Grand Junction hereby intends to annually recognize the importance of inclusion of all residents of all beliefs and to consider, respect and value the uniqueness and importance of diversity in our community.

"The City of Grand Junction an Inclusive City"

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of January, 2021.

C.E. Duke Wortmann

Mayor

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

December 14, 2020

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, December 14, 2020 at 4:45 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 (via conference call), Rick Taggart (via conference call) and Mayor Duke Wortmann.

Staff present for the Executive Session were Municipal Judge Tammi Eret.

Executive Session

Councilmember Pe'a moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS UNDER COLORADO REVISED STATUTES 24-6-402(4)(f)(I) OF THE OPEN MEETINGS LAW RELATIVE TO CITY COUNCIL EMPLOYEES SPECIFICALLY THE MUNICIPAL COURT JUDGE

Councilmember Andrews seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 4:52 p.m.

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

The meeting adjourned at 5:05 p.m.

Wanda Winkelmann
City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
December 14, 2020

Meeting Convened: 5:30 p.m. Meeting live streamed and broadcast on cable channel 191.

Meeting Adjourned: 9:39 p.m.

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Principal Planner David Thornton, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval. Attended virtually: Parks and Recreation Director Ken Sherbenou, Public Works Director Trent Prall, and Senior Assistant to the City Manager Greg LeBlanc.

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Mesa County Economic Development First Responder Update

Chamber of Commerce Executive Director Diane Schwenke and Business Incubator Center (BIC) Executive Director Jon Maraschin provided an update on the impacts the pandemic has had on local businesses.

As part of the community's response to the COVID-19 pandemic, several local economic development entities have formed the Mesa County Economic Development First Responders. This group collectively works together to help facilitate the economic recovery of the community.

On May 6, 2020, the City Council approved Ordinance 4920 authorizing temporary assistance by and through an appropriation of $540,000 to the Business Stabilization and Recovery Fund. The City's Fund, which was administered by the Business Incubator/Small Business Development Center as a Revolving Loan Fund, was to support business with a physical location in Grand Junction with expenses directly and indirectly related to forestalling foreclosure, rental assistance and temporary mitigation of other financial impacts due to COVID-19. On November 4, City Council approved $300,000 for the creation of a COVID-19 response grant fund that is administered through the Revolving Loan Fund. Grants will be up to $7,500 and based on certain criteria. As of December 10, a total of $338,423 has been disbursed to 54 businesses for

an average of $6,267.09 per business. Applications from 15 businesses were not able to be funded as they had already received significant PPP/EIDL funds or opened in 2020, which made them unable to document a decrease in revenue from 2019.

BIC has also disbursed $414,493 in Energize Colorado Gap Fund grants (an average of $15,000 per business) to 33 businesses in Mesa County. BIC is currently exploring the creation of a low-interest micro loan program out of its own funds to try and fill some of the gaps that existing programs were unable to accommodate.

Director Schwenke stated the Chamber has been conducting "flash polls" of the business community to learn about their circumstances. Last week the seventh poll was launched and she received 180 responses. Some trends that have emerged whereby 15% of respondents indicated their income was up, some businesses are using/have used stimulus checks, 8% have used public loans, some have experienced a change in number of employees, some businesses had had to lay off employees. When asked at the beginning of the pandemic, "How many months of operating cash do you have?" only 5% said 2 months or less; now 32% of respondents have 2 months or less of operating cash, which shows the fragility of businesses. Some predictions indicate there will be a decline in holiday sales, perhaps 10% over last year. The hospitality industry may take a year to recover.

Director Maraschin discussed business assistance and noted that owners do not want to borrow money because of future uncertainty. Discussion ensued about offering financial assistance as a grant rather than a loan, not disqualifying a business's request for assistance if they've received funds in the past or have COVID-related expenses.

Director Maraschin noted the BIC is providing coaching to businesses re: COVID-related impacts, requirements for assistance, and resources.

Support was expressed for the City to help businesses through additional financial assistance. Directors Schwenke and Maraschin will meet with City Manager Caton to continue the conversation.

b. Non-Profit Update and Discussion

Community Foundation Board members Anne Wenzel and Tedi Gillespie attended the workshop to provide an update on the impacts of COVID on non-profits entities in Grand Junction.

Ms. Wenzel stated she was in front of City Council in March and April to note the increased community demands for housing and food assistance and individuals having an increase in

social/mental health needs. The City awarded the Community Foundation $500K to serve the residents of Grand Junction and the non-profits saw lessening of demand in summer when businesses were open; however they are now seeing more impacts from individuals and families who have suffered a job loss and are showing up at the food pantry and are worried about evictions. The non-profit organizations are worried about lack of federal assistance to help fund services to combat drug addictions and domestic violence.

Ms. Wenzel noted that donations were up 20% from last year on Colorado Gives Day. The Community Foundation stands ready to assist if the GJ Strong Fund is renewed in 2021.

Conversation was held about the requirements for the non-profit grants and the possibility of expanding what the City would provide beyond basic needs, such as mental health related services. Support was expressed to invite Ms. Wenzel and Ms. Gillespie back after the first of the year to hear what is needed from the non-profit community.

Councilmember McDaniel reported on a request from Scott Aker on behalf of the non-profit entities that provide housing: 1) the need to pay $19,000 for security at a local motel where individuals are quarantining due to COVID and 2) $30,000 for rent relief as the moratorium on evictions will end. Councilmember McDaniel will obtain additional information to determine if the entities have the cash on hand to pay for these needs and be reimbursed later or if they need the City to fund these needs now. Additionally, these expenses may be eligible for CDBG-CV funding that will be discussed at the January 4 workshop.

c. Parks, Recreation and Open Space (PROS) Master Plan: Final Plan and Community Center Feasibility Study

The Parks, Recreation and Open Space (PROS) Master Plan has reached the final plan phase and is ready for Council consideration and discussion. Of the four phases of the planning process, information gathering, findings presentation, preliminary plan and final plan, this is the final plan presentation. The findings presentation in October, rooted largely in the statistically valid community survey, illuminated community priorities. As has been stated all along, the community survey is the driving force in establishing priorities for the PROS Master Plan. These priorities have now been applied to specific projects and priorities with the overall goal to advance the Parks, Recreation and Open Space system and sustain and improve service to the Grand Junction Community.

The scope of work for the PROS Master Plan includes completing a feasibility study of the highest articulated need according to the community. This was clearly a community center according to the statistically valid community survey. Given the statistical validity, the results

represent the opinion of the broader community. The Council gave direction on November 30 after the preliminary plan presentation to complete the feasibility study on the community center.

Mr. Caton introduced the topic and Director Sherbenou provided additional detail.

Consultant Keri Konold with GreenPlay gave a presentation on the revisions to the draft PROS plan, which included the Lincoln Park Stadium Master Plan adoption date, outline of the previous planning process and elements leading to Lincoln Park as an optimal site for acommunity center, deeper description of full public process, and other items.

Discussion ensued about dog parks. Mr. Sherbenou noted that Columbine Park is being considered as a future location for a dog park.

Craig Bouch with Barker Rinker Seacat, discussed the feasibility study and provided draft plan concepts that included an ice rink, pool, teaching kitchen, walking track, and gymnasium space. Amendments to the concepts can be made to lessen the square footage of the center and therefore lessen the cost. One element of the feasibility study includes an analysis of the failure of the ballot question related to funding the community center.

It was noted that Lincoln Park is seen as a desirable location for a community center because of the existing infrastructure and developed area, the multi-use synergy, and the mature park landscaping. Moyer Pool has been rebuilt three times (1922, 1955, and 1986) and it is time for another rebuild.

Discussion ensued about the proposed plan concepts, recreation center funding and possible debt question, possible tax on marijuana businesses, additional sales tax needed, and timeline for ballot questions. Concern was expressed that there may not be enough time to develop questions for the April ballot and a November timeframe may be more realistic.

d. One Grand Junction Comprehensive Plan

Mr. Thornton presented the final changes made to the Comprehensive Plan document made by the Comprehensive Plan Advisory Committee (CPAC) including City Council's request for CPAC to look at mixed-use in the Lower Downtown/Rail District area, and from comments received from the public.

In addition, Mr. Thornton noted that staff is seeking direction from Council regarding the Implementation Matrix and if Council would prefer to finalize the matrix or to use the draft

matrix as a starting point to inform the development of the next City Council Strategic Plan. Additional citizen comments were received that covered the relationship between the Comp Plan and Strategic Plan, errors in the text, minor amendments, and others.

Concern was expressed about possible changes to the plan, different population numbers shown in the graphs, and the density of transitions in certain areas. Mr. Caton stated the Plan was scheduled to be adopted in two days at the City Council meeting and, in light of the comments received this evening, suggested the next step could be additional community feedback with adoption pushed out to after the first of the year.

Mr. Ivan Geer discussed the work of the Comprehensive Plan Advisory Committee (CPAC) and stated the recommendations were a result of consensus by the committee (and not staff-driven).

After discussion, support was expressed to continue with the public hearing scheduled for the City Council meeting on Wednesday when public testimony would be requested. After hearing the public comments, Council can decide to either vote on the plan or delay an adoption action until after the first of the year.

Agenda Topic 2. City Council Communication
There was none.

Agenda Topic 3. Next Workshop Topics
There was none.

Agenda Topic 4. Other Business
There was none.

Adjournment
The Workshop adjourned at 9:39 p.m.

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

December 16, 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 16th day of December 2020 at 5:30 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel (participated remotely), Phyllis Norris, Phillip Pe'a, Anna Stout (participated remotely), Rick Taggart (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 Clerks Janet Harrell and 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.

Richard Swingle commented remotely and made recommendations for the Council for the new year.

City Manager Report

City Manager Greg Caton gave an update on the sale of the bonds for Certificates of Participation for the Stocker Stadium project. The interest rate was better than anticipated.

Council Reports

Councilmember Stout gave an update on the Grand Valley Task Force and the Colorado Municipal League Policy Committee.

CONSENT AGENDA

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

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**

   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

An Ordinance Adopting the 2020 One Grand Junction Comprehensive Plan

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.

Community Development Director Tamra Allen gave an overview of this item and introduced Devin Lavigne, Consultant with Houseal Lavigne Associates, who spoke of the process and plan goals. Principal Planner David Thornton presented this item, and Comprehensive Plan Advisory Committee members Ivan Geer, Erin Nix and Keith Ehlers spoke about their experience in helping to develop the Comprehensive Plan.

Conversation ensued regarding four items that needed clarification after the December 14, 2020 Workshop and the process for doing so.

The public hearing was opened at 6:35 p.m. (all comments were made remotely via the virtual platform).

Lois Dunn expressed her concerns with changes to the zoning of some of her properties.

Richard Swingle suggested Council wait until after the first of the year to approve the Comprehensive Plan to allow for more public comment.

Cynthia Komlo expressed concern with the impact of COVID-19 on public participation with this plan.

Ron Abeloe submitted a written comment virtually regarding his concern with the low future density along 24 Road north of H Road.

The public hearing was closed at 6:46 p.m.

Conversation ensued regarding the boundaries, zoning changes and impacts in this plan, making areas lower density and the supporting reasons (to grow inward and not create sprawl), how the future land use designation does not impact the current zoning but rather allows property owners to request a rezone that aligns with the future land use map designation in the future, mixed use change for 2741 Riverside Drive, change in the Land Use Map east of 24 3/8 Road off of H Road, and zoning differences in the area between 23/24 Roads and H Road.

Councilmember Stout moved to adopt Ordinance No. 4971, an ordinance adopting the 2020 One Grand Junction Comprehensive Plan on final passage and ordered final publication in pamphlet form. There was no second.

Conversation ensued regarding a staff memo provided to Council with possible amendments to the text of the plan (attached).

Councilmember Andrews moved to adopt the text changes based off the memorandum issued to Council dated December 16, 2020 to the One Grand Junction Comprehensive Plan. Councilmember Pe'a seconded the motion.

Conversation resumed regarding what is in the memorandum and wanting more time to review its contents. City Manager Caton recommended a break.

Council took a break at 7:42 p.m.

The meeting resumed at 7:56 p.m.

Councilmember Andrews restated his motion. Motion carried by unanimous roll call vote.

Councilmember Andrews moved to keep the property located at 2741 Riverside Drive as an Industrial Use per this new Comprehensive Plan. Councilmember Pe'a seconded the motion. Motion carried 6-1 with Councilmember Stout voting no.

Councilmember Andrews moved to adopt changing the residential low boundary to include properties inside the Urban Development Boundary north of H Road and east of 24 3/8 Road. Councilmember Pe'a seconded the motion. Motion carried 4-3 by roll call vote with Councilmembers Stout, Taggart and McDaniel voting no.

Councilmember Andrews moved to adopt Ordinance 4971, as amended, an ordinance adopting the 2020 One Grand Junction Comprehensive Plan on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. City Attorney Shaver clarified for the record that the ordinance is not being amended, but rather the plan itself, based on the prior motions. Motion carried by unanimous roll call vote.

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

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 4, 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.

Utilities Director Randi Kim presented this item.

The public hearing was opened at 8:08 p.m.

There were no comments.

The public hearing was closed at 8:08 p.m.

Councilmember Pe'a moved to adopt 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 ordered final publication in pamphlet form. Councilmember Andrews seconded the motion. Motion carried by unanimous roll call vote.

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

The purpose of this item is to enter into an Intergovernmental Agreement (IGA) with

Mesa County to conduct the City's April 6, 2021 Regular municipal election.

City Clerk Wanda Winkelmann presented this item.

The floor was opened to public comment at 8:10 p.m.

There were no public comments.

Councilmember Stout moved to adopt 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. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

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

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.

Fire Chief Ken Watkins presented this item.

Conversation ensued regarding whether reentry firefighter employees voted on this (they did), and whether employees could invest the additional amount resulting from the lowered rate.

The floor was opened to public comment at 8:19 p.m.

There were no public comments.

Councilmember Norris moved to adopt Resolution No. 76-20, a resolution amending contribution rates to the FPPA Defined Benefit System administered by the Fire and Police Pension Association for reentry firefighters. Councilmember Andrews 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 8:21 p.m.

_____
Wanda Winkelmann, MMC
City Clerk

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council

FROM: Greg Caton, City Manager

Tamra Allen, Community Development Director

DATE: December 16, 2020

SUBJECT: Update - One Grand Junction Comprehensive Plan

Staff received various comments and questions on the draft Comprehensive Plan from the City Council prior to, during and after the workshop on December 14th. Staff has prepared a table indicating the comments and questions received. The table indicates staff's response as well as any proposed changes. Staff has highlighted areas where we believe additional discussion and direction is needed from City Council to determine whether changes to the plan are desired. Please see the attached summary table in advance of tonight's hearing.

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

City Council Comments Summary Table

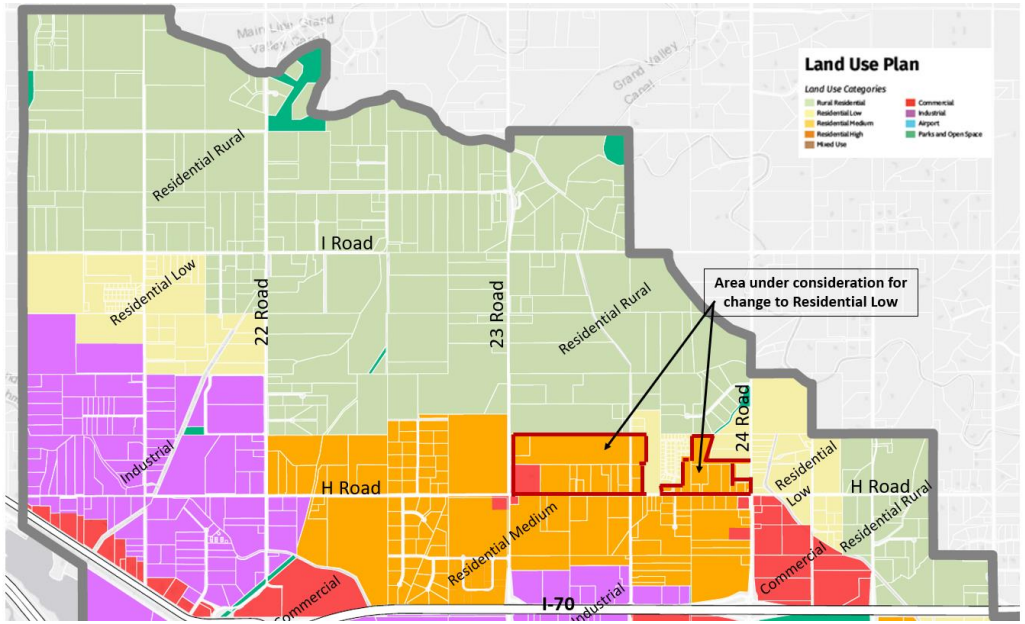
Page	Comment	Response	Action
No Page	Question: What happens to the 2010 vision "Becoming the Most Livable Community West of the Rockies" (Page 1 2010 Plan)	This plan did not create an overarching vision encompassed in a "tag line" like the 2010 plan. The development of a tag line or short vision statement could be future work by the Council or could be delegated to a group like the CPAC, if one is desired.	No changes proposed at this time
14	Flagged: Black Tuesday.	Error	Change to Black Sunday
18	How does Leave no Trace relate to a. and b.	a. and b. could be moved to better align with relevant goal	Move a. Agritourism and b. Water to 4. On Page 17 making them strategies c. and d. under Goal: "Support the expansion of a responsible and sustainable tourism industry…"
18	f. Add a comma after regional transportation	Punctuation	Add comma after both

			transportation and maintenance
31	Label Mariposa Drive on map	Not all roads are labeled but can be added	Add map label
33	Add strategy about FTZ.	Foreign Trade Zones are highlighted in Capitalizing on Success section (page 16). Also included as item ET-3B in implementation Matrix "Continue to support efforts in securing a Foreign Trade Zone." Strategy can be added on page 33 under Goal 3 to address Foreign Trade Zones.	Add: 3.f. Foreign Trade Zone. Support and continue to collaborate on efforts to secure a Foreign Trade Zone.
41	Change legend from RidgelineDevRestrictions to Ridgeline Development Restrictions	Can be changed	Change legend from RidgelineDev Restrictions to Ridgeline Development Restrictions
45	Change "with passage of a First Responder Sales Tax (Measure 2B) in April 2018 to 2019	Typo	Change 2018 to 2019
45	Change voccur to occur	Typo	Change to occur
48	Underlined "City leaders regularly use the Comprehensive Plan as a tool. Change guides to information. In "It guides the development of the	Provided information at workshops and through memo regarding how the plan should be utilized. The vision and strategies of the Comprehensive Plan should inform the City's work and priorities. The matrix could replace the strategic plan, but most communities will use the Comprehensive Plan to inform the creating of the 2-year strategic plan – that is what staff's recommendation is at this time. The	Change "guides" to "informs"

<table>
<tr><td></td><td>City Council's Strategic Plan."</td><td>plan does shape direction for the City and should be considered by future councils as it is the guiding document for the City – until replaced.</td><td></td></tr>
<tr><td>49</td><td>Circled "Incorporate" in Strategy 1.a. Use the Plan. Suggested change to make consistent with intention to "inform" strategic plan, etc.</td><td>This language could be made more consistent with recommended change (see 48 above) to change word choice to "informs." Currently written as a. Use The Plan. Incorporate the guiding principles, goals, policies and implementation strategies adopted as part of the Comprehensive Plan into the City's Strategic Plan, budgeting (including CIP), and decision-making at all levels to promote consistency and continuity as elected official and staff change over time.

Can be changed to: "<u>Utilize</u> the guiding principles, goals, policies and implementation strategies <u>to inform the development of</u> the City's Strategic plan budgeting (including CIP), and decision-making at all levels to promote consistency and continuity as elected official and staff change over time.</td><td>Change. 1.a. "Incorporate to "Utilize" and add "to inform the development of" see complete text in column to the left.</td></tr>
<tr><td>54</td><td>Change DOLA to State Demographer under Changing Population</td><td>Clarification. The State Demography Office is a division within the Colorado Department of Local Affairs.</td><td>Change DOLA to State Demographer</td></tr>
<tr><td>54</td><td>Question regarding growth projections and Graph Label (Grand Junction vs. Mesa County)</td><td>Based on the comments and need for clarifications staff recommends the population numbers reflect only a 20-year horizon versus the 30 year as currently shown on the Population Projects (2017-2050) graph. The graph will be refined to reflect State Demographer's growth projections as follows:

<table>
<tr><th>POPULATION</th><th>2020</th><th>2030</th><th>2040</th></tr>
<tr><td>Grand Junction</td><td>65,244</td><td>74,504</td><td>87,020</td></tr>
<tr><td>Remainder Mesa County (not including Grand Junction</td><td>156,262</td><td>179,410</td><td>210,703</td></tr>
</table>
</td><td>Modify text and graph as shown in Response column.</td></tr>
</table>

56	Intensification and Tiered Growth Plan. Question: "How do you stay out of Tiers."	Excluding area near what would be 29 Road and I-70 interchange, Tier 3 includes area designed as Rural Residential. This designation provides for a density up to 1 dwelling unit per 5 acres. These areas are also located (or proposed to be located) within the Persigo 201 area which means they would be required to provide sanitary sewer. As represented by CPAC member Ivan Geer, the cost of developing sewer will largely prevent develop plans being considered on these properties due to the low/rural densities provide by the plan. The Council could develop additional policies or Code to prevent development of these areas, should that be desired. The Tiers Map is also designed to help guide Councils in making annexation and zoning decisions.	No changes at this time.
58	Land Use Map, Proposed change in the Appleton area modifying land uses (Residential Medium and Commercial) to Residential Low for areas east of 24 Road and north of H Road (to approximately H ½).	This concept was introduced at the workshop on 12/14. The proposed modification is reflected below: 	Need direction from City Council

58	Clarification between Zoning Districts and Land Use Designations	A land use designation does not impact the current use of a property. A designation does not impact the future use of a property either. When a property seeks a new zoning district the City is required to ensure the zoning district works to implement the land use designation as shown on the Land Use Map (59). More information about how these work together can be found in the Plan on page 58 under Relationship to Existing Zoning. and How to Use the Land Use Plan.	Informational only.
60	Circled: Between 2 and 5.5 dwelling units per acres (Residential Low Range of Density. Note "Zone District for 2?"	These are land use designations, not zoning. The current Code provides for a range of zone districts offering 2 du/acre or less including R-2, R-1, R-E and R-R. This plan does not include a designation for future land uses less than 2 du/acre (Residential Low) or greater than 1 du/5 acres (Rural Residential), and in this way limits future rezoning of properties to R-2 without impacting properties that are already zoned R-2.	No changes proposed at this time.
88	A comprehensive update will generally take place every seven to ten years unless otherwise directed by Council. Comment: "too long – around 5 years would be best."	It is best practice to check in between 5 and 7 years on the plan to ensure that it continues to align with the community's vision and priorities and to make sure it is still relevant.	Change to "…every five to seven years unless…"
89	Circled "A minor amendment will be approved if the City Council makes specific findings….. Need clarification about how a policy/goal might be amended and Code criteria revised.	The Code currently has criteria for considering a Minor Amendment to the Comprehensive Plan. Consideration to revise the Code to replace current criteria (as provided in the Plan) are intended to be brought forth in a future text amendment. Clarify intent by changing to: "A Minor Amendment <u>may be considered when</u> 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; <u>and/or</u> ▪ It will be consistent with the vision, goals, principles, and policies of One Grand Junction Comprehensive Plan and the elements thereof."	Replace text with underlined text "…may be considered when…' and "and/or" as show in the column to the left.

89	Implementation Matrix. Question: Is it part of the adopted plan or a working document that is adopted separately?	The plan calls for the City to prepare a matrix that provides strategies for implementation of the plan. Consideration of an adoption of an Implementation Matrix should occur *after* the adoption of the Comprehensive Plan. In a December 4th memo to City Council, Staff asked for direction regarding the matrix. Staff received one written comment back from Council Member Norris, supporting the matrix being kept in draft form at this time and to use it, as is, to inform the development of the City Council's next strategic plan. Support has also been expressed by Councilmember McDaniel for this Council to review, revise and adopt an implementation matrix prior to the Strategic Planning process which is tentatively slated to commence in early summer 2021.	Need direction from City Council. As the Matrix is not proposed to adopted as part of the Plan. Direction can come *after* adoption of the Plan.

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: January 6, 2021

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

Introduce an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor Licensing Distance Requirements and Set a Public Hearing for January 20, 2021

RECOMMENDATION:

Staff recommends adoption of the ordinance.

EXECUTIVE SUMMARY:

This item is consideration on first reading of an Ordinance amending the Grand Junction Municipal Code to reduce the distance beer and wine and hotel and restaurant liquor licensed premises must be from any parochial or public school in the City of Grand Junction.

BACKGROUND OR DETAILED INFORMATION:

The City has been requested to reduce the distance for wine and beer and hotel and restaurant licenses to 450 feet in order to facilitate the redevelopment of property near 7th Street and North Avenue. Certain licenses already exist near that location and a possible reuse/redevelopment of vacant property may be facilitated by adoption of the ordinance.

Adoption of the proposed Ordinance would amend the Grand Junction Municipal Code to reduce the distance beer and wine and hotel and restaurant liquor licensed premises must be from any parochial or public school in the City of Grand Junction.
Colorado law requires any building where malt, vinous, or spirituous liquor is to be sold to be located at least five hundred feet from any public or parochial school or the

principal campus of any college, university or seminary. The law further provides that distance restrictions may be eliminated or reduced by action of the City Council for any class of license.

FISCAL IMPACT:

There is no direct fiscal impact from adoption of this ordinance. Indirect impact may result from redevelopment of the property referred to in the background materials.

SUGGESTED MOTION:

I move to introduce an ordinance amending the Grand Junction Municipal Code to reduce the distance the distance beer and wine and hotel and restaurant liquor licensed premises must be from any parochial or public school in the City of Grand Junction and set a hearing for January 20, 2021.

Attachments

1. Ordinance Distance Requirements

Ordinance No. ____

An Ordinance Amending Section 5.12.220 of the Grand Junction Municipal Code Reducing the Distance Beer and Wine and Hotel and Restaurant Liquor Licensed Premises Must Be from any Parochial or Public School in the City of Grand Junction

Recitals.

44-3-313 (1)(d)(I) C.R.S. requires any building where the malt, vinous, or spirituous liquor is to be sold to be located at least five hundred feet from any public or parochial school or the principal campus of any college, university or seminary.

44-3-313 (1)(d)(III) C.R.S. provides that "The local licensing authority of any city and county, by rule or regulation, the governing body of any other municipality, by ordinance and the governing body of any other county, by resolution, may eliminate or reduce the distance restrictions imposed by this paragraph (1)(d) for any class of license, or may eliminate one or more types of schools or campuses from the application of any distance restrictions established by or pursuant to this paragraph (1)(d)".

The City Council has been requested to reduce the distance for wine and beer and hotel and restaurant licenses to 450 feet in order to facilitate the redevelopment of property near 7th Street and North Avenue. Certain licenses exist near that location and a possible reuse/redevelopment of vacant property may be facilitated by adoption of the ordinance.

Furthermore, and because the distance reduction will allow only for hotel and restaurant or beer and wine liquor licensed establishments, which are licenses associated with food service, the 25-foot reduction of the distance to schools is immaterial to the safety of schools and students.

The City Council having duly considered a reduction of distance required between beer and wine and hotel and restaurant licenses and public or parochial schools does establish the required distance as provided with this ordinance.

NOW, THEREFORE, BE IT ORDAINED THAT:

Under the provisions of 44-3-313 (1)(d)(III) C.R.S., the distance that a beer and wine licensed premises must be separated a public or parochial school in the City of Grand Junction is reduced from 500 feet to 450 feet. The distance shall be determined in accordance with 44-3-313 (1)(d)(II) C.R.S. and Colorado Liquor Regulation 47-326; and,

Under the provisions of 44-3-313 (1)(d)(III) C.R.S., the distance that a hotel and restaurant licensed premises must be separated a public or parochial school in the City of Grand Junction is reduced from 500 feet to 450 feet. The distance shall be determined in accordance with 44-3-313 (1)(d)(II) C.R.S. and Colorado Liquor Regulation 47-326.

Introduced on first reading and ordered published this 6th day of January 2021.

Passed on second reading and order published this ___day of January 2021.

President of the Council

City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: January 6, 2021

Presented By: Lance Gloss, Senior Planner

Department: Community Development

Submitted By: Lance Gloss, Senior Planner

Information

SUBJECT:

Introduce an Ordinance Referring a Ballot Proposition to the April 6, 2021 Regular Municipal Election Regarding the Amendment of Ordinance No. 4295 and Setting a Public Hearing for January 20, 2021

RECOMMENDATION:

Staff recommends adoption of the Ordinance.

EXECUTIVE SUMMARY:

A mixed-use development called The Eddy, containing a mix of multifamily residential buildings and camping areas, has been proposed to be constructed at 347 ½ 27 ½ Road, 2757 C ½ Road, and an adjacent unaddressed parcel, commonly known as the Brady Trucking Property. In addition to requests for a boundary line adjustment and major site plan review, this proposal includes a request to adjust the location of an existing City trail easement that was established to provide for the development of a section of the Colorado Riverfront Trail. Because the easement was created by a voter-approved measure in 2013, it cannot be adjusted, vacated, or diminished by an act of Council without further approval from the People. Therefore, the Applicant for this project, The Eddy at Grand Junction, LLC, requests that the City Council refer a question to the April 6, 2020 ballot that would allow for the adjustment of this easement in terms of size and location, and that would amend the conditions imposed on development of the site by the same 2013 voter-approved measure. As drafted, the conditions would be amended by the administrative approval of a development plan for the property.

BACKGROUND OR DETAILED INFORMATION:

The proposed developer of the property at 347½ 27½ Road, 2757 C½ Road, and an adjacent unaddressed parcel, commonly known as the Brady Trucking Property, has requested that the City Council refer a ballot question to the April 6, 2020 election. This request originates in a conventional request for vacation of a trail easement, which has been considered administratively by City staff. Staff has determined that vacation of the easement requires approval from the People, due to the circumstances by which the easement was created. The developer proposes to replace the easement, which is critical to the future development of the Colorado Riverfront Trail east of The Riverfront at Las Colonias, with a similar easement providing for similar connectivity.

The developer's request to alter the location of the trail easement across the Brady Trucking property is tied to a development project called The Eddy. The Eddy plan includes a proposed campground (marketed as a "glamping" complex) on the western portion of the property as well as three (and, in the future, as many as five) apartment buildings with a total of at least 96 units. The proposed site plan would expand the mixed-use environment at Las Colonias further east and would help to provide for extension of the Colorado Riverfront Trail eastward to 29 Road, a key step in eventually resolving the largest gap in that trail system within City limits.

The Applicant—The Eddy at Grand Junction, LLC—has represented that the location of the easement must be changed in order to achieve a viable plan of development. The Applicant is also under narrower-than-typical time constraints, as it has purchased the property under an Opportunity Zone tax credit arrangement, which provides for a strict 30-month development period.

The Applicant has requested vacation of the trail easement. As is familiar to Councilmembers, under normal circumstances, easement vacations are approved/disapproved of by the City Council without a question being forwarded to the People. When the request to vacate this easement was submitted by the Applicant on October 12, 2020, City staff initially undertook review with the intent to bring the question to Council for public hearing (File No. VAC-2020-595). In the course of review, however, City staff determined that the easement could not be vacated and replaced by an act of City Council alone. This is due to the easement's origin, and specifically that the existing trail easement was dedicated as a requirement of a vote of the People in 2013. A detailed legal summary of the history is found in the recitals of the attached draft ballot measure, produced by the City Attorney. In essence, the easement originated as one of the conditions of a zone that was brought to Council in 2008. That 2008 request concerned zoning the annexed property to Light Industrial (I-1) and Industrial/Office Park (I-O). The Council approved Ordinance 4295 with the I-1 and I-O zones.

Beginning in 2008, a series of petitions and legal challenges ensued, resulting in a 2013 ballot question in which the People were asked whether Ordinance 4295 (including both the zoning and the dedication of the trail easement in its specific location, together with other conditions) should be upheld. With the vote the People approved Ordinance 4295 together with the conditions stated in the Ordinance. Thus, the existence and dimensions of the trail easement is a result of a vote of the People. By Charter "n ordinance adopted by electoral vote cannot be repealed or amended except by electoral vote." In order to alter, diminish, replace, or vacate the easement and amend other conditions imposed by Ordinance 4295, the Council must refer a question to the ballot and it must be approved by a vote of the People.

In 2019, the City Council adopted Ordinance 4864, rezoning the property from I-1 and I-O to Light Commercial (C-1) and adjusting the Future Land Use designation accordingly (City File No. RZN-2019-256). This action did not require a vote of the People, as the zoning established by Ordinance 4295 was for the benefit of the owner, it was the same owner that asked for the change in zoning that resulted in Ordinance 4864, and Ordinance 4864 did not amend the trail easement or other conditions approved by voters in 2013.

Moreover, the creation of the trail easement was not the only condition established by Ordinance 4295 and subsequently by the voter-approved measure in 2013. Additional conditions were established that included fencing, screening, landscaping, and buffering between the trail and the developed areas of the site above and beyond those required by the Zoning and Development Code. Such conditions do not correspond with the site plan and overall development plan for The Eddy, and therefore are included in the proposed ballot measure as conditions to be amended.

In summary, because the easement and other conditions were created by the vote of the People that zoned the property to I-1 and I-O, the conditions cannot be modified except by a vote. Thus, staff with input from the property owner, presents draft ballot language that would vacate the trail easement and amend the other conditions imposed by Ordinance 4295 on the three parcels commonly known as the Brady Trucking Property subject to approval of a plan of development for the property by City staff. The question staff would recommend the Council refer to the ballot would also allow the City to establish conditions of the easement vacation, including that the property owners dedicate a replacement easement serving the same fundamental connections to the east, north, and west. The easement vacation would also be conditioned upon the approval of a development plan (*i.e.*, Major Site Plan) for the properties. The City's Circulation Plan requires that the developer dedicate and construct a trail as delineated in the Circulation Plan, if the conditions of Ordinance 4295 are lifted.

As drafted, the conditions of Ordinance 4295 would be amended by the administrative

approval of a development plan for the property. This would allow for increased flexibility in the administration of this easement, such as adjustment to its size, location, and connectivity; it would not allow for the development to proceed without establishment of a new and viable easement, as such an easement would continue to be required by the City's Circulation Plan and other elements of the Zoning and Development Code.

FISCAL IMPACT:

There is no direct fiscal impact related to this action.

SUGGESTED MOTION:

I move to introduce an ordinance referring a ballot proposition to the April 6, 2021 Regular Municipal Election Regarding the Amendment of Ordinance 4295 and set a public hearing for January 20, 2021.

Attachments

1. Ordinance 4295
2. Existing Easement Legal Description and Map Exhibit
3. Text of Referred Measure A - April 3, 2013
4. Draft Ordinance Referring Question to Ballot

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4295
AN ORDINANCE ZONING THE BRADY SOUTH ANNEXATION TO LIGHT INDUSTRIAL (I-1) AND INDUSTRIAL/OFFICE PARK (I-O) ZONE DISTRICT LOCATED AT 347 AND 348 27-1/2 ROAD AND 2757 C-1/2 ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Brady South Annexation to the Industrial/Office Park (I-O) zone district finding that it conforms with the land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The applicant has requested the zoning of the westerly parcel be I-1 and the easterly 2 parcels be I-O. The proposed zone district(s) meet(s) the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Light Industrial (I-1) and Industrial/Office Park (I-O) zone districts are in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code. The Applicant concurred with the Staff recommendation and agreed with the proposed zoning and conditions.

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

The following property be zoned Light Industrial (I-1): BRADY SOUTH ANNEXATION – 347 27-1/2 Road - All of GLO Lot 3 Section 24, T1S, R1W exc W 10CH

And the following properties be zoned Industrial/Office Park (I-O): BRADY SOUTH ANNEXATION – 348 27-1/2 Road and 2757 C-1/2 Road

W 367.65FT OF LOT 2 SEC 24 1S 1W W OF DN and a PARCEL OF LAND IN GLO LOT 2 SEC 24 1S 1W DESC ASFOLL BEG S 89DEG 53' E 367.65FT & S 30FT FR NW COR SDLOT 2 S 89DEG53' E 335.18FT TO C-LI OF DRN S 33DEG52'W ALG SD C-LI 457.11FT TO A PT 14FT N OF PRESENT LI OFCOLO RIVER N 56DEG05' W & PARALLEL WITH SD RIVER 96.94FT N 326.15FT TO POB

The zoning stated herein is subject to and with agreement of the Applicant, to the conditions outlined in Exhibit A attached hereto and incorporated by this reference as if fully set forth.

Said parcels total 12.62 acres (549,691 square feet), more or less, as described.

INTRODUCED on first reading the 3rd day of September, 2008 and ordered published.
ADOPTED on second reading the 17th day of September, 2008.

ATTEST:

Stephanie Tuin
City Clerk

Gregg Palmer
President of the Council

EXHIBIT A
CONDITIONS OF ZONING THE BRADY SOUTH ANNEXATION

Zoning as stated in Ordinance 4295 shall be subject to the conditions listed below.

West and North Boundaries Adjacent to City of Grand Junction Las Colonias Property:

- 25-foot landscape buffer with wall on inside of landscape area
- Plantings within required 25-foot landscape buffer shall meet Code requirements for number of plant materials (e.g. trees/shrubs per square footage) and groundcover.

East Boundary:

- 50-foot trail or tract, wall and 8-foot landscape buffer outside wall per Code
- 8-foot landscape buffer and wall may be placed within 50-foot trail easement or tract subject to approval by City and Riverfront Commission

Along Entire Length of Colorado River:

- No fence or wall required
- 50-foot or tract from property line along entire length (all 3 parcels) assuming property line is at the top of the bank
- Minimum 50-foot building setback subject to provision of landscape buffer as below
- 25-foot landscape buffer (no wall or fence) between trail and site development along entire length (all 3 parcels)
- 25-foot landscape buffer may overlap with 50-foot trail easement or tract subject to approval by City and Riverfront
- Plantings within required 25-foot landscape buffer shall meet Code requirements for number of plant materials (e.g. trees/shrubs per square footage) and groundcover

Trail Construction: Not Required by Applicant

Building Orientation: Buildings may have any orientation on site, provided they meet setbacks of the zone district

Grant of Trail Easement or Tract and Improvements Pertaining to Above Conditions:

- Entire trail easement (all 3 parcels) or tract shall be dedicated
- Remainder of the improvements may be met incrementally as each property develops

Security Fencing

- The applicant/property owner may erect security fence per the Grand Junction Zoning and Development Code outside of the required trail easement or tract
- The City of Grand Junction shall contribute up to $30,000.00 toward the construction of security fencing along the south and east property lines. The contribution shall be paid on a reimbursement basis upon satisfactory completion of construction of the fence

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4295 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd of September, 2008 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 17th day of September, 2008, at which Ordinance No. 4295 was read, considered, adopted and ordered published in full by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 13th day of October, 2008.

Stephanie Tuin

Stephanie Tuin, MMC
City Clerk

Published: September 5, 2008
Published: September 25, 2008
Effective: October 25, 2008

City of Grand Junction
Certification of Effective Date of Ordinance No. 4295

Ordinance No. 4295 - An Ordinance Zoning Property Located at 347 27 1/2 Road to I-1, Light Industrial, and Zoning Property Located at 348 27 1/2 Road and 2757 C 1/2 Road to I-O, Industrial Office was adopted by the Grand Junction City Council on September 17, 2008.

Within the thirty days following the final adoption of the Ordinance, a referendum petition was initiated, circulated and returned to the City Clerk thus suspending the Ordinance from going into effect. The petition representatives were Harry Griff and Candi Clark.

The City Clerk certified sufficient signatures on the petitions for the referendum to be taken to the City Council at its meeting on December 3, 2008. Prior to the City Council meeting, on December 2, 2008, Diane Schwenke filed a protest to the petitions. The protest initiated a hearing process whereby the City Clerk heard arguments both for and against the protest. That hearing was held on January 9, 2009.

The City Clerk ruled on January 16, 2009 that petition section #079 which contained 18 signatures should be deemed invalid. That finding reduced the number of valid signatures to below the minimum required resulting in the petition becoming legally insufficient. Based on that finding the zoning ordinance was then effective. To prevent the zoning called for in Ordinance No. 4295 from taking effect, the petition group (Candi Clark *et. al.*) filed a lawsuit challenging the City Clerk's findings.

Chief District Court Judge Bottger agreed with the City Clerk's decision invalidating petition section #079 (the signatures that Candi Clark notarized, including her own.)

The petition group appealed Judge Bottger's decision to the Colorado Court of Appeals. The Court of Appeals overturned Judge Bottger on the notary issue. Brady asked the Supreme Court to review the Court of Appeals decision but that request was denied and the case was remanded to Judge Bottger.

Judge Bottger ruled on the other claims in the lawsuit (he affirmed the other decisions that the City Clerk made; however, because of the notary issue those rulings did not help resolve the case) and remanded the case to the City. Now with the remand the matter is set for hearing by the City Council.

On September 5, 2012 the City Council heard the matter again and referred the question to the voters at the next regular election to be held April 2, 2013.

The ballot question was:

CITY OF GRAND JUNCTION REFERRED MEASURE A

Shall Ordinance No. 4295 zoning property located at 347 27 1/2 Road to I-1, Light Industrial, and zoning property located at 348 27 1/2 Road and 2757 C 1/2 Road to I-O, Industrial Office, with certain conditions, including but not limited to the dedication of a public trail easement 50 feet wide adjacent to the Colorado River along the entire southern property boundary; dedication of a public trail easement 50 feet wide along the east property boundary and installation of a landscape buffer 25 feet wide and a screen wall along the west, north and south property boundaries be adopted?

The results of the election on Referred Measure A were:

	Dist A	Dist B	Dist C	Dist D	Dist E	TOTAL
For the Ordinance	1,766	2,295	914	2,239	1,093	8,307
Against the Ordinance	730	711	337	710	449	2,937

The Canvassing Board on April 3, 2013 concluded that for the City of Grand Junction Referred Measure A, the ordinance was adopted by the greater number of votes.

Therefore Ordinance No. 4295 is declared to be adopted and effective April 3, 2013.

Certified under my hand and seal this 5th day of April, 2013

Stephanie Tuin

Stephanie Tuin, City Clerk

"EXHIBIT A"
TRAIL EASEMENT VACATION

A certain parcel of land described at Reception No.2684027 and lying in Government Lots 2 and 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain 50.00 foot wide parcel of land entirely within the following three (3) parcels of land: Parcel No.1 and No.2 of the lands described in Book 4172, Page 725 and Parcel No. 2 of the lands described in Book 4172, Page 722, all in the Public Records of Mesa County, Colorado, lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

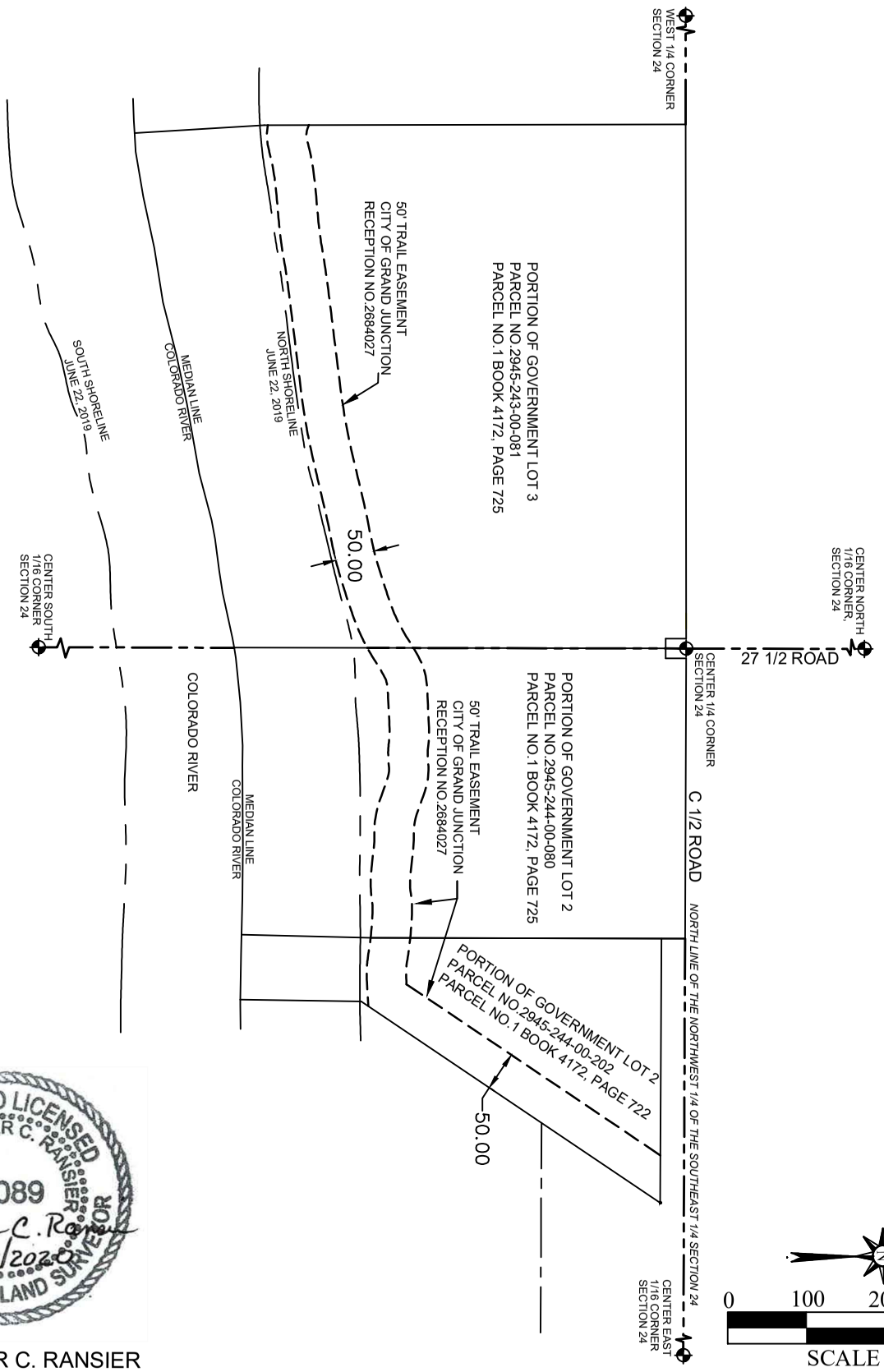
TOGETHER WITH

The East 50.00 feet of Parcel No. 2 of the lands described in Book 4172, Page 722, Public Records of Mesa County, Colorado, being parallel with and 50.00 feet West of, as measured perpendicular to, the East line of said Parcel No. 2, LESS HOWEVER, that 50.00 foot wide parcel of land lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

Containing 1.7 Acres, more or less, as described herein and depicted on “EXHIBIT B”

This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

"EXHIBIT B"



COLORADO LICENSED
CHRISTOPHER C. RANSIER
38089
PROFESSIONAL LAND SURVEYOR
10/9/2020

CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

*This Exhibit is not intended to be used for establishing or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.

Referred Measure A – April 6, 2013 Ballot – City of Grand Junction Regular Municipal Election

Text of Question:

Shall Ordinance No. 4295 zoning property located at 347 ½ Road to I-1, Light industrial, and zoning property located at 348 27 ½ Road and 2757 C ½ Road to I-O, Industrial Office, with certain conditions, including but not limited to the dedication of a public trail easement 50 feet wide adjacent to the Colorado River along the entire southern property boundary; dedication of a public trail easement 50 feet wide along the east property boundary and installation of a landscape buffer 25 feet wide and a screen wall along the west, north and south property boundaries be adopted?

Results of Vote:

YES: 8,307 votes (73.88%)

NO: 2,937 votes (26.12%)

Measure Passes.

ORDINANCE ___ 21

AN ORDINANCE REFERRING A BALLOT PROPOSITION TO THE APRIL 6, 2021 REGULAR MUNICIPAL ELECTION REGARDING THE AMENDMENT OF ORDINANCE 4295

RECITALS.

On September 17, 2008 the City Council adopted Ordinance 4295. That Ordinance zoned the property located at 347 and 348 27 ½ Road and 2757 C ½ Road ("Property") to Light Industrial (I-1) and Industrial/Office Park (I-O) with and subject to certain conditions, which were acceptable to the owner.

Those conditions included, but were not limited to, certain landscape buffering, fencing and trail dedications, all of which were intended to buffer development of the Property from the Las Colonias Park and to benefit the public by ensuring a continuation of the River trail through the Property to points to the East.

In accordance with the conditions of the Ordinance, the owner conveyed to the City a 50' trail through the Property along the Colorado River. Other of the conditions were not satisfied as those were incidental to development, which did not occur. The Property has remained undeveloped since Ordinance 4295 was adopted.

On August 7, 2019 the City Council adopted Ordinance 4864, which was instigated by the entity that owned the Property in 2008, amended the zoning to Light Commercial (C-1); however, the site development conditions imposed by Ordinance 4295 were not changed as those conditions benefitted the public and had been affirmed by the electorate in April 2013 as described below.

Within thirty days following the final adoption of Ordinance 4295 in 2008 a referendum petition suspended the Ordinance. The City Clerk found the petition to be sufficient and pursuant to the City Charter, the City Council was scheduled to reconsider the Ordinance on December 2, 2008. A citizen filed a protest to the petitions and a hearing was set before the City Clerk on January 9, 2009.

A hearing was held and on January 16, 2009 the City Clerk ruled that 18 signatures were invalid due to a notarial problem on the petition section that included those signatures. That finding reduced the number of valid signatures below the minimum required resulting in the petition becoming legally insufficient. Based on that finding Ordinance 4295 became effective.

The petition group filed a lawsuit challenging the City Clerk's findings. The District Court affirmed the City Clerk's findings.

The petition group appealed the District Court ruling to the Colorado Court of Appeals. The Court of Appeals overturned the District Court and the property owner petitioned the Colorado Supreme Court for review. The Supreme Court declined to hear the case and it was remanded to District Court.

The District Court affirmed the City Clerk's finding except as to the notarial issue and remanded the matter to the City.

On September 5, 2012 the City Council considered these matters and referred Ordinance 4295 to the April 2013 municipal election.

The Ordinance appeared on the April 3, 2013 ballot as Referred Measure A; Measure A passed with 8307 voting for the ordinance and 2937 voting against the Ordinance.

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The Property is now owned by The Eddy LLC ("Applicant.") The Applicant has submitted to the City a development plan for the Property (City file SPN 2020-762) ("Development Plan" or "Plan".) The Plan proposes a multifamily apartment complex together with up-scale camping and a central building for the shared use of tenants and campers. In order to accomplish the Plan, the Applicant seeks authority to modify the conditions of Ordinance 4295 while correspondingly meeting the intent of Ordinance 4295 by providing trail connections across the property and to the east, west, and north, which are integral to the fulfillment of its Plan. Other specific conditions imposed by Ordinance 4295 are not addressed by the Plan.

On January ___ 2021 the City Council considered this Ordinance, the adoption of which will refer a ballot question to amend 2013 Referred Measure A to the regular municipal election on April 6, 2021.

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

The ballot question will provide for the amendment of 2013 Measure A which established certain conditions on the development of the property located at 347 and 348 27 ½ Road and 2757 C ½ Road. Certain conditions on the development will be established by adoption of a plan for the property that provides for a new trail easement with connections across the property and to the east, west, and north and for light commercial and residential uses on the property.

The following question shall be submitted to the registered electors at the regular municipal election on April 6, 2021.

SHALL 2013 REFERRED MEASURE A APPROVING ORDINANCE 4295, AN ORDINANCE OF THE CITY OF GRAND JUNCTION, COLORADO ESTABLISHING CERTAIN CONDITIONS ON THE DEVELOPMENT OF THE PROPERTY LOCATED AT 347 AND 348 27 ½ ROAD AND 2757 C ½ ROAD, WHICH CONDITIONS INCLUDE BUT ARE NOT LIMITED TO THE DEDICATION OF A PUBLIC TRAIL EASEMENT 50 FEET IN WIDTH ADJACENT TO THE COLORADO RIVER ALONG THE ENTIRE SOUTHERN PROPERTY BOUNDARY, DEDICATION OF A PUBLIC TRAIL EASEMENT 50 FEET IN WIDTH ALONG THE EAST PROPERTY BOUNDARY AND INSTALLATION OF A LANDSCAPE BUFFER 25 FEET IN WIDTH AND A SCREEN WALL ALONG THE WEST, NORTH AND SOUTH PROPERTY BOUNDARIES BE AMENDED BY THE ADOPTION OF A DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 347 AND 348 27 ½ ROAD AND 2757 C ½ ROAD, WHICH PLAN IS AND SHALL BE SUBJECT TO THE GRAND JUNCTION MUNICIPAL CODE AND IF THE CODE IS SATISFIED AND THIS QUESTION IS APPROVED THEN 2013 VOTER APPROVED MEASURE A SHALL BE AMENDED CONSISTENT WITH THE PLAN, ALL AS A VOTER APPROVED MEASURE UNDER ARTICLE XVI, PARAGRAPH 137 AND 142 OF THE CITY CHARTER?

_____ Yes

_____ No

The ballot title is set based upon the requirements of the Colorado Constitution and the City Charter and, pursuant to Section 31-11-102, C.R.S., is an alternative to the provisions of Section 31-11-111, C.R.S. regarding both a title and a submission clause. Pursuant to Section 31-10-1308, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the

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form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

Adopted on first reading this __ day of January 2021.

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

ATTEST:

_____
Wanda Winkelmann
City Clerk

_____

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: January 6, 2021

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduce an Ordinance to Make a Supplemental Appropriation of $1,027,000 from the City General Fund Reserve for a COVID-19 Response Grant Fund to Aid Small Businesses, a Grant Program to Help Alleviate Hunger for Grand Junction Residents, and to Fund a Program to Assist Non-Profit Organizations and Set a Public Hearing for January 20, 2021

RECOMMENDATION:

Staff recommends approval of the ordinance making supplemental appropriations and setting a public hearing for January 20, 2021.

EXECUTIVE SUMMARY:

The Mesa County Economic Development First Responders presented an update on COVID-19 response activity to City Council during the December 14, 2020 workshop. City Council provided direction to develop a program that could assist businesses in 2021. The Business Incubator presented a COVID-19 Response Grand Fund program to aid small businesses with fixed costs at the January 4, 2021 City Council workshop. The supplemental appropriation would provide $500,000 from the General Fund reserve to create a new COVID-19 response grant fund for 2021 that will be administered by the Business Incubator Center (BIC) through the Revolving Loan Fund to aid small businesses, as well as $25,000 for BIC administrative costs.

City Council also discussed the needs of area non-profits during the December 14, 2020 workshop. Agency partners were asked to return at a future workshop with information on current needs of residents related to hunger/food assistance and input regarding a second round of funding to meet COVID-related needs. At the City Council

workshop on January 4, 2021,the Western Colorado Community Foundation (WCCF) presented a plan for establishing a grant fund program to help alleviate hunger for Grand Junction residents. The supplemental appropriation would provide $250,000 from the General Fund reserve to fund a program administered by the WCCF to distribute grants to agencies directly responsible for food and hunger relief, as well as $2,000 to cover WCCF administrative costs.

At the January 4, 2021 workshop City Council also discussed establishing a fund to assist Non-Profit Organizations who are otherwise ineligible to participate in other COVID relief programs. The supplemental appropriation would provide $250,000 towards a program. The details and administration of the program will be developed by a joint group of Council members and Non-Profit partners in the community.

BACKGROUND OR DETAILED INFORMATION:

Small Business Aid

As part of the community's response to the COVID-19 pandemic, several local economic development entities have formed the Mesa County Economic Development First Responders. This group collectively works together to help facilitate the economic recovery of the community.

The current COVID-19 pandemic has created a state of emergency for the small business community in Grand Junction. Due to local, state, and national orders, many businesses that were not considered “Critical Businesses” were forced to temporarily close or dramatically limit operations and, while Mesa County has the largely successful Five Star program, the majority of local businesses are operating below break-even capacity; many of these businesses are days away from closing. BIC learned from the last few initiatives that the grant amount of $7,500 is adequate to cover 2-4 months of fixed costs (rent, mortgage, utilities, etc.) for most local businesses as they continue to work closely with their landlords and banks, so BIC believes that this continues to be the correct grant amount that businesses need. BIC also learned that many local businesses used their PPP/EIDL funds to keep staff on their payroll and those funds were spent months ago, so netting these funds out of grant eligibility has put them further at risk.

The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID-19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund. This fund will be effectively split into two programs to continue to assist prior grantees and fund those businesses who have heretofore been ineligible to receive funds. Grants will be up to $5,000 for prior recipients of forgivable loan/grant funds from the City of Grand Junction and up to $7,500 for new applicants.

In order to administer this program, the Business Incubator Center requests a 5% ($25,000) administrative fee; this is based on the estimated cost for BIC to run this program. The program will run for 45 days from time funding becomes available.

History of Small Business Assistance

On May 6, 2020, the City Council approved Ordinance 4920 authorizing temporary assistance by and through an appropriation of $540,000.00 to the Business Stabilization and Recovery Fund ("Fund.") The City's Fund, which was administered by the Business Incubator/Small Business Development Center ("BIC/SBDC") as a revolving loan fund, was to support business with a physical location in Grand Junction with expenses directly and indirectly related to forestalling foreclosure, rental assistance and temporary mitigation of other financial impacts due to COVID-19. On November 4, City Council approved $300,000 for the creation of a COVID-19 response grant fund that is administered through the Revolving Loan Fund. Grants will be up to $7,500 based on certain criteria. As of December 10, a total of $338,423 has been disbursed to 54 businesses for an average of $6,267.09 per business. Applications from 15 businesses were not able to be funded as they had already received significant PPP/EIDL funds or opened in 2020, which made them unable to document a decrease in revenue from 2019. BIC has also disbursed $414,493 in Energize Colorado Gap Fund grants (an average of $15,000 per business) to 33 businesses in Mesa County. BIC is currently exploring the creation of a low-interest micro loan program out of its own funds to try and fill some of the gaps that existing programs were unable to accommodate.

Hunger and Food Assistance

In early Spring 2020, City Council approved $500,000 for emergency grants for basic needs (food and housing assistance) for its citizens. WCCF administered a rapid response grants process to solicit proposals and distribute those funds in early April. Approximately 65% of those funds were distributed for hunger relief. All funds were used to meet this emergency need at the onset of the COVID-19 pandemic.

Based on the WCCF's leadership work on hunger in Mesa County, their deep knowledge of the nonprofit community and close tracking of the COVID crisis and its community impact, WCCF is recommending that City Council consider authorizing funding up to $250,000 for a second round of grants to help alleviate hunger for Grand Junction residents. These funds would be distributed in Q1 2021 to meet current needs that result from a 10-month long and continuing pandemic. WCCF proposes running a competitive application process on behalf of the City of Grand Junction upon approval and release of funding, similar to the successful process in administering the #GJStrong Fund Grants in April 2020. These new grants would be focused on hunger relief organizations and programs only. Eligible organizations need to have a Grand

Junction address and serve Grand Junction residents.

Non-Profit Organization Assistance

Non-Profit Organizations were not eligible for the Business Stabilization and Recovery Fund or the Small Business Grant Program administered by BIC, as well as many of the Federal assistance programs. Therefore City Council wishes to develop a program where Non-Profit Organizations can receive assistance in their operations during a time when many have experienced an increase in the need for services and/or a decrease in revenues to fund operations.

FISCAL IMPACT:

This supplemental appropriation adds $1,027,000 to the General Fund 2021 budget to fund additional aid to small businesses, fund additional grants to help alleviate hunger for Grand Junction residents, and to fund assistance to Non-Profit organizations. In 2020 the City responded immediately in the first quarter to make budget reductions in anticipation of reduced revenues due to economic impact from the Pandemic. As a result of frugal spending in-line or below the reduced expense budget, better than expected revenues, as well as the reimbursement of COVID related expenses through the CARES Act (administered by the State) the General Fund Reserve is expected to increase. The year has just ended and it will take 30 to 45 days to conduct all closing procedures and finalize financials in preparation for the annual independent audit, but preliminarily staff is expecting the 12/31/2020 fund balance to increase to an amount that is well above the minimum reserve required. Therefore, there are sufficient funds in the General Fund Reserve for Council to authorize the appropriation to fund the above designated programs.

SUGGESTED MOTION:

I move to introduce an ordinance making Supplemental Appropriations for a COVID-19 Response Grant Fund to Aid Small Businesses, for a Grant Program to Help Alleviate Hunger for Grand Junction Residents, and for a Non-Profit Assistance Program, and set a public hearing for January 20, 2021.

Attachments

1. 2021 Supplemental Appropriation Community Relief ORDINANCE NO
2. BIC City Grant Fund 2021 Proposal
3. BIC City Grant Fund 2021 Proposal January 5 Update
4. WCCF Memo to City Council for #GJStrong Fund Grants 12.30.20

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2021 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE YEAR BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2021 to be expended from such funds as follows:

Fund Name	**Fund #**	**Appropriation**
General Fund	100	$ 1,027,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2021.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2021.

_____
President of the Council

Attest:

_____
City Clerk

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December 29, 2020
Grand Junction City Council
Attn: Mayor Wortmann
250 N. 5th Street
Grand Junction, CO 81501

RE: COVID19 Response Grant Fund

Mayor Wortmann,

Please find the attached Program Description for establishing a new 2021 $500,000 COVID19 Grant Fund that will be used to assist businesses in the City of Grand Junction during this ongoing time of crisis. After the successful launch and ending of the Grand Junction Business Stabilization and Recovery loan fund and subsequent grant fund (detailed results attached) our community continues to have a significant need for business assistance.

As background for this request, the Business Incubator and ED Partners (Primarily the Business Incubator and Grand Junction Chamber of Commerce) are now actively using our organizations and teams to respond to the needs of our community during this time of crisis. While there have been several initiatives under the Cares Act, Energize Colorado Gap Fund and two prior City of Grand Junction initiatives, we continue to see our core businesses struggle to stay open as the pandemic continues; we have also clearly found segments of our business community that have been left out of prior initiatives and this program has measures to include these businesses. Now that we have a vaccine on the horizon, we are hopeful that another grant fund can enable our local businesses to remain open for another 90-120 days until we see the restrictions begin to recede and life return to a new normal.

Based on feedback from our local businesses and ED Partners, we are requesting that the City of Grand Junction provide funds to the Business Incubator to establish a new grant fund that we can use as an additional tool to help our Grand Junction businesses come through this crisis, rebuild, and pay taxes. If these businesses close and liquidate, we know from our history that rebuilding and re-establishing a tax base will take years if not decades. Now is the time to act.

If you have any questions, or need additional information, please feel free to contact me at (970)243-5242 or Jmaraschin@gjincubator.org
Thank you for your leadership in this time of crisis.

Sincerely,

Jon Maraschin
Executive Director

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Overview:

The current COVID19 pandemic has created a state of emergency for the small business community in Grand Junction. Due to local, state, and national orders, many businesses that were not considered "Critical Businesses" were forced to temporarily close or dramatically limit operations and, while we have the largely successful Five Star program, the majority of our local businesses are operating below break-even capacity; many of these businesses are days away from closing. We learned from our last few initiatives that the grant amount of $7,500 is adequate to cover 2-4 months of fixed costs (rent, mortgage, utilities, etc.) for most local businesses as they continue to work closely with their landlords and banks, so we believe that this continues to be the correct grant amount that our businesses need. We also learned that many of our local businesses used their PPP/EIDL funds to keep staff on their payroll and those funds were spent months ago, so netting these funds out of grant eligibility has put them further at risk.

Based on what we have learned and the new field of play, I have outlined our new program description for your review.

Program Description:

The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund. This fund will be effectively split into two programs to continue to assist prior grantees and fund those businesses who have heretofore been ineligible to receive funds.

Grants will be up to $5,000 for prior recipients of forgivable loan/grant funds from the City of Grand Junction and up to $7,500 for new applicants.

In order to administer this program, the Business Incubator requests a 5% ($25,000) administrative fee; this is based on our estimated cost to run this program.

Program will run for 45 days from time funding becomes available.

To qualify for funding, businesses must meet the following criteria:

1. Applicant must attest that they have had a negative financial impact by being forced to close or significantly reduce operations due to the Covid19 Pandemic

and that their revenues have decreased; businesses who have had an increase in revenues during the pandemic will not be eligible.

2. Businesses who have received prior funding from the City of Grand Junction Business Recovery and Stabilization forgivable loan and/or grant funds may apply, however are only eligible for funding up to $5,000 under this program.
3. Businesses who have not received funding from the City of Grand Junction under the Business Recover and Stabilization forgivable loan/grant programs are eligible to receive up to $7,500 in funding under this grant program; these businesses were largely ineligible under the prior programs due to launching/acquiring a business in 2020 and/or receipt of PPP/EIDL funds rendering them ineligible for additional grant funding.
4. Prior Cares Act Dollars that have been received by applicants will not be considered in their current application as those funds were largely spent months ago and are not relevant to the current financial situation.
5. Business must be physically located in the City Limits of Grand Junction.
6. Nonprofit businesses are ineligible for funding under this program.
7. Applicant applying for the funding must be a small business with less than 50 full-time employees and have local ownership.
8. Applicant must attest that they are in good standing with the City of Grand Junction and Colorado Secretary of State.
9. To be considered for approval, applicants will be required to the following:
    a. Current financial statements and year-end 2019 if they were in business at that time
    b. Documentation of costs showing need for funding
    c. Current financial situation including operational income and outside sources of income
    d. Projected business expenses for 90 days
    e. Any significant changes to business model “pivots”
    f. Basic business/survivability plan (template will be provided with application)
    g. Other information as requested.
10. Applicants are strongly encouraged to work with the Grand Junction SBDC to have a higher likelihood of success.

Approved uses of loan funds:

1. Funds may be used to pay fixed and operational costs.

Job Creation/Retention Requirements: There are no job retention/creation requirements.
Leverage of Other Funds: While leveraging other funds and/or negotiating payment concessions are strongly encouraged, there is no direct requirement to leverage these funds.
Federal Requirements: None

Results from Prior Programs:

$540,000 Grand Junction Business Stabilization and Recovery Fund:

- Ordinance was passed May 6, 2020 and funds became available June 8, 2020
- Based on underwriting criteria outlined in the ordinance, businesses could apply for up to $7,500 in forgivable loans
- $40,000 of funds were for coaching, technical assistance, and administration of this forgivable loan program; $500,000 of funds were available for forgivable loans
- Program was ended 12/31/2020 with 38 loans made for a total of $121,003
- $378,997 of un-lent funds were returned to the City November 4th, 2020
- Average loan amount was $3,184.29
- 35 loans have been fully forgiven; the remaining 3 loans total $12,522,48 (face amounts are $6,396.97, $3,436.84 & $2,688.67 respectively); these are all being processed for forgiveness and will be completed/forgiven before 12/31/20

Grand Junction Business Stabilization Grant fund:

- Resolution was passed November 4, 2020 creating a $300,000 grant fund
- Based on criteria outlined in the resolution, businesses could apply for up to $7,500 in grant funds for a documented decrease in revenue, net of receipt of prior PPP/EIDL or GJ Covid forgivable loan funds in accordance with Cares Act guidance and the resolution
- Program ended December 4, 2020 with 39 grants made for a total of $217,420 and average of $5,574.87
- Of the 39 businesses funded, 23 participated in the forgivable loan program and 16 were new applicants.

BUSINESS INCUBATOR CENTER

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January 5, 2021
Grand Junction City Council
Attn: Mayor Wortmann
250 N. 5th Street
Grand Junction, CO 81501

RE: COVID19 Response Grant Fund

Mayor Wortmann,

Please find the attached Program Description for establishing a new 2021 $500,000 COVID19 Grant Fund that will be used to assist businesses in the City of Grand Junction during this ongoing time of crisis. After the successful launch and ending of the Grand Junction Business Stabilization and Recovery loan fund and subsequent grant fund (detailed results attached) our community continues to have a significant need for business assistance.

As background for this request, the Business Incubator and ED Partners (Primarily the Business Incubator and Grand Junction Chamber of Commerce) are now actively using our organizations and teams to respond to the needs of our community during this time of crisis. While there have been several initiatives under the Cares Act, Energize Colorado Gap Fund and two prior City of Grand Junction initiatives, we continue to see our core businesses struggle to stay open as the pandemic continues; we have also clearly found segments of our business community that have been left out of prior initiatives and this program has measures to include these businesses. Now that we have a vaccine on the horizon, we are hopeful that another grant fund can enable our local businesses to remain open for another 90-120 days until we see the restrictions begin to recede and life return to a new normal.

Based on feedback from our local businesses and ED Partners, we are requesting that the City of Grand Junction provide funds to the Business Incubator to establish a new grant fund that we can use as an additional tool to help our Grand Junction businesses come through this crisis, rebuild, and pay taxes. If these businesses close and liquidate, we know from our history that rebuilding and re-establishing a tax base will take years if not decades. Now is the time to act.

If you have any questions, or need additional information, please feel free to contact me at (970)243-5242 or Jmaraschin@gjincubator.org
Thank you for your leadership in this time of crisis.

Sincerely,

Jon Maraschin
Executive Director

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Overview:

The current COVID19 pandemic has created a state of emergency for the small business community in Grand Junction. Due to local, state, and national orders, many businesses that were not considered "Critical Businesses" were forced to temporarily close or dramatically limit operations and, while we have the largely successful Five Star program, the majority of our local businesses are operating below break-even capacity; many of these businesses are days away from closing. We learned from our last few initiatives that the grant amount of $7,500 is adequate to cover 2-4 months of fixed costs (rent, mortgage, utilities, etc.) for most local businesses as they continue to work closely with their landlords and banks, so we believe that this continues to be the correct grant amount that our businesses need. We also learned that many of our local businesses used their PPP/EIDL funds to keep staff on their payroll and those funds were spent months ago, so netting these funds out of grant eligibility has put them further at risk.

Based on what we have learned and the new field of play, I have outlined our new program description for your review.

Program Description:

The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund. This fund will be effectively split into two programs to continue to assist prior grantees and fund those businesses who have heretofore been ineligible to receive funds.

Grants will be up to $5,000 for prior recipients of forgivable loan/grant funds from the City of Grand Junction and up to $7,500 for new applicants.

In order to administer this program, the Business Incubator requests a 5% ($25,000) administrative fee; this is based on our estimated cost to run this program.

Program will run for 45 days from time funding becomes available.

To qualify for funding, businesses must meet the following criteria:

1. Applicant must attest that they have had a negative financial impact by being forced to close or significantly reduce operations due to the Covid19 Pandemic

and that their revenues have decreased; businesses who have had an increase in revenues during the pandemic will not be eligible.

2. Businesses who have received prior funding from the City of Grand Junction Business Recovery and Stabilization forgivable loan and/or grant funds may apply, however are only eligible for funding up to $5,000 under this program.
3. Businesses who have not received funding from the City of Grand Junction under the Business Recover and Stabilization forgivable loan/grant programs are eligible to receive up to $7,500 in funding under this grant program; these businesses were largely ineligible under the prior programs due to launching/acquiring a business in 2020 and/or receipt of PPP/EIDL funds rendering them ineligible for additional grant funding.
4. Prior Cares Act Dollars that have been received by applicants will not be considered in their current application as those funds were largely spent months ago and are not relevant to the current financial situation.
5. Business must be physically located in the City Limits of Grand Junction.
6. Nonprofit businesses are ineligible for funding under this program.
7. Applicant applying for the funding must be a small business with less than 25 full-time employees.
8. Applicant must attest that they are in good standing with the City of Grand Junction and Colorado Secretary of State.
9. To be considered for approval, applicants will be required to the following:
    a. Current financial statements and year-end 2019 if they were in business at that time
    b. Documentation of costs showing need for funding
    c. Current financial situation including operational income and outside sources of income
    d. Projected business expenses for 90 days
    e. Any significant changes to business model “pivots”
    f. Basic business/survivability plan (template will be provided with application)
    g. Other information as requested.
10. Applicants are strongly encouraged to work with the Grand Junction SBDC to have a higher likelihood of success.

Approved uses of loan funds:

1. Funds may be used to pay fixed and operational costs.

Job Creation/Retention Requirements: There are no job retention/creation requirements.
Leverage of Other Funds: While leveraging other funds and/or negotiating payment concessions are strongly encouraged, there is no direct requirement to leverage these funds.
Federal Requirements: None

Results from Prior Programs:

$540,000 Grand Junction Business Stabilization and Recovery Fund:

- Ordinance was passed May 6, 2020 and funds became available June 8, 2020
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- Program ended December 4, 2020 with 39 grants made for a total of $217,420 and average of $5,574.87
- Of the 39 businesses funded, 23 participated in the forgivable loan program and 16 were new applicants.

WESTERN COLORADO COMMUNITY FOUNDATION

MEMORANDUM

TO: City Council Members, City of Grand Junction
Greg Caton, City Manager, City of Grand Junction

FROM: Anne Wenzel and Tedi Gillespie, Western Colorado Community Foundation

DATE: December 30, 2020

RE: Second Round of Funding for #GJStrong Fund Grants (for Food Assistance)

The City of Grand Junction has asked for information on current needs of residents related to hunger/food assistance and our input regarding a second round of funding to meet COVID-related needs. This memo focuses on hunger-related needs associated with the ongoing COVID-19 pandemic. City Council is talking separately with the affordable housing and homeless leaders regarding rental assistance and housing-related needs.

In early Spring 2020, City Council approved $500,000 for emergency grants for basic needs (food and housing assistance) for its citizens. Our organization administered a rapid response grants process to solicit proposals and distribute those funds in early April. Approximately 65% of those funds were distributed for hunger relief. All funds were used to meet this emergency need at the onset of the COVID-19 pandemic.

Based on our Community Foundation's leadership work on hunger in Mesa County, our deep knowledge of the nonprofit community and close tracking of the COVID crisis and its community impact, ***WCCF is recommending that City Council consider authorizing funding up to $250,000 for a second round of grants to help alleviate hunger for Grand Junction residents. These funds would be distributed in Q1 2021 to meet current needs that result from a 10-month long and continuing pandemic.***

In contrast to the emergency grant funding last Spring, funding is needed now in the winter months of 2021 for these reasons:

- A substantial increase in clients in need has continued for many months now. Meals on Wheels has provided 30% more meals in 2020 as compared to 2019. Community Food Bank saw triple their usual number of clients during several months this year. This increased

demand is expected to last into summer until the vaccine is available to everyone in the community, the COVID surge flattens and the economy can begin to recover.

- Nonprofit organizations have continued to manage new means of program delivery, including drive through services and home delivery, to ensure social distancing and other health mandates. Availability and reliability of volunteers continues to be an issue for many hunger relief organizations. These issues lead to additional operating costs than what the nonprofits budgeted.

- While gearing up to serve increased needs, nonprofits providing food assistance have not been able to do as much fundraising this year to cover costs.

- Rising prices due to food shortages, unevenness in the food supply chain, and high demand has increased food costs impacting the organizations' budgets (depending on the food item, increases are 6 to 40% higher than 2019).

- Even as a second federal stimulus is passed, people have gone into further debt with back-rent, back bills, and putting off non-essential purchases.

- Mesa County hunger relief organizations were well-positioned to collaborate and pivot operations as needed since they have worked together for several years through the Mesa County Hunger Alliance. Even though the Hunger Alliance has done an excellent job of working together to meet client needs, organizations expect to see high volumes of clients through the 1st quarter of 2021.

WCCF proposes running a competitive application process on behalf of the City of Grand Junction upon approval and release of funding, similar to the successful process in administering the #GJStrong Fund Grants in April 2020. These new grants would be focused on hunger relief organizations and programs only. Eligible organizations need to have a Grand Junction address and serve Grand Junction residents.

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: January 6, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduce an Ordinance Amending the Planned Development Zoning and Outline Development Plan (ODP) for The Riverfront at Dos Rios, Located on the Northeast Bank of the Colorado River Between Highway 50 and Hale Avenue and Set a Hearing for January 20, 2021

RECOMMENDATION:

Planning Commission will hear this item at its January 12, 2021 meeting and make recommendation to City Council.

EXECUTIVE SUMMARY:

The Applicant, the City of Grand Junction, requests approval of an amended Planned Development (PD) zoning ordinance and Outline Development Plan (ODP) to add approximately 0.4 acres of property to the Riverfront at Dos Rios Planned Development and add uses allowed within portions of the Light Industrial/Commercial area. In April 2019, the City approved Ordinance 4849 including the ODP that established the uses, standards and general configuration of the proposed Riverfront at Dos Rios mixed use development on approximately 58.8 acres, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue. Since that time, the City has continued to acquire adjacent properties and there was a desire to add the remnant parcel on the east side of Riverside Parkway also owned by the City to the Planned Development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity.

In May 2020 the PD and ODP were amended to address the additional land (Ordinance 4928) and now the City has acquired the last of the parcels within the Riverfront at Dos Rios area and is amending the PD and ODP to include that property. The properties are located at 636 and 636-1/2 Lawrence Avenue, just south of the Hale Avenue and Riverside Parkway intersection.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The City originally acquired the approximately 60-acre area now known as the Riverfront at Dos Rios from the Jarvis family in 1990. The property is located on the northeast bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail extended, and a backwater pond for endangered fish was created between the trail and River. The developable acreage was purchased with the intent of future redevelopment and the City has started constructing the infrastructure within the development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity.

The latest approved ODP is intended to create a riverfront commercial/mixed use center with two points of access to Riverside Parkway and two points of access onto Hale Avenue. Development pods are identified for specific types of uses, including approximately 17 acres for parks and open space, 15.8 acres for Light Industrial/Commercial, 12.9 acres of mixed use and 4.1 acres of mixed use/outdoor recreation. The property within the development, excluding the open space, has been offered for sale and one parcel has already transferred to a private party. There is also .9 acres of leasable space along the riverfront. The remainder of the proposed development includes the public elements shown on the ODP such as street rights-of-way.

The addition of the properties recently purchased by the City will add approximately 0.4 acres of Mixed-Use to the development. The two properties to be added to the PD/ODP are presently zoned I-O (Industrial Office).

In addition to the land use areas and street network, the approved ODP established specific performance standards that the development will be required to meet and conform with, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The standards were all included in the original PD zoning ordinance and are not proposed to be revised.

Section 21.02.150 of the Zoning and Development Code (Code) sets the purpose of a Planned Development (PD) to apply to mixed use or unique single use projects to

provide design flexibility. The Code provides Planned Development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved.

Floodplain and Drainage:
Much of the property is located within the regulated 100-year floodplain of the Colorado River and a small area directly adjacent to the riverbank is within the floodway. The City will retain ownership of the area within the Floodway to be used as open space and recreational area. Property within the 100-year floodplain will be developed in accordance with the Flood Hazard regulations found in section 21.07.010 of the Zoning and Development Code. Stormwater management will be provided as a part of the overall development of the project.

Establishment of Uses:
The original ODP established four general categories of land use types including Light Industrial/Commercial (LI/C), Mixed Use (MU), Mixed Use/Outdoor Recreation (MU/OR) and Parks and Recreation (PR). The original PD zoning ordinance established the specific land uses allowed in each of the categories. There are no proposed revisions to the uses with this amendment.

Default Zone and Deviations:
The default zone for the original and the amended ODP is BP (Business Park). No change is proposed to the default zone district for the PD/ODP.

Architectural Standards:
Architectural standards were adopted with the original PD/ODP that require all structures within Riverfront at Dos Rios be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development. There are no changes to the standards proposed.

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 Amended PD/ODP. Three people attended the meeting along with City Staff. Questions concerned clarification of new properties to be included in the ODP, the land uses proposed, access on the Riverside Parkway and the construction schedule for the infrastructure. There were no objections noted to the Dos Rios development plans.

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 this public hearing was published December 1, 2020

in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The property has a Future Land Use designation of Business Park Mixed Use (BPMU) and Park along the banks of the Colorado River. The BPMU designation allows for business, light industrial, employment-oriented areas with the allowance of multi-family development and the existing as well as proposed amendment to the PD and ODP best implement the intent of the mixed use for this unique property and proposed development. The land used proposed for the development is consistent with the land use designation in the types of uses proposed. Also, the area designated as Park will be preserved as open space. Therefore, the proposed amended ODP is consistent with the Future Land Use Map of the Comprehensive Plan.

The Grand Valley Circulation Plan identifies Riverside Parkway as a Principal Arterial. The limited access proposed is consistent with standards for access to an arterial. The Riverfront Trail, as identified on the Active Transportation Corridors map, will remain through the length of the property.

Further, the amendment to the PD/ODP request is consistent with the following goals and/or policies of the Comprehensive Plan by providing a mixed-use development conveniently located to services and the preservation of 27% of the site as open space.

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 number of trips generated for shopping and commuting and decrease vehicle miles traveled 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 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 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air and freight movement while protecting air, water and natural resources.

Policy D: A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policy B: Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

As proposed, the application is in conformance with the Grand Junction Comprehensive Plan and Circulation Plan.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code as follows.

(1) Subsequent events have invalidated the original premises and findings; and/or
The City has approved a PD zone district and ODP for the Riverfront at Dos Rios property which surrounds the parcels proposed to be added to the development. The ODP envisions a mixed-use center with development pods identified for specific types of uses, including parks and open space, light industrial/commercial, mixed use/outdoor recreation and mixed use. The City is now proposing to rezone the additional properties that are presently zoned I-O (Industrial Office) to PD and include them in the ODP to better define the type and mix of uses for the various development pods and establish specific performance standards.
The adoption of the existing ODP for the mixed-use conceptual plan that included specific performance standards to establish a cohesive character for the Riverfront at Dos Rios is a subsequent event that has invalidated the original premises of the I-O zoning. Therefore, Staff finds this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The Riverfront at Dos Rios is a proposed extension of the Riverfront at Las Colonias development on to the east of 5th Street/Highway 50. The community investment in Las Colonias Park has resulted in the completion of the park facilities surrounding the Botanic Gardens and the amphitheater. Work is continuing to complete the Las Colonias Business Park that is transforming that area into a vibrant center of activity. The same is intended with the Dos Rios development. The PD/ODP that assigns a

mixed-use category of land use along Hale Avenue will provide a better transition from this new type of development to the existing Riverside Neighborhood than the I-O zoning of these properties would otherwise provide. Staff finds that the character and/or condition of the riverfront area has changed such that this criterion has been met.

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

Existing public and community facilities and services are available to the properties and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is near the Downtown area, which provides many commercial services. In addition, the existing street network including the Riverside Parkway and Hale Avenue and enhancement of the riverfront trail through the development will provide adequate multimodal transportation infrastructure. Parks and open space exist in the vicinity and will be expanded and enhanced with the Riverfront at Dos Rios.

The public and community facilities are adequate to serve the type and scope of the mixed-use development; therefore, staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
The Riverfront at Dos Rios is an infill development project. The City is requesting an amendment to the plan to develop the property as a Planned Development (PD) to better define the types of uses allowed and to establish specific performance standards. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
The proposed density and intensity are consistent with the Business Park Mixed Use land use category and the Planned Development allows for the further refinement of the type of desired and compatible uses within this area. The uses will address and capture the importance of the riverfront location as well as the proximity to the Riverside neighborhood that a I-O zone district would not. Should the development be constructed in full and/or in part, the City will derive benefit from the resulting development that addresses the site-specific assets of the area.

Further, the area will derive benefits from the zoning of PD (Planned Development) by providing more effective and efficient infrastructure, reducing traffic demands by

providing the opportunity for live, work and play in one area and access to the Riverfront Trail system, providing 17 acres of open space that preserves and protects the banks of the Colorado River, and completion of the bicycle playground as a recreational amenity.

Staff, therefore, finds this criterion has been met.

c) The planned development requirements of Section 21.05 of the Zoning and Development Code;

As per Section 21.05.040(f), Development Standards, exceptions may be allowed for setbacks in accordance with this section.

(1) Setback Standards. (i) Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that buildings can be safely designed and that the design is compatible with the lesser setbacks, (ii) reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space, (iii) reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural areas. For maximum flexibility in the design of this site, the approved ODP included a reduction in the setbacks to those consistent with the B-2 (Downtown Business) zone district, which is the type of development that is proposed in Dos Rios. No further change to the approved setbacks is proposed with this amendment and, with the exception of the portion of the ODP that is on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone. Approximately 17 acres of open space will be provided, which is 27% of the area, exceeding the Code requirement for residential projects to provide 10% of the land area in open space.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).
Fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards approved with the original ODP that address materials, height and quality of fencing. The standards are not proposed to change with this amendment to the ODP.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.
The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly

as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail. Specific standards were included in the approval of the ODP which are not proposed to change.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050. Streets within Riverfront at Dos Rios shall be constructed, and access controlled as to allow and encourage on-street parking on both sides of the street that will provide approximately 280 spaces. In addition, it is anticipated that, as each site is developed, parking will be provided as applicable per the PD design standards. There will also be a number of uses within the development that will be able to share parking due to overlapping hours of operation and demand. Additional standards, including the modification to the code not requiring off-site parking, were included in the approval of the ODP are not proposed to change with this amendment.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.
The design and construction of streets, alleys and easements within the Dos Rios development will meet Code requirements.

d) The applicable corridor guidelines and other overlay districts (Section 21.02.150(b)(2)(iv).

There are no corridor guidelines or overlay district that are applicable for this development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development (Section 21.02.150(b)(2)(v).

Existing public and community facilities and services are available to the property and are sufficient to serve the proposed mixed-use development. City Water is available to the property and will be extended into the site, as is sanitary sewer. The property can also be served by Xcel Energy electric and natural gas. The property is in close proximity to the Downtown area, which provides a number of commercial services.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed (Section 21.02.150(b)(2)(vi).

The proposed project will have two access points onto Riverside Parkway, one at the existing Hale Avenue and one approximately 1,000 feet to the south on Dos Rios Drive. In addition, there will be two access points onto Hale Avenue at Lawrence Avenue and Rockaway Avenue. The proposed access points provide adequate circulation and meet or exceed all code provisions for connectivity.

g) Appropriate screening and buffering of adjacent property and uses shall be provided (Section 21.02.150(b)(2)(vii).

No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses as follows:

• Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

• Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

• If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

h) An appropriate range of density for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(viii).

The ODP proposes residential density of 12 units per acre as a minimum and no maximum density.

i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

For maximum flexibility in the design of this site, the Applicant is requesting a reduction in the front yard setback from 15 feet to 0 feet-10 feet for principal structures and from 25 feet to 10 feet for accessory structures; a reduction in the rear yard setback from 10 feet to 0 feet for principal structures and from 25 feet to 5 feet for accessory structures; and a reduction in the side yard setback from 15 feet to 3 feet for accessory structures. The proposed reduced setbacks are similar to those allowed in the B-2 Downtown Business zone district, which is the type of development that is proposed. With the exception of the land on the east side of Riverside Parkway, all of the proposed development is internal to the property and is not directly adjacent to any other private development. Staff has found these standards that exist for the adopted PD/ODP are appropriate for the amended PD/ODP and are not proposed to be changed with this amendment.

j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed (Section 21.02.150(b)(2)(x).

Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request for Rezone to Planned Development and an Outline Development Plan (ODP) for The Riverfront at Dos Rios (PLD-2020-121), the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request for the rezone and amendment to the Planned Development zone district and Outline Development Plan (ODP) for Riverfront at Dos Rios.

FISCAL IMPACT:

This item has no fiscal impact on the City of Grand Junction.

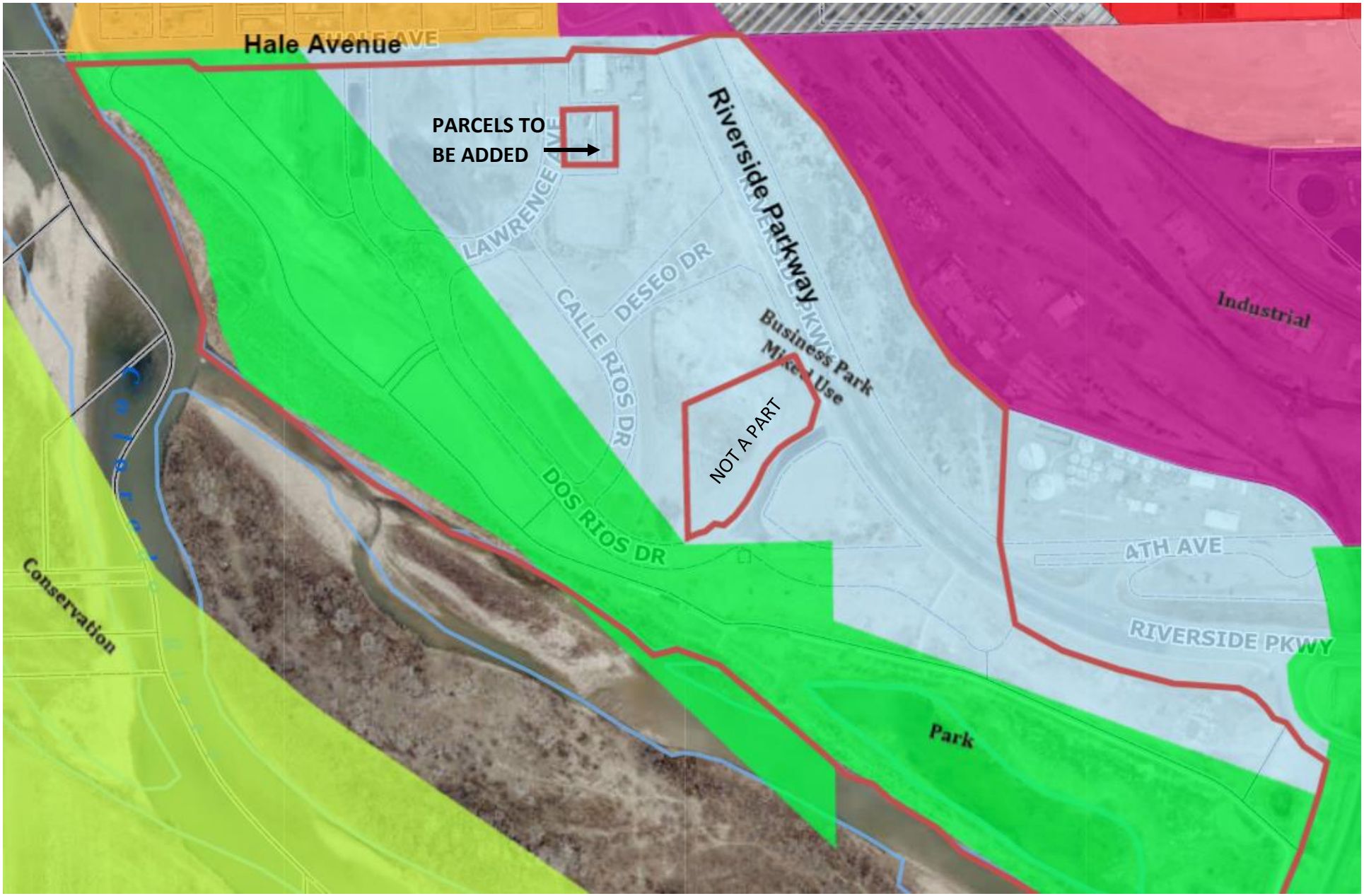
SUGGESTED MOTION:

I move to introduce an ordinance amending the Planned Development zoning and Outline Development Plan (ODP) for The Riverfront at Dos Rios, located on the northeast bank of the Colorado River between Highway 50 and Hale Avenue and set a hearing for January 20, 2021.

Attachments

1. Land Use and Zoning Maps
2. Existing PD ODP Ordinance
3. ORD-Amended Dos Rios PD ODP121720jps

RIVERFRONT AT DOS RIOS – PARCELS TO BE ADDED TO PD/ODP – FUTURE LAND USE MAP



RIVERFRONT AT DOS RIOS – PARCELS TO BE ADDED TO PD/ODP – EXISTING ZONING MAP

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4928

AN ORDINANCE AMENDING AND REPLACING ORDINANCE 4849 TO REZONE TO PLANNED DEVELOPMENT (PD) AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR THE RIVERFRONT AT DOS RIOS

LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HIGHWAY 50 AND HALE AVENUE

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4849 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to the following described properties as included in the Amended Development Boundary depicted in Exhibit A and the Amended ODP depicted in Exhibit B:

ALL of Lots 3, 4, 5, 6, 7 and that portion of Lot 9 lying East of the East edge of water for the Colorado River, Jarvis Subdivision Filing One, as same is recorded with Reception Number 2790938, TOGETHER WITH, Lot 13 of Jarvis Subdivision Filing Three, as same is recorded with Reception Number 2834555, all in the Public Records of Mesa County, Colorado, including all public rights of way within said Jarvis Subdivisions Filings One and Three. CONTAINING 56.8 Acres, more or less, as described; and

260000 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15,

22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

603 Lawrence Avenue: The East 175 feet of Lot A in Block 2 of O'Boyle's Subdivision and Lots 21, 22, 23, 24, 25, 26, and 27 in Block 2 O'Boyle's Subdivision; together with that portion of the north half of vacated Lila Avenue adjoining said lots on the South, as vacated by City of Grand Junction Colorado Ordinance 4767 recorded January 3, 2018 under reception number 2826306 of the Mesa County Records, all in County of Mesa, State of Colorado; and

201, 205, 211 and 219 Hale Avenue: Lots 1 through 6, inclusive in Block 1 of O'Boyle's Subdivision and commencing at the Northeast Corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, 495 feet West and 30 feet South for the Point of Beginning, thence East 50 feet, thence South 130 feet, thence West 50 feet, thence North 130 feet to the point of beginning; and201 Lila Avenue: Lots 1 through 8 in Block 3 of O'Boyle's Subdivision, County of Mesa, State of Colorado; and

206 Lila Avenue: Lot 7 Block 1 of O'Boyle's Subdivision, County of Mesa, State of Colorado.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards. Additions/revisions noted in red type.

Primary Uses

Employment, Light Manufacturing, Multifamily, Retail, Commercial Services

Lot

Area (min. acres)	No Minimum except .5 in LI/C
Width (min. ft.)	25
Frontage (min. ft.)	n/a

Setback	**Principal**		**Accessory**
Front (min. ft.)	0-10*		10

Side (min. ft.)	0		3
Rear (min. ft.)	0		5

Bulk

Lot Coverage (max.)	n/a
Height (max. ft.)	65 except 40 feet in Mixed Use Area 4
Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
General Offices	A	A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
Temporary PWSF (e.g. COW)	A	A	A	A
Co-Location	A	A	A	A
Tower Replacement	A	A	A	A
Dual Purpose Facility	A	A	A	A
DAS and Small Cell Facilities	A	A	A	A
Base Station with Concealed Attached Antennas	A	A	A	A
Base Station with Non-Concealed Attached Antennas	C	C	C	C
Tower, Concealed	C	C	C	C
Bus/Commuter Stops	A	A	A	A

* **Single Family Attached**. A one-**family** dwelling **attached** to one or more other one-**family** dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

G. DESIGN GUIDELINES AND STANDARDS FOR THE DOS RIOS PLANNED DEVELOPMENT

1. SITE DEVELOPMENT

A. Access

In order to maximize the on-street parking available for residents, employees and customers of all properties within the development, site access to the public streets shall be minimized and shared to the greatest extent feasible.

B. Parking

Streets within Riverfront at Dos Rios shall be constructed and access controlled so as to allow and encourage on-street parking on both sides of the street. There will also be a common public parking lot located near the center of the development. Combined, there will be approximately 350 common parking spaces available for residents, employees, and customers of all properties within the development to utilize. In addition, it is anticipated that a number of uses within the development will be able to share parking due to overlapping hours of operation and demand.

1. Off-street parking for uses developed with the Riverfront at Dos Rios shall be minimized as much as feasible.

> Mixed Use Areas 3 and 4: No Parking Requirement
>
> All Other Areas: Provide 1 off-street parking space per residential unit and provide 25 percent of off-street parking as required by GJMC Section 21.06.050(c) for all other uses. An alternative parking plan may be provided under 21.06.050(e)(e).

2. Off-street parking for multifamily or mixed use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.

2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

5. Plant Material and Design. Xeric landscaping principles will be implemented. Vegetation must be suitable for the climate and soils of the Grand Valley. The Director may allow the use of any plant if sufficient information is provided to show suitability. Noxious weeds are not allowed. Size of plants at planting shall meet requirements of GJMC Section 21.06.040(b)(5).

D. Service Entrances, Loading and Dumpster Areas

1. Service entrances, loading areas and dumpster areas shall be oriented in the rear or side yard only so as to minimize the impact on the public view corridors, areas open for public enjoyment and areas of residential use.

2. Operation of loading areas shall not interfere with traffic circulation such as drive aisles, pedestrian areas and public streets unless outside of regular business hours.

3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

E. Outdoor Storage and Display

1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

2. If allowed, outdoor storage areas shall be screened in accordance with GJMC Section 21.04.040(h). Acceptable screening consists of any combination of fences, walls, berms and landscaping that is approximately six feet in height and provides a permanent, opaque, year-round screening around the entire perimeter of the outdoor storage area. Plant materials are encouraged as screening. Fences shall only be made of materials referenced in the Fencing section below.

3. Display area for portable retail merchandise (items that can be taken inside at the close of business) is allowed, provided it meets the requirements of GJMC Section 21.04.040(h)(3).

4. Location of permanent outdoor display areas shall be established with site plan approval.

F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.

    a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.

    b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).

    c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.

    d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.

a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Façade articulation/modulation such as recessed and projecting elements or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

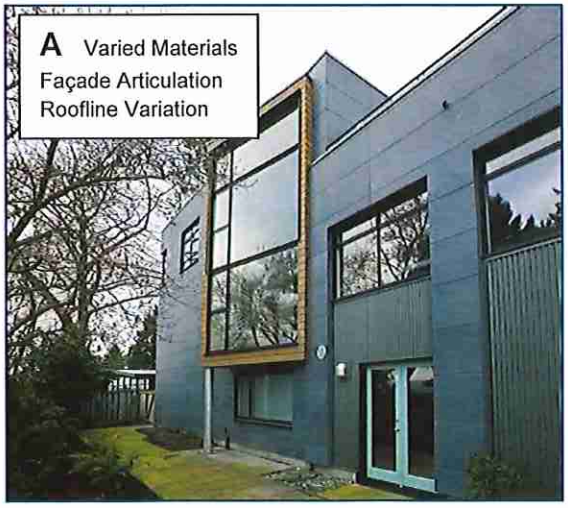
5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

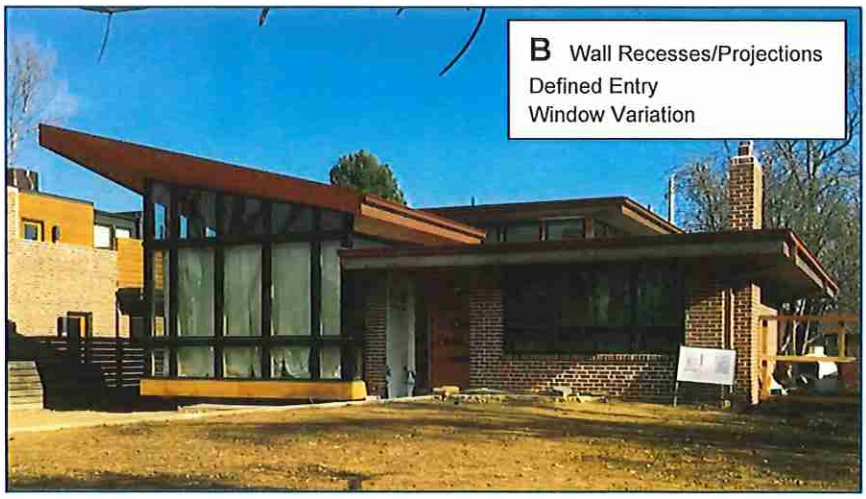
6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

8. Other architectural details that provide visual interest such as:
   - use of accent colors
   - awnings or porticoes
   - other variations in materials, details, surface relief and texture.

9. Building(s) on the site utilize renewable energy sources or passive solar.

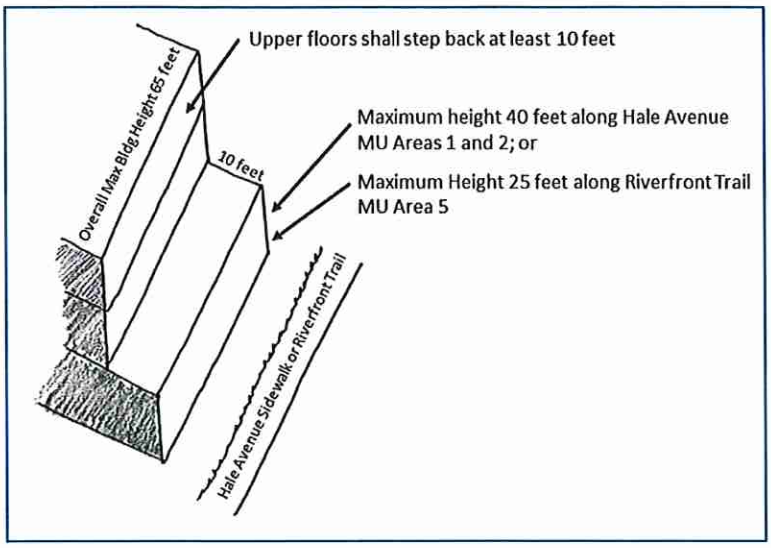


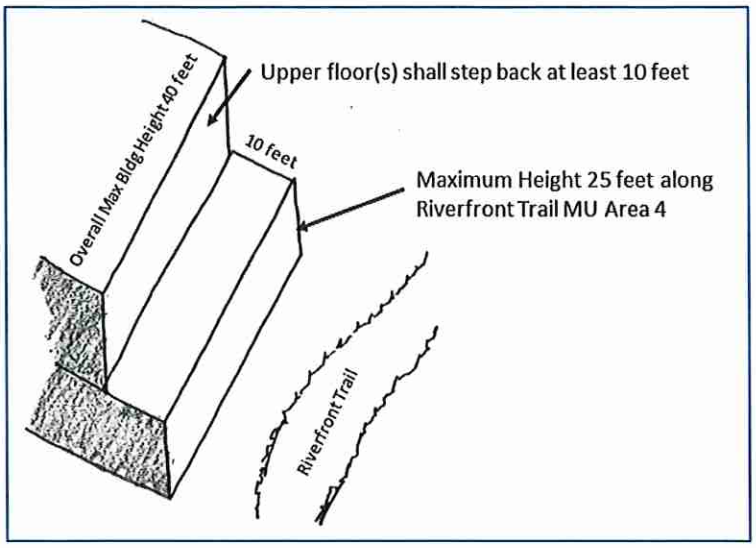


B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

Introduced for first reading on this 6th day of May 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of May 2020 and ordered published in pamphlet form.

President of City Council

ATTEST:

City Clerk

EXHIBIT A

BLUE AREAS – New Parcels RED OUTLINE – Original ODP Boundary

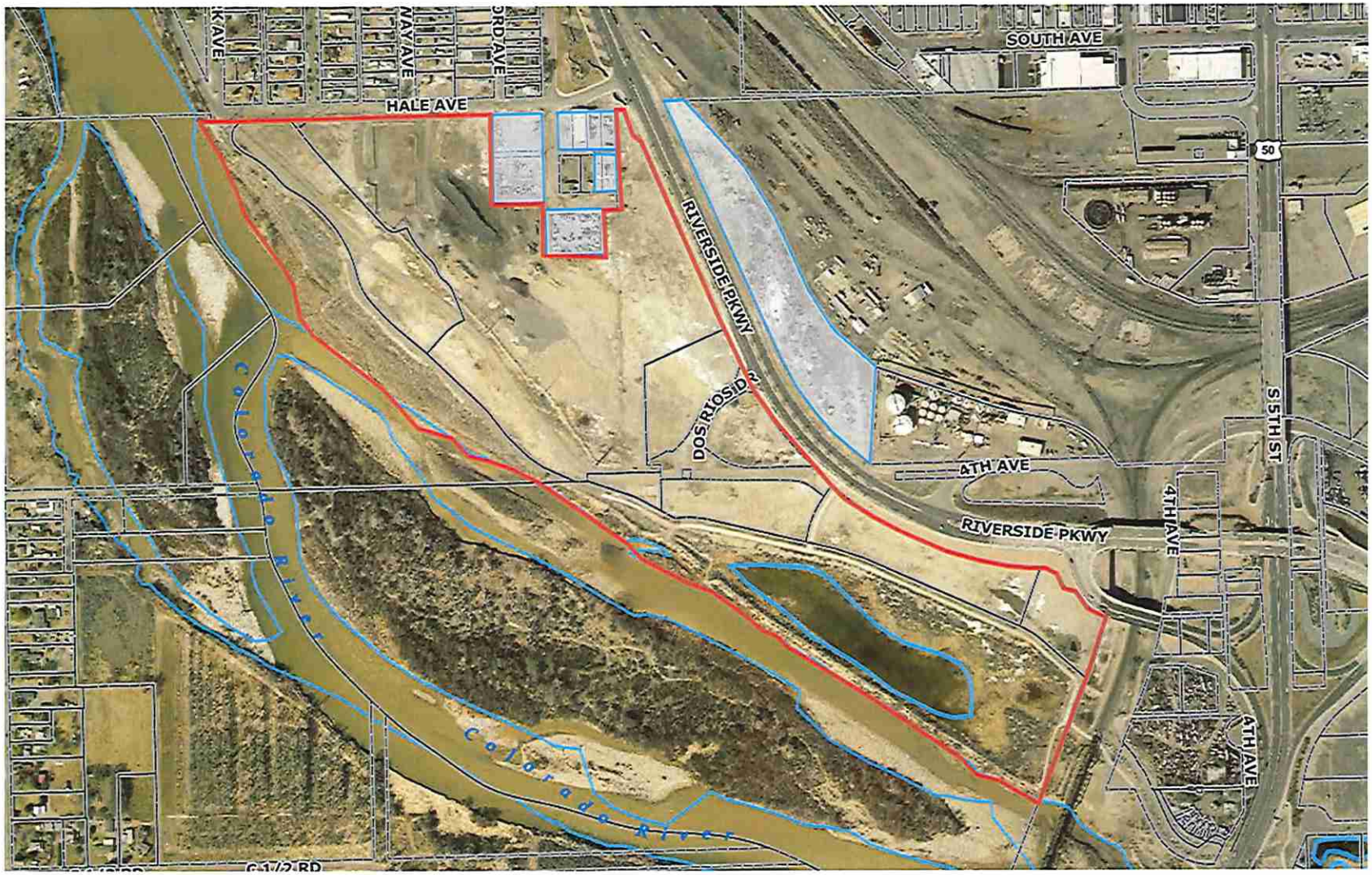
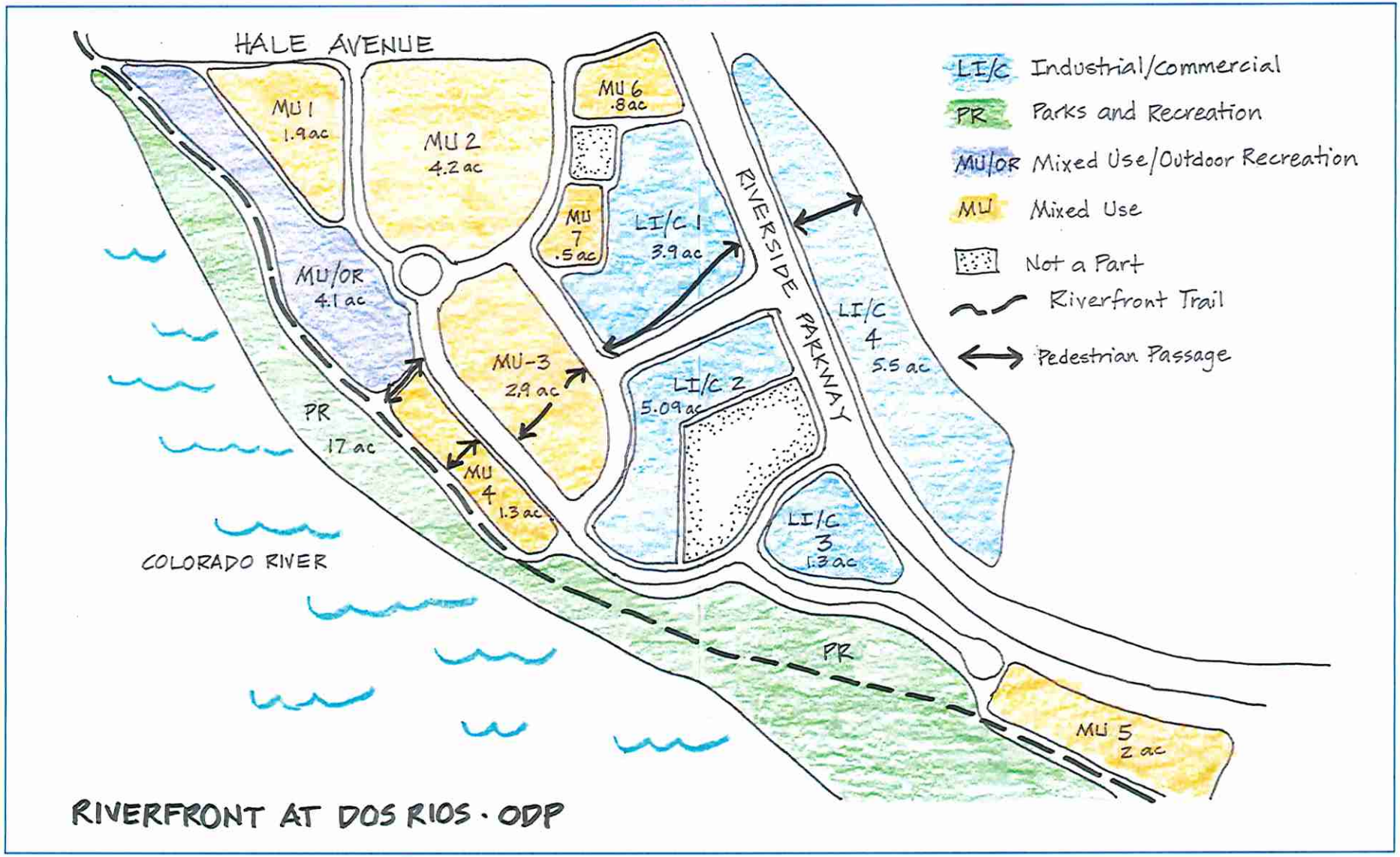


EXHIBIT B


HALE AVENUE
MU 1
1.9 ac
MU 2
4.2 ac
MU 6
.8 ac
MU 7
.5 ac
LI/C 1
3.9 ac
RIVERSIDE PARKWAY
LI/C
4
5.5 ac
MU/OR
4.1 ac
MU-3
2.9 ac
LI/C 2
5.09 ac
PR
17 ac
MU
4
1.3 ac
LI/C
3
1.3 ac
COLORADO RIVER
PR
MU 5
2 ac
LI/C Industrial/commercial
PR Parks and Recreation
MU/OR Mixed Use/Outdoor Recreation
MU Mixed Use
Not a Part
Riverfront Trail
Pedestrian Passage
RIVERFRONT AT DOS RIOS · ODP

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4928 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of May 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of May 2020, at which Ordinance No. 4928 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

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

Janet Bowell
Deputy City Clerk

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

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____

AN ORDINANCE AMENDING ORDINANCE 4928 TO REZONE TO PLANNED DEVELOPMENT (PD) AND AN OUTLINE DEVELOPMENT PLAN (ODP) FOR THE RIVERFRONT AT DOS RIOS

LOCATED ON THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HIGHWAY 50 AND HALE AVENUE

Recitals:

The requested amended Planned Development (PD) zoning and Outline Development Plan (ODP) will rezone and add properties recently acquired by the City to the area known as The Riverfront at Dos Rios development. All of the properties, those initially part of the Planned Development and those being added, have never been used or held for park or other governmental purposes but instead for possible reuse/redevelopment; the PD and ODP will further that opportunity. The request for the rezone and amendment to the PD and ODP have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and ODP satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed ODP has achieved "long-term community benefits" by effective infrastructure design; providing for ongoing and enhanced recreational opportunities; protection and/or preservation of natural resources, habitat areas and natural features; and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS DESCRIBED BELOW AND THOSE IN THE PLANNED DEVELOPMENT AND OUTLINE DEVELOPMENT PLAN BOUNDARIES, NONE OF WHICH HAVE EVER BEEN USED OR HELD FOR PARK OR OTHER GOVERNMENTAL PURPOSES BUT INSTEAD FOR REUSE/REDEVELOPMENT, ARE ZONED FROM INDUSTRIAL OFFICE (I-O) TO PLANNED DEVELOPMENT (PD), FOLLOWING THE SAME DEFAULT ZONE AND STANDARDS ESTABLISHED IN ORDINANCE 4928 EXCEPT AS NOTED BELOW:

A. This Ordinance applies to all property(ies), including but not limited to those specifically described as follows, in the Development Boundary depicted in Exhibit A and the ODP depicted in Exhibit B, each as amended:

ALL of Lots 1 through 9 Riverfront at Dos Rios Filing 3 containing 110.35 acres;

535 Hale Avenue: Lot 16 Riverfront at Dos Rios Filing One located within Section 22

and 23 1S 1W UM recorded 5/16/2019 At Reception number 2880032 Mesa County Records containing 4.20 acres;

2600 Riverside Parkway: Lot 1 Jarvis Subdivision Filing 1 located within Sections 15, 22 and 23 Township 1 South, Range 1 West UM recorded 2/21/2017 at Reception Number 2790938 Mesa County Records Containing 5.53 Acres; and

636 and 636-1/2 Lawrence Avenue: Lots 8 through12 Block 1 O'Boyles Subdivision Section 22 1S 1W containing 0.37 acres.

B. The Riverfront at Dos Rios Outline Development Plan (Exhibit B) is approved with the Findings of Fact and Conclusions listed in the Staff Report, including attachments and exhibits.

C. Phasing of the Riverfront at Dos Rios Planned Development shall be per the validity standards of GJMC Section 21.02.080(n).

D. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the BP Zoning District.

E. The default zone shall be BP with the following deviations to the dimensional standards.

Primary Uses			
Employment, Light Manufacturing, Multifamily, Retail, Commercial Services			
Lot			
Area (min. acres)		No Minimum except .5 in LI/C	
Width (min. ft.)		25	
Frontage (min. ft.)		n/a	
Setback	**Principal**		**Accessory**
Front (min. ft.)	0-10*		10
Side (min. ft.)	0		3
Rear (min. ft.)	0		5
Bulk			
Lot Coverage (max.)		n/a	
Height (max. ft.)		65 except 40 feet in Mixed Use Area 4	

Density (min.)	12 units/acre
Density (max.)	No Max
Building Size (max. sf)	n/a

* Refer to the Architectural standards

F. The allowed land uses shall be assigned by areas as depicted on the Outline Development Plan (ODP) and summarized in the table below. Uses will be as defined and shall be consistent with GJMC Codes and Standards as amended. A = Allowed; C = Conditional Use; Blank = Not Allowed

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Business Residence	A	A	A	
Multifamily	A			
Single Family Attached *	A			
Home Occupation	A	A	A	
Small Group Living Facility	A			
Large Group Living Facility	A			
Unlimited Group Living Facility	A			
Rooming/Boarding House	A			
Colleges and Universities	A	A		
Vocational, Technical and Trade Schools	A	A		
Community Activity Building	A	A	A	A
All Other Community Service	A	A	A	A
Museums, Art Galleries, Opera Houses, Libraries	A	A		
General Day Care	A	A		
Medical and Dental Clinics	A	A		
Counseling Centers (Nonresident)	A	A		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
All Other Hospital/Clinic	C	A		
Physical and Mental Rehabilitation (Resident)	C			
Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A
Religious Assembly	A	A	A	
Boarding Schools	A			
Elementary Schools	A			
Secondary Schools	A			
Utility Service Facilities (Underground)	A	A	A	A
All Other Utility, Basic	A	A	A	A
Transmission Lines (Above Ground)	A	A	A	A
Transmission Lines (Underground)	A	A	A	A
All Other Utility Treatment, Production or Service Facility	C	C	C	C
Entertainment Event, Major				
Indoor Facilities	A	C		
Outdoor Facilities	C	C	C	C
Hotels and Motels	A	A	A	
Short-Term Rentals	A	A	A	
Office				
General Offices	A	A		
Recreation and Entertainment, Outdoor				
Campgrounds and Camps (nonprimitive)	A		A	
Resort Cabins and Lodges	A		A	
Amusement Park, Miniature Golf			A	
Campgrounds, Primitive				A
Swimming Pools, Community			A	

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
All Other Outdoor Recreation			A	A
Recreation and Entertainment, Indoor				
Health Club	A	A	A	
Movie Theater, Skating Rink, Arcade	A			
All Other Indoor Recreation	A			
Alcohol Sales, Retail	A			
Bar/Nightclub	A	A	A	
Animal Care/ Boarding/Sales, Indoor	A	A		
Animal Care/ Boarding/Sales, Outdoor		A		
Food Service, Restaurant (Including Alcohol Sales)	A	A	A	
Farmers' Market	A	A	A	
General Retail Sales, Indoor Operations, Display and Storage	A	A	A	
Produce Stands	A	A	A	
Personal Services	A	A		
All Other Retail Sales and Services	A	A	A	
Manufacturing Indoor Operations and Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Manufacturing Indoor Operations and Outdoor Storage				
Assembly		A		
Food Products		A		
Manufacturing/Processing		A		
Self-Service Storage				
Mini-Warehouse		A**		

ALLOWED LAND USE	Mixed Use	Light Industrial/Commercial	Mixed Use Outdoor Recreation	Parks and Recreation
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials				
Research, Testing and Laboratory Facilities – Indoors (includes Marijuana Testing Facilities)		A**		
Telecommunications Facilities				
Facilities on Wireless Master Plan Priority Site in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A
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Bus/Commuter Stops	A	A	A	A

* **Single Family Attached**. A one-**family** dwelling **attached** to one or more other one-**family** dwelling by common walls and located entirely on its own lot.

** Only allowed in LI/C East of Riverside Parkway

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Mixed Use Areas 3 and 4: No Parking Requirement

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2. Off-street parking for multifamily or mixed-use development shall not be located in the front yard setback. Parking shall be in the rear or side yards or that area which is less visible from public street rights-of-way or the Riverfront Trail.

3. Develop pedestrian links between the on-street sidewalk and building entrances and between parking areas and rear or side entrances or public access points.

C. Landscaping

The intent of landscaping within the Riverfront at Dos Rios is to create overall visual continuity throughout that is sensitive to, and blends with, the visual character of adjacent areas. Landscaping will enhance the aesthetics of the overall site, particularly as it is viewed from the perimeter public streets (Hale Avenue and Riverside Parkway) and from the Riverfront Trail.

1. Street Frontage Landscaping. Within all land use areas, the owner shall provide and maintain a minimum 10-foot-wide street frontage landscape area adjacent to the public right-of-way except no street frontage landscaping is required when the setback for a building is 10 feet or less.

2. Parking Lot Landscaping. Perimeter and interior landscaping of parking lots is required per GJMC Section 21.06.040(c).

3. All other areas on any site not used for building, storage, parking, walks, access roads, loading areas and other outdoor hardscape areas, including adjacent undeveloped right-of-way shall be suitably graded and drained, and planted and

maintained with mulch, groundcover, flowers, trees and/or shrubs.

4. Landscaping/Screening Buffer. No landscaping/screening buffer is required between adjacent uses with the exception of screening service entrances, loading areas and dumpster areas which shall be screened from adjacent residential uses.

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3. Shared loading areas are encouraged among tenants of a building or with neighboring buildings.

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1. Where allowed as accessory to a primary land use or structure, outdoor storage shall be located on a site where least visible from a public right-of-way or Riverfront Trail.

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F. Fencing

1. All fencing shall be made of either wood, vinyl, wrought iron or masonry wall materials. No chain link or wire fencing of any kind is allowed with the following exceptions: a) All development within the Light Industrial/Commercial areas; and b) a wire grid other than chain link may be set within a wooden or masonry frame in all areas.

2. Fencing on an individual site for purposes of enclosing a site is strongly discouraged however, it may be allowed for specific reasons such as public safety, protection of equipment and materials or for liquor license compliance. Fencing may be used to enclose an outdoor space (e.g. dining/patio) and shall be no taller than 42 inches (3.5 feet). If feasible, provide an opening in these enclosures if adjacent to the Riverfront Trail.

3. The maximum height of any fence in the Light Industrial/Commercial areas of the Riverfront at Dos Rios is 8 feet. Maximum height of all other fencing in the development is 6 feet unless an outdoor space enclosure as above.

4. Fences shall be kept in good repair and condition at all times. Maintenance of fencing shall be the responsibility of the property owner on the site upon which the fencing is located.

G. Lighting

1. All new land uses, structures, building additions, parking areas or other outdoor areas within the Riverfront at Dos Rios development shall meet the following lighting standards.

a. No outdoor lights shall be mounted more than 35 feet above the ground. Lighting located near buildings and adjacent to sidewalks shall not exceed 12 feet in height.

b. All outdoor lights shall use full cutoff light fixtures except for pedestrian lighting under 3 feet in height (e.g. pathway lighting).

c. Outdoor lighting for mixed use and industrial areas are encouraged to be used only during business hours. Light fixtures on timers and/or sensor-activated lights are encouraged to minimize overall lighting on a site and within the development.

d. Architectural lighting shall not be used to draw attention to or advertise buildings or properties. Architectural lighting may be used to highlight specific architectural, artistic or pedestrian features with the intent of providing accent and interest or to help identify entryways.

2. A lighting plan shall be submitted for all parking lots that contain 30 spaces or more.

a. The lighting plan shall detail the location and specifications of all lighting to be provided on site. An ISO foot candle diagram shall also be provided to indicate the level and extent of proposed lighting.

b. Where nonresidential uses abut residential uses, the Director may require a lighting plan for lots that contain fewer than 30 parking spaces.

c. Lighting intensity shall meet the requirements of GJMC Section 21.06.080.

H. Signs

1. Flush wall signs, projecting signs and monument signs shall be the only sign types allowed within the Riverfront at Dos Rios except roof-mounted signs may be allowed within the Mixed Use/Outdoor Recreation areas.

2. Monument signs shall be located no closer than 2 feet from the front property line.

3. Total sign area shall not exceed 25 square feet per street frontage in the Mixed Use Areas 1, 2 and 3 all Parks and Recreation areas. The maximum size for any sign in these areas is 25 square feet. An additional sign of up to 25 square feet in size may be placed on the Riverfront Trail side of properties within Mixed Use Area 4.

4. Total sign area shall not exceed 100 square feet per street frontage in the Mixed Use Outdoor Recreation and Light Industrial/Commercial areas. The maximum size for any sign in these areas is 50 square feet.

5. In all land use areas, the sign allowance for one street frontage may be transferred to a side of a building that has no street frontage but cannot be transferred to another street frontage.

6. In all land use areas, monument signs shall not exceed 8 feet in height.

7. Sign lighting, if desired, must only illuminate the sign face and shall not produce glare. Individual letters used in the sign may be internally illuminated, but full backlit, cabinet signs are not allowed. In the Mixed Use area, signs are encouraged to only be lighted during business hours.

8. Off-premise advertising signs, digital signs, digital display signs, and electronic signs of any type are not permitted within Riverfront at Dos Rios.

9. All proposed signage should be depicted on the site plan and approved concurrent with the site plan.

2. ARCHITECTURAL STANDARDS

It is the intent of the following provisions that all structures shall be designed and constructed in a manner that provides an aesthetically pleasing appearance and be harmonious with the overall Riverfront at Dos Rios development.

A. All buildings shall be designed to include at least four of the following elements to create the desired overall character of the development, increase visual interest and create continuity of mass and scale. Refer to examples A and B below.

1. Variation of materials, texture or surface relief on exterior facades to break up large building forms and walls.

2. Façade articulation/modulation such as recessed and projecting elements

or defined, smaller bays.

3. Roofline variation, vertically or horizontally, that adds visual interest such as overhang/eaves, multiple planes, raised cornice parapets over doors or bays and peaked roof forms.

4. Wall recesses or projections that break up scale and massing.

5. Defined entry: façade feature that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or materials.

6. Window sizes and shapes which break up the façade and provide visual variety and a pedestrian character.

7. Extension of building space to outdoor pedestrian space that is integrated with the overall building design.

8. Other architectural details that provide visual interest such as:
   - use of accent colors
   - awnings or porticoes
   - other variations in materials, details, surface relief and texture.

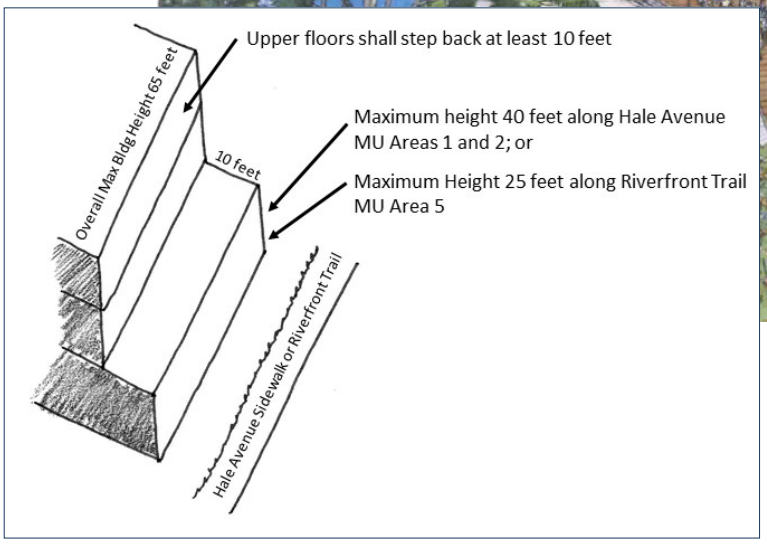
9. Building(s) on the site utilize renewable energy sources or passive solar.

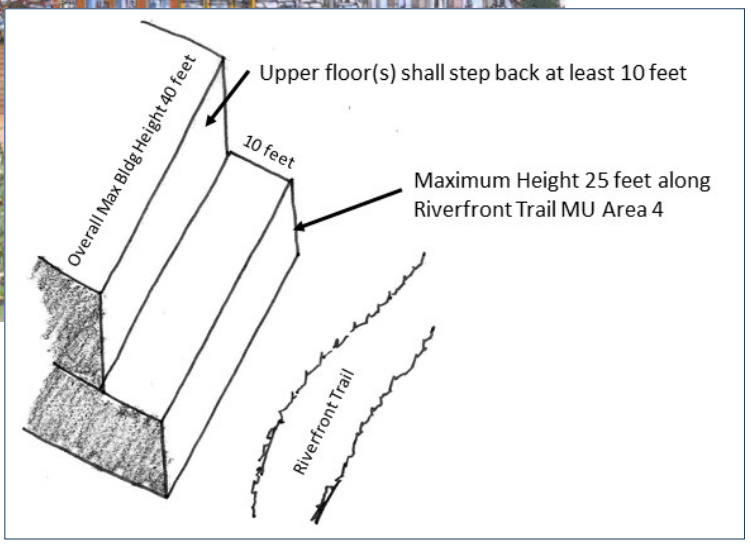
B. Buildings along Hale Avenue in Mixed Use Areas 1 and 2 shall be set back a minimum of 10 feet from the right-of-way.

C. Buildings and structures along the Riverfront Trail (Mixed Use/Outdoor Recreation and Mixed Use Areas 4 and 5) shall be set back a minimum of 10 feet from the property line.

D. Scale and massing of buildings or portions of buildings along Hale Avenue and the Riverfront Trail shall be of pedestrian scale. Buildings in these area shall step down

such that the façade facing Hale Avenue is no taller than 40 feet and no taller than 25 feet if facing the Riverfront Trail. Minimum depth of the step back shall be 10 feet.





E. Exterior building materials shall be durable, well maintained and of a high quality.

F. Colors, materials, finishes and building forms for all buildings shall be coordinated in a consistent and harmonious manner on all visible elevations, facades and sides of the building.

G. All roof-mounted mechanical equipment, roof structures, and the like shall be shielded or screened from view from the public rights-of-way and the Riverfront Trail. Materials used for shielding or screening shall be harmonious with the materials and colors used in roof.

H. For all commercial buildings or buildings that have commercial uses on the first floor, glass/transparent material shall be used at a building entrance or on exterior walls, where appropriate, to invite public interaction on a pedestrian level and provide enhanced natural lighting.

I. Buildings in the Mixed Use areas, shall provide an entrance providing both ingress and egress, operable during normal business hours, on the street-facing facade. Additional entrances off another street, pedestrian area or internal parking area are permitted.

J. Buildings in Mixed Use Area 4 that have frontage on both a public street and the Riverfront Trail, shall provide entrances on both facades.

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

PASSED and ADOPTED this ____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

_____
President of City Council

_____
City Clerk

EXHIBIT A

GREEN AREAS – New Parcels RED OUTLINE – Original ODP Boundary

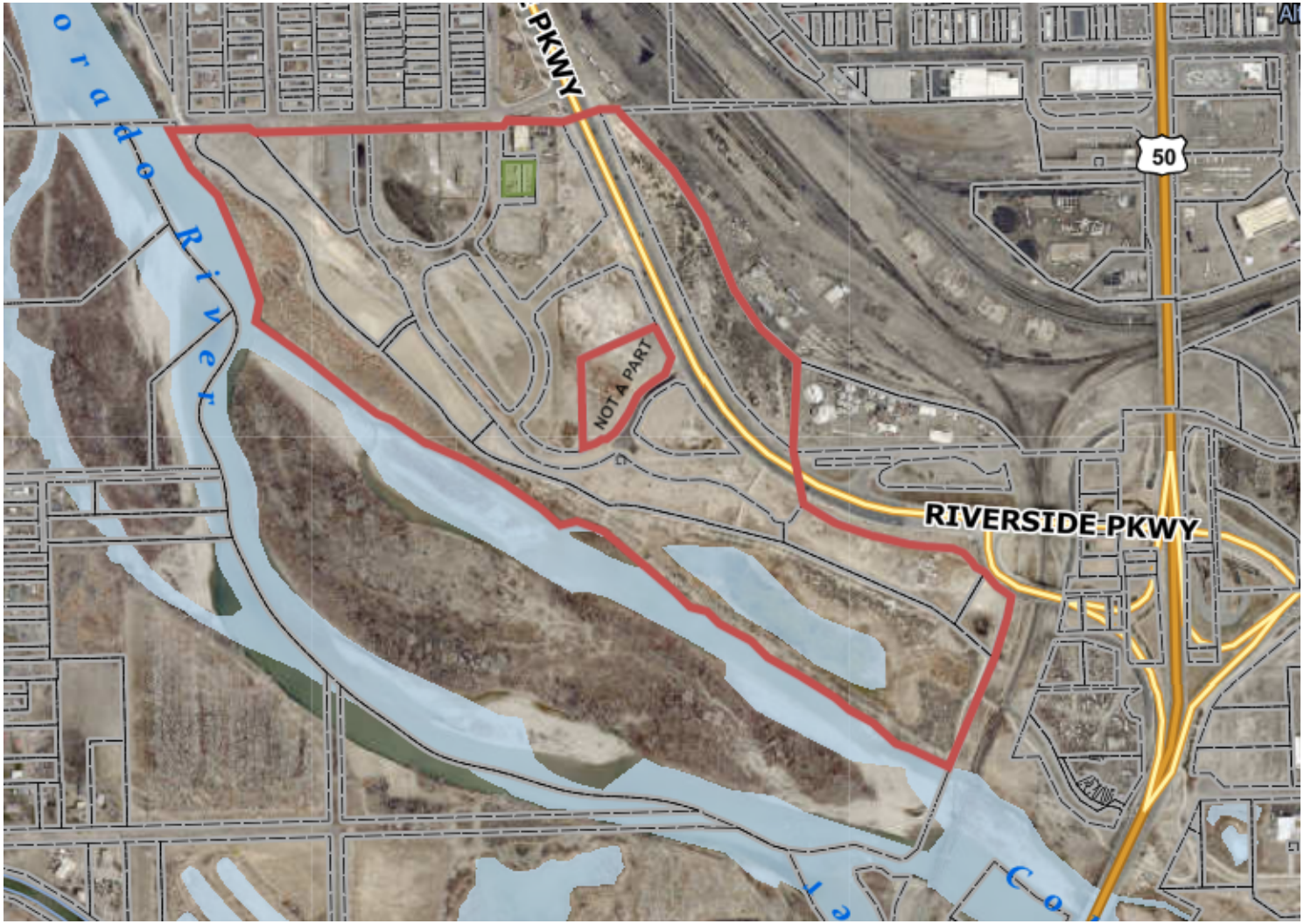
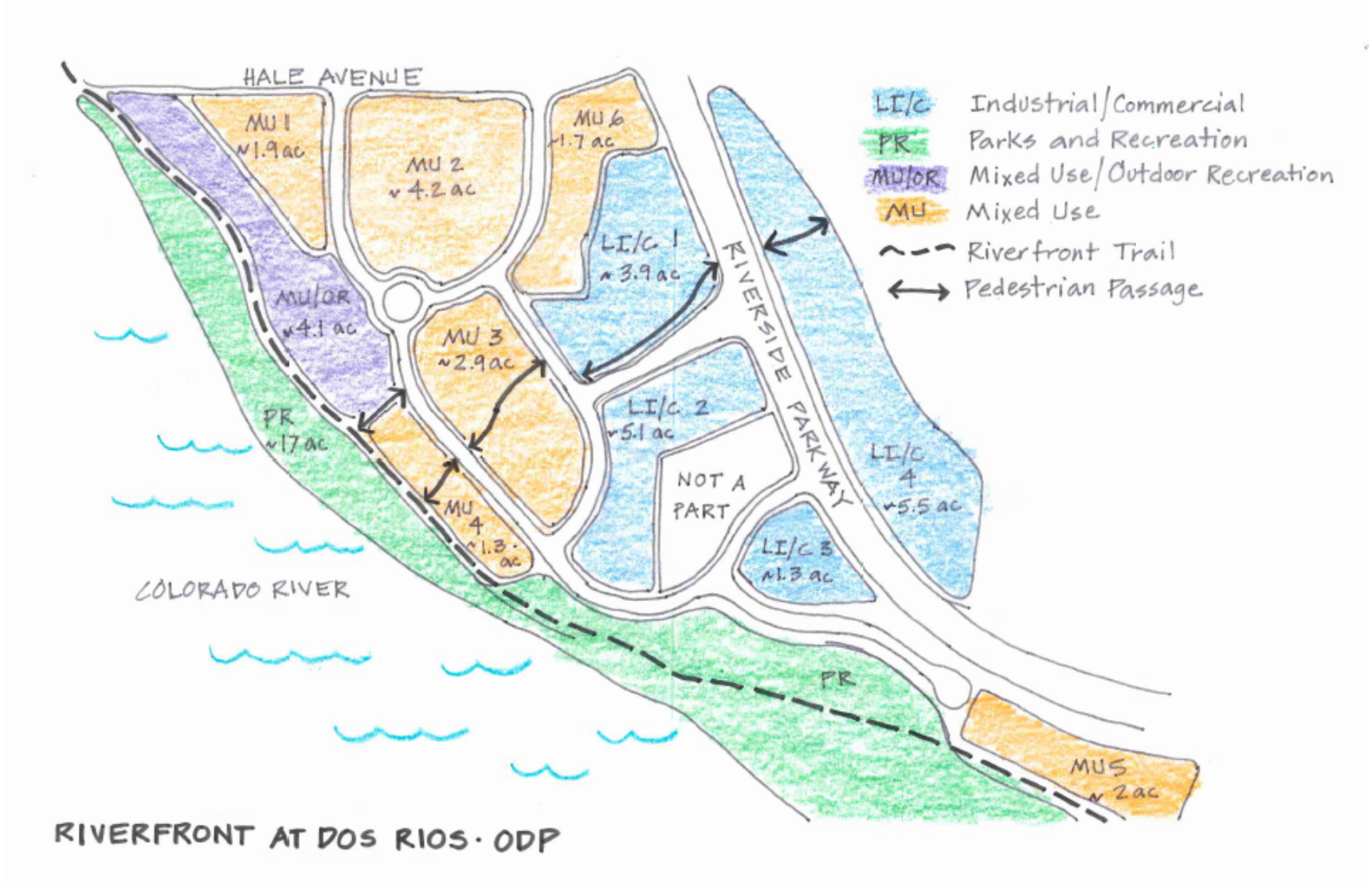


EXHIBIT B


HALE AVENUE
MU 1
~1.9 ac
MU 2
~4.2 ac
MU 6
~1.7 ac
LI/C 1
~3.9 ac
MU/OR
~4.1 ac
MU 3
~2.9 ac
PR
~17 ac
LI/C 2
~5.1 ac
NOT A PART
MU 4
~1.3 ac
LI/C 3
~1.3 ac
LI/C 4
~5.5 ac
RIVERSIDE PARKWAY
COLORADO RIVER
PR
MU 5
~2 ac
LI/C Industrial/Commercial
PR Parks and Recreation
MU/OR Mixed Use/Outdoor Recreation
MU Mixed Use
Riverfront Trail
Pedestrian Passage
RIVERFRONT AT DOS RIOS · ODP

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: January 6, 2021

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Chris Angermuller

Information

SUBJECT:

Authorization for the Purchase of Self Contained Breathing Apparatus for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant for the Purchase

RECOMMENDATION:

Authorize the purchase of Self Contained Breathing Apparatus from Municipal Emergency Services and accept an Assistance to Firefighter Grant for assistance in purchasing this equipment.

EXECUTIVE SUMMARY:

The Fire Department has struggled to maintain its current inventory of aging Self Contained Breathing Apparatus (SCBA) and has been authorized in the 2021 budget to purchase replacement of this equipment. In 2020, the department applied for and was awarded a Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant to assist with this purchase.

This request is to authorize the Purchasing Division to purchase 66 SCBA units from Municipal Emergency Services (MES) in the amount of $472,430.00 and authorize the City Manager to accept the FEMA Assistance to Firefighter Grant award of $429,481.82 for assistance in purchasing this equipment.

BACKGROUND OR DETAILED INFORMATION:

The Fire Department has identified a need to replace the department's current SCBA units due to age, maintenance issues, and parts availability. To address this need, the

Fire Department applied for and was awarded an Assistance to Firefighters Grant through FEMA to assist with the purchase of this critical equipment.

A formal Invitation for Bids was issued and distributed via BidNet (an on-line site for government agencies to post solicitations), posted on the City's website, advertised in the Daily Sentinel, and sent to the Western Colorado Contractor's Association and the Grand Junction Chamber of Commerce. The formal solicitation required manufacturer representatives to provide SCBA units for evaluation involving live burn scenarios to ensure that the units met Fire Department needs. Five responses were received, but only four were found to be responsive and responsible. The four bids involved two different manufacturers, MSA and Scott. Listed price reflects the base SCBA unit.

Company	Location	Price per SCBA	Brand and Model
LN Curtis & Sons	Salt Lake City, UT	$5,112.93	MSA G1
LN Curtis & Sons ALTERNATE	Salt Lake City, UT	$5,623.33	MSA G1
Municipal Emergency Services	Denver, CO	$6,017.00	SCOTT Air-Pak x3 Pro
ROI Fire & Ballistics Equip Inc	Lakewood, CO	$6,195.00	MSA G1

An evaluation committee made up of representatives from the Fire Department and Purchasing Division met several times to discuss the purchase and review the results of the testing process. The Scott SCBA units were chosen because Scott offers a lifetime warranty, out performed the other manufacturer, and covered all the necessary specifications that were determined to be the best value for the City. The department is familiar with the Scott product as the department's current SCBA units are Scott.

FISCAL IMPACT:

The full cost of this purchase is $472,430.00. If approved, the Assistance to Firefighters Grant award of $429,481.82 will be applied to the purchase and will be reimbursed to the City after making the purchase. The remaining balance of $42,948.18 is the required match for the City and is budgeted in the 2021 budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the purchase of Self Contained Breathing Apparatus from Municipal Emergency Services and accept the Assistance to Firefighter Grant for assistance in purchasing this equipment.

Attachments

None

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: January 6, 2021

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Kirsten Armbruster, Project Engineer

Information

SUBJECT:

Authorize a Contract for the Culvert Replacement Construction Project

RECOMMENDATION:

Staff recommends the City Purchasing Division execute a Construction Contract with M. A. Concrete Construction, Inc. of Grand Junction, CO for the GRJM 21.5-G.95 Culvert Replacement project in the amount of $212,315.50.

EXECUTIVE SUMMARY:

This construction contract is for the replacement of the existing, structurally deficient corrugated metal pipe culvert carrying Pritchard Wash under 21.5 Road to begin in January 2021.

BACKGROUND OR DETAILED INFORMATION:

During the City's recent round of bridge inspections, the inspector discovered that the existing 60-inch diameter corrugated metal pipe culvert at 21.5 Road and Pritchard Wash (Copeco Drain) is visibly failing in areas and recommended the culvert should be replaced as soon as practical.

The 2021 Budget includes funding of $260,000 for the replacement of this culvert while maintaining the multiple existing utilities that run over the culvert in and adjacent to 21.5 Road.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the

Western Colorado Contractors Association (WCCA), Grand Junction Chamber of Commerce, and advertised in The Daily Sentinel. Seven companies submitted formal bids, which were found to be responsive and responsible in the following amounts:

Firm	Location	Bid Amount
M.A. Concrete Construction, Inc.	Grand Junction	$ 212,315.50
Peak Industrial Services	Grand Junction	$ 255,398.42
CW Construction, LLC	Grand Junction	$ 260,098.00
United Companies	Grand Junction	$ 278,243.75
Ryno Construction	Grand Junction	$ 338,923.00
Sorter Construction, Inc.	Grand Junction	$ 369,520.00
Colorado West Contracting, Inc.	Grand Junction	$ 414,687.00

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 $260,000.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a construction contract with M.A. Concrete Construction, Inc of Grand Junction, CO for the GRJM 21.5-G.95 Culvert Replacement project in the amount of $212,315.50.

Attachments

1. GRJM 21.5-G.95 Vicinity Map

GRJM 21.5-G.95 Culvert Replacement

IFB-4853-21-DH

Vicinity Map – Proposed Culvert Replacement

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: January 6, 2021

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2021 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

RECOMMENDATION:

Staff recommends adoption of the Resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to designate the website as the City's official posting location for agendas and to set City Council's 2021 meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

The City's Municipal Code, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

In 1991, the Open Meetings Law was amended to include a provision that requires that a "local public body" annually designate the location of the public place for posting notice of meetings and such designation shall occur at the first regular meeting of each calendar year (§24-6-402(2)(c) C.R.S.). This summer, by way of House Bill 19-1087 (Attachment 2), local public bodies can transition from physical notices of public meetings in physical locations to posting notices on a website. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website. Therefore, the attached resolution indicates that the

City of Grand Junction's "Notice of Meetings" shall be considered the website, www.gjcity.org. HB 19-1087 also requires the designation of physical posting location in the event of a power outage, disruption in internet service, etc. that prevents the public from accessing the notice online.

This resolution will determine the dates of the regular City Council meetings for 2021. Additional meetings may be scheduled from time to time and adequate notice will be posted online prior to the holding of any additional regular meetings. The City Council also has the authority to change, reschedule, or cancel any of the listed regular meetings with proper notice.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 01-21, a resolution designating the location for the posting of the notice of meetings, establishing the 2021 City Council meeting schedule, and establishing the procedure for calling of special meetings for the City Council.

Attachments

1. HB 1087 Posting Notices on Website
2. Resolution 2021 Designating Posting Locations

HOUSE BILL 19-1087

BY REPRESENTATIVE(S) Soper and Hansen, Coleman, McKean, Snyder, Williams D., Bockenfeld, Gray, Jaquez Lewis, Kipp, Rich, Tipper, Titone, Weissman;
also SENATOR(S) Woodward and Bridges, Gonzales, Hisey, Moreno, Todd.

CONCERNING ONLINE NOTICE OF PUBLIC MEETINGS OF A LOCAL GOVERNMENTAL ENTITY.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-6-402, **amend** (2)(c) as follows:

24-6-402. Meetings - open to public - legislative declaration - definitions. (2) (c) (I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the

Capital letters or bold & italic numbers indicate new material added to existing law; dashes through words or numbers indicate deletions from existing law and such material is not part of the act.

local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The posting shall include specific agenda information where possible.

(II) THE GENERAL ASSEMBLY HEREBY FINDS AND DECLARES THAT:

(A) IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT LOCAL GOVERNMENTS TRANSITION FROM POSTING PHYSICAL NOTICES OF PUBLIC MEETINGS IN PHYSICAL LOCATIONS TO POSTING NOTICES ON A WEBSITE, SOCIAL MEDIA ACCOUNT, OR OTHER OFFICIAL ONLINE PRESENCE OF THE LOCAL GOVERNMENT TO THE GREATEST EXTENT PRACTICABLE;

(B) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO RELIEVE A LOCAL GOVERNMENT OF THE REQUIREMENT TO PHYSICALLY POST MEETING NOTICES, WITH CERTAIN EXCEPTIONS, IF THE LOCAL GOVERNMENT COMPLIES WITH THE REQUIREMENTS OF ONLINE POSTED NOTICES OF MEETINGS;

(C) A NUMBER OF FACTORS MAY AFFECT THE ABILITY OF SOME LOCAL GOVERNMENTS TO EASILY ESTABLISH A WEBSITE, POST MEETING NOTICES ONLINE, AND OTHERWISE BENEFIT FROM HAVING AN ONLINE PRESENCE, INCLUDING THE AVAILABILITY OF BROADBAND OR RELIABLE BROADBAND, THE LACK OF CELLULAR TELEPHONE AND DATA SERVICES, AND FISCAL OR STAFFING CONSTRAINTS OF THE LOCAL GOVERNMENT;

(D) LOCAL GOVERNMENTS ARE ENCOURAGED TO AVAIL THEMSELVES OF EXISTING FREE RESOURCES FOR CREATING A WEBSITE AND RECEIVING CONTENT MANAGEMENT ASSISTANCE FROM THE COLORADO STATEWIDE INTERNET PORTAL AUTHORITY AND STATEWIDE ASSOCIATIONS REPRESENTING LOCAL GOVERNMENTAL ENTITIES; AND

(E) IT IS THE INTENT OF THE GENERAL ASSEMBLY TO CLOSELY MONITOR THE TRANSITION TO PROVIDING NOTICES OF PUBLIC MEETINGS ONLINE OVER THE NEXT TWO YEARS AND, IF SIGNIFICANT PROGRESS IS NOT MADE, TO BRING LEGISLATION MANDATING IN STATUTE THAT ALL NOTICES BE POSTED ONLINE EXCEPT IN VERY NARROW CIRCUMSTANCES THAT ARE BEYOND THE CONTROL OF A LOCAL GOVERNMENT.

(III) ON AND AFTER JULY 1, 2019, A LOCAL PUBLIC BODY SHALL BE

DEEMED TO HAVE GIVEN FULL AND TIMELY NOTICE OF A PUBLIC MEETING IF THE LOCAL PUBLIC BODY POSTS THE NOTICE, WITH SPECIFIC AGENDA INFORMATION IF AVAILABLE, NO LESS THAN TWENTY-FOUR HOURS PRIOR TO THE HOLDING OF THE MEETING ON A PUBLIC WEBSITE OF THE LOCAL PUBLIC BODY. THE NOTICE MUST BE ACCESSIBLE AT NO CHARGE TO THE PUBLIC. THE LOCAL PUBLIC BODY SHALL, TO THE EXTENT FEASIBLE, MAKE THE NOTICES SEARCHABLE BY TYPE OF MEETING, DATE OF MEETING, TIME OF MEETING, AGENDA CONTENTS, AND ANY OTHER CATEGORY DEEMED APPROPRIATE BY THE LOCAL PUBLIC BODY AND SHALL CONSIDER LINKING THE NOTICES TO ANY APPROPRIATE SOCIAL MEDIA ACCOUNTS OF THE LOCAL PUBLIC BODY. A LOCAL PUBLIC BODY THAT PROVIDES NOTICE ON A WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL PROVIDE THE ADDRESS OF THE WEBSITE TO THE DEPARTMENT OF LOCAL AFFAIRS FOR INCLUSION IN THE INVENTORY MAINTAINED PURSUANT TO SECTION 24-32-116. A LOCAL PUBLIC BODY THAT POSTS A NOTICE OF A PUBLIC MEETING ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) MAY IN ITS DISCRETION ALSO POST A NOTICE BY ANY OTHER MEANS INCLUDING IN A DESIGNATED PUBLIC PLACE PURSUANT TO SUBSECTION (2)(c)(I) OF THIS SECTION; EXCEPT THAT NOTHING IN THIS SECTION SHALL BE CONSTRUED TO REQUIRE SUCH OTHER POSTING. A LOCAL PUBLIC BODY THAT POSTS NOTICES OF PUBLIC MEETINGS ON A PUBLIC WEBSITE PURSUANT TO THIS SUBSECTION (2)(c)(III) SHALL DESIGNATE A PUBLIC PLACE WITHIN THE BOUNDARIES OF THE LOCAL PUBLIC BODY AT WHICH IT MAY POST A NOTICE NO LESS THAN TWENTY-FOUR HOURS PRIOR TO A MEETING IF IT IS UNABLE TO POST A NOTICE ONLINE IN EXIGENT OR EMERGENCY CIRCUMSTANCES SUCH AS A POWER OUTAGE OR AN INTERRUPTION IN INTERNET SERVICE THAT PREVENTS THE PUBLIC FROM ACCESSING THE NOTICE ONLINE.

(IV) FOR PURPOSES OF THIS SECTION, "LOCAL PUBLIC BODY" INCLUDES MUNICIPALITIES, COUNTIES, SCHOOL BOARDS, AND SPECIAL DISTRICTS.

SECTION 2. In Colorado Revised Statutes, 32-1-903, **amend** (2) as follows:

32-1-903. Meetings. (2) Notice of time and place designated for all regular AND SPECIAL meetings shall be ~~posted in at least three public places within the limits of the special district, and, in addition, one such notice shall be posted in the office of the county clerk and recorder in the county or counties in which the special district is located. Such notices shall remain~~

~~posted and shall be changed in the event that the time or place of such regular meetings is changed~~ PROVIDED IN ACCORDANCE WITH SECTION 24-6-402. Special meetings may be called by any director by informing the other directors of the date, time, and place of such special meeting, and the purpose for which it is called, and by ~~posting~~ PROVIDING notice ~~as provided in this section at least seventy-two hours prior to said meeting~~ IN ACCORDANCE WITH SECTION 24-6-402. All official business of the board shall be conducted only during said regular or special meetings at which a quorum is present, and all said meetings shall be open to the public.

SECTION 3. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 2, 2019, if adjournment sine die is on May 3, 2019); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless

approved by the people at the general election to be held in November 2020 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

KC Becker
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

Leroy M. Garcia
PRESIDENT OF
THE SENATE

Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

Cindi L. Markwell
SECRETARY OF
THE SENATE

APPROVED April 25, 2019 at 1:45 p.m.
(Date and Time)

Jared S. Polis
GOVERNOR OF THE STATE OF COLORADO

CITY OF GRAND JUNCTION

RESOLUTION NO. xx-21

A RESOLUTION DESIGNATING THE LOCATION FOR THE POSTING OF THE NOTICE OF MEETINGS, ESTABLISHING THE 2021 CITY COUNCIL MEETING SCHEDULE, AND ESTABLISHING THE PROCEDURE FOR CALLING OF SPECIAL MEETINGS FOR THE CITY COUNCIL

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year."

Signed on April 25, 2019, House Bill 19-1087 permits local public bodies to transition from posting physical notices in physical locations to posting notices online. The local public body shall be deemed to have given full and timely notice of a public meeting if it posts the notice (with specific agenda information) no less than twenty-four hours prior to holding the meeting on a public website.

The Grand Junction Municipal Code, Section 2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution annually.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

1. The **Notice of Meetings** for the local public body shall be posted on the City of Grand Junction's website www.gjcity.org. If an event (such as a power outage or disruption in internet service) occurs that prevents the public from accessing the **Notice** online, the glassed-in exterior notice board at 250 North 5th Street, City Hall is designated as the official posting location for the duration of that event.

2. The meeting schedule for the regular meetings of the City Council in 2021 is:

Month	Dates
January	06, 20
February	03, 17
March	03, 17
April	07, 21
May	05, 19
June	02, 16
July	07, 21
August	04, 18
September	01, 15
October	06, 20
November	03, 17
December	01, 15

3. Additional meetings may be scheduled or cancelled dependent on the number of items coming before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

5. The City's boards, commissions, committees, groups and similar entities shall be deemed to have given full and timely notice of a public meeting if it posts online public meeting notice no less than twenty-four hours to holding the meeting.

Read and approved this 6th day of January, 2021.

_____
President of the Council

ATTEST:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: January 6, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

A Resolution Vacating Public Utility Easements within the Proposed Riverfront at Dos Rios Development

RECOMMENDATION:

Planning Commission heard this item at its December 8, 2020 meeting and recommended approval (5-0) of the request.

EXECUTIVE SUMMARY:

The Applicant, the City of Grand Junction, is requesting vacation of public utility easements in order to facilitate development of the Riverfront at Dos Rios planned development. The request to vacate is consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

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 utility easements to these properties are now able to be vacated.

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 Amended PD/ODP. Three people attended the meeting along with City Staff. Questions concerned clarification of new properties to be included in the ODP, 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 or the Dos Rios development plans.

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 this 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.

Since the utility easements will no longer be needed to serve the homes on the two recently acquired properties, vacation of them is inconsequential, thereby consistent with the Comprehensive Plan.

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 request to vacate the utility easements 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 the utility easements 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 utility easements 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 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.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to vacate 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, 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.

Condition 1: The vacations shall not become effective until a new plat has been recorded that incorporates the two parcels that previously used the 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 item has no fiscal impact to the City of Grand Junction.

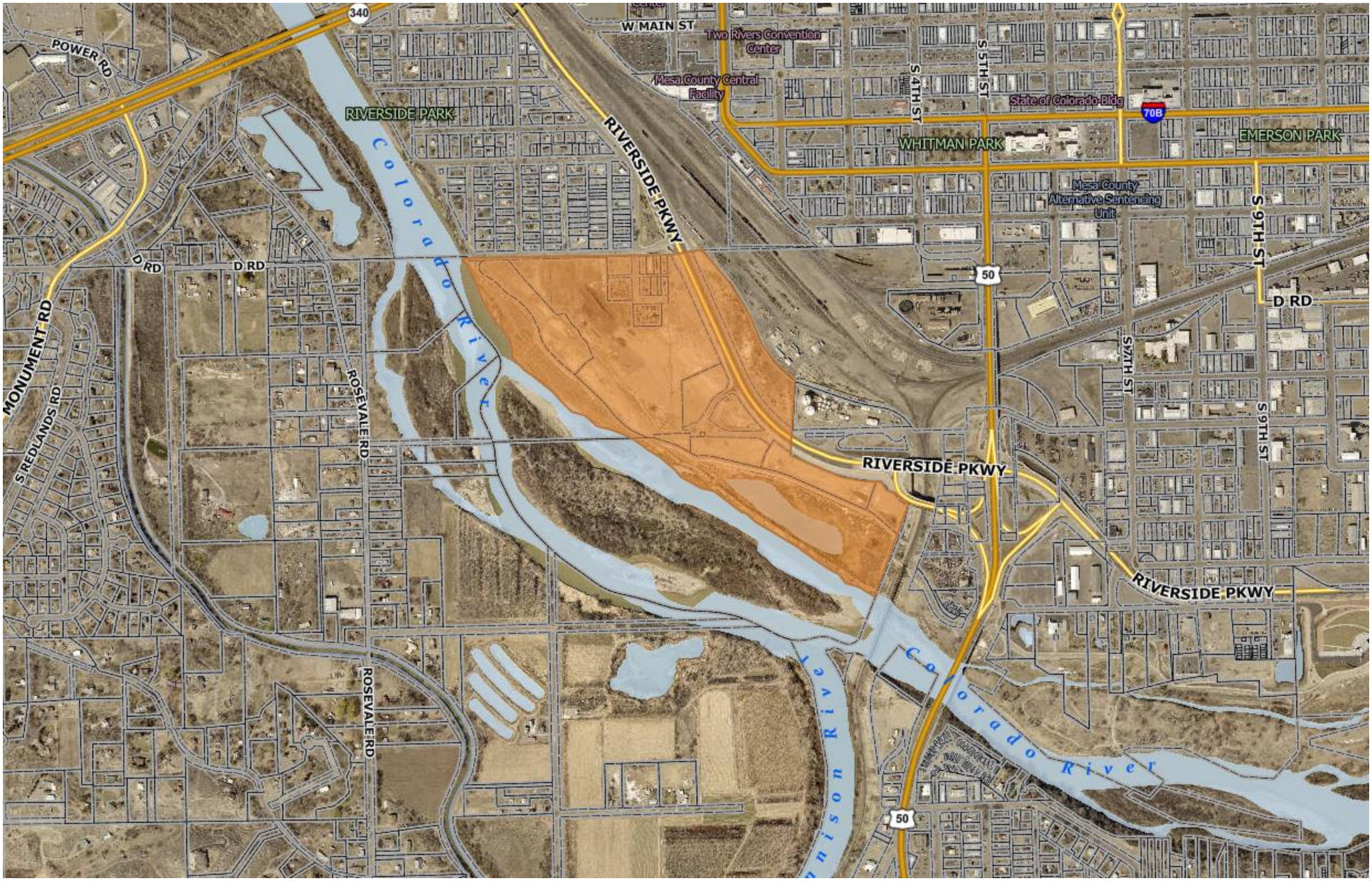
SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 02-21, a resolution vacating public easements within the Riverfront at Dos Rios Development located along the northeast bank of the Colorado River between Hale Avenue and the 5th Street/Highway 50 Viaduct.

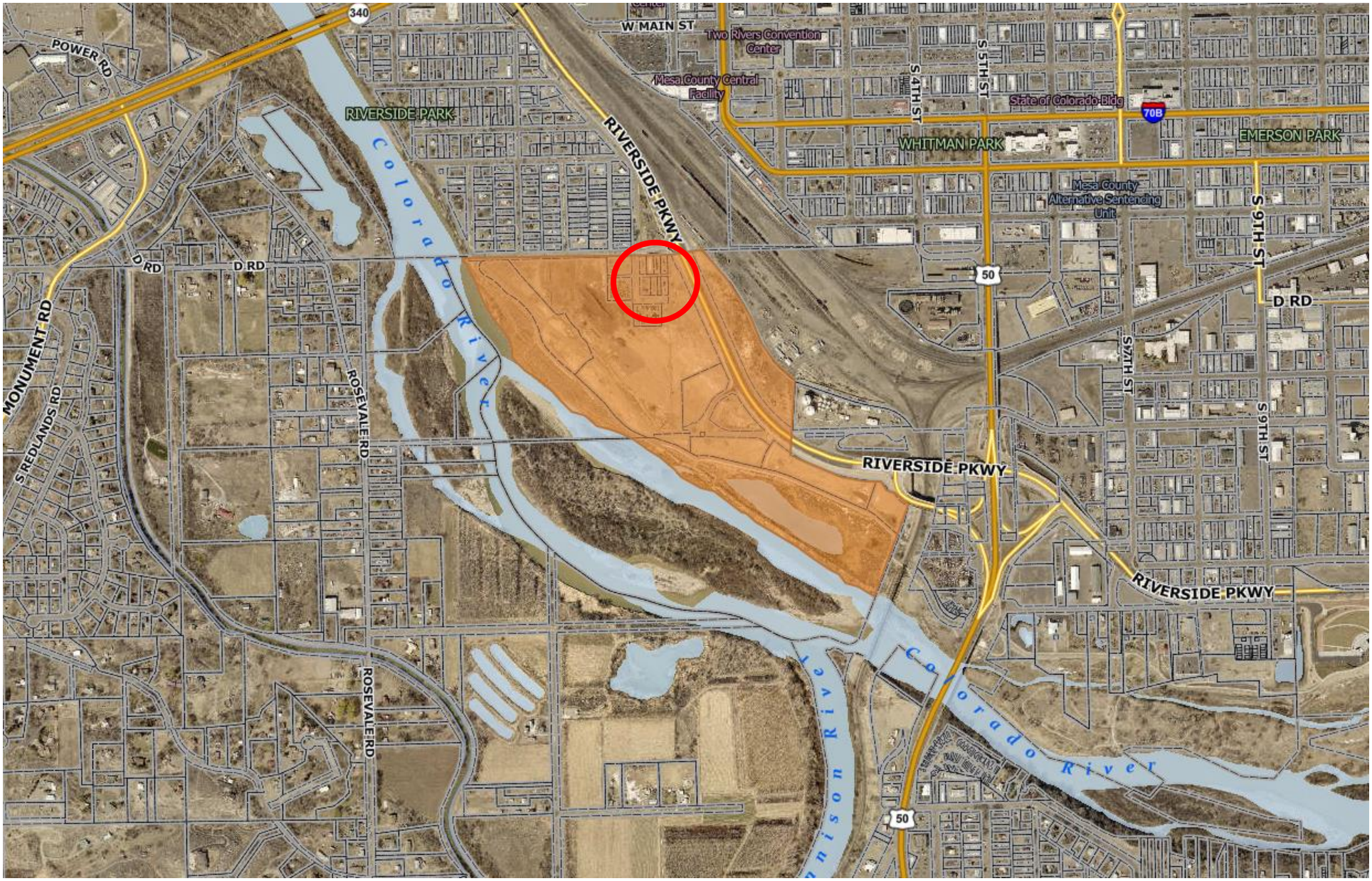
Attachments

1. Location and Site Maps
2. Planning Commission Minutes - 2020 - December 8 - Draft
3. Dos Rios Easement Vacation Resolution

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

RESOLUTION NO. _____

A RESOLUTION VACATING PUBLIC EASEMENTS WITHIN THE RIVERFRONT AT DOS RIOS DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HALE AVENUE AND THE 5th STREET/HIGHWAY 50 VIADUCT

RECITALS:

Vacation of a publicly dedicated Utility Easements by the property owner, the City of Grand Junction is requested in anticipation of future mixed-use development.

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 public utility easements is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

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 20 foot wide Utility Easement having been retained by Ordinance Number 4929, as same as recorded under Reception Number 2926853, and being described as Parcels 2 and 3 in said Ordinance 4929, said parcel located within Lot 6, RIVERFRONT AT DOS RIOS FILING THREE, Section 22, Township 1 South, Range 1 West, Ute Meridian, as same is recorded at Reception Number 2942736, said Public Records of Mesa County; in the City of Grand Junction, Mesa County, Colorado and being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of Block 1 of O'BOYLE'S SUB-DIVISION, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado; thence S89°56'44"E a distance of 124.99 feet to the northeast corner of Lot 8 of said Block 1 being the Point of Beginning; thence N0°13'53"E a distance of 20.00 feet; thence S89°56'44"E a distance of 75.11 feet; thence S0°13'53"W a distance of 20.00 feet; thence N89°56'44"W a distance of 75.11 feet to the Point of Beginning.

CONTAINING 1504 Square Feet or 0.03 Acres, more or less, as described.

Parcel 2

A Parcel of land being a Utility Easement having been retained by Ordinance Numbers 4929 and 4948, as same as recorded under Reception Number 2926853 and 2937273 respectively, and being Parcel 5 and a Portion of Parcel 4 described in said Ordinance 4929, said parcel located within Lot 6, RIVERFRONT AT DOS RIOS FILING THREE, Section 22, Township 1 South, Range 1 West, Ute Meridian, as same is recorded at Reception Number 2942736, said Public Records of Mesa County; in the City of Grand Junction, Mesa County, Colorado and being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of Block 1 of O'BOYLE'S SUB-DIVISION, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado; thence S89°56'44"E a distance of 124.99 feet to the northeast corner of Lot 8 said Block 1; thence S0°13'53"W a distance of 130.00 feet to the southeast corner said Lot 8 being the Point of Beginning; thence S89°56'44"E a distance of 74.92 feet; thence S0°13'53"W a distance of 60.00 feet; thence N89°56'44"W a distance of 223.03 feet to a point on the easterly line of Lawrence Avenue a right-of-way dedicated on said plat filed under Reception Number 2942736; thence 32.01 feet along a curve to the left having a radius of 330.50 feet, a central angle of 5°33'00" and a chord which bears N20°25'31"E a distance of 32.00 feet; thence S89°56'44"E a distance of 137.06 feet; thence N0°13'53"E a distance of 30.00 feet to the Point of Beginning, except for that area included within the 14 foot multipurpose easement dedicated on the RIVERFRONT AT DOS RIOS FILING THREE plat recorded in the Mesa County Clerk and Recorders records at Reception Number 2942736.

CONTAINING 8317 Square Feet or 0.19 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.

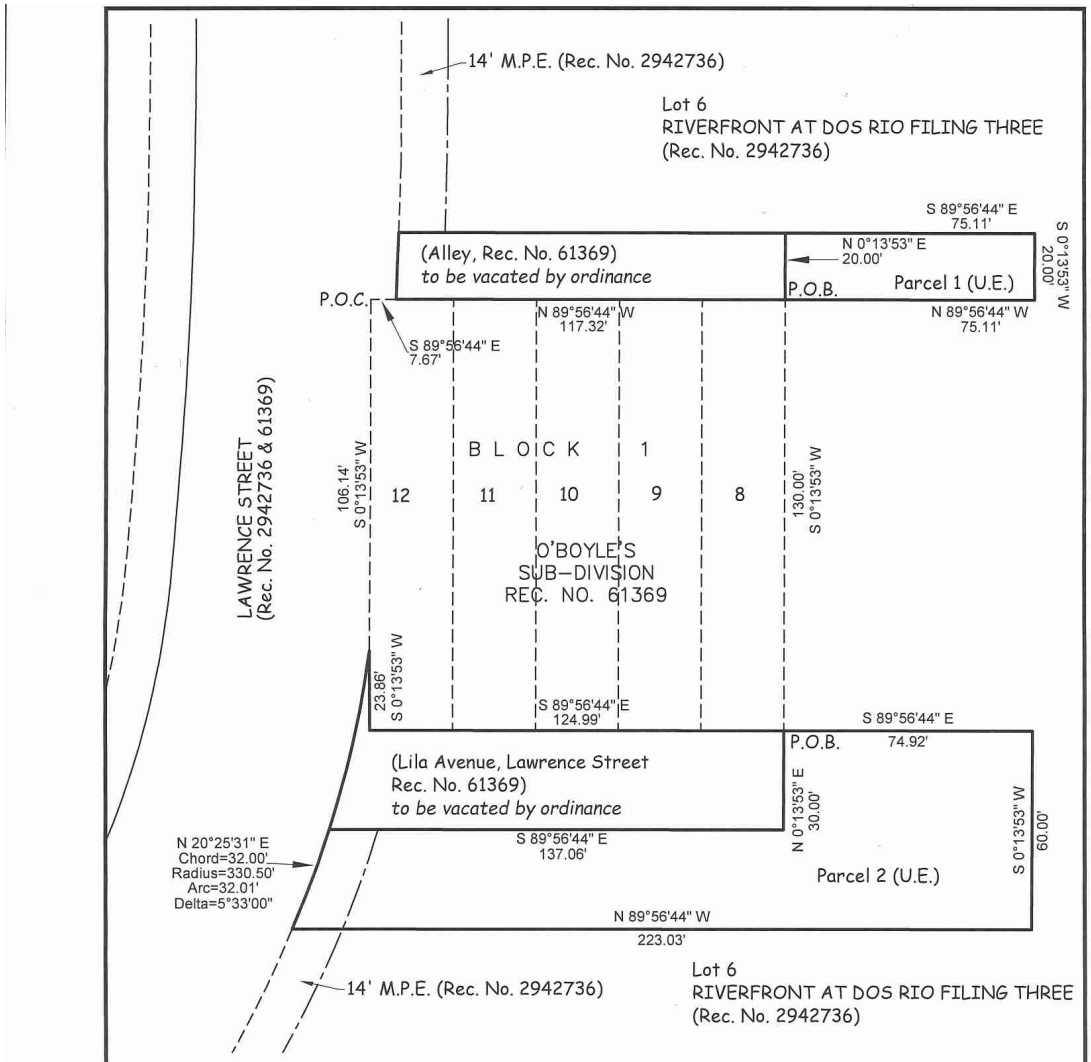
PASSED and ADOPTED this ____ day of _____ 2021

_____
President of City Council

ATTEST:

_____
City Clerk

EXHIBIT A



The basis of bearings is the North Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 PARGETT
38266
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

H:\Renee\Projects\Dos Rios

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

Located in the NE $\frac{1}{4}$ of Sec. 22, T. 1S., R. 1W.
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

Grand Junction City Council

Regular Session

Item #4.c.

Meeting Date: January 6, 2021

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

A Resolution Authorizing Lease of Click Ranch Property to Dennis and Lora Wynn

RECOMMENDATION:

Adopt Resolution authorizing the City Manager to execute a Lease Agreement with Dennis and Lora Wynn for the Click Ranch property for five years commencing May 1, 2020 and terminating on April 30, 2025.

EXECUTIVE SUMMARY:

The Click Ranch property is 113 acres in size and is located in the Kannah Creek area southeast of Grand Junction. The City acquired this property primarily for its water and water rights. While the City owns the Click Ranch for its water, the purpose of leasing it is to ensure the continued responsible management and agricultural production of the land.

In 2010, the City executed a 5-year lease with Dennis and Lora Wynn for the Click Ranch property. In 2015, the City executed a second 5-year lease with Dennis and Lora Wynn for the Click Ranch property. The current lease terminated on April 30, 2020. The Wynns provided adequate prior notice to the City of their intent to extend the lease for another 5-year term as described in the lease. Staff prepared a new lease for a period of five (5) years with an option for extension at the end of the term.

BACKGROUND OR DETAILED INFORMATION:

In 2015, the City executed a 5-year lease with Dennis and Lora Wynn. The annual rental payment for the property was $7,023. The lease provisions include certain water

rights (at the City's sole discretion).

The City is the owner of certain real property commonly known as the Click Ranch, located on Purdy Mesa in Mesa County. The City acquired the property for its water and water rights. The City owns the property for the primary purposes of protecting the City's water rights; the decrees allow multiple uses of the water including municipal, agricultural and livestock watering. During most irrigation seasons, portions of the City's water rights are not necessary for municipal use. The City therefore retains ownership of the property so that water not necessary for municipal purposes may be beneficially used and applied upon the property for agricultural and livestock watering purposes. Leasing the property achieves two goals in using the water right to the full and maximum extent possible and the Property continues to be productive.

A new lease agreement has been prepared by Staff for a period of five (5) years with an option to extend the lease. The annual rental amount is $7,444.

FISCAL IMPACT:

Revenue to the Water Enterprise Fund over the five (5) year lease period is $37,222. Payable as follows:

Lease Year	Total Due	May 1st Payment	December 1st Payment
2020	$ 7,444	$ 3,722*	$ 3,722
2021	$ 7,444	$ 3,722	$ 3,722
2022	$ 7,444	$ 3,722	$ 3,722
2023	$ 7,444	$ 3,722	$ 3,722
2024	$ 7,444	$ 3,722	$ 3,722

*The 2020 May 1st payment shall be paid in full with the signing of this Agreement. Lessees have already paid $3,512 while continuing to use the property while the terms of this Lease have been negotiated. The remaining $210 shall be paid with the execution of this Agreement.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 03-21, a resolution authorizing the City Manager to execute a lease agreement with Dennis and Lora Wynn for the Click Ranch for five years commencing May 1, 2020 and terminating on April 30, 2025.

Attachments

1. Click Ranch Lease Agreement
2. Click Ranch Location
3. Resolution Click Ranch

CLICK RANCH LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into to be effective as of the 1st day of May, 2020, by and between The City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City", and Dennis and Lora Wynn, hereinafter referred to as "Lessees," whose address for the purpose of this lease is 5881 Purdy Mesa Road, Whitewater, CO 81527.

Recitals

A. The City is the owner of certain real property commonly known as the Click Ranch, located on Purdy Mesa in the County of Mesa, State of Colorado, as more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, hereinafter referred to as "the Property". The City acquired the Property for its water and water rights and ditches and ditch rights ("water rights"). The City owns the Property for the primary purposes of protecting the City's water rights, the decrees for which allow multiple purposes to include municipal, agricultural and livestock watering. During most irrigating seasons, portions of the City's water rights are not necessary for municipal use. The City therefore retains ownership of the Property so that water not necessary for municipal purposes may be beneficially used and applied upon the Property for agricultural and livestock watering purposes. It is the express intent and desire of the City that the Property remain as productive as is practicable for farming and ranching purposes so that the City's water rights may be used to their full and maximum extent, that all aspects of the Property may be maintained to the highest practicable standard, and that expenses be kept to a minimum without waste.

B. Lessees have submitted to the City, with adequate prior notice their intent to extend this lease for a second 5-year term as described in the lease signed by Lessees on 12/1/2015. Lessees agree to lease, use, occupy, maintain and improve the Property and to judiciously use and apply the City's water rights thereon in accordance with the desires and express intent of the City, all at no cost or expense to the City.

C. The City has agreed to lease the Property to Lessees based on Lessees' verbal and written representations that Lessees possess the knowledge, experience, equipment, personnel and financial resources to maintain the Property and its' structures, to the highest practicable standard and to use and apply the City's water rights upon the Property to their full and maximum extent, all in accordance with the desires and express intent of City.

NOW, THEREFORE, for and in consideration of the recitals above and the mutual promises, terms, covenants, conditions, duties and obligations to be kept by the City and Lessees as more fully hereafter set forth, the parties hereto agree as follows:

SECTION ONE
GRANT AND ACCEPTANCE OF LEASE

1.1 The City hereby leases the Property to Lessees, and Lessees hereby accept and lease the Property from the City, for the term set forth in Section 2 below and for the specific purposes and duties of maintaining all aspects of the Property and the water and water rights, ditches and ditch rights appurtenant thereto, all in accordance with the provisions of this Agreement.

SECTION TWO
BASIC TERM

2.1 The basic term of this Lease shall commence on May 1, 2020, and, subject to the review of the Lessees' annual property management report, shall continue through April 30, 2025, at which time this Lease shall expire. For the purposes of this Ranch Lease, a "lease year" shall mean the period commencing on May 1 of each year during the term of this Lease and terminating on April 30 of the succeeding year.

2.2 If Lessees perform as required pursuant to this Agreement and as outlined in Appendix A, Performance Objectives, and if the City chooses, at its sole option and discretion, to again lease the Property at the expiration of the term. If this Lease is so extended for additional terms, the lease terms shall be upon terms and conditions which may hereafter be negotiated between the parties. In order to exercise Lessees' option for an additional term, Lessees shall give written notice to the City of Lessees' desire and intention to exercise Lessees' option to extend not less than 365 days prior to the expiration of the basic term.

SECTION THREE
RESERVATIONS FROM LEASE

3.1 The City retains and reserves from this Lease and unto itself:

a. all oil, gas coal and other minerals and mineral rights underlying and/or appurtenant to the Property;

b. all hunting rights concerning the Property, which includes antiquities, artifacts and game;

c. all rights to grant, sell, bargain, convey and dedicate any ownership interest(s) in and to the Property, or any division thereof, to any other party, including the conveyance of easements, so long as such action will not interfere with Lessees' use and quiet enjoyment of the Property for the purposes set forth in this Agreement;

d. the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, in whole or in part, even if such taking is made by and/or for the purposes of the City,

or for the conveyance in lieu of condemnation. Lessees hereby assign and transfer to the City any claim Lessees may have to compensation, including claims for damages, as a result of any condemnation; and

e. all water and water rights, ditches and ditch rights which are appurtenant to and/or connected with the Property, except those which the City makes available and authorizes Lessees to use and apply to the Property pursuant to this Lease.

SECTION FOUR
RENTAL

4.1 Lessees agree to pay City, as rental for the Property, improvements and appurtenances, the sum of $37,220. Payable as follows:

Lease Year	Total Due	May 1st Payment	December 1st Payment
2020	$ 7,444	$ 3,722*	$ 3,722
2021	$ 7,444	$ 3,722	$ 3,722
2022	$ 7,444	$ 3,722	$ 3,722
2023	$ 7,444	$ 3,722	$ 3,722
2024	$ 7,444	$ 3,722	$ 3,722

*The 2020 May 1st payment shall be paid in full with the signing of this Agreement. Lessees have already paid $3,512 while continuing to use the Property while the terms of this Lease have been negotiated. The remaining $210 shall be paid with the execution of this Agreement.

4.2 In the event Lessees fail to pay the specified rental payments on or before specified due dates, this Agreement and the lease of the Property to Lessees shall automatically terminate and neither party shall have any further rights, duties or obligations under this Agreement, except all payments due and owing to the City upon termination shall still be remain the responsibility of the Lessees to be paid to the City.

4.3 Lessees agree to timely pay any and all repossessory LW real estate taxes and improvement assessments which may be levied against Property, and any taxes or assessments levied against the crops, livestock and other personal property of the Lessees or any other leasehold interest acquired by Lessees under this Lease. Lessees further agree to pay any and all utilities, charges, and other expenses incurred in connection with Lessees' use and operation of the Property, including, but not limited to, all charges for natural gas, electricity, telephone and other utilities used on or in connection with the Property. Any payments not made timely are a basis for termination of this Lease by the City. All payments due upon termination remain the responsibility and obligations of the Lessees.

4.4 All rental payments paid by Lessees to the City shall be delivered either by mail or by personal delivery to:

City of Grand Junction Finance Department
Accounts Receivable
250 North 5th Street
Grand Junction, CO 81501-2668

All rental payments deposited by Lessees shall be clearly marked "Click Ranch Lease Payment".

SECTION FIVE
SPECIFIC DUTIES AND OBLIGATIONS OF LESSEES

5.1 As consideration for the lease of the Property, Lessees shall, at no cost or expense to the City:

a. Thoroughly plow, irrigate, cultivate, fertilize and farm all farmable lands upon the Property in a responsible and prudent husband-like manner; to plant, grow and harvest upon and from the Property crops of hay, grass and/or alfalfa and no other plants or crops without the prior written consent of the City.

b. Use the Property for farming, ranching and livestock grazing purposes only and for no other purpose whatsoever; Lessees agree that Lessees will not use the Property nor allow any other person to use the Property for any purpose prohibited by this Agreement or by the applicable laws of the United States of America, the State of Colorado, the County of Mesa or any other governmental authority or any jurisdiction having authority over uses and activities conducted upon the Property.

c. Maintain, clean out and keep in good order and repair, free from litter and debris and, as is practicable, free from weeds, all aspects of the Property, including, but not limited to, roads, perimeter boundaries, ditches, diversion structures, flumes, head-gates and other structures necessary to fully irrigate the Property and to not allow any water running through, used and applied upon the Property to overrun any furrows or otherwise cause damage to the Property or the property of any other person or entity.

d. Waive and forego any claim, cause of action or demand Lessees may have against the City, its officers, employees and agents, for injury to or destruction of any property of Lessees or any other party that may be lost, injured, destroyed or devalued as a result of the act, or failure to act, of Lessees or any third person; and to indemnify and hold the City and the City's officers, employees and agents, harmless from any and all claims, damages, actions, costs and expenses of every kind in any manner arising out of or resulting from Lessees' use, occupancy, maintenance and improvement of the Property.

e. Not violate nor permit to be violated any code, rule, regulation or order pertaining to the use, application, transportation and storage of any hazardous,

toxic or regulated substance or material, including, but not limited to, herbicides, pesticides and petroleum products. Lessees agree that any spill, excessive accumulation or violation of any code, rule, regulation or order pertaining to the use, application, transportation and storage of any such material or substance shall be reported immediately to the City. Lessees further agrees that all costs and responsibilities for cleaning, removing and abating any violation pursuant to this paragraph shall be borne solely by Lessees.

f. At all times maintain all fences and gates presently located upon the Property in good working order and repair in a manner sufficient to securely confine all livestock. Lessees agree to timely retrieve livestock when they get out onto neighboring properties, roads, and right-of-ways. Any damage caused by Lessees' livestock shall soley be the responsibility of the Lessees with indemnification and holding harmless the City, the City's officers, employees and agents as set forth in Section 5.1.d above. Lessees may install locks on all gates, provided, however, that Lessees shall provide the City with lock combinations and/or copies of keys to all locks installed by Lessees.

g. Purchase and at all times during the term of this lease maintain in effect suitable comprehensive general liability and hazard insurance from a company approved by the City which will protect the City and the City's officer, employees, agents and assets from liability in the event of loss of life, personal injury or property damage suffered by any person or persons on, about or using the Property, including Lessees. Such insurance policy(ies) shall have terms and amounts approved by the City's Risk Manager. Such insurance shall not be cancelable without thirty (30) days prior written notice to the City and shall be written for at least a minimum of ONE MILLION DOLLARS ($1,000,000.00), per occurrence for bodily injury, personal injury, and property damage, and $1,000,000.00 in the aggregate. The certificate of insurance must be deposited each year on or before May 1 with the City and must designate "The City of Grand Junction, its officers, employees, agents and assets" as additional insureds. If a policy approved by the City's Risk Manager is not at all times in full force and effect during the term of this Lease and a certificate of insurance with current coverage deposited with the City, this Lease shall automatically terminate.

h. Lessees shall comply with all Workers Compensation laws and provide proof of Workers Compensation insurance to the City. Said Workers Compensation insurance shall cover obligations imposed by applicable laws for any employee or person engaged in the performance of work on the Property.

SECTION SIX
IRRIGATION OF PROPERTY

6.1 The irrigation of the Property is an essential duty and obligation to be undertaken by Lessees on behalf of the City. The City intends to permit Lessees to use water and water rights owned by the City, without additional remuneration by Lessees, for purposes

specifically limited to irrigating the Property and as stock water for livestock kept and maintained on the Property. Water and water rights the City may make available to Lessees, if the City in its sole and absolute discretion determines that such water is to be made available to Lessees, may include up to:

a. In an average water year, approximately 300-acre feet of water from the Highline Ditch. This water is usually available from May 1 through June 28 of each year. Available flow rate ranges between 0.1 cubic feet per second ("cfs") and 5.0 cfs, and/or

b. In an average water year, approximately 100-acre feet of reservoir water from the City's Reservoirs. This water is usually available from July 1 through October 15 of each year.

6.2 The City may provide written or verbal notice to Lessees at any time during the term of this Lease stating the amount(s) of water, if any, expressed in terms of cfs or acre feet, which may be available for Lessees' use and application upon the Property. Notwithstanding the foregoing, the City retains the right, without any liability or obligations to Lessees, to possess, control, sell, exchange, divert and convert water and water rights owned by the City for any purpose which the City deems, in its sole and absolute discretion, to be appropriate, even if such action by the City is adverse to the needs and uses of Lessees. In the event the City exercises its rights as hereinbefore described, the parties may renegotiate the rent paid or to be paid by Lessees; no other terms or conditions of this Lease may be renegotiated. The City is not obligated to renegotiate.

6.3 Lessees shall utilize all water made available pursuant to this Agreement in a prudent and careful manner to obtain the most efficient use of said water for purposes strictly limited to irrigating the Property described in this Lease and as stock water for livestock kept and maintained on the Property. Lessees shall comply with all rules, regulations and valid administrative orders applicable to any and all water and water rights which may be provided to Lessees under this Agreement.

6.4 Lessees shall represent the City's water and water rights interests by actively participating in meetings with all appropriate ditch and reservoir companies. All statements and representations of Lessees under the capacity of representing the City shall serve to promote the interests of the City with the utmost good faith, loyalty and fidelity.

6.5 Lessees shall be solely responsible for diverting and transporting any water made available to Lessees from its point of release to its point of use. Lessees shall exercise proper diligence to ensure that any and all water made available to Lessees is properly diverted and utilized to its fullest extent on and solely for the benefit of the Property and Lessees' operations thereon. Lessees shall be responsible for ensuring that any and all water made available to Lessees is transported through clean irrigation ditches of adequate size and capacity from the point of release to the point of use.

6.6 Any failure by Lessees to irrigate the Property as set forth above, or any of the following acts or omissions on the part of Lessees with respect to the water rights appurtenant to the Property, shall be grounds for immediate termination of this Lease:

a. failure or refusal to make appropriate use of available water to the Property without the prior written consent of the City; or

b. failure to maintain and preserve the irrigation structures, ditches, pipes and other irrigation facilities and appurtenances on the Property in such a manner as to allow the full application of available water to the Property.

SECTION SEVEN
CULTIVATION

7.1 Lessees agree that Lessees shall, at no cost or expense to the City, provide the labor, capital, machinery, seed and fertilizer necessary to improve crop production on the Property through the rehabilitation of existing fields and the cultivation of additional fields to bring the Property up to its historic level of cultivation, or better. Lessees' cultivation practices shall be carried out in a good and husband like manner in accordance with the best methods of cultivation practiced in Mesa County, Colorado. Lessees further agree to cooperate, comply with and participate in all farm crop programs promulgated by the United States Department of Agriculture, the National Resource Conservation Service and the State of Colorado Farm Bureau. Lessees shall be entitled to and responsible for all proceeds, debts and losses incurred and associated with crops grown on the Property.

SECTION EIGHT
LIVESTOCK MANAGEMENT

8.1 Lessees have represented to the City that Lessees intend to raise and care for Lessees' cattle ("Livestock") on the Property. Prior to letting livestock upon the Property, Lessees shall, at Lessees' sole cost and expense, implement whatever measures are necessary to ensure that all fences around the perimeter of the fields to be grazed are sufficient to confine Lessees' Livestock to the Property. The use of electric fences is permitted, provided that (a) electric power shall be provided from batteries and/or photovoltaic systems and not public electric services, and (b) Lessees install conspicuous signs sufficient to warn the general public against touching such electric fences.

8.2 Lessees agree that Lessees' operations and conduct relating to raising and caring for Lessees' Livestock shall be carried out in the highest standard of care and in a manner that will not over graze the Property or otherwise cause deterioration of or destruction to the Property. Lessees further agree to comply with the regulations of the United States Department of Agriculture, Livestock laws and regulations of the State of Colorado, and any and all federal, state and county laws, ordinances and regulations which are applicable to the area in which the Property is located.

8.3 Lessees represent that Lessees' Livestock carry the Bar 2, Open A, or CX brand ("Lessees' Brand"). Lessees agree that livestock not carrying Lessees' Brand shall not be permitted on the Property without the prior written approval of the City.

8.4 Lessees agree that Lessees shall indemnify the City, its officers, employees, agents and assets and hold the City, its officers, employees, agents and assets harmless from liability in the event of loss of life, personal injury or property damage suffered by any person or persons which may be caused by Lessees' Livestock on the Property and/or escaping the Property.

SECTION NINE
USE OF CHEMICALS ON PROPERTY

9.1 Lessees shall not apply any chemicals on the Property, including, but not limited to, fertilizers, herbicides and pesticides, without the prior written consent of the City. Lessees shall at all times keep the City advised of chemicals used and/or stored on the Property, and shall further comply with all applicable rules, laws, regulations and orders, either now in force or hereinafter enacted, regulating the storage, use, application, transportation and disposal of any such chemicals.

SECTION TEN
HAZARDOUS SUBSTANCES

10.1 Lessees shall not use, store, generate, treat, transport or dispose of any hazardous substances on the Property except for the use and storage of pesticides, fertilizers and materials such as petroleum-based products used in normal farming and ranching operations. The terms "hazardous substances" shall mean any substance defined, regulated, or banned by federal, state, or local laws or regulations which might result in liabilities or responsibilities under CERCLA, RCRA, the Clean Water Act, the Federal Water Pollution Control Act, or any other federal or state environmental protection statutes, laws or regulations. Lessees' use and storage of pesticides, fertilizers, and materials such as petroleum-based products used in normal farming and ranching operations shall be in conformance with all manufacturer's instructions and all applicable federal, state and local laws and regulations. Lessees shall not dispose of such pesticides, fertilizers, and materials such as petroleum-based products used in normal farming and ranching operations on the Property.

SECTION ELEVEN
ENVIRONMENTAL CLEAN-UP

11.1 The following provisions shall be applicable to Lessees and to Lessees' agents, guests, invitees, contractors, licensees and employees:

a. Lessees shall, at Lessees' sole cost and expense, comply with all Environmental Laws and laws regulating the use, generation, storage, transportation or disposal of Hazardous Substances;

b. Lessees shall, at Lessees' sole cost and expense, make all submissions to provide all information required by and/or to comply with all requirements of all governmental authorities ("the Authorities") under Environmental Laws and other applicable laws.

c. Should any Authority or the City demand that a clean-up plan be prepared and that a clean-up plan be undertaken because of any deposit, spill, discharge or other release of Hazardous Substances on, under or about the Property, Lessees shall, at Lessees' sole cost and expense, prepare and submit the required plan(s) and all related bonds and other financial assurances, and Lessees shall carry out all such clean-up plan(s) in compliance with the Authorities and all Environmental Laws and other applicable laws.

d. Lessees shall promptly provide all information regarding the use, generation, storage, transportation or disposal of Hazardous Substances requested by any Authority. If Lessees fail to fulfill any duty imposed hereunder within a reasonable time, the City may do so on Lessees' behalf and, in such case, Lessees shall cooperate with the City in the preparation of all documents the City or any Authority deems necessary or appropriate to determine the applicability of Environmental Laws to the Property and Lessee's use thereof, and for compliance therewith, and Lessees shall execute all documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages under any Environmental Law or other applicable law shall constitute a waiver of any of Lessees' obligations hereunder.

e. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

11.2 Lessees shall indemnify, defend and hold the City, its officers, employees and agents harmless from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Substances and the violation of any Environmental Law and other applicable law by Lessees and/or Lessees' agents, guests, invitees, contractors, licensees and employees that occur during the term of this Lease or any extension thereof, or from Lessees' failure to provide all information, make all submissions, and take all actions required by all Authorities under the Environmental Laws and other applicable laws. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

SECTION TWELVE
CONDITION OF THE PROPERTY

12.1 Lessees affirm that Lessees have inspected the Property and have received the Property premises in reasonably good order and condition. Lessees further affirm that the

condition of the Property is sufficient for the purposes of Lessees. The City makes no warranties nor promises, either express or implied, that the Property is sufficient for the purposes of Lessees.

12.2 In the event the Property is damaged due to fire, flood or any other act of nature or casualty, or if the canals, ditches or ditch laterals which provide irrigation water to the Property are damaged to the extent where they are no longer functional for the purposes of Lessees, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at Lessees' sole and absolute risk.

12.3 The City, its officers, agents, and employees retain the right to be on the Property during emergencies and may inspect the Property at any time without notice. The City, at its option, shall have the right to enter the Property to construct such facilities, as it deems necessary for the City to utilize water and water rights associated with and appurtenant to the Property for municipal or other use. Following such construction, the City shall have the right to use said water rights or make them available to the Lessees, as the City deems appropriate.

SECTION THIRTEEN
DEFAULT

13.1 If Lessees are in default in the performance of any term or condition of this Lease, the City, may, at its option, terminate this Lease upon 30 days written notice. If Lessees fail within any such 30-day period to remedy any default specified in the City's notice, this Lease shall automatically terminate. If Lessees remedy such default, Lessee shall not thereafter have the right of 30 days (to remedy) with respect to a subsequent similar default, instead the Lease shall terminate upon the giving of notice by the City

13.2 Unless agreed in writing signed by the City, the City's failure at any time to require performance by Lessees of any provision of this Lease shall not waive the City's right subsequently to enforce the same or any other provision or any other preceding or succeeding breach of any term or provision of this Lease. No extension of time for the performance of any obligation or act shall be deemed to be an extension of time for the performance of any other obligation or act under this Lease.

13.3 This Lease shall automatically terminate in the event Lessees or either Lessee: becomes insolvent; is subject to a bankruptcy filing whether or not voluntary or involuntary; is subject to an assignment for the benefit of creditors or if a receiver is appointed; if Lessees fail in any manner to comply with any of the terms, covenants, or conditions of this Lease to be kept and performed by Lessees; or should Lessees or a Lessee, by any act of negligence or carelessness, or through any act of commission or omission permit, or suffer to be permitted, damage to the Property or the demised premises in any substantial manner.

13.4 If this Lease is terminated by the City, except termination due to expiration of the lease term, Lessees shall have reasonable access to the Property for a reasonable time, not to exceed 30 days, to remove Lessees' personal property.

13.5 Upon termination of this Lease, Lessees shall remove all personal property and livestock from the property and demised premises within 30 days from the date of termination. If Lessees fail to remove Lessees' personal property and livestock within the time prescribed, the City shall not be responsible for the care and safekeeping thereof and may remove the same and store the same in a reasonable manner, the cost, expense and risk of which shall be Lessees'. Lessees hereby agree that items not timely removed may be sold by the City to cover expenses with net proceeds after expenses paid to Lessees. The City may also set off amounts owed under this Lease against proceeds of said sale.

13.6 Lessees shall not assign or sublease this Lease or any right or privilege connected therewith, or allow any other person, except as provided herein and except the employees of Lessees, to occupy the Property or any part thereof. Any attempted assignment, sublease, or permission to occupy the Property conveyed by Lessees shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessees in this Lease is not assignable by operation of law without the formal approval of the City.

SECTION FOURTEEN
MISCELLANEOUS PROVISIONS

14.1 The City, by entering into this Lease Agreement, does not part with its entire possession of the Property, but only so far as is necessary to enable Lessees to use, occupy and irrigate the Property and to carry out the duties, obligations, terms and provisions of this Agreement. The City reserves the right to at reasonable times have its officers, employees and agents enter into and upon the Property and every part thereof and to do such acts and things as may be deemed necessary for the protection of the City's interests therein.

14.2 It is expressly agreed that this Lease is one of lease and not of partnership. The City shall not be or become responsible for lost profits, lost opportunities or any debts contracted by Lessees. Lessees shall keep the Property free from any and all liens whatsoever, including, but not limited to, liens arising out of any work performed, materials furnished or obligations incurred by Lessees. Lessees shall save, indemnify and hold the City and the City's officers, employees, agents and assets harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by Lessees or sustained in connection with Lessees' performance of the duties, obligations, terms and conditions of this Agreement or the conditions created thereby, or based upon any violation of any statute, ordinance, code, rule or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessees shall also save, indemnify and

hold the City and the City's officers, employees, agents and assets harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state and local taxes, fees or contributions imposed or required under unemployment insurance, social security and income tax laws with respect to employees engaged by Lessees.

14.3 The parties to this Lease Agreement warrant that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage or contingent fee. Lessees agree to defend, indemnify and hold the City harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party claiming to be entitled to brokerage commissions or finder's fees arising out of or in connection with this Lease.

14.4 Lessees shall not pledge or attempt to pledge or grant or attempt to grant as collateral or security any of Lessees' interest in any portion of the Property.

14.5 Unless otherwise agreed to by the parties in writing, all improvements placed upon, under or about the Property or attached to the Property by Lessees shall be and become part of the Property and shall be the sole and separate property of the City upon the expiration or termination of this Lease.

SECTION FIFTEEN
SURRENDER, HOLDING OVER

15.1 Lessees shall, upon the expiration or termination of this Lease, peaceably surrender the Property to City in good order, condition and state of repair. In the event Lessees fail, for whatever reason, to vacate and peaceably surrender the Property upon the expiration or termination of this Lease, Lessees agree that Lessees shall pay to the City the sum of $100.00 per day for each and every day thereafter until Lessees have effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the event Lessees fail to vacate and surrender the Property upon the expiration or termination of this Lease, and that said $100.00 daily fee is an appropriate liquidated damages amount.

SECTION SIXTEEN
ENFORCEMENT, PARTIAL INVALIDITY, GOVERNING LAW

16.1 In the event the City uses its Attorney or engages an attorney to enforce the City's rights hereunder, Lessees agree to pay any and all attorney fees, plus costs, including the costs of any experts.

16.2 The invalidity of any portion of this Lease Agreement shall not affect the validity of any other provision contained herein. In the event any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision(s).

16.3 This Lease Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained herein shall be in Mesa County, Colorado.

SECTION SEVENTEEN
CITY'S RIGHT TO BUYOUT

17.1 In the event the City determines to sell the property or to utilize it for other municipal purposes, other than to lease it for another agricultural operation, the City may, upon expiration of the first lease year April 30, 2021 and thereafter anytime during the remaining term of the Lease, have the right to terminate this lease by giving six month advanced written notice. In such event, Lessees shall be compensated in an amount equal to one-half the annual rent for the lease year in which the Lease is terminated. In the event this Lease is terminated pursuant to this Section, Lessees shall have reasonable access to the Property for a reasonable time, not to exceed 30 days, to remove Lessees' personal property.

SECTION EIGHTTEEN
MISCELLANEOUS

18.1 All notices to be given with respect to this Agreement shall be in writing delivered either by United States mail or Express mail, postage prepaid, or personally by hand or by courier service, as follows:

To the City:
City of Grand Junction
Attn: Water Services Manager
333 West Avenue Bldg. E
Grand Junction, CO 81501-2668

With Copy to:
City of Grand Junction
Attn: City Attorney
250 North 5th Street
Grand Junction, CO 81501-2668

To Lessees:
Dennis and Lora Wynn
5881 Purdy Mesa Road
Whitewater, CO 81527

All notices shall be deemed given: (a) if sent by mail, when deposited in the mail, or (b) if delivered by hand or courier service, when delivered. The parties may, by notice as provided above, designate a different address to which notice shall be given.

18.2 Legal Counsel / Ambiguities. The City and Lessees have each obtained the advice of its/their own legal and tax counsel regarding this Agreement or has knowingly declined to do so. Therefore, the parties agree that the rule of construing ambiguities against the drafter shall have no application to this Agreement.

18.3 Total Agreement; Applicable to Successors. This Lease Agreement contains the entire agreement between the parties. All representations made by any officer, agent or employee of either party, unless included herein, are null and void and of no effect. Except for automatic expiration or termination, this Agreement may not be changed, altered or modified except by a written instrument subsequently executed by both parties. This Lease Agreement and the duties, obligations, terms and conditions hereof apply to and shall be binding upon the respective heirs, successors and authorized assigns of both parties.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

_____ date

Greg Caton date
City Manager

Lessees:

Loya Wynn 12-4-2020
Loya Wynn date

Dennis Wynn 12.4.2020
Dennis Wynn date

Appendix A
Click Ranch lease:

Performance Objectives:

1. Lessees will utilize the land for grazing as appropriate. Cattle trespass situations on neighboring public and private lands shall be dealt with promptly. Failure to respond within a 48-hour period after receiving notification of a trespass situation may result in notice to the Lessees of forfeiture of the lease as outlined in Section 13 of this Lease.

2. Water available to City lands, either by *direct* flow or *stored* water, will be utilized by the Lessees to the fullest extent possible, not wasted. Return flows from City lands will be minimized to the extent possible. Flows will be measured where weirs are installed and recorded by the Lessees as flows change at the head-gates to ditches feeding City lands and in the laterals feeding various irrigated pastures. This usage will be recorded in a manner directed by the City when requested. Water conservation practices and improvements are important for the Lessees to undertake as, from time to time, water will be removed from ranch lands for other decreed purposes.

3. The Lessees are responsible for improvements to leased properties as stated in the Lease. Work of a permanent nature either to buildings or land is subject to City approval. This includes but is not limited to new roads, new fences, new ditches, woodcutting and drainage improvements. These can be discussed at meetings or at other times arranged between the City and the Lessees.

4. Subleases to or use of City buildings by individual(s), other than the Lessees, must be approved in advance by the City Utility Department. Reimbursements for a sublease, either monetarily or in exchange for services, must be approved by the City.

5. Relationships with neighboring landowners and water users are important to the City of Grand Junction. Cordial relationships with other private and public landowners is material to continued use of City lands for water development purposes. Lessees will take special care to work with neighboring landowners and users on all grazing, water, weed, and fencing issues.

_____City

_____Lessees

EXHIBIT "A"

LEGAL DESCRIPTION OF THE CLICK RANCH LEASE
An outline of the Property is included with Exhibit "B"

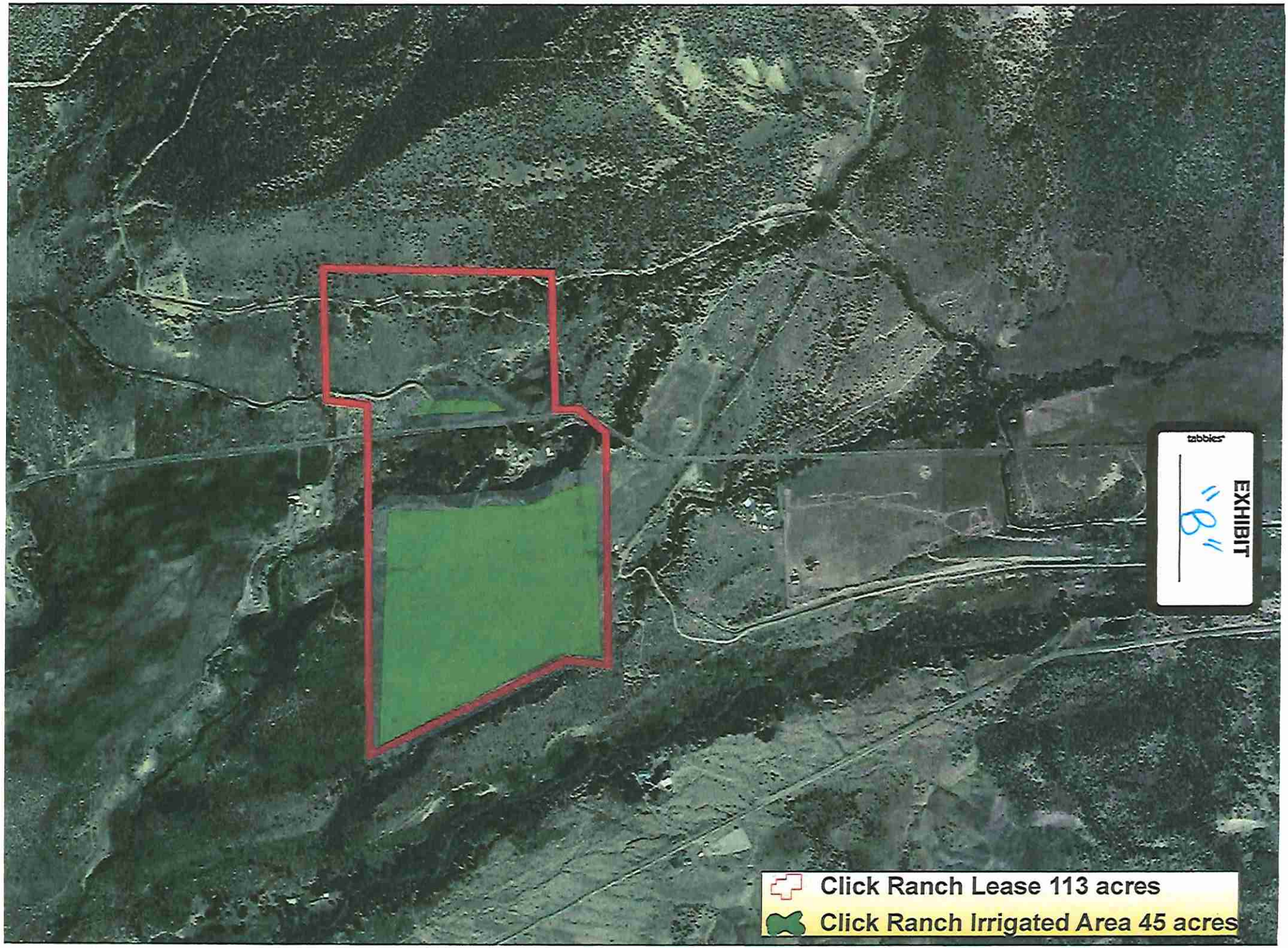
PARCEL NO. 1:

Lots 6, 9 and 15 in Section 32, Township 12 South, Range 97 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and Lot 2 of Section 5, Township 13 South, Range 97 West of the 6th Principal Meridian, County of Mesa, State of Colorado.

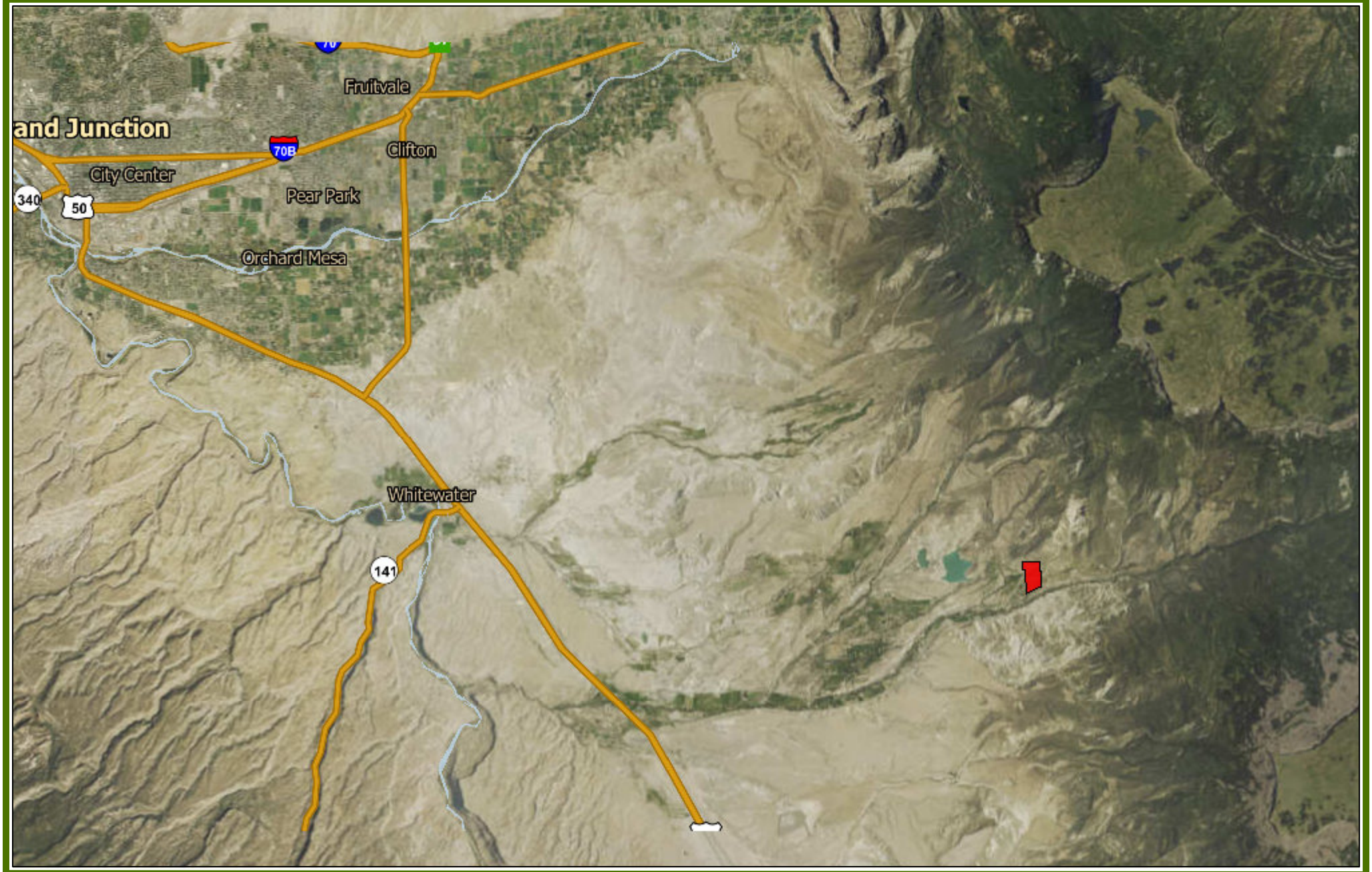
PARCEL NO. 2:

Beginning at a point on the West line of Tract 46 in Section 32, Township 12 South, Range 97 West of the 6th Principal Meridian, which is South 1052.40 feet from the Northwest Corner (Corner No. 2) of said Tract 46; thence along the centerline of the County Road (Purdy Mesa Road) S 81°16'30" E a distance of 132.74 feet; thence continuing along the centerline of said County Road, S 58°09'47" E a distance of 22.12 feet; thence South a distance of 1454.20 feet; thence S 89°51'55" W a distance of 150.00 feet; thence North a distance of 1486.36 feet along the West line of said Tract 46 to the Point of Beginning,
EXCEPT a parcel of land situated in Lots 9 and 15 of said Section 32 described as follows:
Beginning at the Southwest Corner of said Lot 15 (said point also being the North 1/4 Corner of Section 5, Township 13 South, Range 97 West), being S 89°45'26" E a distance of 66.00 feet from a 1908 witness corner brass cap in place; thence S 00°00'00" E a distance of 666.00 feet along the West line of Lot 2 in Section 5; thence S 89°45'26" E a distance of 659.26 feet; thence N 00°00'00" E a distance of 866.00 feet; thence N 73°20'46" E a distance of 688.13 feet to the East line of said Lot 15; thence S 64°51'00" W along a fence line a distance of 1101.69 feet; thence S 62°21'00" W along a fence line a distance of 362.43 feet to the West line of said Lot 15; thence S 00°01'00" W along the West line of said Lot 15 a distance of 766.30 feet to the Point of Beginning of said Exception,
AND INCLUDING a parcel of land situated in Lot 15 of said Section 32 described as follows:
Beginning at the Southeast Corner of said Lot 15; thence S 00°00'00" E a distance of 666.00 feet; thence N 89°45'26" W a distance of 659.26 feet; thence N 00°00'00" E a distance of 866.00 feet; thence N 73°20'46" E a distance of 688.13 feet to the East line of said Lot 15; thence S 00°00'00" E a distance of 400.00 feet along the East line of said Lot 15 to the Point of Beginning of said Inclusion.

Click Ranch Lease



Click Ranch Location



N

0 3.75 7.5 mi

Printed: 12/28/2020

1 inch = 12,037 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

RESOLUTION NO. __-21

A RESOLUTION AUTHORIZING A FIVE-YEAR LEASE OF THE CITY'S CLICK RANCH PROPERTY IN THE KANNAH CREEK AREA TO DENNIS AND LORA WYNN

WHEREAS, the City of Grand Junction is the owner of the following described real property in the County of Mesa, State of Colorado, to wit:

PARCEL NO. 1:

Lots 6, 9 and 15 in Section 32, Township 12 South, Range 97 West of the 6th Principal Meridian, County of Mesa, State of Colorado, and Lot 2 of Section 5, Township 13 South, Range 97 West of the 6th Principal Meridian, County of Mesa, State of Colorado.

PARCEL NO. 2:

Beginning at a point on the West line of Tract 46 in Section 32, Township 12 South, Range 97 West of the 6th Principal Meridian, which is South 1052.40 feet from the Northwest Corner (Corner No. 2) of said Tract 46; thence along the centerline of the County Road (Purdy Mesa Road) S 81°16'30" E a distance of 132.74 feet; thence continuing along the centerline of said County Road, S 58°09'47" E a distance of 22.12 feet; thence South a distance of 1454.20 feet; thence S 89°51'55" W a distance of 150.00 feet; thence North a distance of 1486.36 feet along the West line of said Tract 46 to the Point of Beginning,

EXCEPT a parcel of land situated in Lots 9 and 15 of said Section 32 described as follows:

Beginning at the Southwest Corner of said Lot 15 (said point also being the North 1/4 Corner of Section 5, Township 13 South, Range 97 West), being S 89°45'26" E a distance of 66.00 feet from a 1908 witness corner brass cap in place; thence S 00°00'00" E a distance of 666.00 feet along the West line of Lot 2 in Section 5; thence S 89°45'26" E a distance of 659.26 feet; thence N 00°00'00" E a distance of 866.00 feet; thence N 73°20'46" E a distance of 688.13 feet to the East line of said Lot 15; thence S 64°51'00" W along a fence line a distance of 1101.69 feet; thence S 62°21'00" W along a fence line a distance of 362.43 feet to the West line of said Lot 15; thence S 00°01'00" W along the West line of said Lot 15 a distance of 766.30 feet to the Point of Beginning of said Exception,

AND INCLUDING a parcel of land situated in Lot 15 of said Section 32 described as follows:

Beginning at the Southeast Corner of said Lot 15; thence S 00°00'00" E a distance of 666.00 feet; thence N 89°45'26" W a distance of 659.26 feet; thence N 00°00'00" E a distance of 866.00 feet; thence N 73°20'46" E a distance of 688.13 feet to the East line of said Lot 15; thence S 00°00'00" E a distance of 400.00 feet along the East line of said Lot 15 to the Point of Beginning of said Inclusion.

The City Council deems it appropriate to lease the Click Ranch Property to Dennis and Lora Wynn for a period of one (5) year period, commencing on May 1, 2020, and expiring on April 30, 2025.

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

That the City Manager be authorized, on behalf of the City and as the act of the City, to execute the attached Click Ranch Property lease with Mr. and Mrs. Wynn for a term of five years, commencing on May 1, 2020 and expiring on April 30, 2025; provided, however, that in the event Mr. and Mrs. Wynn performs all of the required duties and obligations pursuant to the attached Agreement to the satisfaction of the City and if the City chooses, at its sole option and discretion, to again lease the dry grazing rights associated with the Property at the expiration of said five year term, the City may extend the term of the lease with Mr. and Mrs. Wynn, subject to each and every term contained in the attached Click Ranch Property lease.

PASSED and ADOPTED this 6th day of January, 2021.

Attest:

_____
Duke Wortmann
President of the Council

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #4.d.

Meeting Date: January 6, 2021

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver

Information

SUBJECT:

A Resolution Authorizing the Lease of Property Located at 1441 Winters Avenue

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

This action is for consideration of a three month lease of City property at 1441 Winters Avenue to Sawmill Unlimited LLC for $1,000.00 per month.

Staff recommends approval of the Resolution authorizing the City Manger to sign the attached lease agreement.

BACKGROUND OR DETAILED INFORMATION:

The City is the owner of the property at 1441 Winters Avenue and the parcels adjacent to that address on the east and south. For many years the property has been operated as the Doug Jones Sawmill. Mr. Jones has been leasing the City property since 2007 and leased the parcel at 1441 Winters for the past year following the City's purchase of it. Mr. Jones has sold his business and a long term employee wishes to continue to lease the property to allow for the winding up of the operations of the sawmill business.

The employee has formed a Colorado Limited Liability Corporation (Sawmill Unlimited LLC) and that entity is endeavoring to relocate the business and desires a short term lease to facilitate the relocation and winding up of the business, which will include but

not be limited to cleaning the property to the City's reasonable satisfaction. The Lessee has agreed to fully cooperate with City staff to accomplish those ends.

The lease term will be for three months with termination prior to expiration being possible. The rent contemplated by the lease is $1,000.00 per month.

FISCAL IMPACT:

If approved the lease provides for $1000 per month rent.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 04-21 a resolution authorizing the City Manager to sign a lease of City property at 1441 Winters and as more fully described in the lease, to Sawmill Unlimited LLC.

Attachments

1. Lease 1441 Winters Avenue
2. Resolution

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease" and/or "Agreement") is entered into as of the _____ day of _____, 20__, by and between the City of Grand Junction, a Colorado home rule municipality, hereinafter referred to as "the City", and Sawmill Unlimited LLC hereinafter referred to as "Lessee", whose address for the purpose of this Agreement is 1441 Winters Avenue, Grand Junction, Colorado 81501-3862.

RECITALS

A. The City is the owner of that certain real property in the City of Grand Junction, County of Mesa, state of Colorado, described as:

> a parcel of land situated in the S½ S½ SE¼ NE¼ and in Lot 3 of Section 23, and in the SW¼ NW¼, the SE¼ NW¼, Lot 3 and Lot 4 of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, commonly known as the portion of the Las Colonias Park property (Park Parcel)
>
> and
>
> Lots 5 and 6, Colorado West Development Park Filing Two as recorded in the Mesa County Clerk and Recorder's records, plus all of the vacated right-of-way abutting Lots 5 and 6 (Lots).
>
> The Park Parcel and the Lots shall be referred to jointly as the Property.

B. A predecessor to the Lessee has been leasing the Park Parcel since 2007 and wishes to continue to lease the Park Parcel under the terms and conditions of this Agreement and to lease the Lots and use the surface of the Property for the winding up of the operations of the sawmill business along with storage and other purposes associated with the sawmill business.

C. The managing member of the Lessee has been a long term employee of the sawmill business and is endeavoring to relocate the business and desires a short term lease to facilitate the relocation and winding up of the business, which will include but not be limited to cleaning the property to the City's reasonable satisfaction. The Lessee has agreed to fully cooperate with City staff to accomplish those ends.

NOW, THEREFORE, in consideration of the payment of rent and the performance of the promises, covenants, conditions, restrictions, duties and obligations set forth herein, the parties agree as follows:

1. Grant and Acceptance of Lease. The City hereby leases the Property to Lessee. Lessee hereby accepts and leases the Property from the City, for the term stated in paragraph 2 below.

2. Term. The term of this Lease shall commence on the date above first written and continue through March 31, 2021 unless sooner terminated.

3. Rental. Rent for the Property, for the term hereinabove specified, shall be one thousand dollars ($1000.00) per month, which amount shall be due and payable, without demand by the City, on or before the 10th day of each month, beginning January 10, 2021. In the event payment of rent is not received by the City on or before the 10th day of each month, Lessee agrees to pay to the City a late charge of $100.00, which amount shall be added to the amount of rent(s) due. In the event payment of rent and any late charge is not received by the City on or before the 15th of the month, this Lease shall automatically terminate and neither party shall have any further rights, duties or obligations under this agreement.

4. Reservations from Lease. This Lease is also subject to the reservation of: (a) any and all oil, gas, coal and other minerals and mineral rights of any person underlying and/or appurtenant to the Property; (b) all water and water rights, ditches and ditch rights appurtenant to and/or connected with the Property, including, but not limited to, any water and/or water rights which may have been previously used on or in connection with the Property, for whatever purpose; (c) existing rights-of-way for roads, railroads, telephone lines, transmission lines, utilities, ditches, conduits or pipelines on, over, or across said parcel; and the following terms and conditions specified in Section 5 below, so long as such actions will not interfere with Lessees' use and quiet enjoyment of the Property for the purposes set forth in this Agreement.

5. Use and Condition of the Property.

5.1 Lessee covenants and agrees that Lessees' use of the Property is strictly limited to the use of the surface of the property and that Lessee will not use the ground water from the site for any purpose, construct wells or any means of exposing ground water to the surface. Lessee also agree to make application and follow City development requirements, including but not limited to, prior written approval of construction plans, designs and specifications. Any habitable structures constructed on the property shall employ a radon ventilation system or other radon mitigation measures, as required by the State of Colorado. Any use of the property shall not adversely impact ground water quality nor interfere with ground water remediation under State and federal regulations.

5.2 Lessee agrees that Lessees' use and occupancy of the Property shall be subject to all applicable laws, rules, rulings, codes, regulations and ordinances of any governmental authority, either now in effect or hereafter enacted, having jurisdiction over the Property and Lessees' use, occupancy and operations thereon. Lessee agrees that Lessee shall not use nor permit the Property to be used for any other purpose or in any other fashion or manner contrary to the provisions of this Lease or the laws, ordinances, codes or regulations of any governmental unit or agency exercising jurisdiction over the Property or any use thereon. No modifications shall be made to the use of the Property or additions and/or removal of structures or other fixtures to the Property without the written consent of the City.

5.3 Lessee agrees to maintain and repair all aspects of the Property including, but not limited to driveways, fences, and gates located upon the Property and upon termination of the tenancy clean the property of all materials and debris, and as otherwise specifically provided in paragraph 8 hereof, all at Lessees' sole cost and expense, and to not cause damage to the Property or to the real or personal property of any other party.

Lessee agrees that the City shall not be obligated nor required to repair damages to any portion or aspect of the Property.

5.4 Lessee further agrees that Lessee shall not commit nor permit waste, damage or injury to the Property. Lessee shall make a reasonable effort to keep the Property free from noxious weeds and vermin.

5.5 Lessee has inspected the Property, the rights and privileges appurtenant thereto, and the rules, regulations, codes and ordinances governing Lessees' use, occupancy and operations thereon. Lessee agree that the condition of the Property and such rights, privileges, rules, regulations, codes and ordinances are sufficient for the purposes of Lessee. The City makes no warranties, promises or representations, express or implied, that the Property is sufficient for the purposes of Lessee. If the Property is damaged due to fire, flood or other casualty, or if the Property or any aspect thereto is damaged or deteriorates to the extent where it is no longer functional for the purposes of Lessee, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at Lessees' own risks.

5.6. No modifications, alterations or additions of improvements upon the Property, shall be performed by Lessee without the express written consent of the City first being obtained, which consent shall not be unreasonably withheld, conditioned or delayed.

6. Non-liability of the City for Damage.

6.1 The City shall not be liable for liability or damage claims for injury to persons or property, including property of Lessee, from any cause relating to the occupancy and use of the Property by Lessee, including those arising out of damages or losses occurring on areas adjacent to the Property or easements used for the benefit of the Property during the term of this Lease or any extension thereof, nor for any injury or damage to any property of Lessee or any other party, from any cause. Lessee shall jointly and severally indemnify the City, its officers, employees and agents, and hold the City, its officers, employees and agents, harmless from all liability, loss or other damage claims or obligations resulting from any injuries, including death, or losses of any nature.

6.2 The City shall not be liable to Lessee for any damages or any loss of profits or loss of opportunities claimed by Lessee jointly or individually or for interruption of Lessees' business or operations resulting from fire, the elements, casualty of any kind or the closure of any public highway providing access to and from the Property.

7. Hazardous Substances.

7.1 The term "Hazardous Substances", as used in this Agreement, shall mean any substance which is: defined as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law enacted by any federal, state and local governmental agency or other governmental authority; a petroleum hydrocarbon, including, but not limited to, crude oil or any fraction thereof; hazardous, toxic or reproductive toxicant; regulated pursuant to any law; any pesticide or herbicide regulated under state or federal law. The term "Environmental Law", as used in this Lease Agreement, shall mean each and every federal, state and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license,

approval, authorization or similar requirement of each and every federal state and local governmental agency or other governmental authority, pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.

7.2 Lessee shall not cause or permit to occur by Lessee and/or Lessees' agents, guests, invitees, contractors, licensees or employees:

a. any violation of any Environmental Law on, under or about the Property or arising from Lessees' use and occupancy of the Property, including, but not limited to, air, soil and groundwater conditions; or

b. the use, generation, accidental or uncontrolled release, manufacture, refining, production, processing, storage or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance in violation of any federal state or local law, ordinance or regulation either now in force or hereafter enacted.

8. Environmental Clean-Up.

8.1 The following provisions shall be applicable to Lessee and to Lessees' agents, guests, invitees, contractors, licensees and employees:

a. Lessee shall, at Lessees' sole cost and expense jointly and severally, comply with all Environmental Laws and laws regulating the use, generation, storage, transportation or disposal of Hazardous Substances;

b. Lessee shall, at Lessees' sole cost and expense, make all submissions to provide all information required by and/or to comply with all requirements of all governmental authorities ("the Authorities") under Environmental Laws and other applicable laws.

c. Should any Authority or the City demand that a clean-up plan be prepared and that a clean-up plan be undertaken because of any deposit, spill, discharge or other release of Hazardous Substances on, under or about the Property, Lessee shall, at Lessees' sole cost and expense, prepare and submit the required plan(s) and all related bonds and other financial assurances, and Lessee shall carry out all such clean-up plan(s) in compliance with the Authorities and all Environmental Laws and other applicable laws.

d. Lessee shall promptly provide all information regarding the use, generation, storage, transportation or disposal of Hazardous Substances requested by any Authority. If Lessee fail to fulfill any duty imposed hereunder within a reasonable time, the City may do so on Lessees' behalf and, in such case, Lessee shall cooperate with the City in the preparation of all documents the City or any Authority deems necessary or appropriate to determine the applicability of Environmental Laws to the Property and Lessees' use thereof, and for compliance therewith, and Lessee shall execute all documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages under any Environmental Law or other applicable law shall constitute a waiver of any of Lessees' obligations hereunder.

e. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

8.2 Lessee, jointly and severally shall indemnify, defend and hold the City, its officers, employees and agents harmless from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Substances and the violation of any Environmental Law and other applicable law by Lessee and/or Lessees' agents, guests, invitees, contractors, licensees and employees that occur during the term of this Lease or any extension thereof, or from Lessees' failure to provide all information, make all submissions, and take all actions required by all authorities under the Environmental Laws and other applicable laws and the terms of this agreement. Lessees' obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

9. Default, Sublet, Termination, Assignment.

9.1 Should Lessee: (a) default in the performance of these agreements or obligations herein and any such default continue for a period of thirty (30) days after written notice thereof is given by the City to Lessee; or (b) abandon or vacate the Property; or (c) a Lessee be declared bankrupt, insolvent, make an assignment for the benefit of creditors, or if a receiver is appointed; the City, at the City's option, may cancel and annul this Lease at once and enter and take possession of the Property immediately without any previous notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction in whole or in part of any claim or demand arising out of or connected with any breach or violation by Lessee(s) of any covenant or agreement to be performed by Lessee(s). Upon reentry, the City may remove the property and personnel of Lessee and store Lessees' property at a place selected by the City, at the expense of Lessee and without liability to the City. Any such reentry shall not work a forfeiture of nor shall it terminate the rent(s) to be paid or the covenants and agreements to be performed by Lessee for the full term of this Lease; and, upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessee with the rent so obtained after deducting the cost reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights or remedies which the City may have against Lessee, including, but not limited to, the right of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.

9.2 Except as otherwise provided for (automatic and immediate termination), if Lessee are in default in the performance of any term or condition of this Lease Agreement, the City may, at its option, terminate this Lease upon giving thirty (30) days written notice. If Lessee fail within any such thirty (30) day period to remedy each and every default specified in the City's notice, this Lease shall terminate. If Lessee remedy such default, Lessee shall not thereafter have the right of thirty (30) days (to remedy) with respect to a similar subsequent default, but rather, Lessees' rights shall, with respect to a subsequent similar default, terminate upon the giving of notice by the City.

9.3 Lessee shall not assign or sublease the Property, or any right or privilege connected therewith, or allow any other person, except officers, employees, agents and clientele of Lessee, to occupy the Property or any part thereof without first obtaining the written consent of the City, which consent must be approved and ratified by the City Council of the City. Any attempt to sublet, assign or transfer without the prior written consent of the City shall be void *ab initio*. In the event an assignment of this Lease or a sublease is authorized by the City, Lessee shall not be released from Lessees' obligations and duties under this Lease and this Lease shall remain in full force and effect. Any consent by the City shall not be a consent to a subsequent assignment, sublease or occupation by any other party. Any unauthorized assignment, sublease or permission to occupy by a Lessee or both Lessee shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessee in this Lease is not to be assignable by operation of law without the formal approval and ratification by the City Council of the City.

9.4 Lessee shall not engage or allow any contractor, material man or supplier to perform any work or supply any materials or other goods or services on any portion of the Property which could be the subject of a mechanic's lien.

10. Fees or Commissions. The parties to this Lease Agreement warrant that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. The City and Lessee agree to defend, indemnify and hold the other harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party claiming to be entitled to brokerage commissions or finder's fees arising out of this Lease.

11. Notices. All notices to be given with respect to this Lease shall be in writing delivered either by United States mail or Express mail, postage prepaid, or by facsimile transmission, personally by hand or courier service, as follows:

To the City:
City of Grand Junction
Parks & Recreation Director
1340 Gunnison Avenue
Grand Junction, CO 81501

With Copy to:
City of Grand Junction
City Attorney
250 North 5th Street
Grand Junction, CO 81501

To Lessee:
Sawmill Unlimited LLC
1441 Winters Avenue
Grand Junction, CO 81501

All notices shall be deemed given: (a) if sent by mail, when deposited in the mail; (b) if delivered by hand or courier service, when delivered; or (c) if transmitted by facsimile, when transmitted. The parties may, by notice as provided above, designate a different address to which notice shall be given.

12. Insurance. Lessee shall purchase and at all times maintain in effect commercial general liability which will protect the City, its officers, employees and agents from liability in the event of loss of life, personal injury or property damage, suffered by any person or

persons on, about or using the Property, including Lessee and employees, agents, licensees and guests of Lessee. Such insurance policy shall have terms and amounts approved by the City Attorney and/or Risk Manager of the City. Such insurance shall not be cancellable without thirty (30) days prior written notice to the City and shall be written with limits of such polices to be in an amount not less than $1,000,000 in respect of injuries to or death of any one person, and in an amount not less than $1,000,000 in respect of any one accident or disaster, and in an amount not less than $1,000,000 in respect of property damaged or destroyed, and to be written by insurance companies qualified to do business in the State of Colorado and shall be in a form acceptable to the City. Evidence of coverage shall be furnished to the City upon the execution of this Agreement along with a copy of the policy if requested by the City. The certificate of insurance must be deposited with the City and must designate "the City of Grand Junction, its officers, employees and agents" as additional insureds. If a policy approved by the City Attorney and/or Risk Manager of the City is not at all times in full force and effect, this Lease shall automatically terminate.

13. Not a Partnership.

13.1 The City, by entering into this Lease Agreement, does not part with its entire possession of the Property, but only so far as it is necessary to enable Lessee to use the Property and carry out the terms and provisions of this Lease. It is expressly agreed between the parties that this Agreement is one of lease and not of partnership and that the City shall not be or become responsible for any debts contracted or incurred by a Lessee or Lessee. Lessee, jointly and severally shall save, indemnify and hold the City, its officers, employees and agents harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by a Lessee or Lessee or sustained in connection with Lessees' performance of the terms and conditions of this Agreement or the conditions created thereby, or based upon any violation of any statute, ordinance, code or regulation, either now in force or hereinafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessee shall also jointly and severally save, indemnify and hold the City, its officers, employees and agents harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state and local taxes, fees or contributions imposed or required under unemployment insurance, social security and income tax laws with respect to employees engaged by a Lessee or Lessee.

13.2 The City hereby reserves the right to at all times have its officers, employees and agents enter into and upon the demised premises and every part thereof and to do such acts and things as may be deemed necessary for protection of the City's interests therein.

14. Enforcement, Partial Invalidity, Governing Law.

14.1 If the City uses the services of a city attorney, or engages another attorney or attorneys to enforce its rights hereunder, or to terminate this Agreement, or to defend a claim by Lessee or any person claiming through a Lessee or Lessee, and/or to remove a Lessee or Lessees' personal property from the Property, Lessee agree to pay jointly and severally the reasonable attorney's fees of the City in such regard, plus the costs or fees of any experts, incurred in such action.

14.2 The invalidity of any portion of this Lease Agreement shall not affect the validity of any other provision contained herein. In the event any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provisions.

14.3 This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained in this Agreement shall be in Mesa County, Colorado.

15. Surrender, Holding Over. Lessee shall, upon the expiration or termination of this Lease, surrender the Property to the City in good order, condition and state of repair, reasonable wear and use excepted and not remove any fixtures from the Property that existed at the time of entering into this Lease or added during the Lease Term, including but not limited to any building, fencing, wall, including but not limited to block wall(s), structures, landscaping, etc. In the event Lessee fail, for whatever reason, to vacate and surrender the Property upon the expiration or termination of this Lease and the parties have not reached an agreement which would allow Lessee to continue to occupy any portion of the Property, Lessee agree that Lessee jointly and severally shall pay to the City the sum of $25.00 per day for each and every day thereafter until Lessee have effectively vacated and surrendered the Property. The parties agree that it would be difficult to establish the actual damages to the City in the event Lessee fail to vacate and surrender the Property upon the expiration or termination of this Lease, and that said $25.00 daily fee is an appropriate liquidated damages amount.

16. Total Agreement; Applicable to Successors. This Lease contains the entire agreement between the parties and, except for automatic expiration or termination, cannot be changed or modified except by a written instrument subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding upon the successors and authorized assigns of both parties.

The parties hereto have each executed and entered into this Lease Agreement as of the day and year first above written.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

_____
City Clerk

_____
Greg Caton, City Manager

Lessee:

Sawmill Unlimited, LLC

_____
Ernesto Hernandez, Managing Member

RESOLUTION NO. __-21

A RESOLUTION AUTHORIZING THE LEASE OF CITY PROPERTY TO SAWMILL UNLIMITED LLC

Recitals:

The City of Grand Junction is the owner of the property at 1441 Winters Avenue in Grand Junction, Colorado.

A predecessor to the proposed lessee, Sawmill Unlimited LLC, has been leasing the property adjacent to 1441 Winters from the City since 2007 and wishes to continue to lease that property and 1441 Winters under the terms and conditions of the attached lease agreement. The lease is for the surface use of the property for the winding up of the operations of the sawmill business along with storage and other purposes associated with the sawmill business.

Sawmill Unlimited LLC is endeavoring to relocate the business and desires a short term lease to facilitate the relocation and winding up of the business, which will include but not be limited to cleaning the property to the City's reasonable satisfaction. The Lessee has agreed to fully cooperate with City staff to accomplish those ends.

NOW, THEREFORE, in consideration of the payment of rent and the performance of the promises, covenants, conditions, restrictions, duties and obligations set forth herein, the parties agree as follows:

The City Council having been duly advised does with this resolution deem it proper to lease the property described in the lease on the terms provided therein, to Sawmill Unlimited LLC.

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

That the City Manager be authorized, on behalf of the City and as the act of the City, to execute the attached Lease Agreement with Sawmill Unlimited LLC

PASSED and ADOPTED this 6th day of January, 2021.

Attest:

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

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: January 6, 2021

Presented By: John Shaver, City Attorney

Department: City Attorney

Submitted By: John Shaver, City Attorney

Information

SUBJECT:

An Ordinance Re-Adopting Ordinance No. 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

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.

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 at approximately $550 per year.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance 4973, an ordinance regulating the 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 on final passage and order final publication in pamphlet form.

Attachments

1. ORD - UTVs 123020

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 6th day of January, 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 #5.b.i.

Meeting Date: January 6, 2021

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

An Ordinance Rezoning Four Parcels Totaling Approximately 1.48 Acres from B-1 (Neighborhood Business) to M-U (Mixed Use) Located at 518 28 Road - Staff Presentation

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, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4974, an ordinance rezoning four parcels totaling 1.48 acres from B-1 (Neighborhood Business) to M-U (Mixed Use) located at 518 28 Road on final passage and order final publication in pamphlet form.

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.
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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:

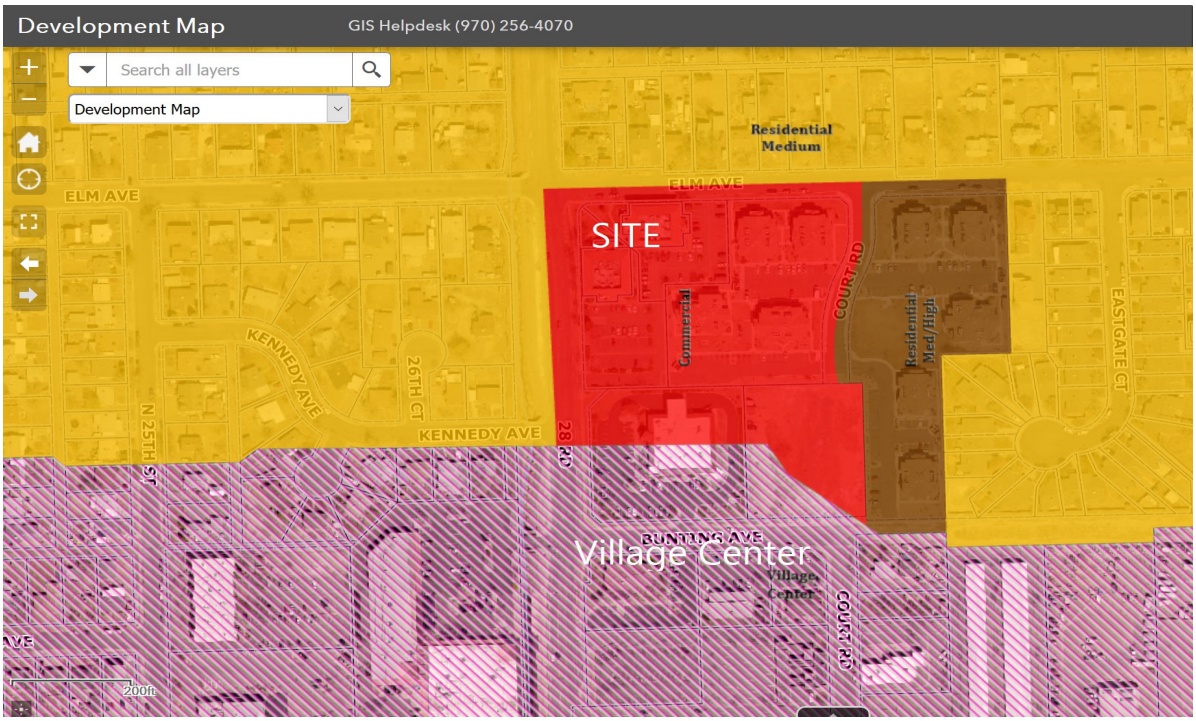
Existing Land Use and Future Land Use Zoning

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%

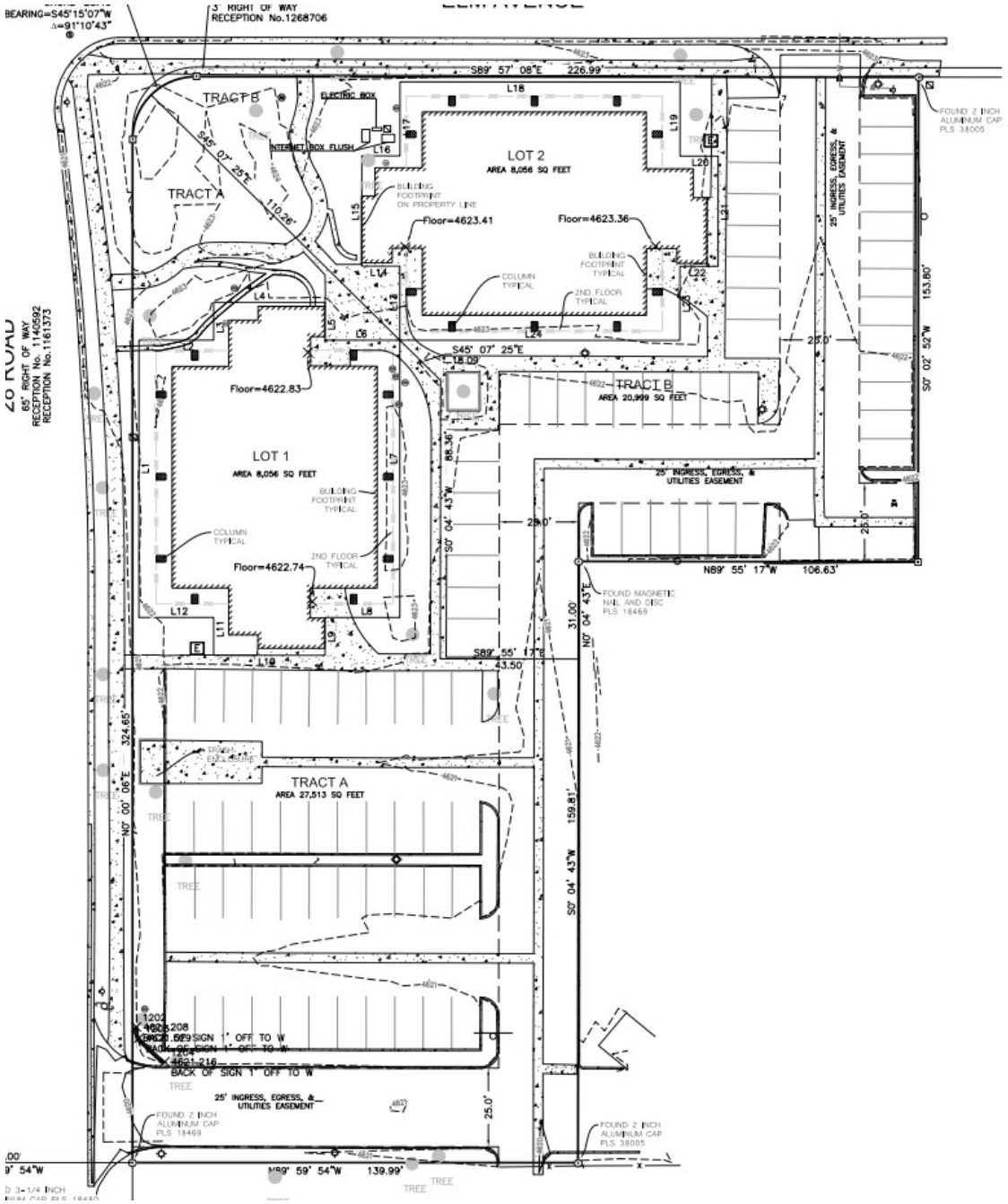
PARKING – The existing site parking lot will be repaired, resealed, and repainted. Based upon the following unit counts parking will exceed Code requirements

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



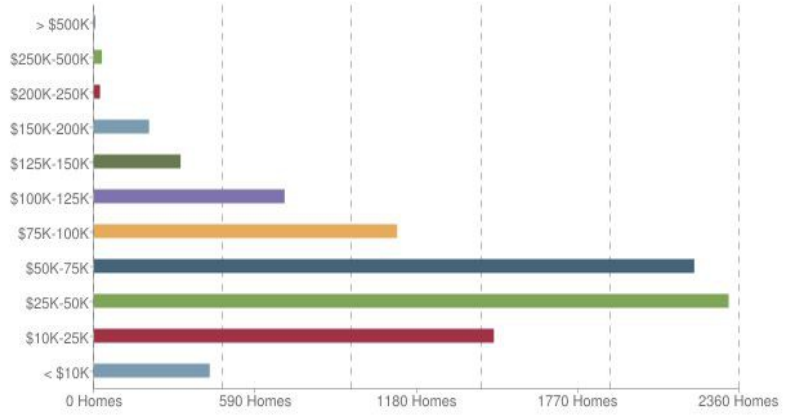
Neighborhood Population and Density

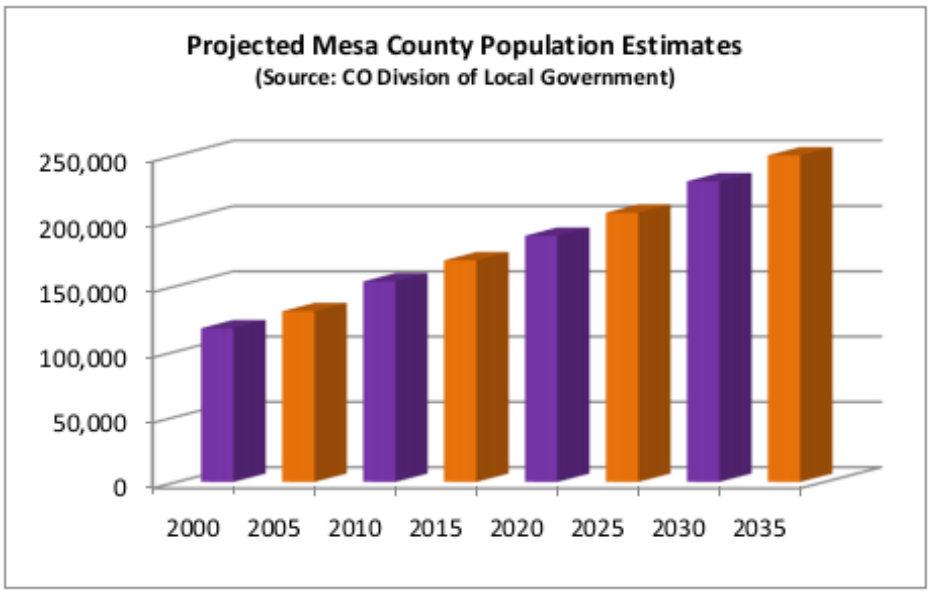
Recent statistics from Bray & Co. and the Department of Local Affairs show the area is growing in popularity due to it's location and average housing costs.(81501 and 81504) Concord Plaza will serve the continued growth and provide unique multi-family homes to moderate priced renters in the North central 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

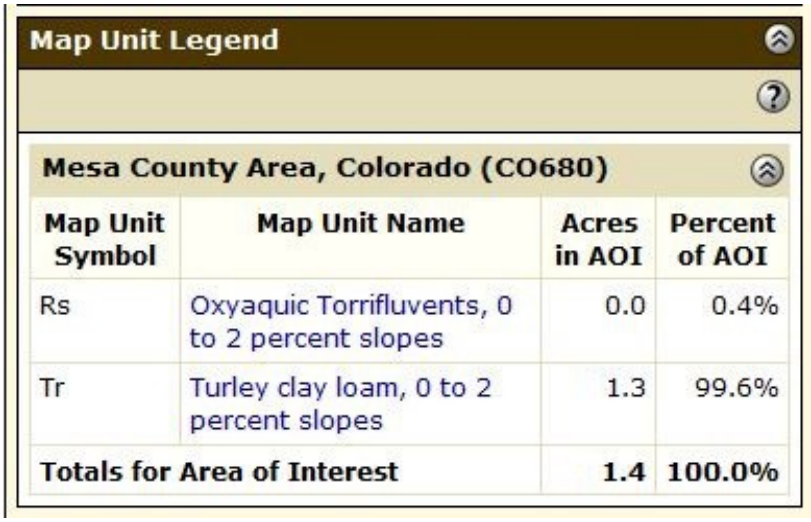
Bookcliff Middle School

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.

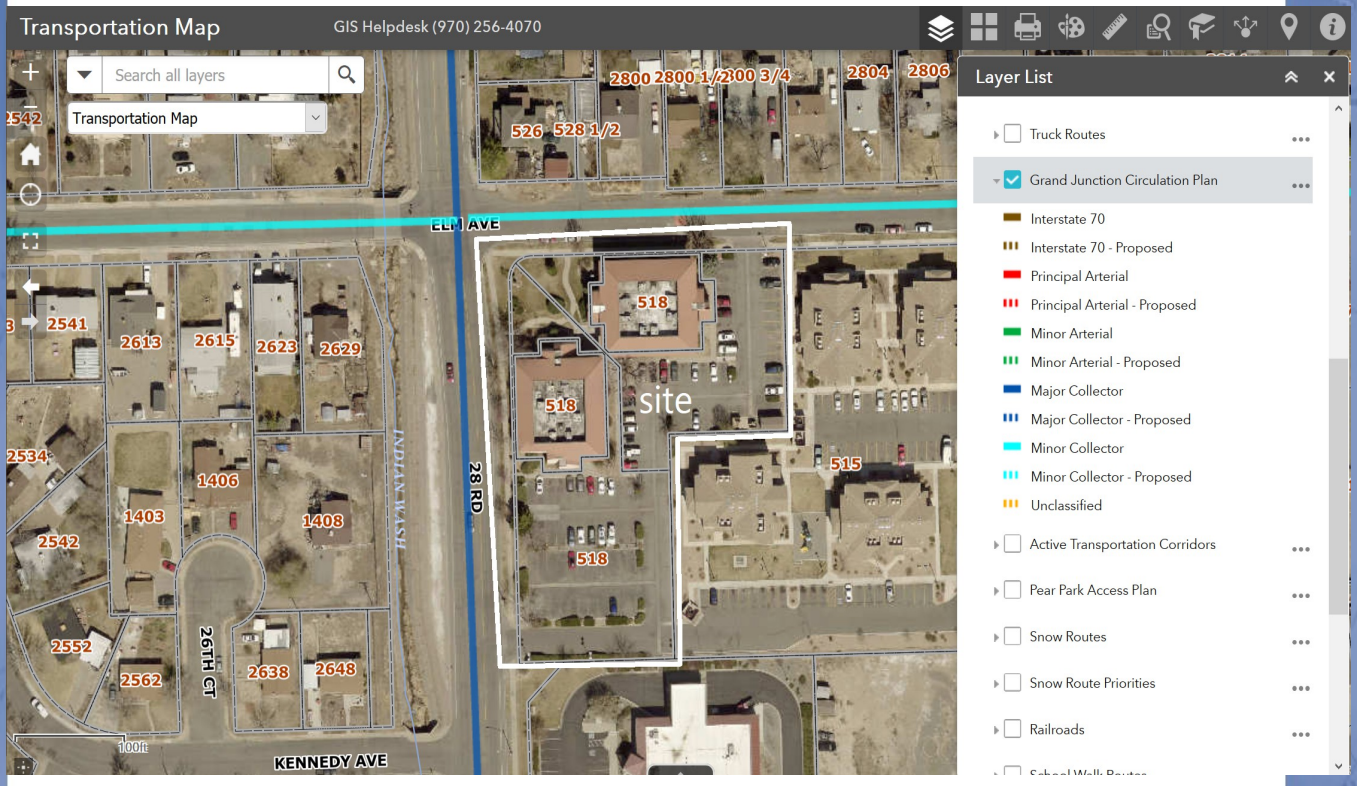
CELLULAR TELEPHONE SERVICE - All major cellular telephone companies provide coverage to the area. Phone reception for each of the carriers is available with signals ranging from very good (AT&T) to excellent (Verizon, Sprint and T-mobile).

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.

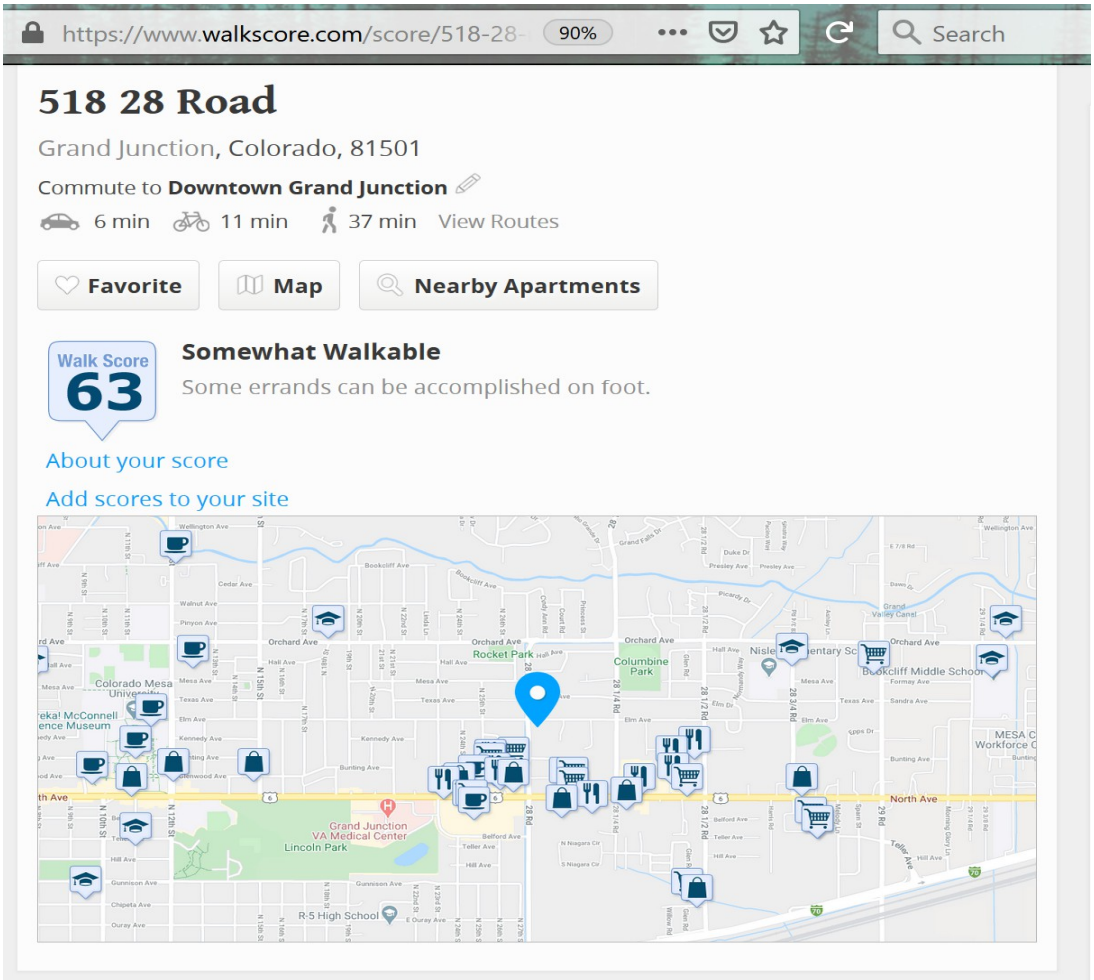
TRANSPORTATION MAP



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;

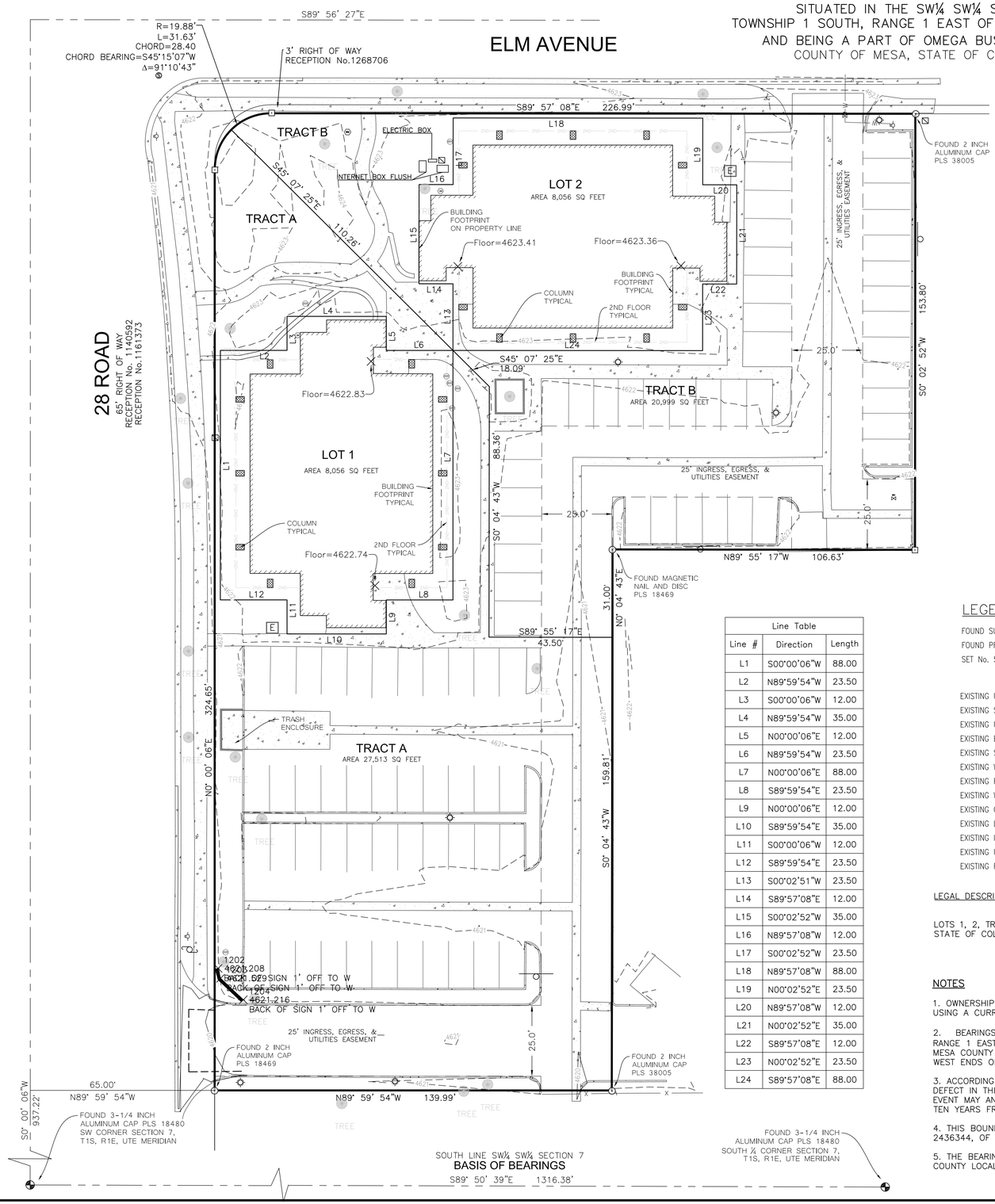
By using what is naturally occurring along the wash it is anticipated that through water foul and wildlife use of the open space this will create passive viewing opportunities for residents.

(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.

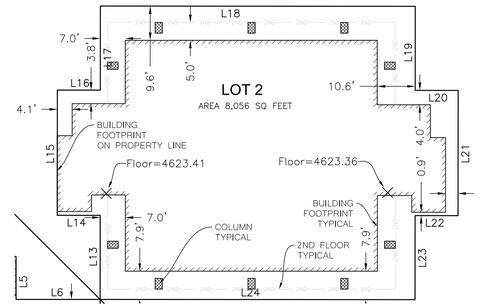
IMPROVEMENT SURVEY

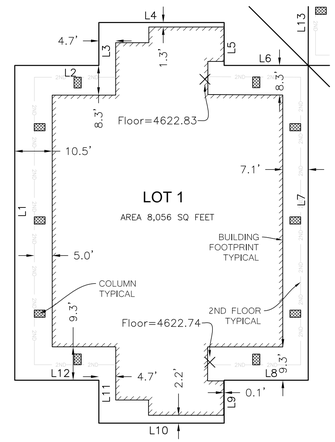
SITUATED IN THE SW¼ SW¼ SECTION 7
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
AND BEING A PART OF OMEGA BUSINESS PARK
COUNTY OF MESA, STATE OF COLORADO



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	
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

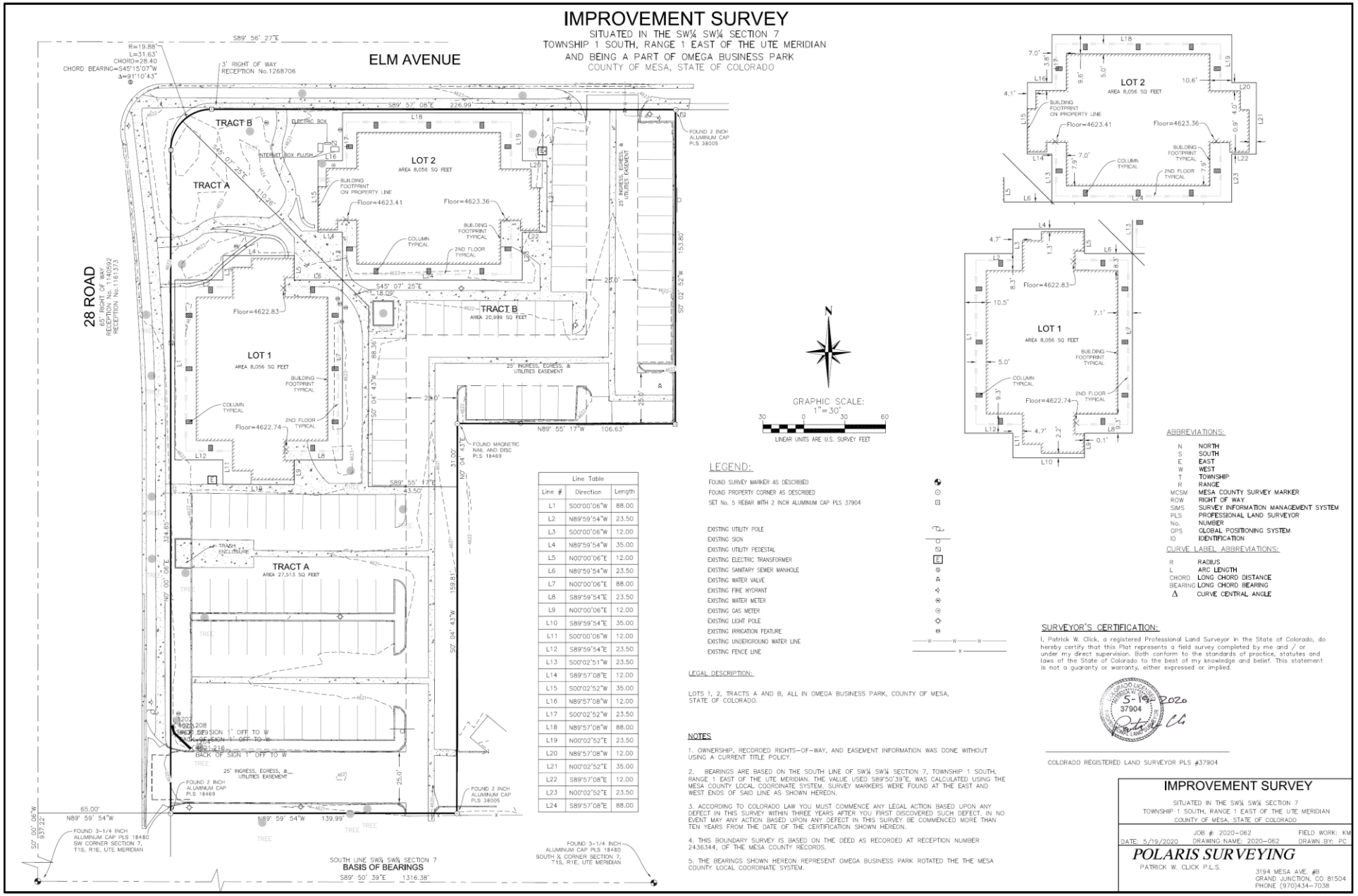
CITY OF GRAND JUNCTION
ATTN: JACE HOCHWALT
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

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

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

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.

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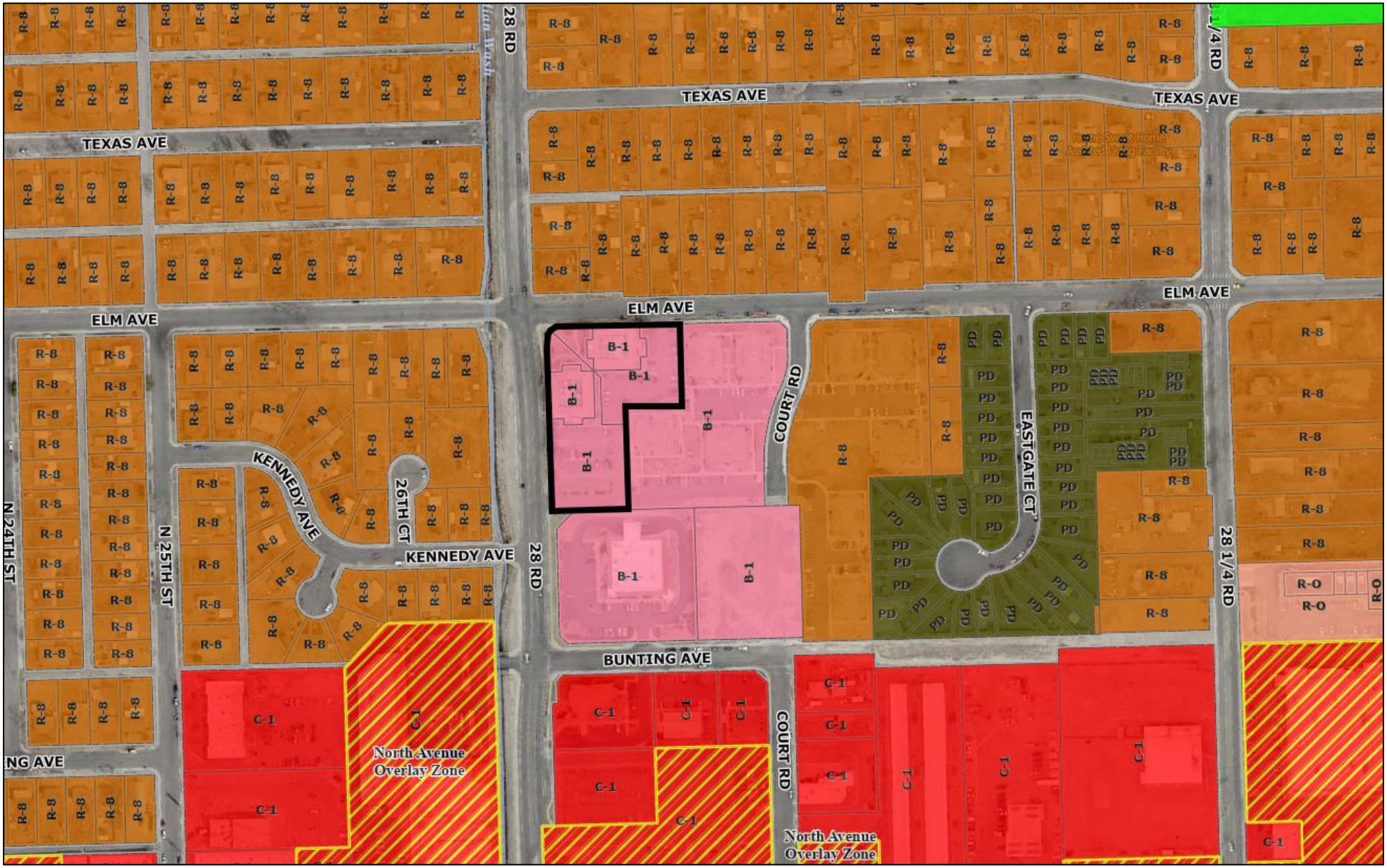
5. THE BEARINGS SHOWN HEREON REPRESENT OMEGA BUSINESS PARK ROTATED THE THE MESA COUNTY LOCAL COORDINATE SYSTEM.

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

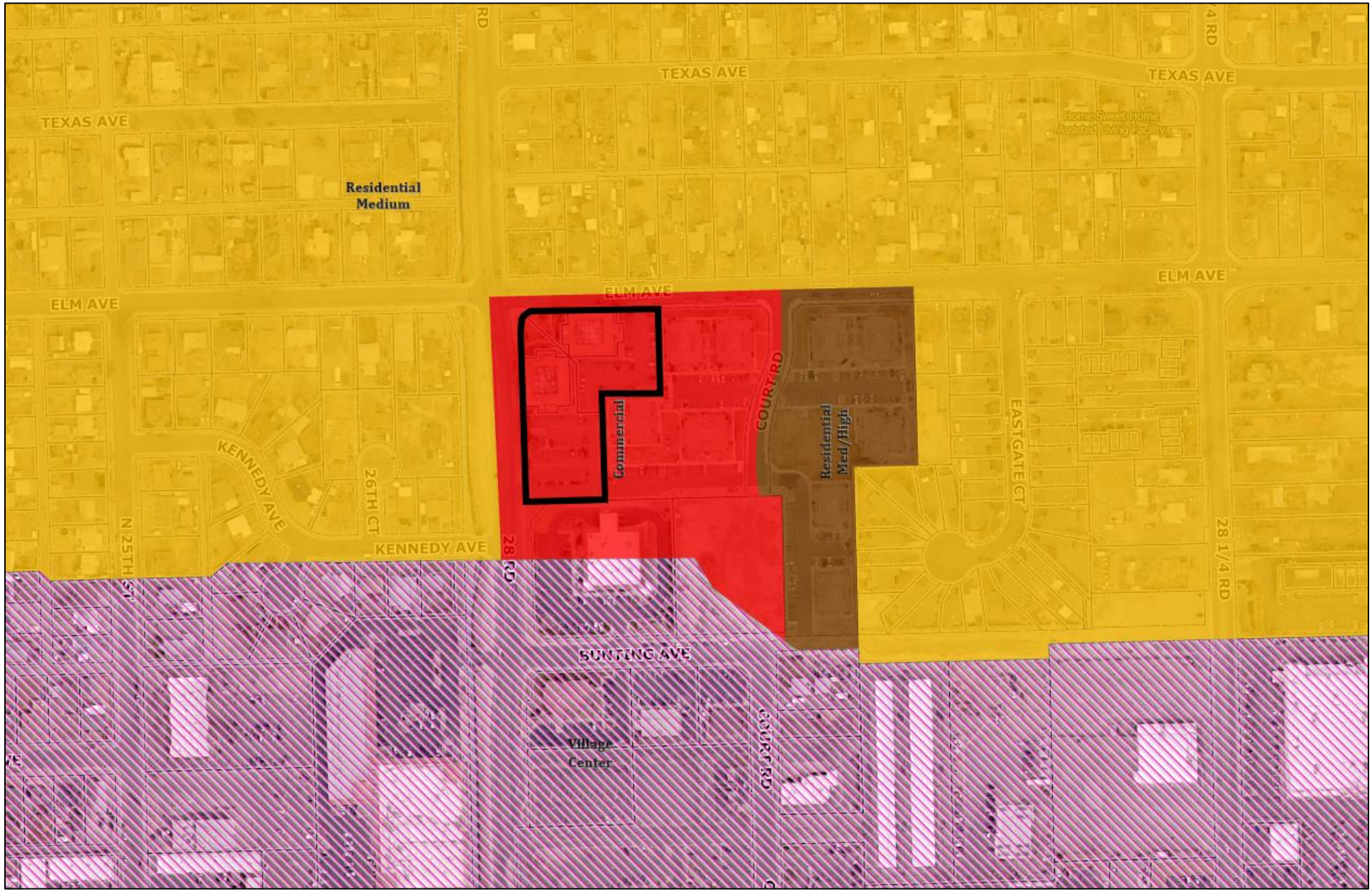
JOB #: 2020-062 FIELD WORK: KM
DATE: 5/19/2020 DRAWING NAME: 2020-062 DRAWN BY: PC

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 #5.b.ii.

Meeting Date: January 6, 2021

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello, Associate Planner

Information

SUBJECT:

An Ordinance Rezoning 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 - Staff Presentation

RECOMMENDATION:

The Planning Commission heard this request 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 (adopt/deny) Ordinance No. 4975, 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 on final passage and order final publication in pamphlet form.

Attachments

1. Application Packet
2. Location Maps and Site Photos
3. Rivertown Center Phase 2 - Planning Commission Draft Minutes - 2020 - December 8
4. Proposed Zoning Ordinance

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-0C

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-0C		

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		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.

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

RECEPTION #: 2639907, BK 5414 PG 344 01/07/2013 at 03:13:45 PM, 3 OF 3, R
$20.00 S $1.00 D $74.00 Sheila Reiner, Mesa County, CO CLERK AND RECORDER

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

By: Michael D. Moran

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

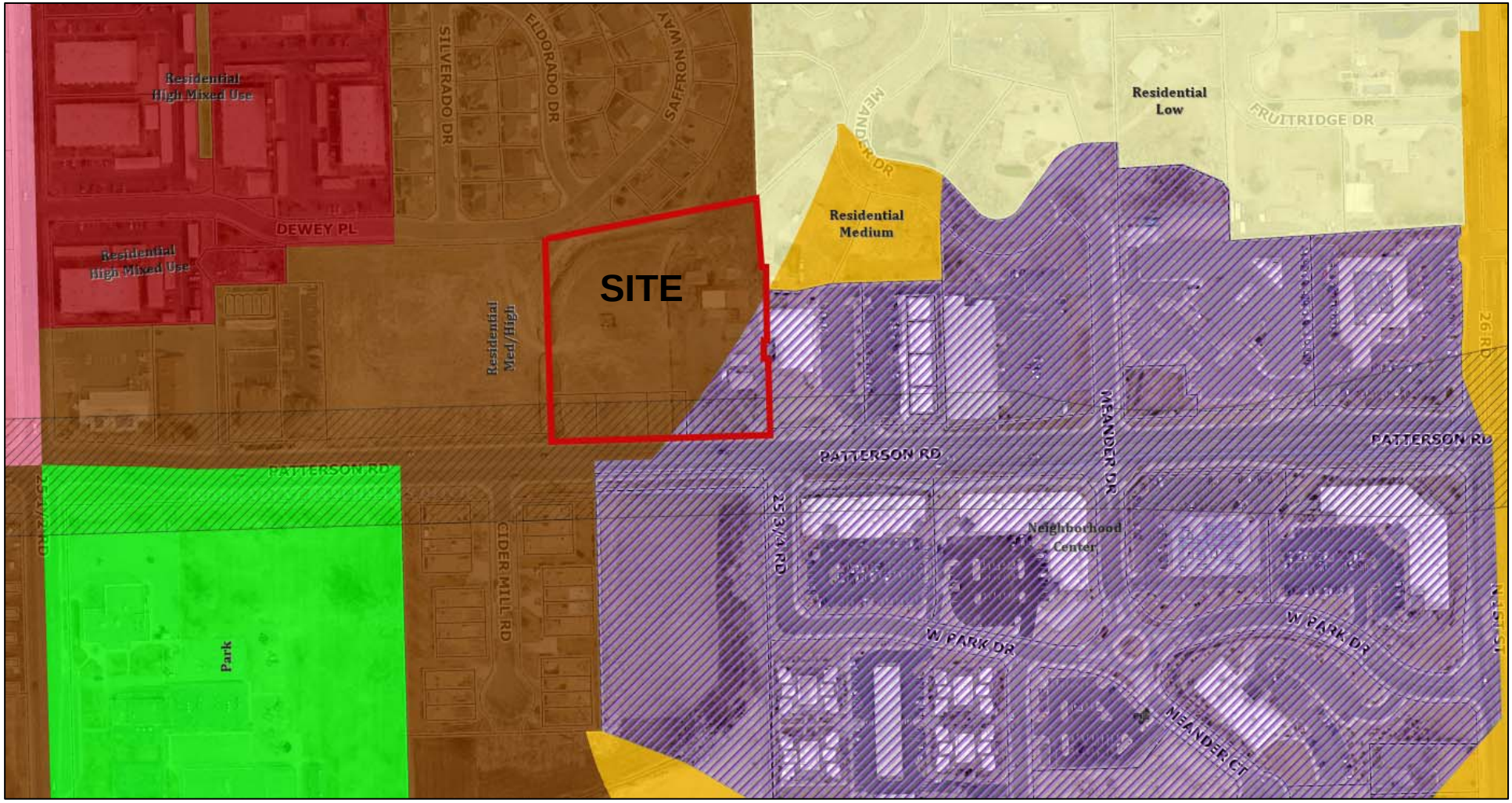
Beginning at a point which is North 89°57’ West 209.15 feet and 30 feet North of the Southeast Corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 93.35 feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 93.35 feet;
Thence South 00°11’ East 84.5 feet to the point of beginning.
County of Mesa, State of Colorado.

2572 Patterson

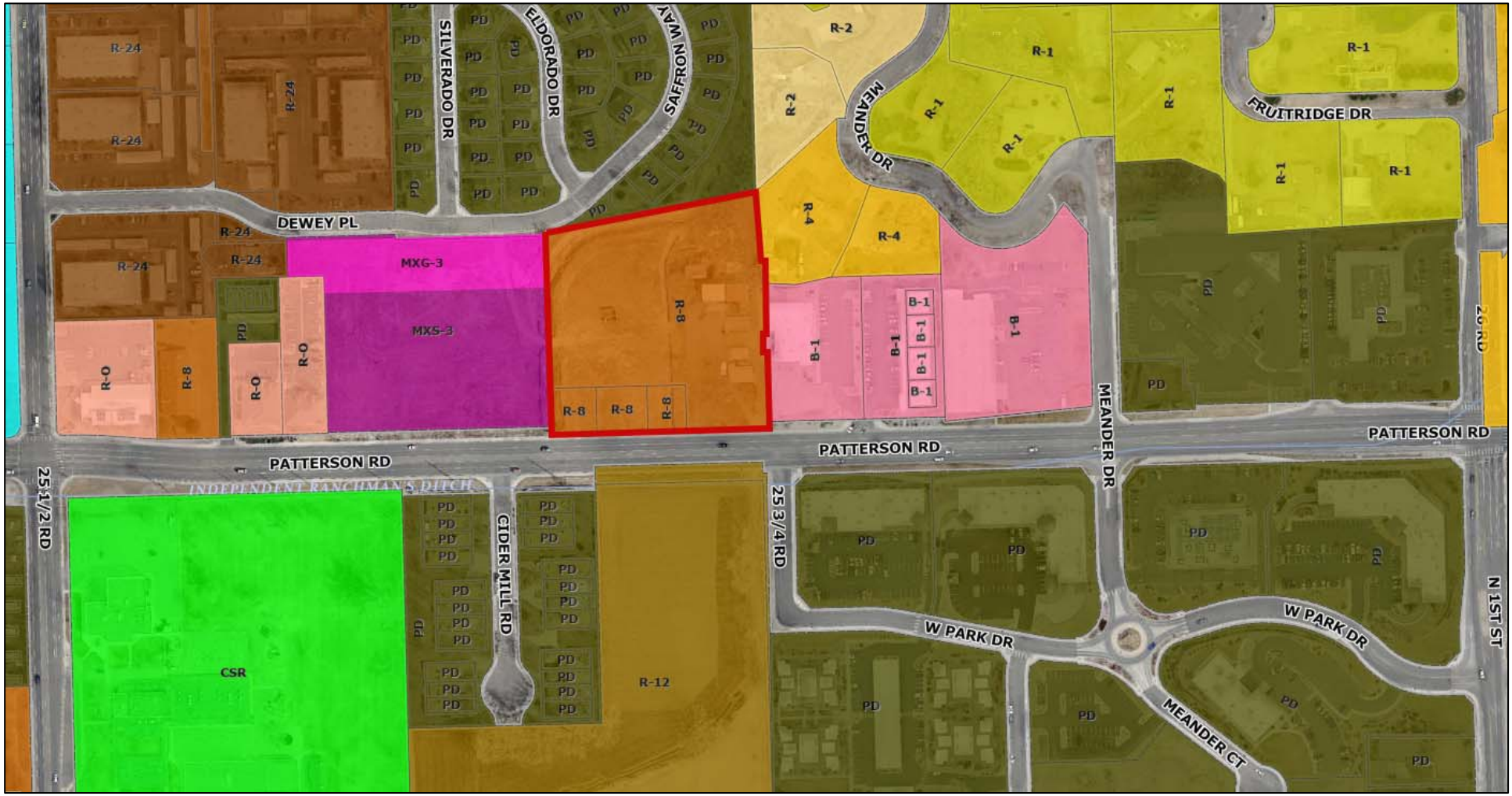
Beginning at a point which is North 89°57’ West 302.5 feet and 30 feet North of the Southeast corner of the SW1/4 SE1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian;
Thence North 89°57’ West 82.15 Feet;
Thence North 00°11’ West 84.5 feet;
Thence South 89°57’ East 82.15 feet;
Thence 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
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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
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B-1
B-1
PD
PATTERSON RD
PATTERSON RD
PATTERSON RD
MEANDER DR
INDEPENDENT RANCHMAN'S DITCH
25 1/2 RD
25 3/4 RD
CIDER MILL RD
CSR
R-12
W PARK DR
W PARK DR
MEANDER CT
N 1ST ST

AERIAL AND STREET VIEW

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

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

Grand Junction City Council

Regular Session

Item #5.b.iii.

Meeting Date: January 6, 2021

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

An Ordinance Vacating 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 - Staff Presentation

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 (adopt/deny) Ordinance No. 4976, 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 West Grand Avenue on final passage and order final publication in pamphlet form.

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

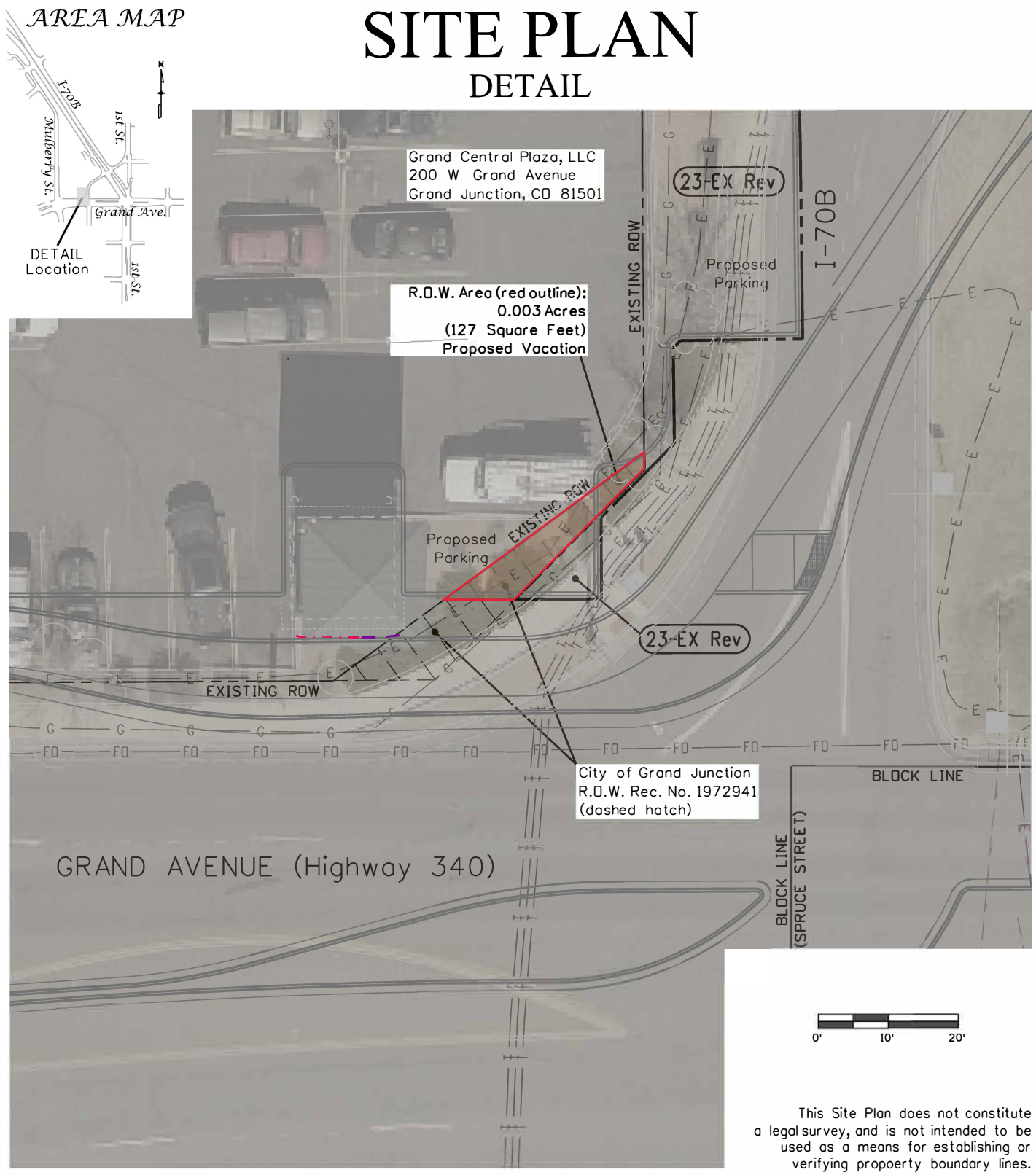
NHPP 070A-030
21986 – 1ST & GRAND AVE I-70B, GRAND JUNCTION
PROJECT NARRATIVE

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.

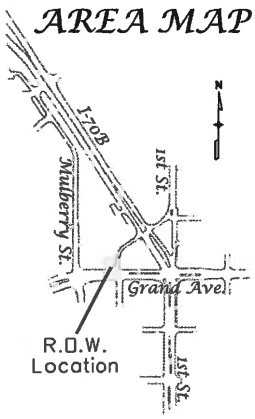
Said tract of land contains 127 square feet (0.003 acres), more or less.

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

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)

COLORADO LICENSED
BRIAN K. BOWLES
38122
10/22/2020
PROFESSIONAL LAND SURVEYOR

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:

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- 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;
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- 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:

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- 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:

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- 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;
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- 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:

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- 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:

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- 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)

Theresa Lopez (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:

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- 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:

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- 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).

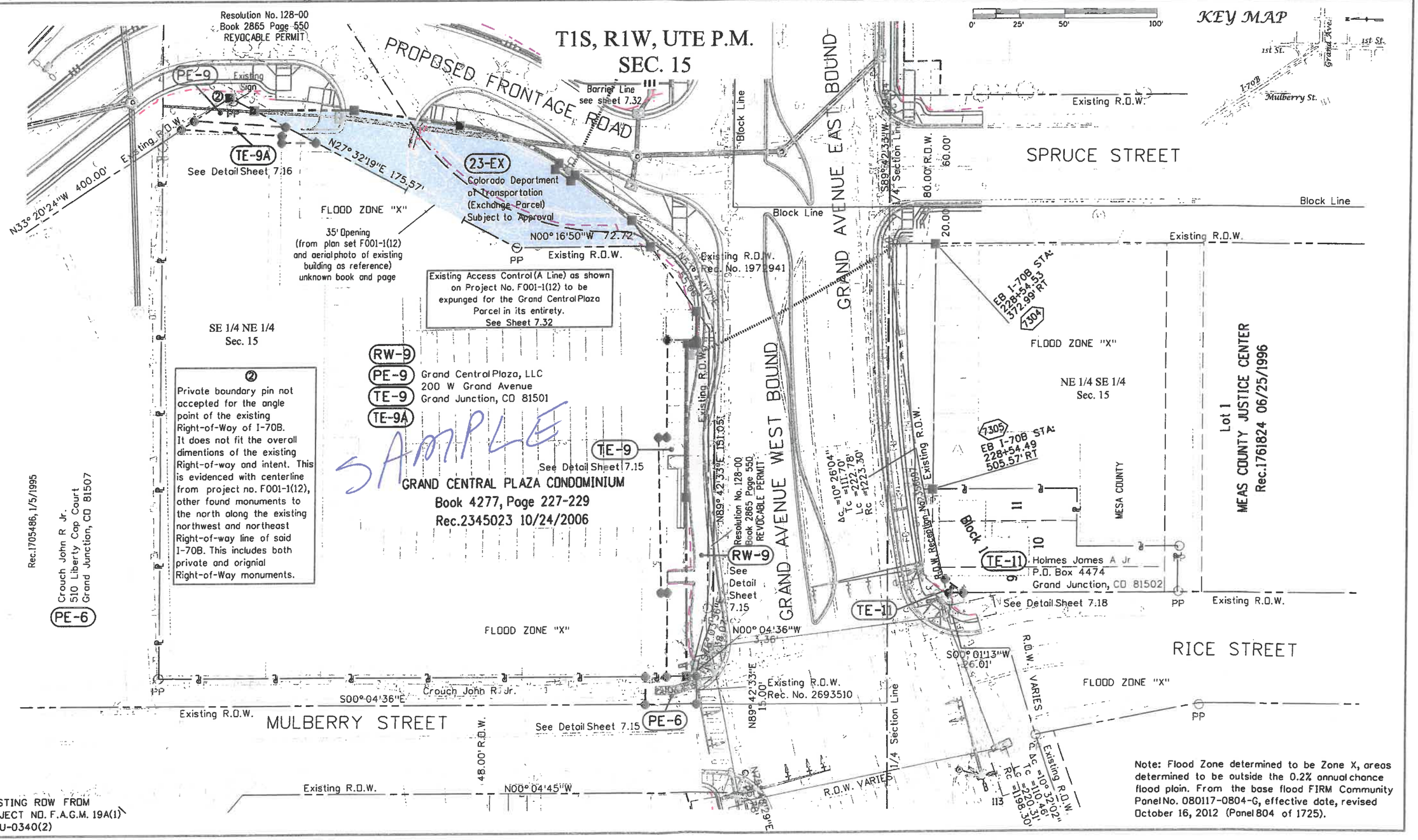
For and on the behalf of the
Colorado Department of Transportation
Brian K. Bowker, PLS 38122
222 South 6th Street, Room 317, Grand Junction, CO 81501

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			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	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



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).

EXISTING ROW FROM PROJECT NO. F.A.G.M. 19A(1) & SU-0340(2)

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

PE-6

FLOOD ZONE "X"

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

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. 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

N0° 04'36"W 27.87'

S00° 04'36"E 27.87'

6103

N0° 00'00"E 3.49'

6105

N88° 31'47"E 83.95'

6301

S01° 28'13"E 4.51'

7100 EB I-70B STA: 224+56.43 394.43' RT

6106

N89° 51'41"E 52.48'

N90° 00'00"E 45.34'

6104

TE-9

6300

Existing Clock Tower

S00° 53'52"E 15.73'

N89° 47'13"E 17.33'

6107

10.94'

N89° 22'53"E 96.85'

N89° 52'29"E 83.28'

2.0'

N76° 03'36"W 38.07'

RW-9

S00° 12'47"E 4.76'

1.94' (TE-9)

S89° 47'13"W 151.05'

7301 EB I-70B STA: 224+95.79 339.65' RT

15.00'

EB I-70B STA: 222+58.40 520.33' RT

7098

EB I-70B STA: 223+28.55 453.56' RT

7099

EB I-70B STA: 224+70.09 397.25' RT

7101

P.O.B. RW-9

EB I-70B STA: 225+03.37 382.87' RT

7102

GRAND AVENUE WEST BOUND

SE 1/4 NE 1/4
Sec. 15

FLOOD ZONE "X"

GRAND AVENUE EAST BOUND

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

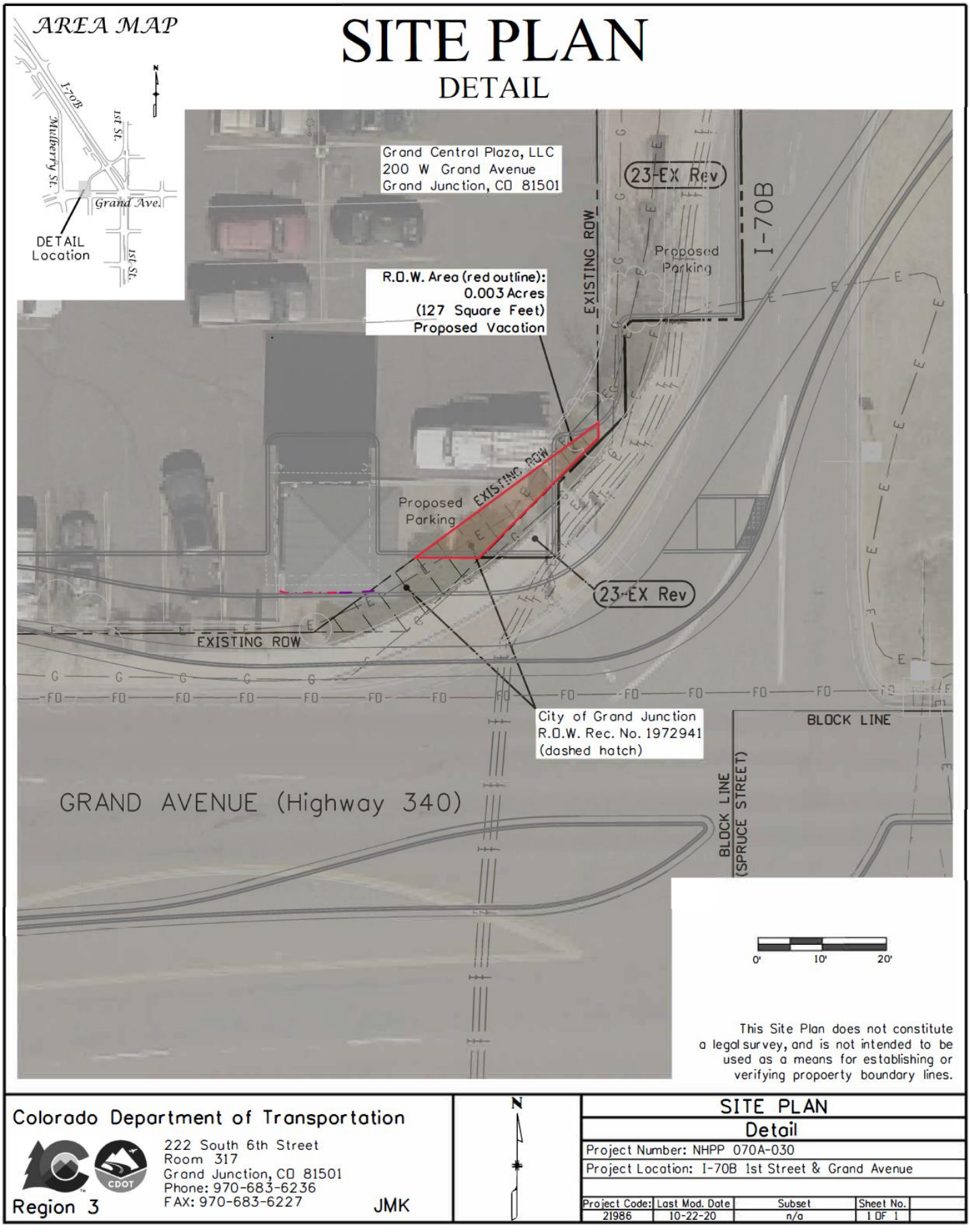
Witness my hand and seal.

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)

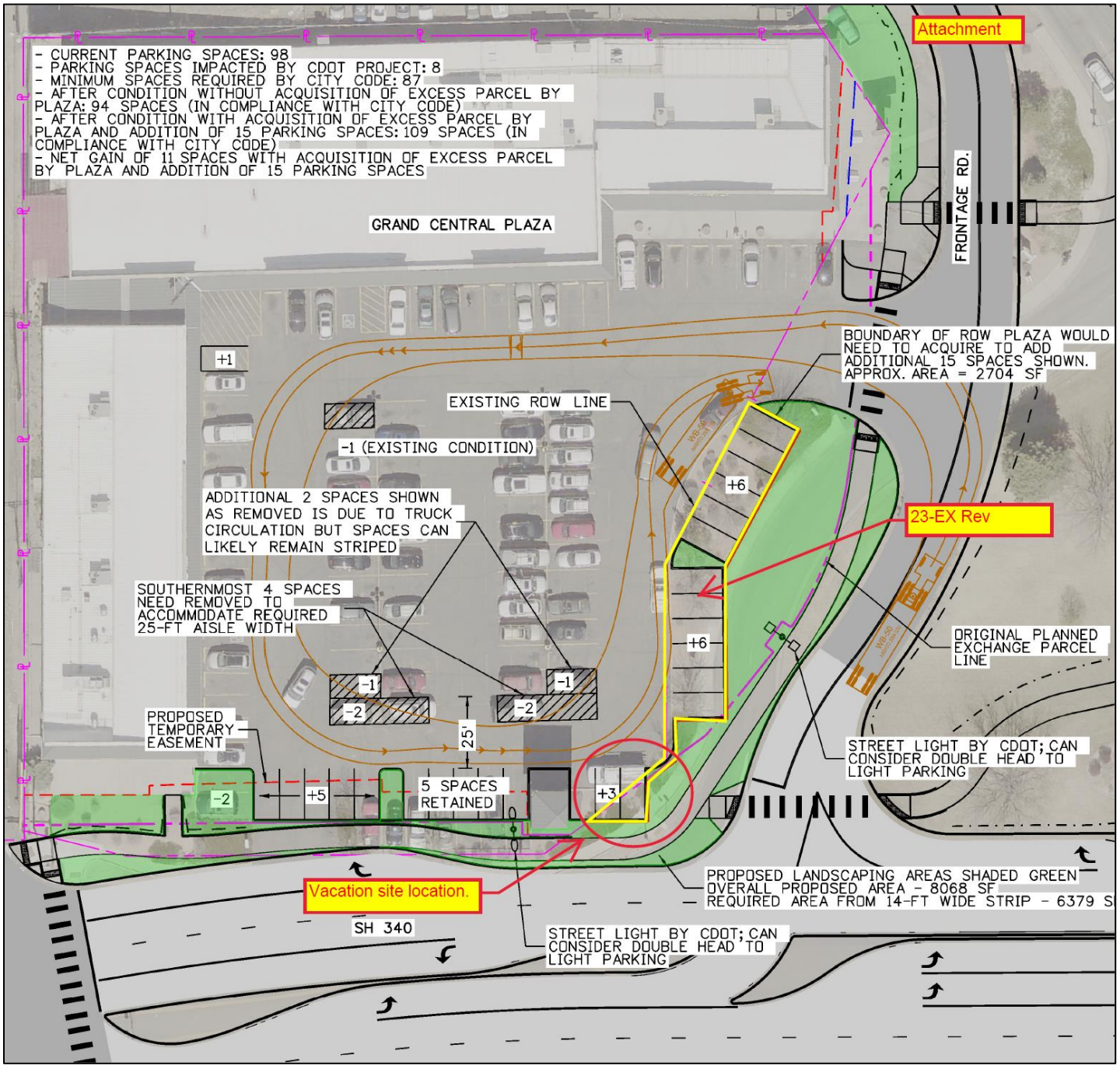


Exhibit 2.3 – CDOT Acquisition/Conveyance Area (200 W Grand Avenue)

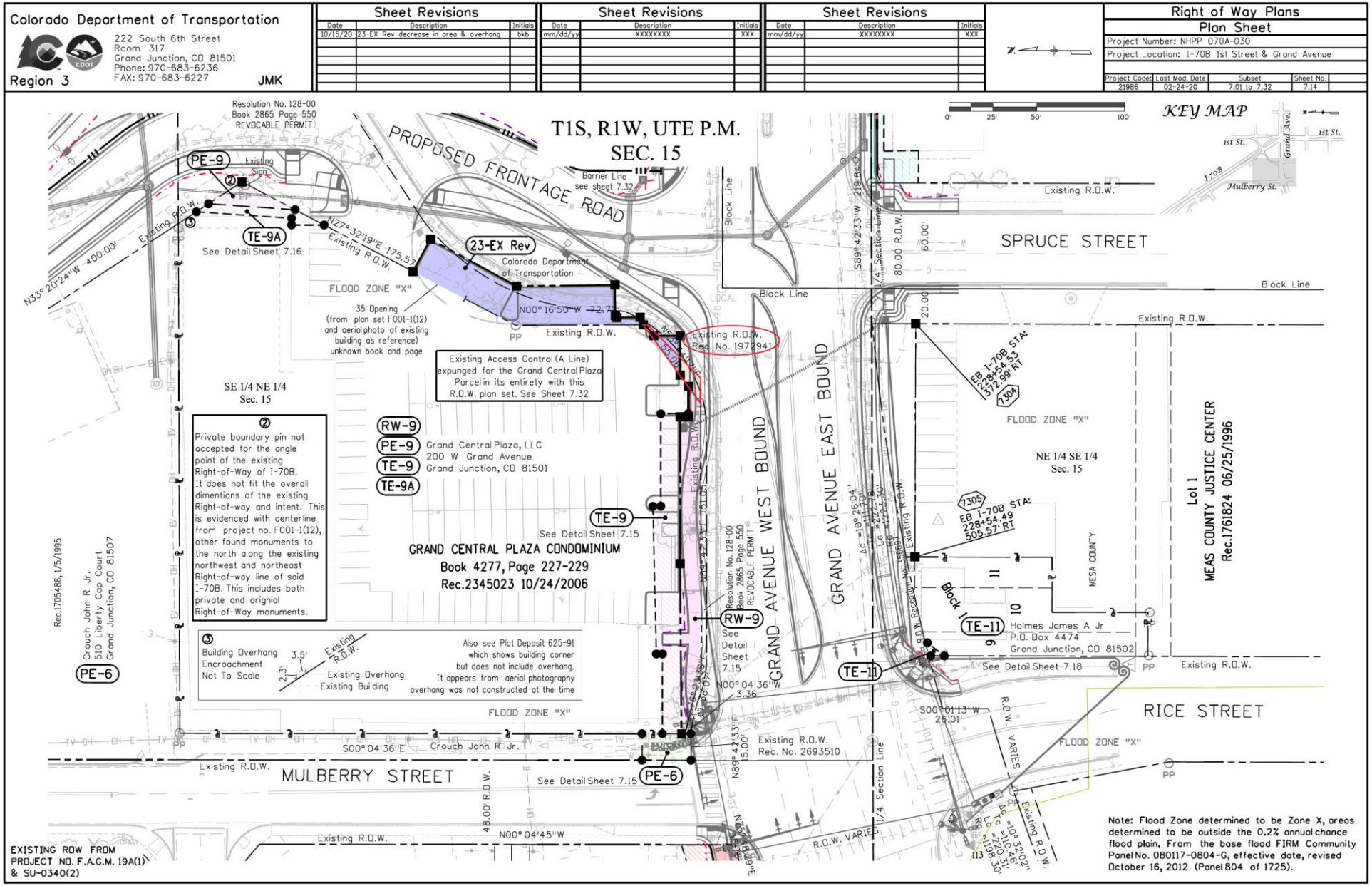


Exhibit 2.4 – CDOT Realignment Project (Overall Site Design)

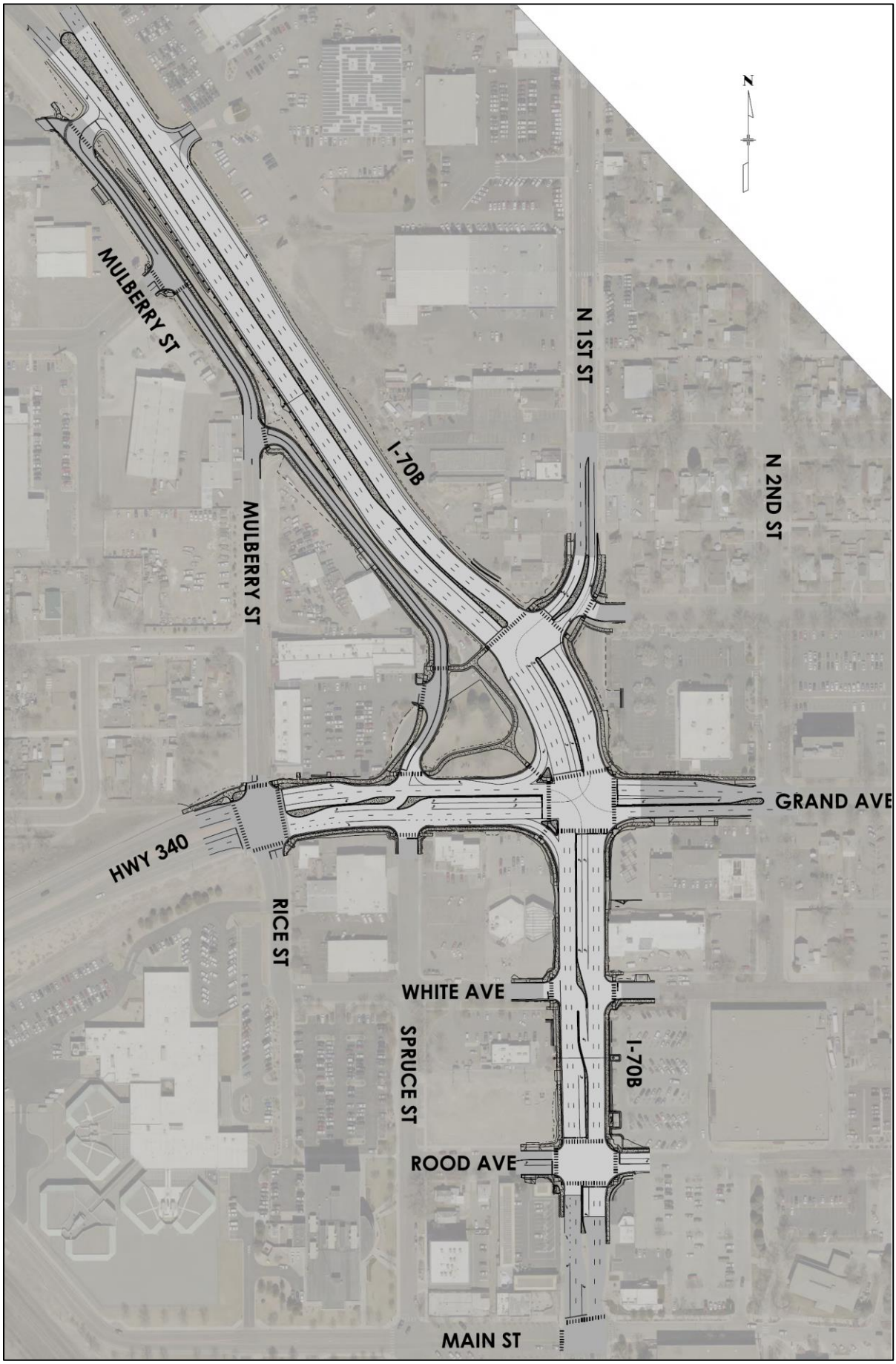


Exhibit 2.5 – Vicinity Map

Exhibit 2.6 – Zoning Map

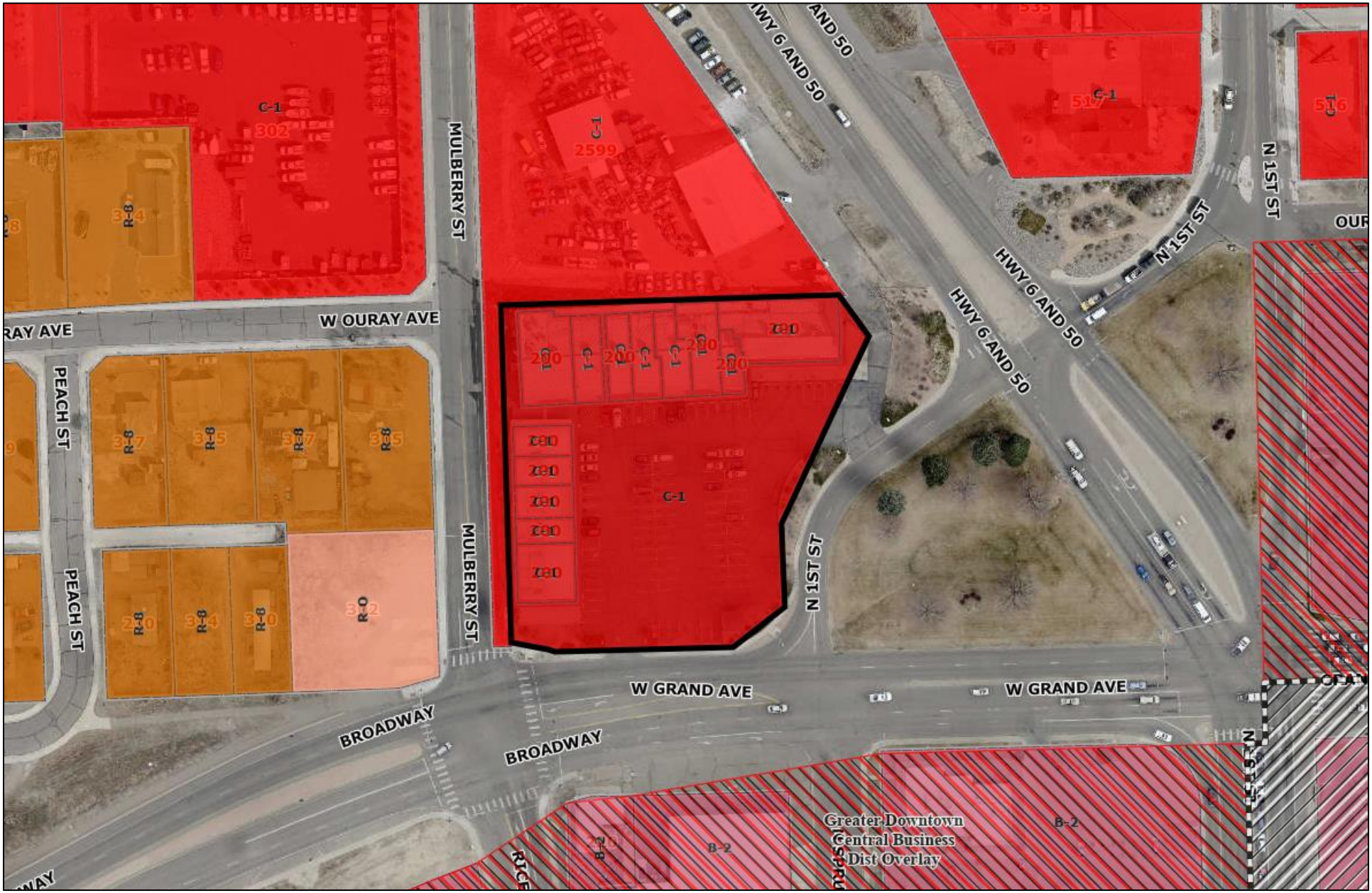
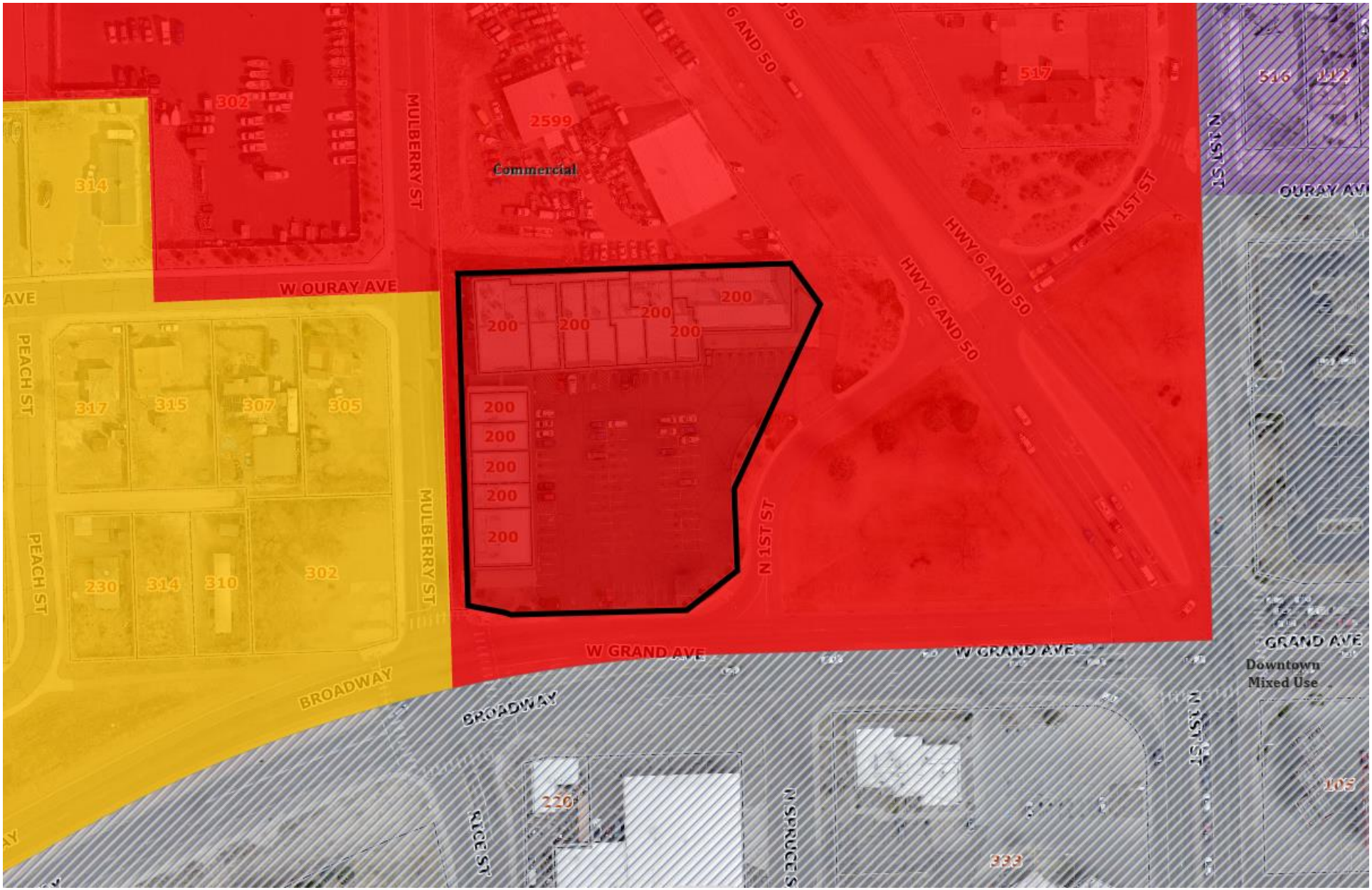


Exhibit 2.7 – Future Land Use Map



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.

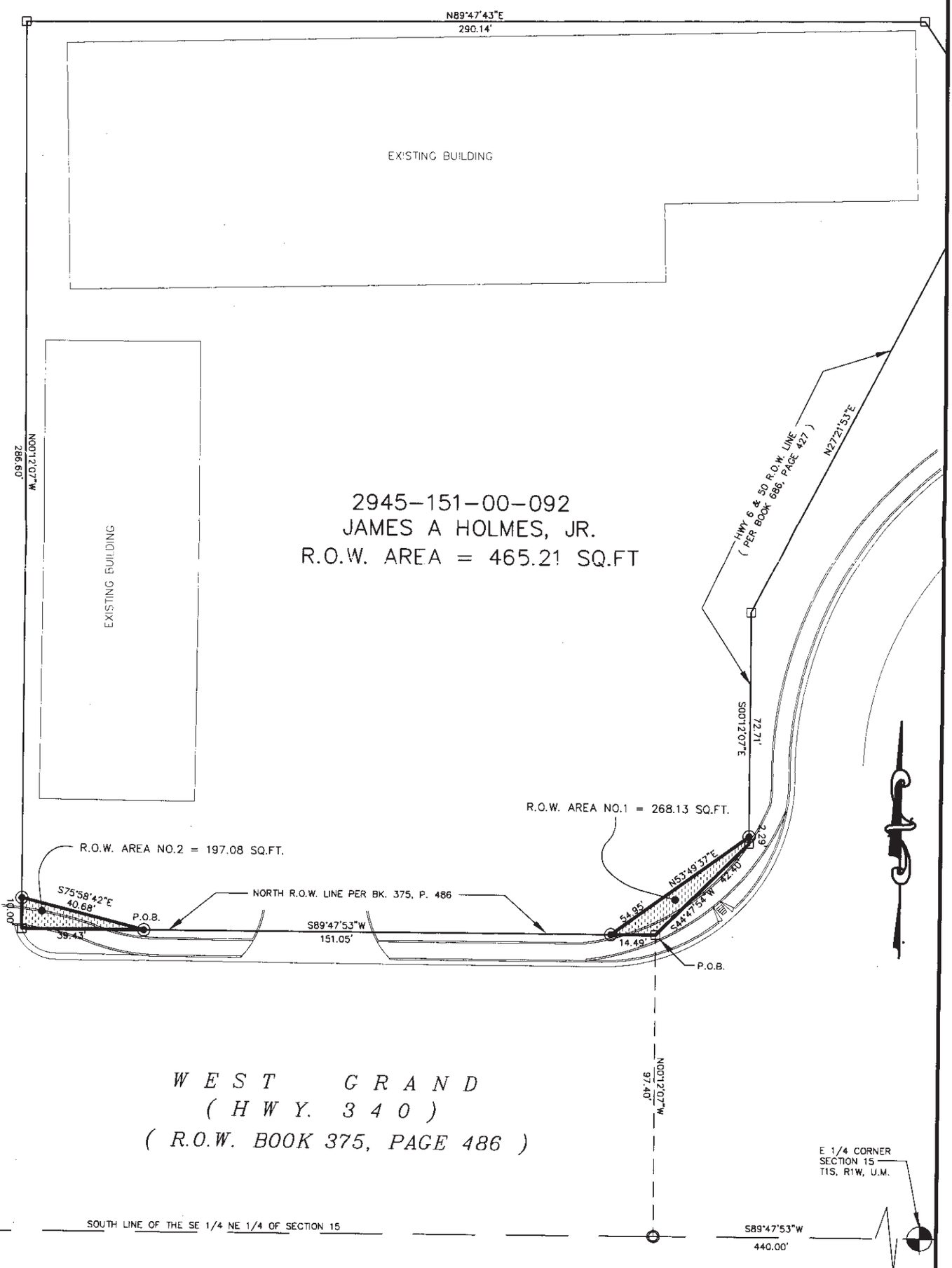
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that he will warrant and defend 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:

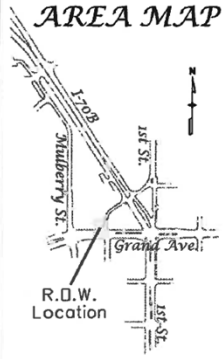
_____ _____

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

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'

N53°49'37"E 35.35'
S44°47'54"W 26.16'
L1
L2
P.O.B.
N53°49'37"E 19.60'
EX. ROW

COLORADO LICENSED
BRIAN K. BOWKER
38122
10/22/2020
PROFESSIONAL LAND SURVEYOR

City of Grand Junction
R.O.W. Rec. No. 1972941
(dashed hatch)

EXISTING ROW
Book 375 Page 486

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 #5.b.iv.

Meeting Date: January 6, 2021

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

An Ordinance to Vacate a Portion of the Public Right-of-Way of Amir Drive and Resolution to Vacate the abutting 14-foot wide Multi-Purpose Easement Located at 2026 South Broadway - Staff Presentation

RECOMMENDATION:

The Planning Commission heard this item at their December 8, 2020 meeting and voted to recommend approval of the requests (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.

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:

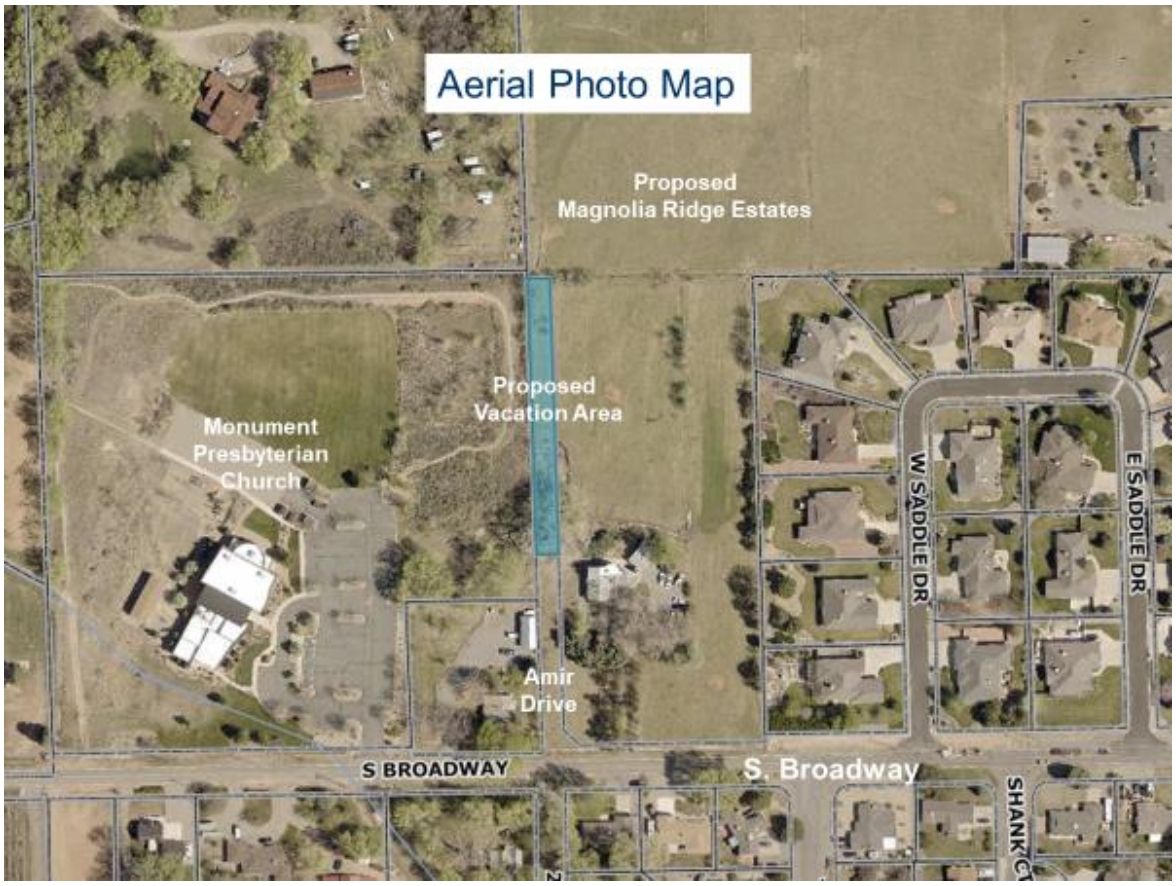
I move to (adopt/deny) Ordinance No. 4977, an ordinance vacating a portion of public right-of-way of Amir Drive located at 2026 South Broadway on final passage and order final publication in pamphlet form and (adopt/deny) Resolution No. 05-21, a resolution vacating a portion of the 14-foot multi-purpose easement abutting the right-of-way of Amir Drive located at 2026 South Broadway.

Attachments

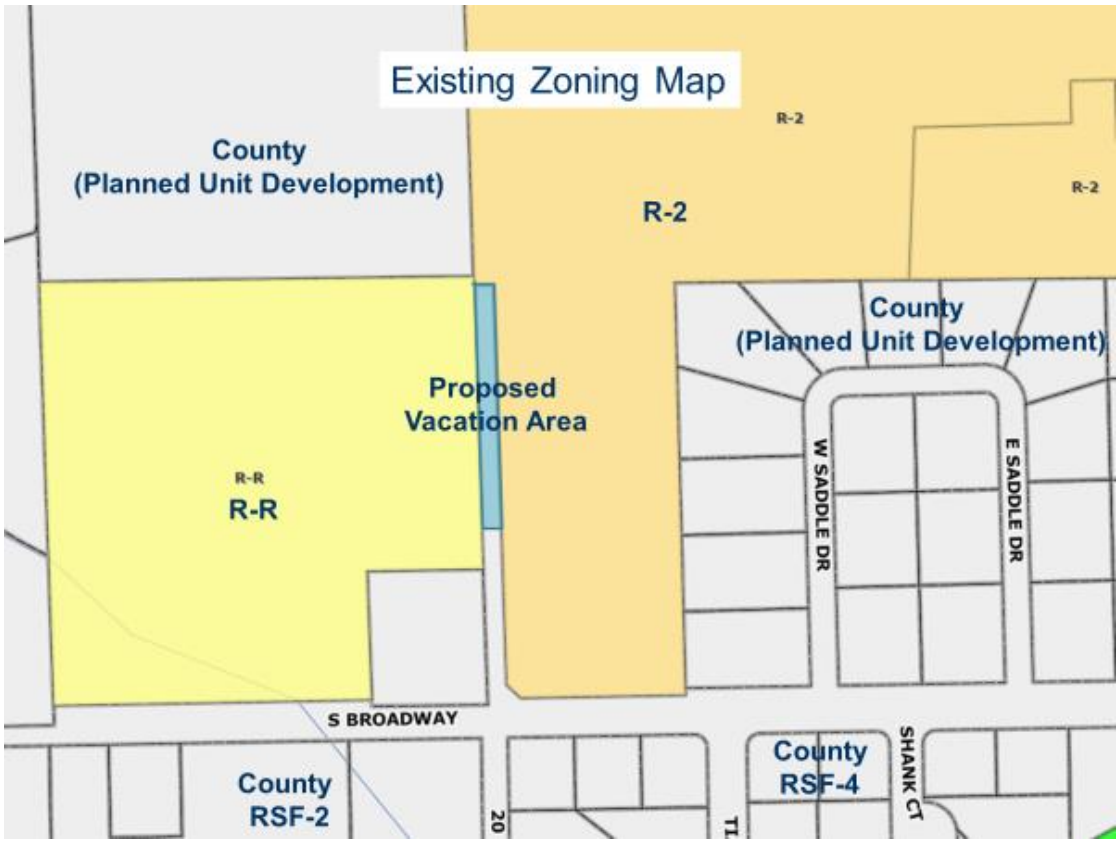
1. Site Location, Aerial & Zoning Maps
2. Development Application - Dated 8-17-20
3. Planning Commission Minutes - 2020 - December 8 - Draft

4. Vacation Resolution
5. Vacation Ordinance

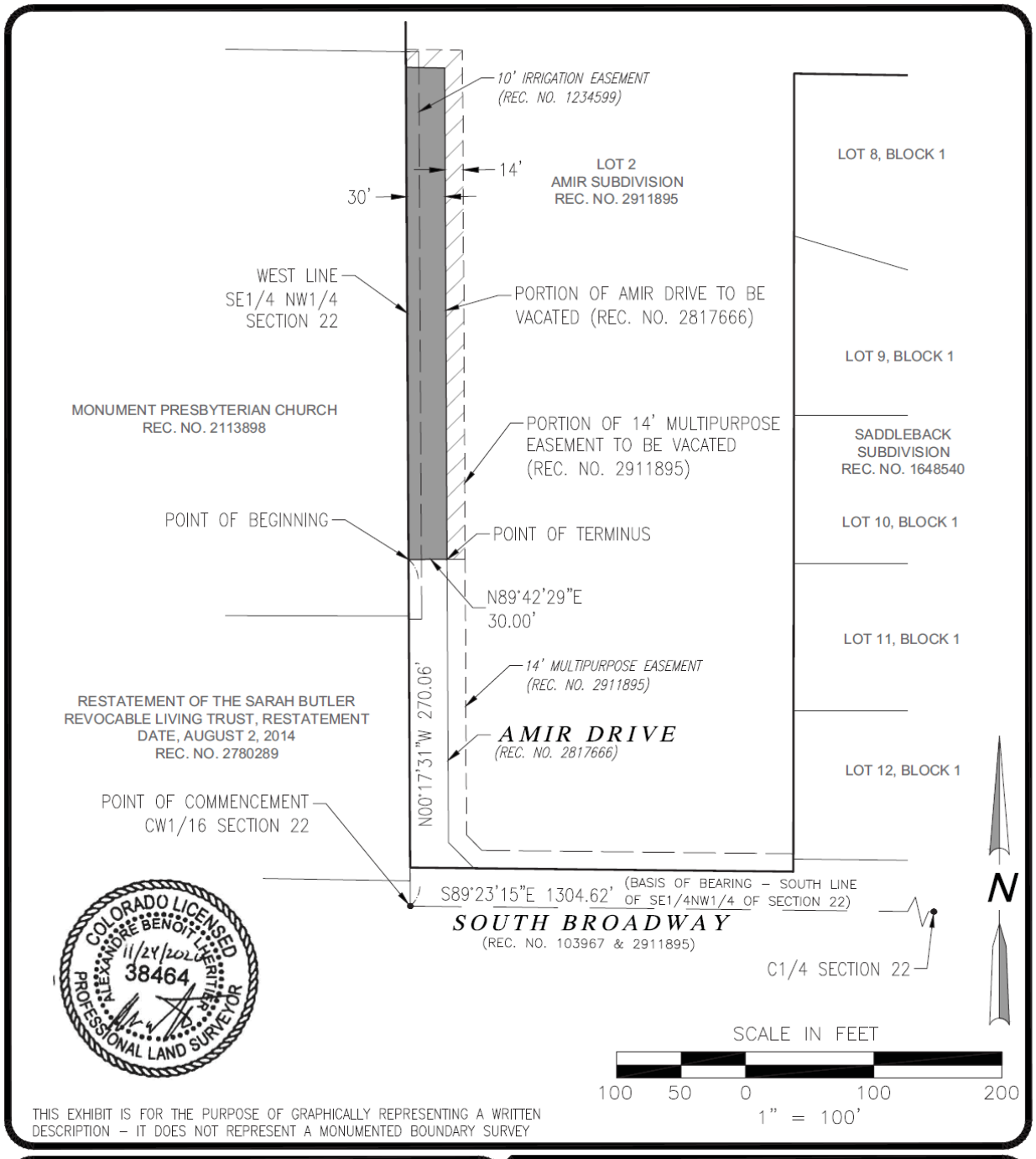
Site Location Map
Proposed
Magnolia Ridge Estates
Proposed
Vacation Area
Monument
Presbyterian
Church
Amir
Drive
W SADDLE DR
E SADDLE DR
20 1/2 RD
20 ½ Road
20 1/2 RD
S BROADWAY
S. Broadway
S BROADWAY


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: _____ 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

Notary Public

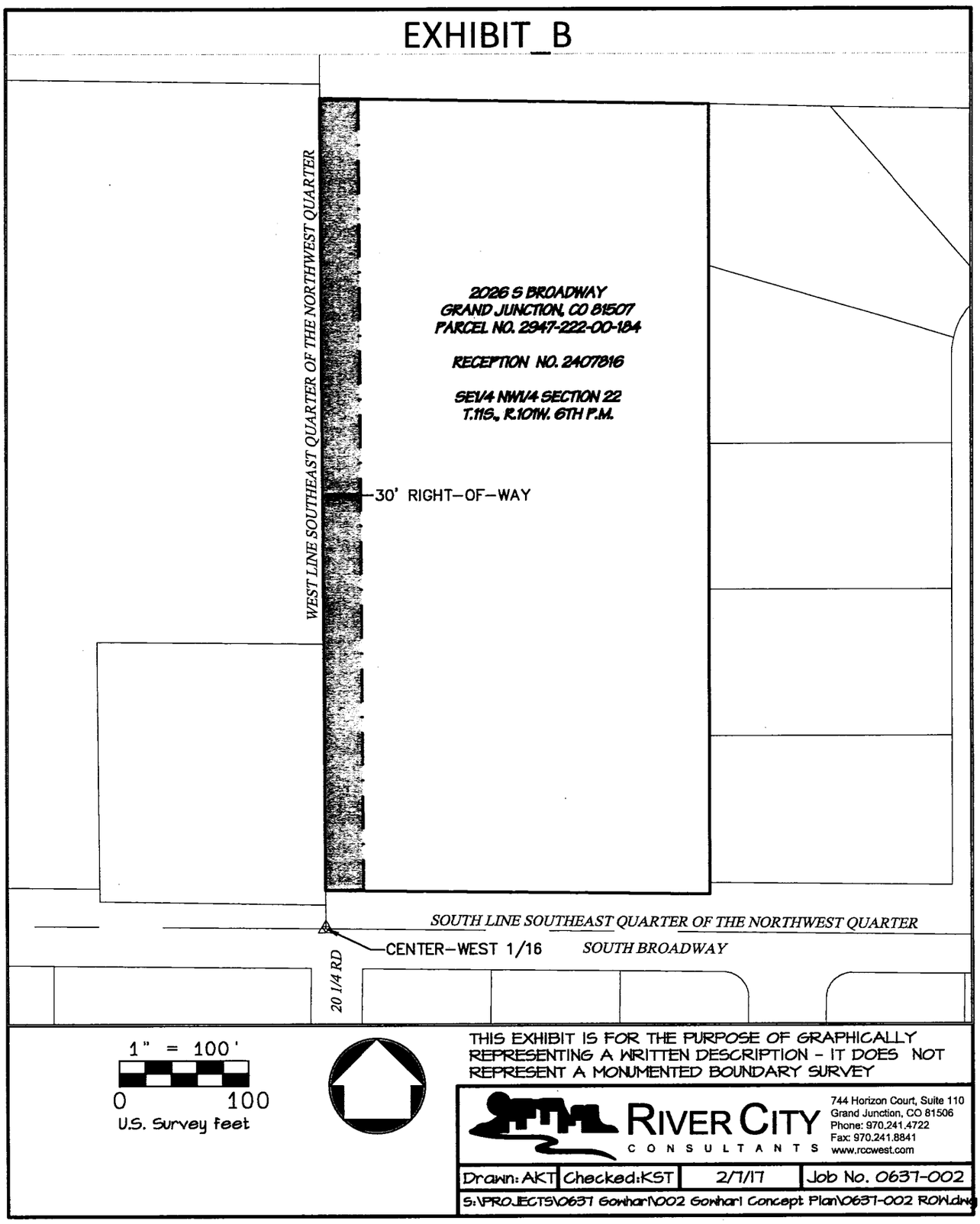
EXHIBIT A

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

* 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:

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 2/12/08.
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).

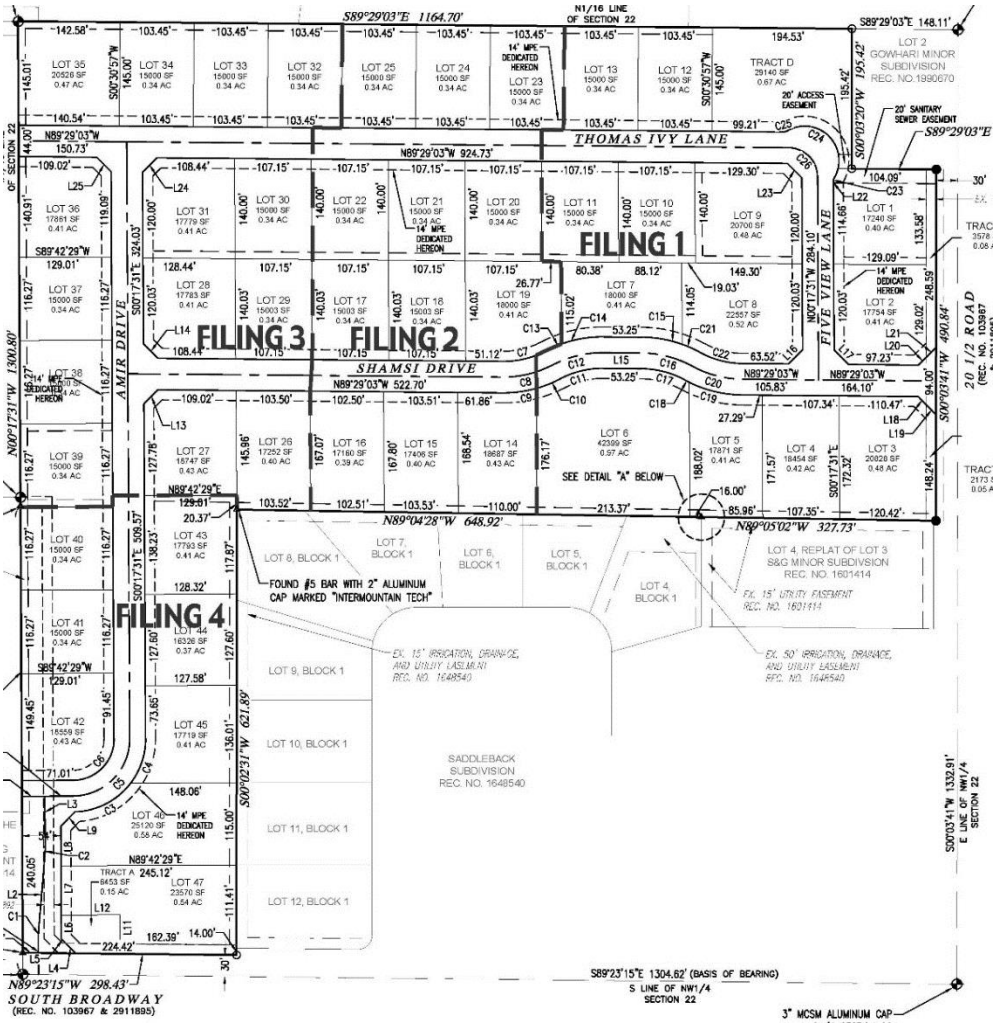
2. Project Description

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.

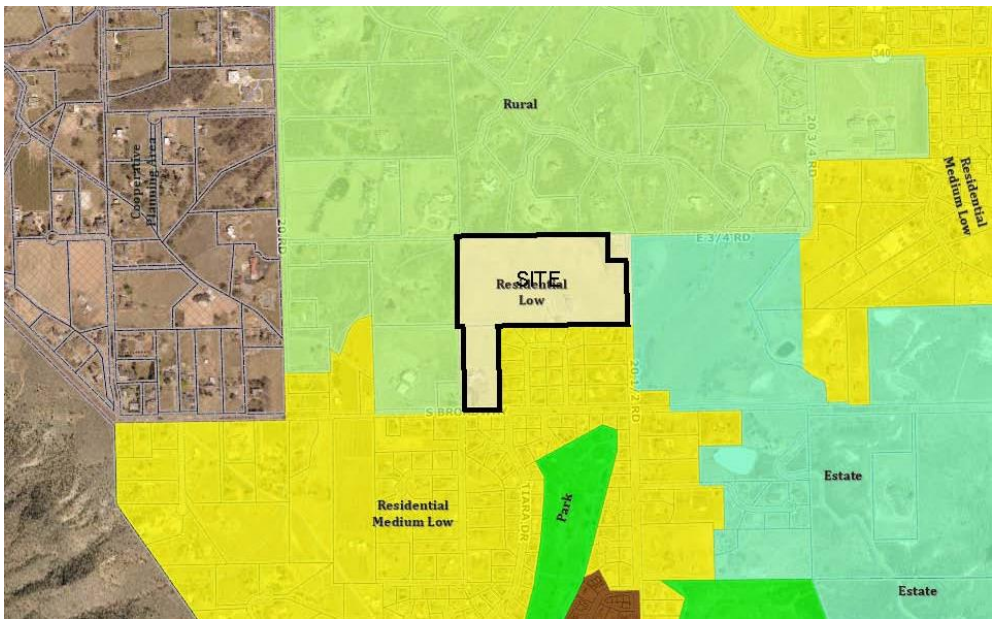
3. Public Notice and Neighborhood Meeting

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.



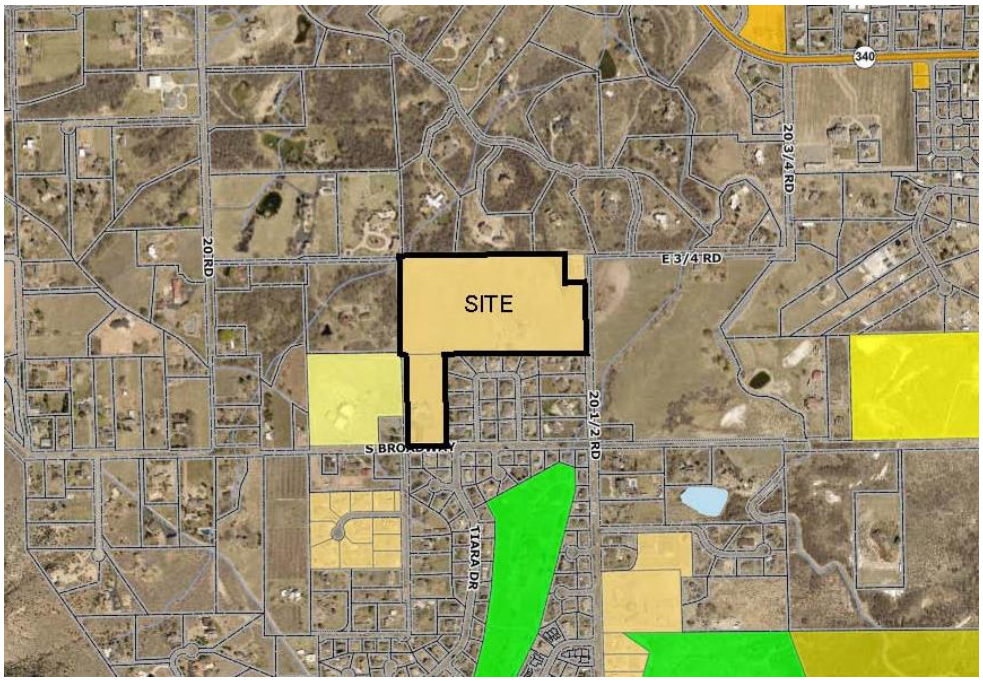
The site is subject to the Redlands Area Plan, Title 34 of the GJMC. The most significant element of the Redlands Area Plan pertains to the protection of the dark skies in the Redlands area of the community. The street lights for the subdivision have been selected to be durable, attractive and to reduce 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.

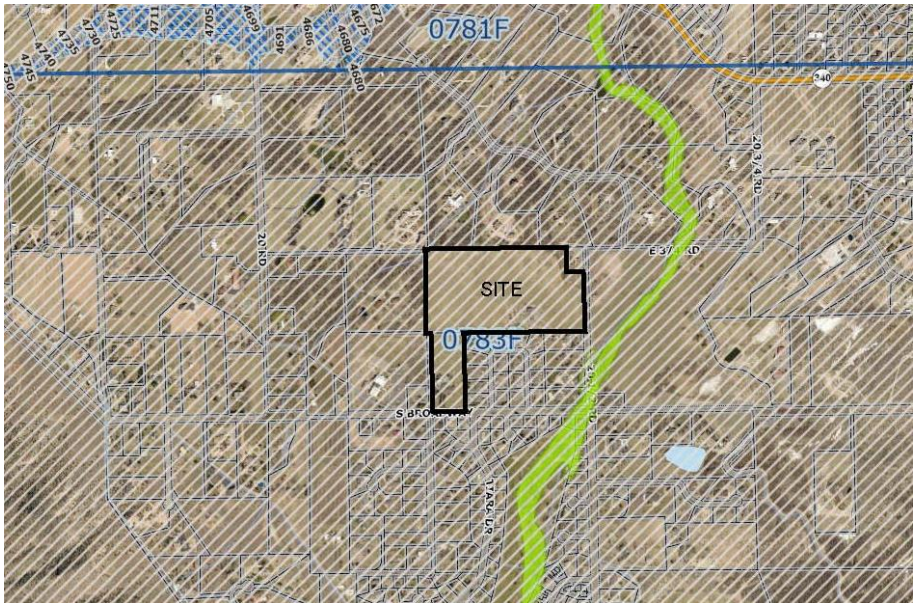
Utility providers for the site are as follows:

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

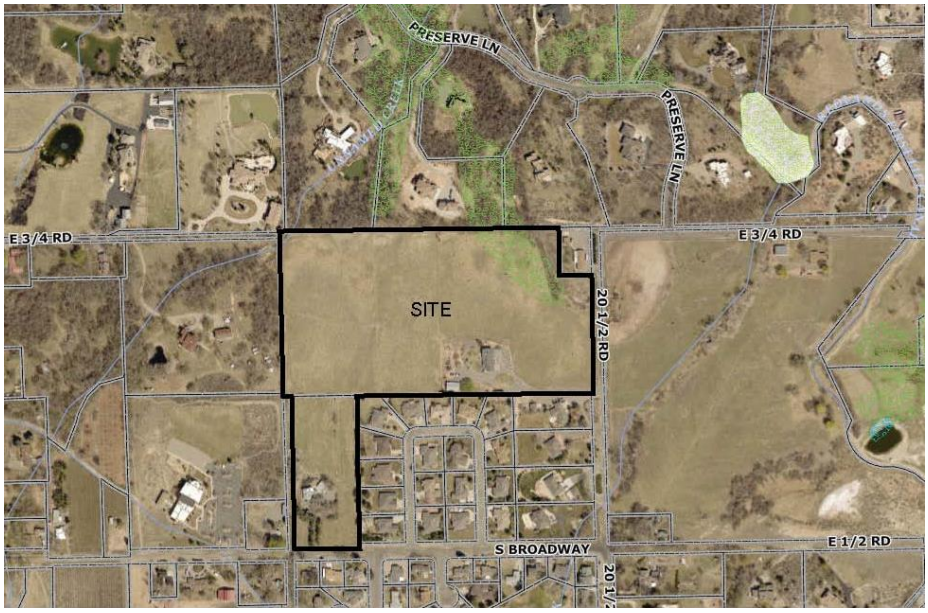
All utilities shall be constructed to current standards and specifications of the utility and service provider at the time of development. Please see applicable Utility plan sheets for specific details.

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

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

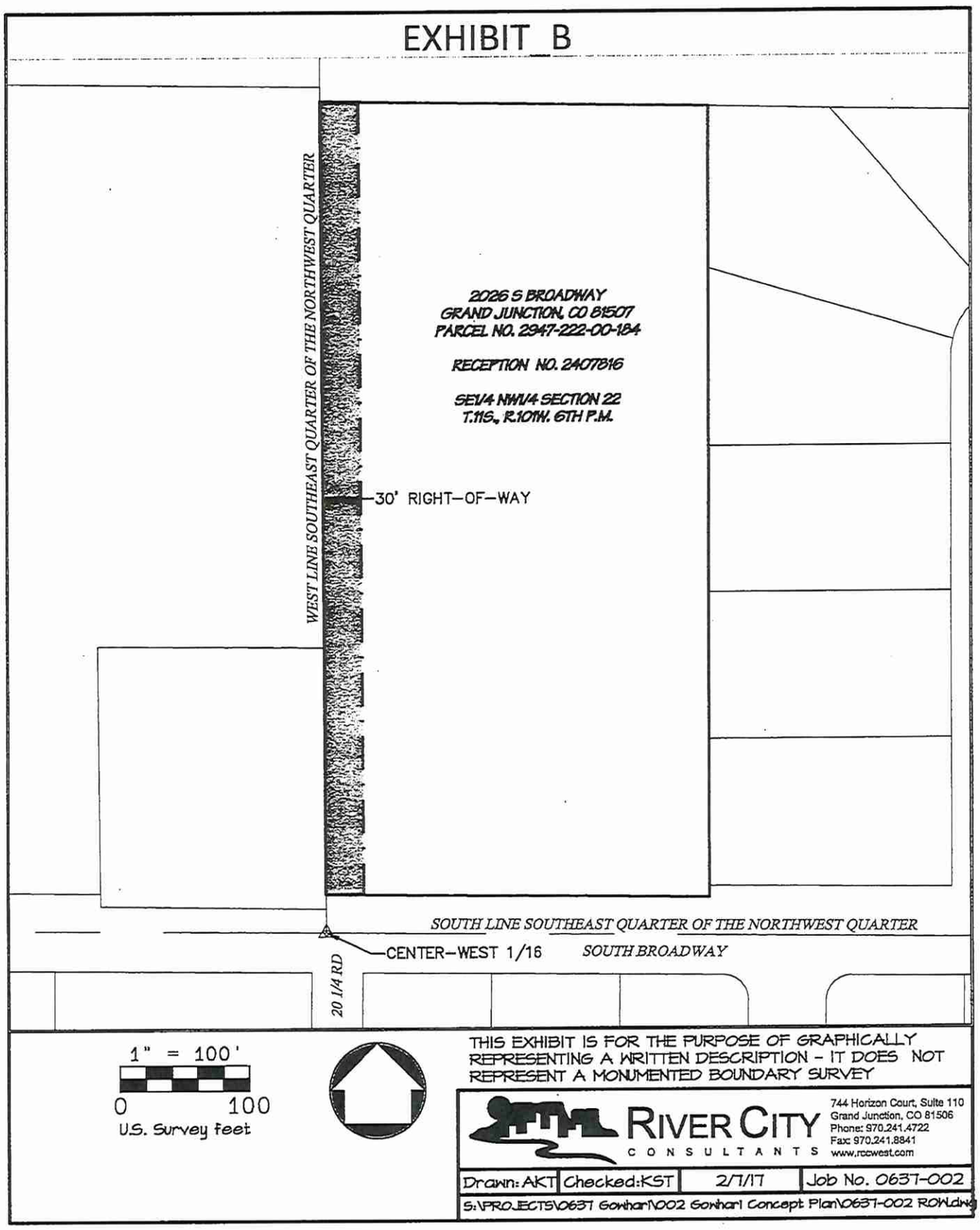
SHEET 1 OF 3

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

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

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

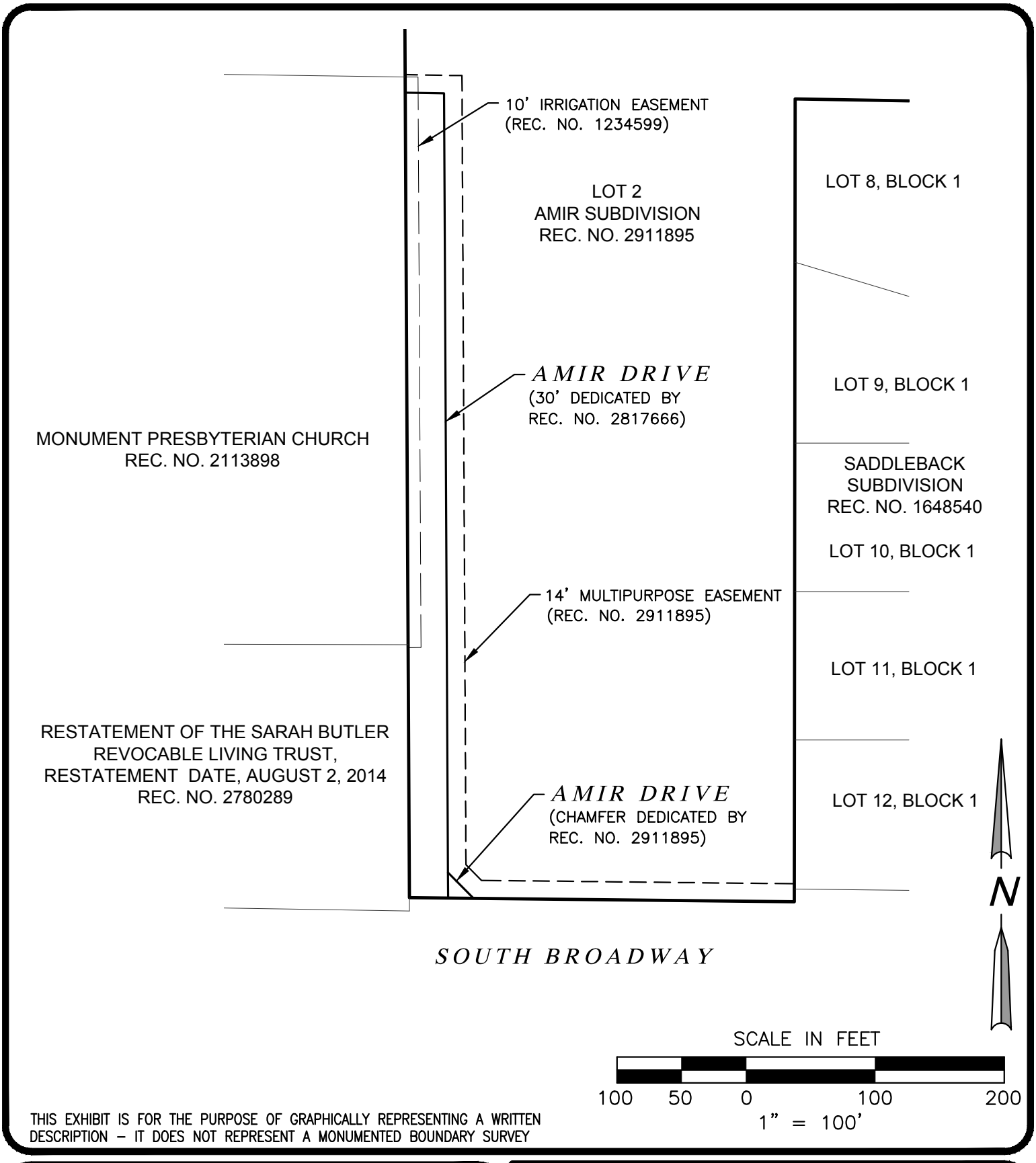
Irrigation Easement Vacation

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

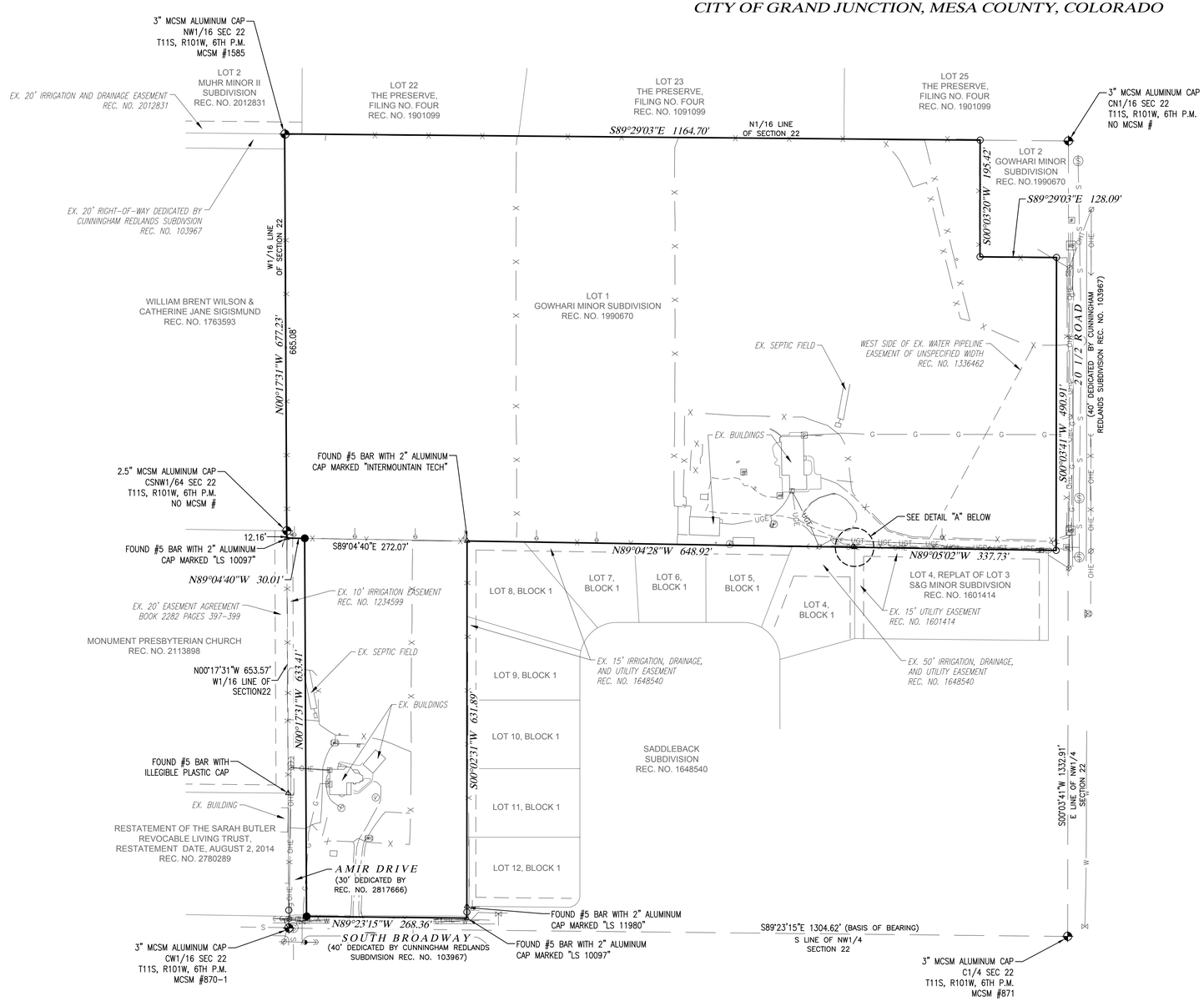
PROJECT NO:	DATE:	DRAWN BY:	CHECKED BY:
F19-061	08/10/2020	ABL	ABL

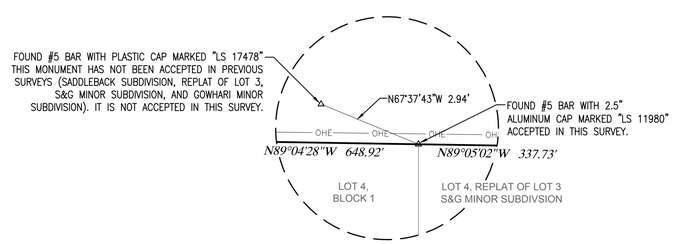
- Civil & Consulting Engineering
- Construction Management & Site Planning
- Feasibility Studies Permit Expediting
- Environmental Scientists
- Project Management
- Hydrologic Studies

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





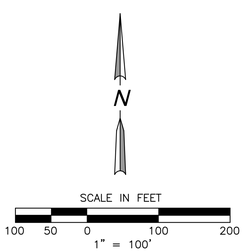
DETAIL "A"
N.T.S.

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

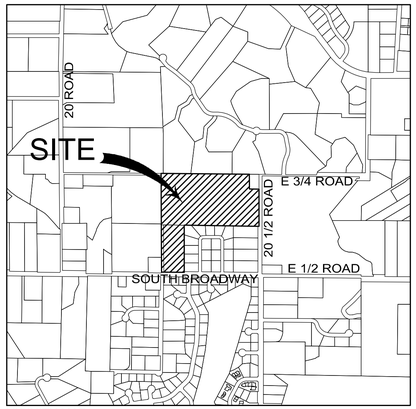
DAVID AND ELIZABETH GOWHARI
LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

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).
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. 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

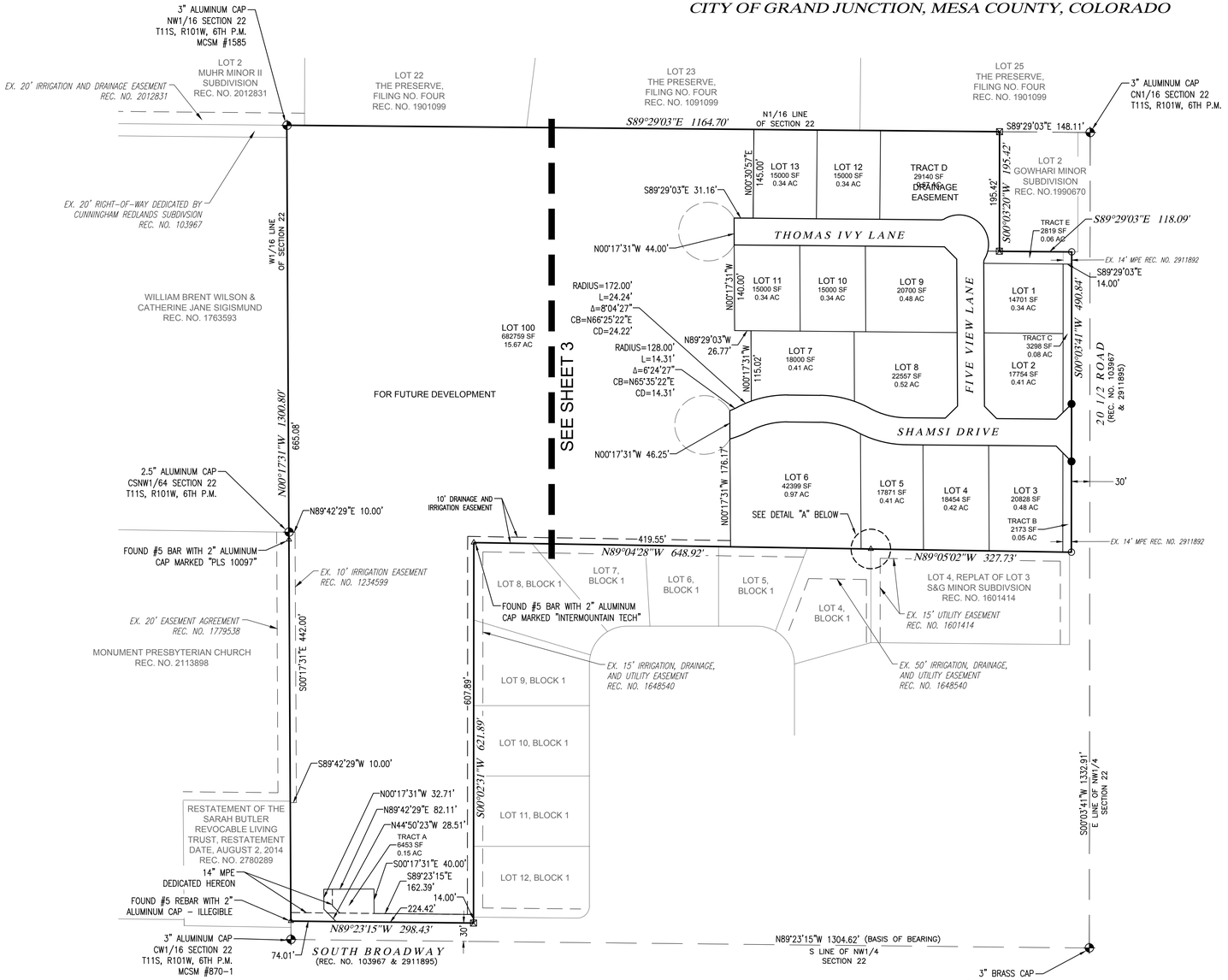
LOCATED IN THE
SE1/4NW1/4 of Section 22, T11S, R101W, 6th P.M.
City of Grand Junction, Mesa County, Colorado

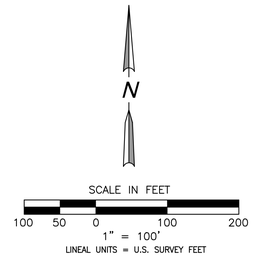
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

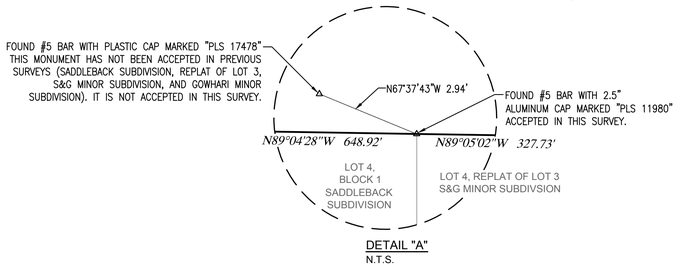
FIELDWORK: ABL	DRAWING: MAGNOLIA RIDGE ESTATES F1.DWG	DATE: 06/19/2020
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 3

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,
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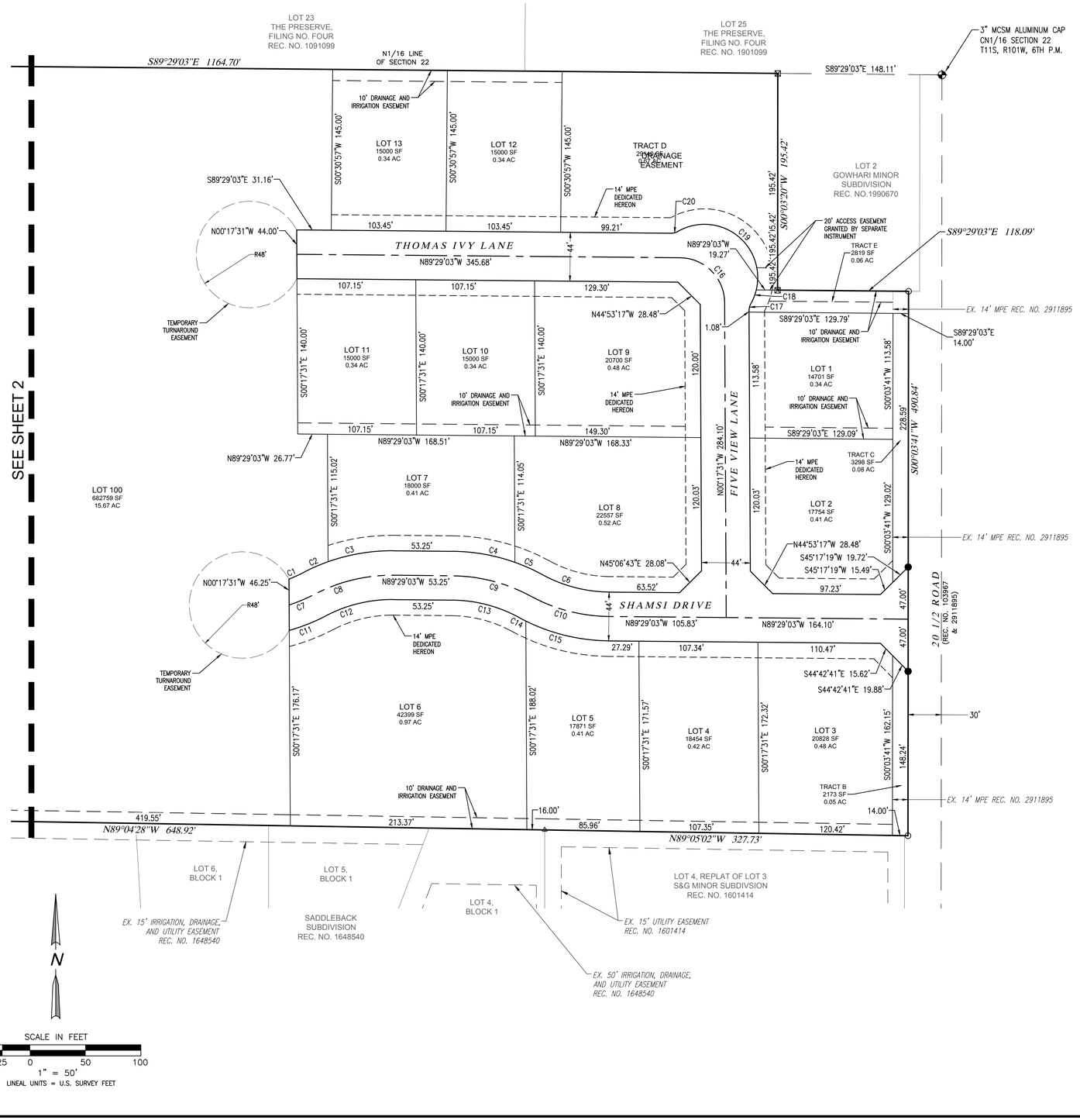

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	128.00'	6°24'27"	14.31'	N65°35'22"E	14.31'
C2	172.00'	8°04'27"	24.24'	N66°25'22"E	24.22'
C3	172.00'	20°03'22"	60.21'	N80°29'16"E	59.90'
C4	172.00'	19°05'34"	57.32'	S79°56'16"E	57.05'
C5	172.00'	9°02'15"	27.13'	S65°52'22"E	27.10'
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'
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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

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- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- IRRIGATION EASEMENT
- 14' MULTIPURPOSE EASEMENT
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FOR REVIEW

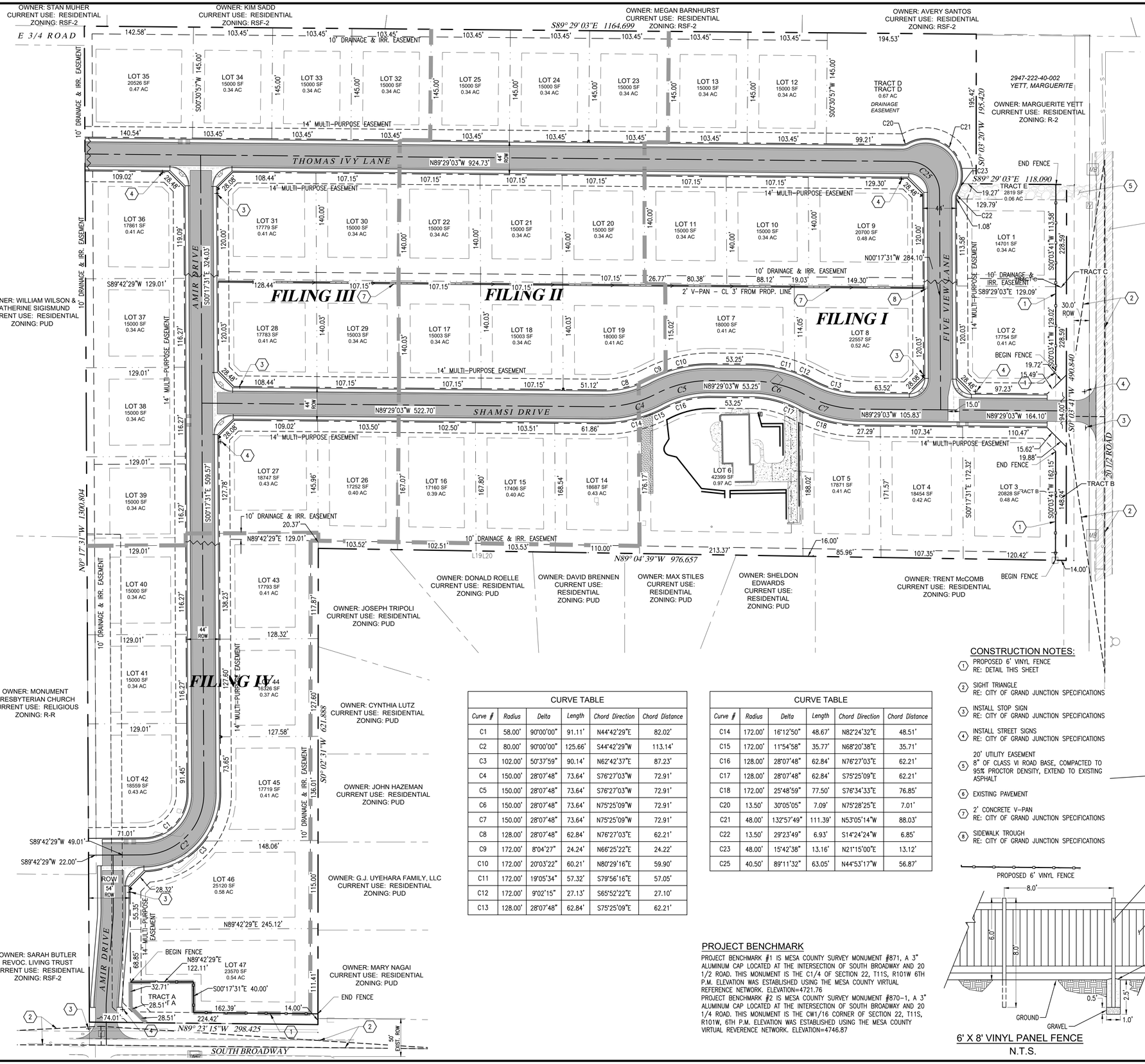
REVISION 1: 10/09/2020

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.			

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'
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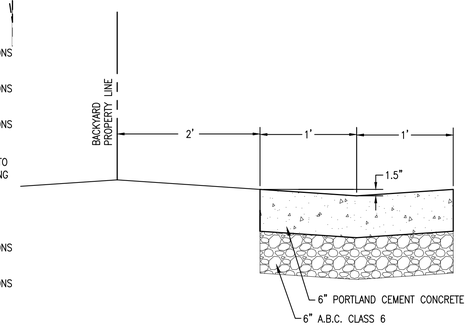
C25	40.50'	89°11'32"	63.05'	N44°53'17"W	56.87'

CONSTRUCTION NOTES:

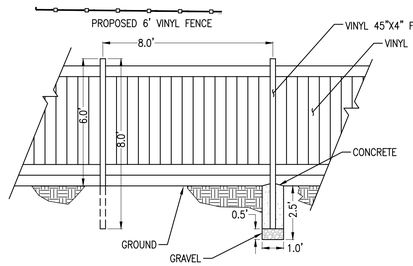
1. PROPOSED 6' VINYL FENCE
   RE: DETAIL THIS SHEET
2. SIGHT TRIANGLE
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
3. INSTALL STOP SIGN
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
4. INSTALL STREET SIGNS
   RE: CITY OF GRAND JUNCTION SPECIFICATIONS
5. 20' UTILITY EASEMENT
   8" OF CLASS VI ROAD BASE, 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

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 <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 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

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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.

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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.
Response: Comment acknowledged.

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.

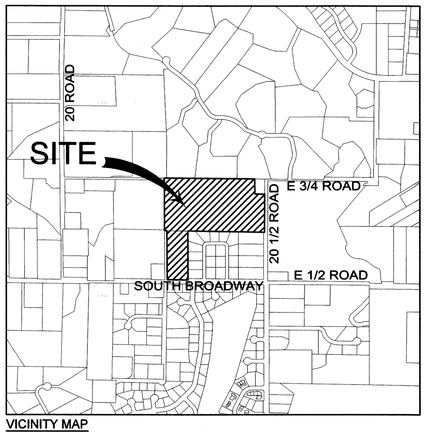
Robert W. Jones II, P.E.

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 ALEXANDRE BENJAMIN 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, 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

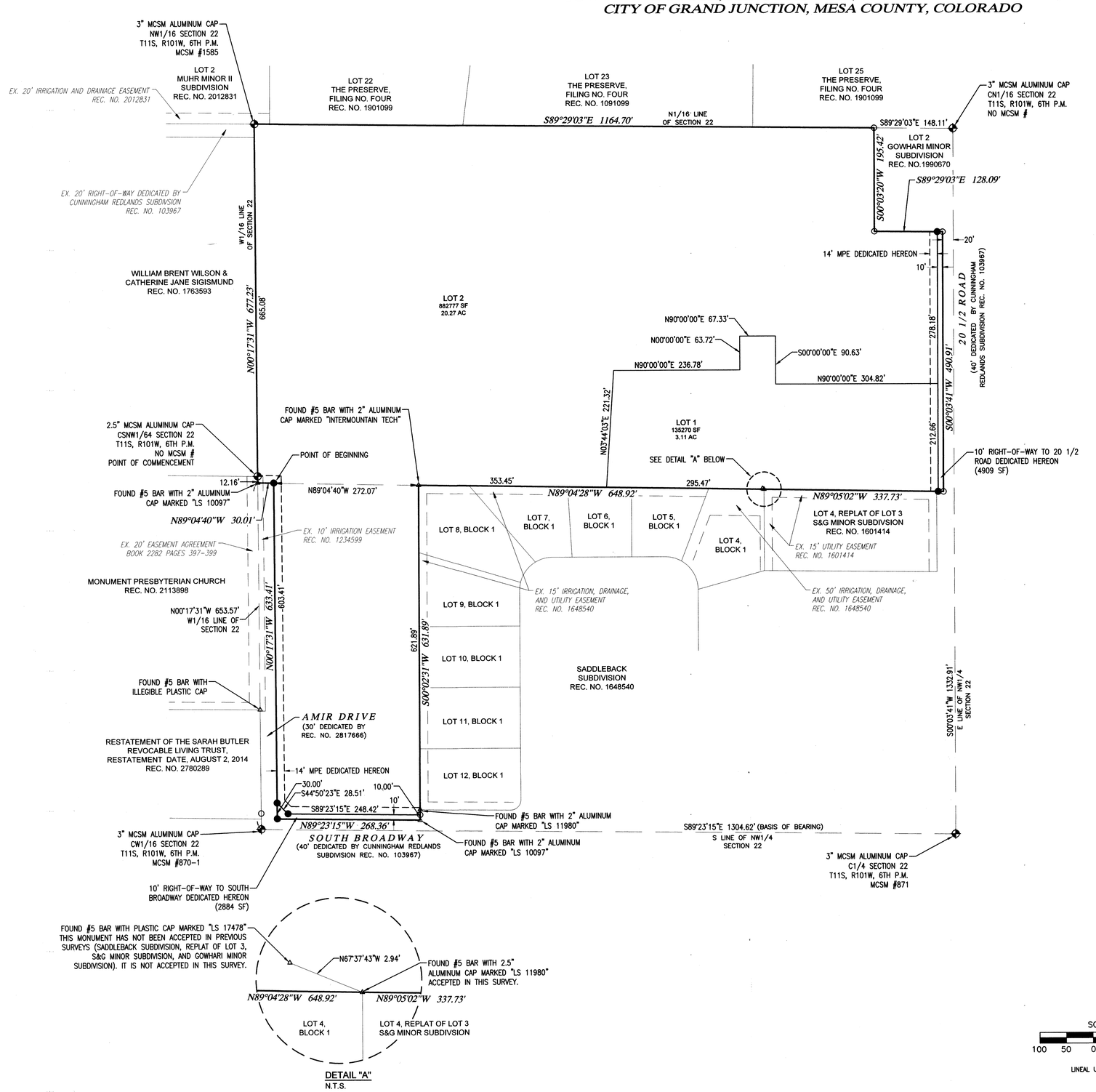
VORTEX ENGINEERING, INC.
861 Rood Avenue
Grand Junction, CO 81501
Phone: (970) 245-9051
Fax (970) 245-7639

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



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
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
Fax (970) 245-7639

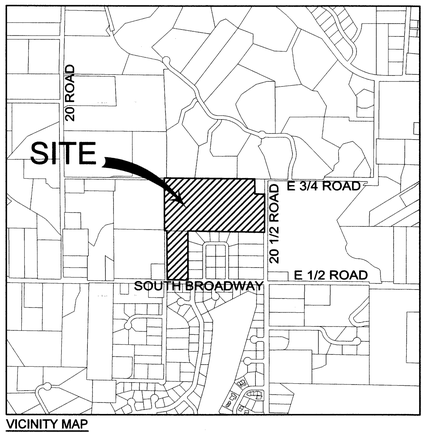
FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 2 OF 2

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).
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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:

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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

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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

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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

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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

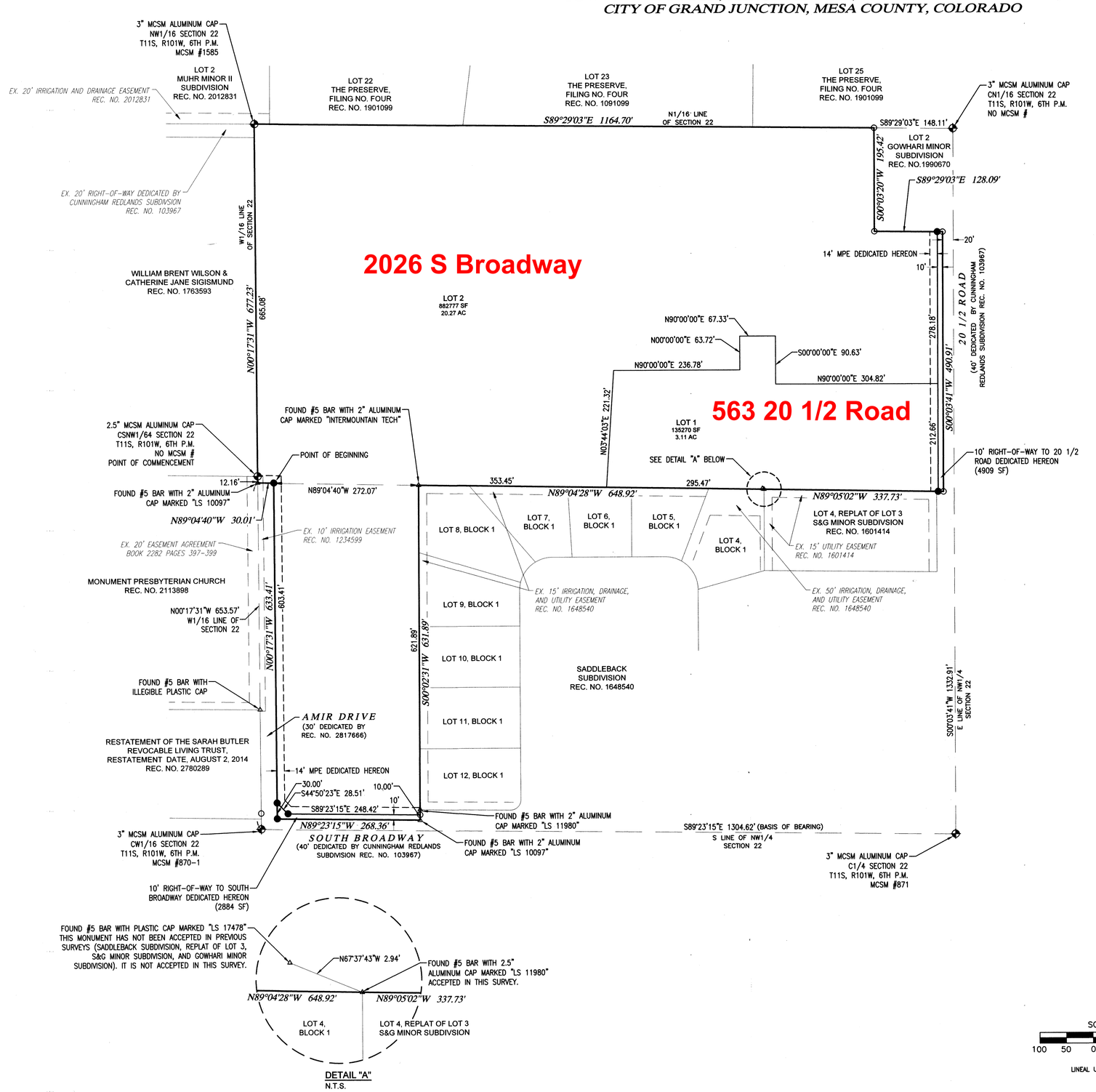
FIELDWORK: ABL	DRAWING: AMIR SUBDIVISION.DWG	DATE: 1/16/20
DRAWN BY: ABL	JOB NUMBER: F19-061	SHEET 1 OF 2

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

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



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
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

RESOLUTION NO.

A RESOLUTION VACATING THE 14' MULTI-PURPOSE EASEMENT ABUTTING THAT PORTION OF AMIR DRIVE AS DEDICATED ON THE AMIR SUBDIVISION PLAT BY RECEPTION NUMBER 2911895.

LOCATED AT 2026 S. BROADWAY

RECITALS:

A vacation of the 14' Multi-Purpose Easement has been requested by the property owners, Hooshang David Gowhari and Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, which is no longer necessary. The existing 14' Multi-Purpose Easement were conveyed to the public on the Amir Subdivision plat by Reception Number 2911895. The 14' Multi-Purpose Easement has never been developed and 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 the 14' Multi-Purpose Easement as identified on the Amir Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The following described publicly dedicated 14' Multi-Purpose Easement is hereby vacated subject to the listed condition:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any 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.

Along with;

That portion of the 14’ Multipurpose Easement (dedicated on the Amir Subdivision Plat recorded with the Clerk and Recorder of Mesa County as Reception Number 2911895) adjacent to the portion of Amir Drive described above.

Parcel contains approximately 5,974 sq. ft.

See Exhibit A.

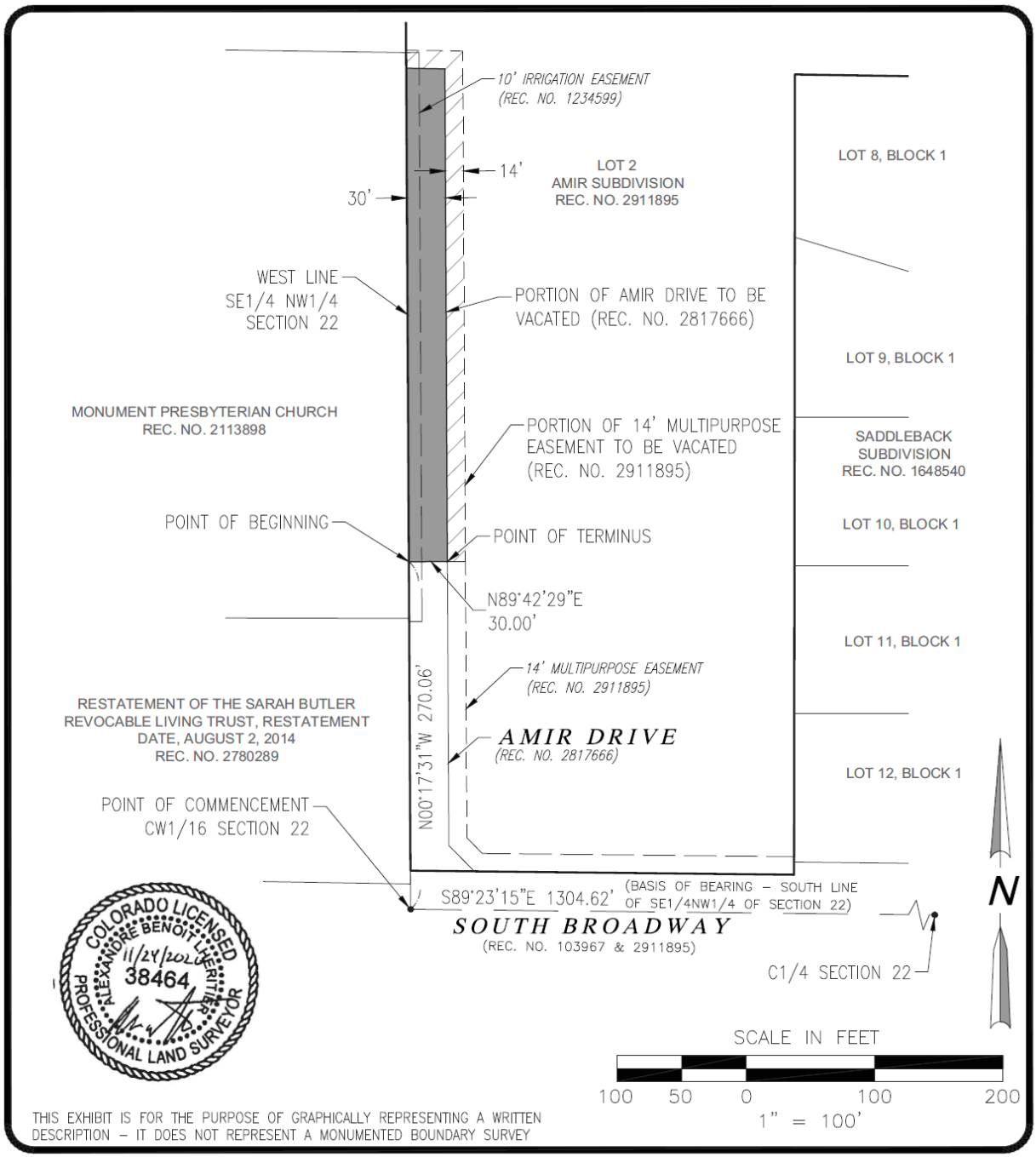
PASSED and ADOPTED this _____ day of _____, 2021.

ATTEST:

_____
President of City Council

_____
City Clerk

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

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.

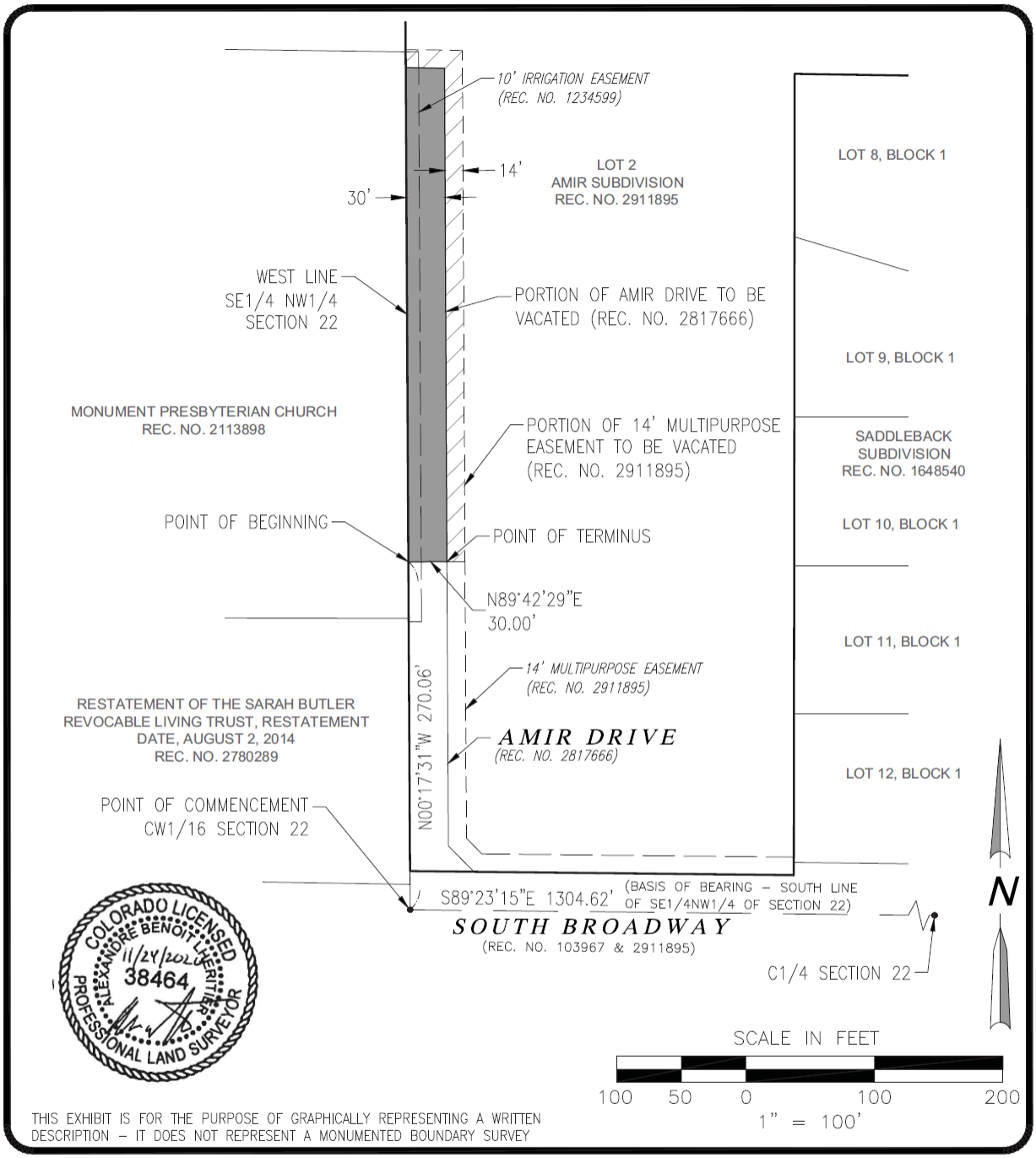
Adopted on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

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 #5.b.v.

Meeting Date: January 6, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

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 - Staff Presentation

RECOMMENDATION:

Planning Commission heard this item at its 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:

BACKGROUND

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, the Planning Commission recommended 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.

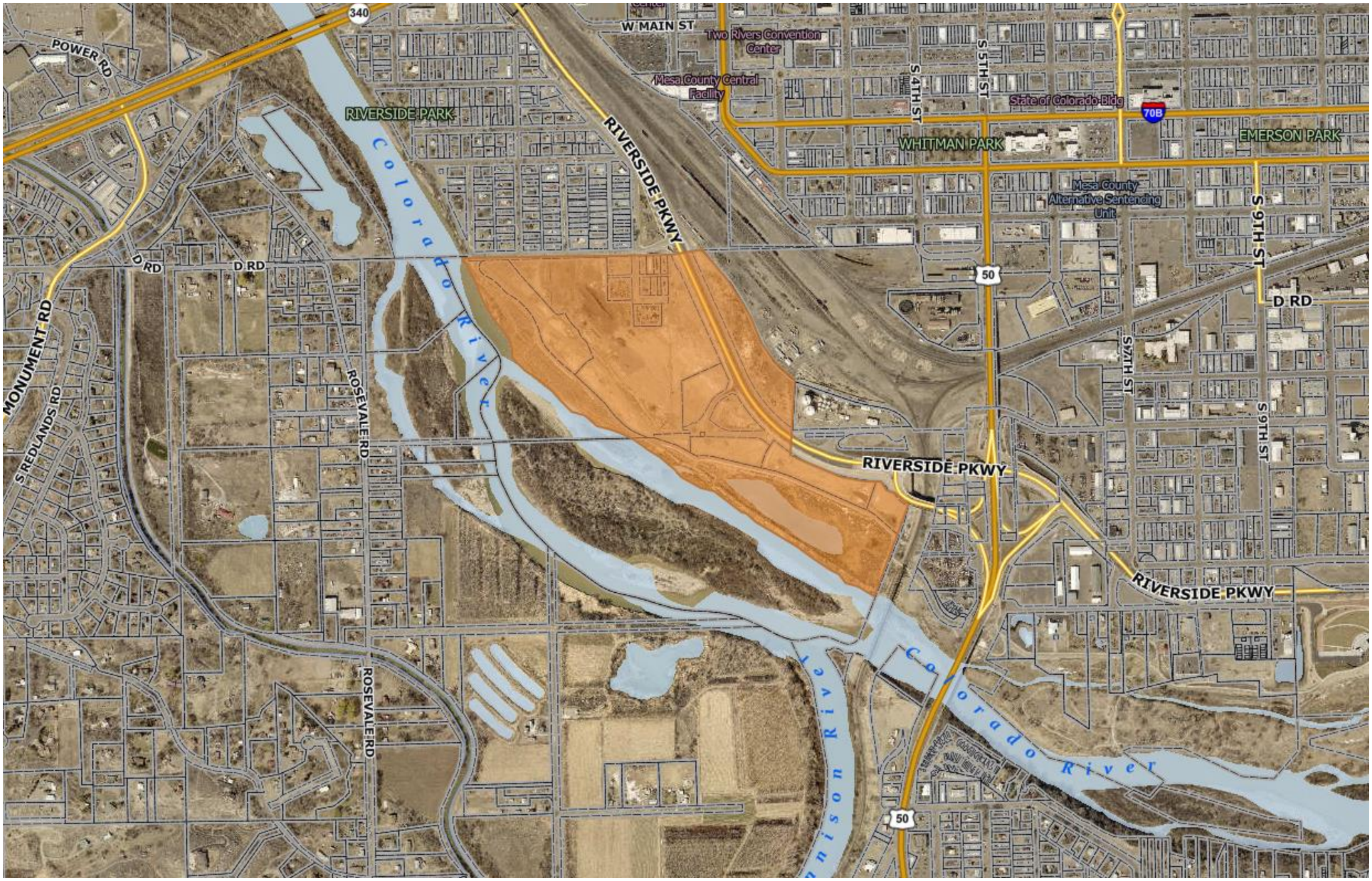
SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4978, 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 on final passage and order final publication in pamphlet form.

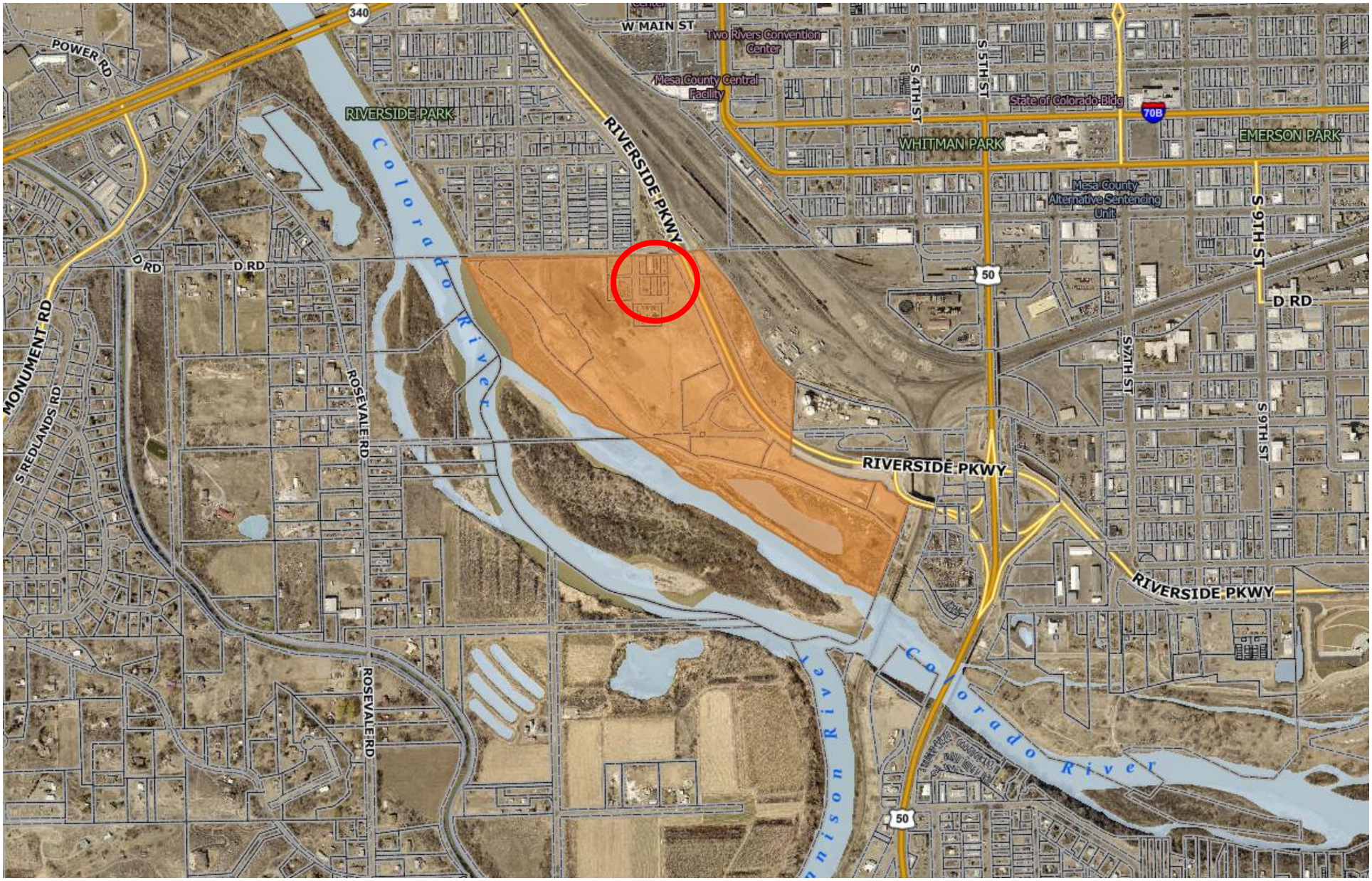
Attachments

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.

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DRAFT

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Questions for Staff
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Questions for Applicant
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Questions for Applicant or Staff
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Discussion
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Motion and Vote
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Questions for Applicant
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No public comment was submitted or heard.

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Questions for Applicant or Staff
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Discussion
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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.

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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.

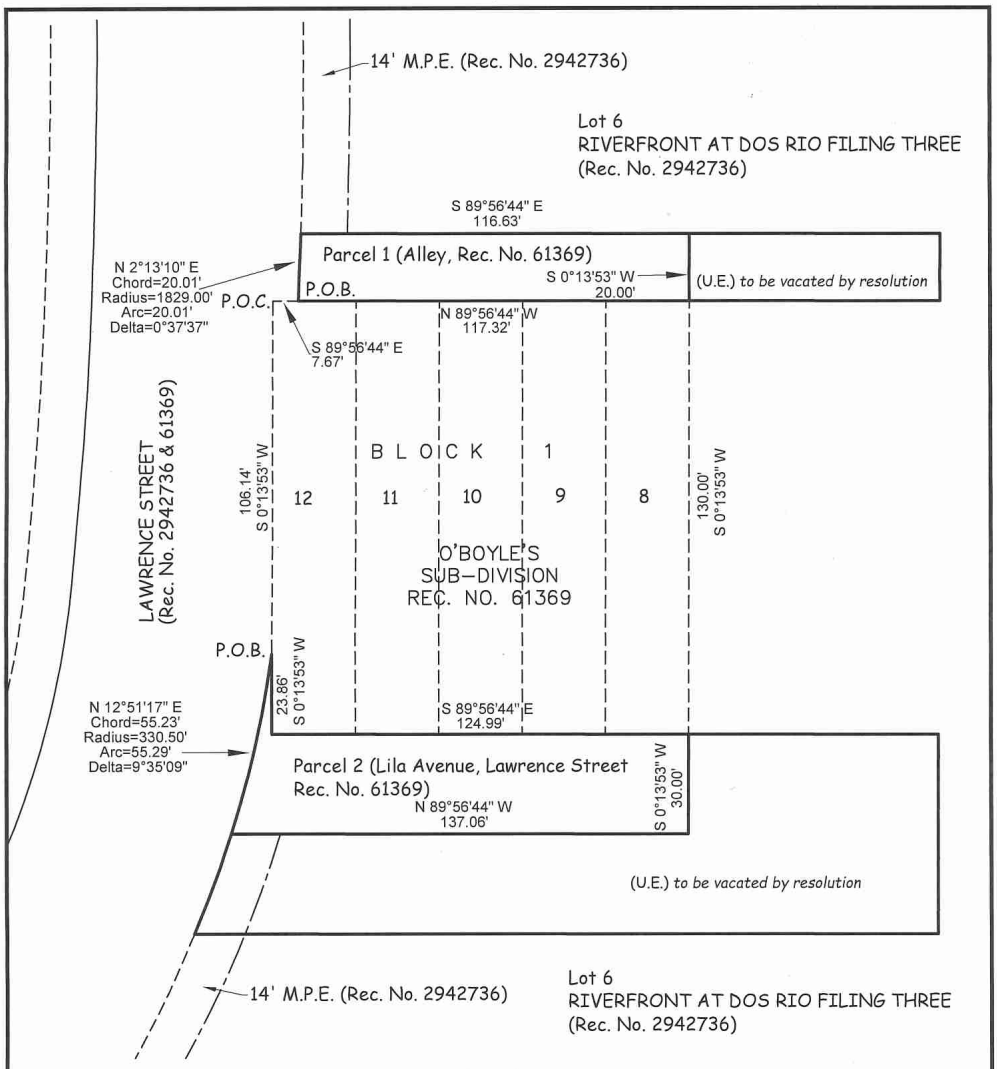
Adopted on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

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

H:\Renee\Projects\Dos Rios

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

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: January 6, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

A Resolution Adopting the Parks, Recreation and Open Space (PROS) Master Plan

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The Parks, Recreation and Open Space (PROS) Master Plan has reached the final plan phase and is ready for Council consideration. Of the four phases of the planning process, information gathering, findings presentation, preliminary plan and final plan, this is the final plan consideration for adoption.

Should Council decide to adopt the PROS Master Plan, the parks and recreation department will have a blue-print to guide projects and priorities to sustain and improve the parks and recreation system for the next 8 to 10 years. While this plan is critical to the long term evolution and success of serving the community's parks and recreation needs, any specific project with fiscal impact being pursued will always come back before Council for consideration, for example, in the form of budget proposals or authorization to apply for a grant.

The findings presentation in October, rooted largely in the statistically valid community survey, illuminated community priorities. The community survey is a main driving force in establishing priorities for the PROS Master Plan. These priorities have now been applied to specific projects and priorities with the overall goal to advance the Parks, Recreation and Open Space system and sustain and improve service to the Grand Junction Community.

The scope of work for the PROS Master Plan includes completing a feasibility study of the highest articulated need according to the community, which is a community center. Although the feasibility study for the community center is growing out of the PROS Master Plan, it is critical to understand they are stand alone and separate documents. The PROS Master Plan is the over-arching plan describing in concept a multitude of priorities and projects including over $150M in capital priorities. These will not all come to fruition but rather enable the department to be prepared when certain opportunities arise, such as grants that are seeking to fund certain types of projects. If half of the projects described in the PROS plan occur along the stated timeline, the PROS plan will be considered a huge success. The feasibility study, on the other hand, tackles the highest priority project, and completes further planning to give it definition and assess feasibility. The highest priority project that is the subject of the feasibility study is one priority among many as described in the PROS plan.

The highest stated need from the community is clearly a community center according to the statistically valid community survey. Given the statistical validity, the results represent the opinion of the broader community. The Council gave direction on November 30 after the preliminary plan presentation to complete the feasibility study on the community center, which is the subject of the January 4th Council workshop.

No matter what happens with the feasibility study discussion, the PROS Master Plan should not be affected given its independence. The PROS plan presentation will include a brief discussion of the changes made since the preliminary phase and the last presentation of the plan in the middle of December. The packet includes the Final PROS Plan as well as a letter recommending adoption from the Parks and Recreation Advisory Board, who was centrally involved throughout the process.

BACKGROUND OR DETAILED INFORMATION:

The City, working with a consulting group led by GreenPlay LLC, has forged a parks, recreation and open space master plan derived from public engagement and input, a Parks, Recreation and Open Space (PROS) Master Plan. The PROS Master Plan provides clear direction for services, facilities and amenities for the next 8 to 10 years.

In 2001, the City of Grand Junction completed the Parks, Recreation and Open Space Master Plan. Regarding the developed parks portion of the system, the 2001 Master Plan was updated as the Parks Inventory in 2011. The 2001 plan served the community well with many components having been completed. Towards the end of 2019, Grand Junction successfully earned a Great Outdoors Colorado Planning Grant that is paying for a large chunk of the cost of this Master Plan.

This resolution to adopt the PROS plan, included in the Council packet, will be the culmination of the master planning process. City Council has been kept updated on

the progress of the PROS plan since March of this year in the form of several Council briefings, memos and workshops. Council engagement has been appreciated and has provided guidance to ensure this plan does not sit upon the shelf, but rather is employed as an active blue-print to guide the evolution of parks and recreation in Grand Junction.

The consultant group has met on many occasions with the PROS Master Plan Advisory Committee and the Parks and Recreation Advisory Board, along with staff. Versions of the plan have been presented and shared to these advisory bodies and feedback has been provided to move the plan towards this final phase. The involvement of these two Council appointed groups has been critical to help ensure the plan is a reflection of what the community wants to see, along with the community survey and several other forms of public engagement such as public forums and focus groups. This plan is truly the community's plan for the community's parks and recreation system. The findings from the community survey along with a level of service analysis have determined the concepts described in this final plan. The objective is to meet the highest articulated needs by the community for both outdoor and indoor recreation facilities.

Included in the Council packet is an updated draft of the final PROS Master Plan, which has been updated from the November 30th version along additional changes since the December 14th version.

FISCAL IMPACT:

There is no direct fiscal impact with this action. Associated fiscal impact will be discussed separately, as elements of the PROS plans are implemented.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 06-21, a resolution adopting the Parks, Recreation and Open Space Master Plan.

Attachments

1. PROS Master Plan Final Report
2. Letter of Support from PRAB
3. Res-Adopting 2021 PROS Plan123129

CITY OF
Grand Junction
COLORADO

PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

DRAFT - DECEMBER 2020

ACKNOWLEDGMENTS

Mayor and City Council

Mayor Duke Wortmann
Mayor Pro Tem Kraig Andrews
Councilmember Rick Taggart
Councilmember Chuck McDaniel
Councilmember Phyllis Norris
Councilmember Phillip Pe'a
Councilmember Anna Stout

Parks and Recreation Board

William Findlay, Chair
Beau Flores
Marc Litzen
Gary Schroen
Austin Solko
Nancy Strippel
Lisa Whalin
Byron Wiehe

Parks, Recreation, and Open Space Master Plan Advisory Committee

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Kevin Bray
Paul Cain
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Libby Collins
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William Findlay
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EXECUTIVE SUMMARY

GRAND JUNCTION
Parks and Recreation MASTER PLAN

Process highlights:

- Over 3,000 people engaged
  - 997 statistically valid Invite community needs survey responses
  - 1,481 Open Link community needs survey responses
  - 350 participants in focus groups and community meetings
  - 339 preliminary survey responses
  - 4 sets of process update meetings with City Council, Boards, and Committees

Parks and Recreation Maintains:

- 350 acres of Developed Parks in 35 parks
- 598 acres of Open Space with Recreation Opportunities
- 55 acres of school playgrounds, fields, and exterior grounds
- 111 acres of cemeteries
- 500+ acres of right-of-ways, medians, and roundabouts
- 20+ miles of hard surface trails
- 37,000 publicly-owned trees
- 1 indoor pool
- 1 outdoor pool
- Landscaping and exterior grounds maintenance at many City facilities, such as Police and City Hall

#1 Community-voiced Additional Amenity to be Provided:
Community Center for indoor recreation, aquatic facilities, and community spaces

#2 Community-voiced Additional Amenity to be Provided:
Trail connections and expansions

#3 Community-voiced Additional Amenity to be Provided:
River conservation, access, and improvements

#4 Community-voiced Additional Amenity to be Provided:
Indoor warm water leisure pool

Top Preferences for New Funding for Priority Projects According to the Community Survey

- Revenue from medical and recreational marijuana: 80% of statistically valid survey
- respondents
- Grants and fundraising: 79% of statistically valid survey respondents
- Tax on tobacco and vaping: 71% of statistically valid survey respondents

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OBJECTIVES

These implementation strategies are derived from the 2020 One Grand Junction Comprehensive Plan. The Parks, Recreation and Open Space Master plan seeks to implement these broadly articulated community goals for Parks and Recreation (Comprehensive Plan Principle 7: Great Places and Recreation Opportunities).

Goal 1: Provide a safe, well-maintained, and accessible network of parks, open space and trails and recreation services.

Objective 1.1: Evaluate, monitor and construct parks and recreation facilities to achieve targeted level of service as provided in the Parks, Recreation and Open Space Master Plan.

Objective 1.2: Ensure that large subdivisions dedicate and construct new neighborhood parks and/or public spaces.

Objective 1.3: Identify opportunities for preservation of open space, drainageways, and trails that provide connectivity throughout the city.

Objective 1.4: Pursue and prioritize the acquisition and development of the remaining sections of the Colorado Riverfront Trail.

Objective 1.5: Maintain or renovate parks and publicly owned spaces to ensure that these spaces are activated and used in ways that provide meaningful service to the surrounding neighborhoods.

Objective 1.6: Utilize best practices and staffing resources to ensures that the department's mission is met and spaces are well-maintained and safe.

Goal 2: Ensure parks, recreational and open space facilities and programs meet community needs and equity of location.

Objective 2.1: Adopt an updated Parks, Recreation, and Open Space Master Plan.

Objective 2.2: Identify and prioritize parks and open space opportunities in areas that are currently underserved.

Objective 2.3: Continue to explore long term funding strategies such as retail sales and processing of marijuana, among others, for parks and recreation programs and facilities including regional sports facilities, a field house, and a community center.

Objective 2.4: Implement the Lincoln Park Stadium Master Plan Adopted January 7, 2020, by the Parks Improvement Advisory Board.

Objective 2.5: Periodically review plans, assessments, programs, and offerings to ensure they continue to meet needs of residents as the population and preferences change over time. Instigate new efforts to meet newly identified needs.

Objective 2.6: Work with partners to identify key properties for future acquisition and conservation that meet multiple natural resource protection and recreation goals in adopted plans.

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Objective 2.7: Collaborate with others, such as City boards and commissions, District 51, health, and wellness organizations, and the medical community to expand and increase awareness and advocacy of programs and offerings.

Objective 2.8: Continue to build new or expanded recreational activities/amenities along the riverfront, including expansion of the River Park and improvements to the Western Colorado Botanical Gardens.

Objective 2.9: Expand and increase awareness and advocacy of programs and offerings amongst the general community.

Goal 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.1: Continue to redevelop the city's riverfront utilizing both private and public investment.

Objective 3.2: Identify tools to promote safety in public spaces.

Objective 3.3: Enhance program portfolio to meet community needs.

Goal 4: Support a lively arts and culture community.

Objective 4.1: Identify opportunities in capital projects to create locations for or construct/erect public art.

Objective 4.2: Support the implementation of and periodic updates to the City's Strategic Cultural Plan and other City's Arts and Culture Commission planning efforts.

Objective 4.3: Continue to monitor and promote awareness of the economic impact of the arts within the city in partnership with arts and culture organizations.

Goal 5: Maintain access to public lands at the urban/rural interface.

Objective 5.1: Evaluate existing trail networks while funding and planning for new trails and ongoing maintenance of the network.

Objective 5.2: Review Grand Junction Municipal Code to ensure that it provides sufficient flexibility to encourage design innovations that provide open space and protect sensitive environmental resources, scenic vistas, and cultural resources.

Objective 5.3: Develop strong partnerships between the City and other agencies, non-profits, and jurisdictions that support, maintain and expand recreation opportunities in the Grand Junction area.

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I. Where We Are Today

A. Introduction

Grand Junction, Colorado, is the gateway to the mountains and canyon lands of Western Colorado and Eastern Utah. Centrally located between Denver, Colorado (250 miles east), and Salt Lake City, Utah (270 miles west), Grand Junction is surrounded by 1.2 million acres of public lands. Grand Junction also possesses easy access to the Rocky Mountains and western Colorado's incredible landscape. It is a unique confluence of rivers, deserts and mountains. The City of Grand Junction currently covers 39.8 square miles and serves an estimated population of 64,900 people.

In mid 2019, Great Outdoors Colorado (GOCO) awarded a grant to the City to fund about half of the cost of this Master Plan. The central purpose of this community-driven, long-range planning project is to create a Parks, Recreation and Open Space (PROS) Master Plan that is derived from citizen and stakeholder input and provides clear direction for services, facilities and amenities for the next eight to 10 years. This PROS Master Plan is in-step with Comprehensive Plan 2020: One Grand Junction, and it applies to the strategic action plan relative to parks and recreation.

The 2020 PROS Master Plan updates the 2011 Park Inventory and Future Needs Assessment and addresses the current and future needs of the Grand Junction community, the City, and the Department.

B. Community Involvement and Participation

It has been imperative, particularly in the midst of a pandemic, that meaningful community participation in the preparation of the plan occur and that substantial opportunities for citizen participation in the planning process have been provided. Although in new territory regarding conducting a community-driven Master Plan process in the midst of a pandemic, participation exceeded expectations. First off, embrace and dependence on parks, trails and outdoor recreation has been a lifeline for most in the pandemic. The essentiality of parks have been further affirmed with the events of 2020. According to the National Park and Recreation Association, 84 percent of adults find exercising at local parks, trails and open spaces essential to maintaining their mental and physical health during the COVID-19 pandemic.

This is especially evident locally. During the pandemic, Mesa County has seen a 144 percent increase in park visitation, the highest of any County in Colorado (https://www.google.com/covid19/mobility/). Such high utilization helped put parks and recreation in the forefront on the mind of the community. As such, engagement was at a level that exceeded expectations, especially with the statistically valid community survey. Driving the recommendations of this plan are: results of a statistically valid survey, public input from focus groups, community meetings, engagement with City Council and staff, and regular interaction with a City Council appointed PROS Master Plan Advisory Committee.

Focus Groups and Community Meetings

Initial engagement with the Grand Junction community began July 13-16, 2020, when a series of eleven public input sessions were held to garner input on the state of Grand Junction Parks and Recreation services and facilities. These sessions included one City Council workshop, four stakeholder interviews, three focus groups, two public forums, and four staff discussions. These meetings were held at The Barn in Lincoln Park where face covering and distancing protocols were in place. A central goal of these sessions was to gather as much information as possible to guide the development of the Community Needs Assessment Survey questions.

During the input sessions, more than 350 people participated from various groups including:

- City Council Members
- Users/community members, Parks and Recreation Advisory Board, the PROS Advisory Committee, the Arts and Culture Commission and the Foresty Board Non-Profit partners and organizations representing the diversity of Grand Junction

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- Partner/governmental agency representatives
- City staff
- Youth and adult sports organization representatives
- Medical community
- Members of the business community
- Non-Profit partners and organizations representing the diversity of Grand Junction

Online Engagement in Response to a Pandemic

A preliminary survey provided stakeholders the opportunity to answer similar questions to the in-person sessions. This was posted at https://gjparksandrecreationplan.com/. This preliminary feedback provided a foundation for the content and questions asked on the more comprehensive and important community needs assessment survey. It is important to note that the preliminary survey responses gathered from 339 respondents are NOT statistically valid. The preliminary survey was only available to a select group of stakeholders making the results non-representative of the Grand Junction community. GjParksandrecreationplan.com and social media was used to provide updates on the planning process and the project timeline. It also served as a platform for presenting project-related materials such as the Findings Presentation in video and document format and the community needs assessment survey report.

For key stakeholders who were unable to attend these sessions in-person, whether due to coronavirus concerns or scheduling conflicts, an option to participate in an online survey was offered to garner additional input and validate what was heard in previous sessions.

Engagement in a Pandemic

Throughout the development of the PROS Master Plan, City Council, Parks and Recreation Advisory Board (PRAB) and the PROS Master Plan Advisory Committee were all engaged at key points in the process – Information Gathering, Findings, Draft Recommendation, and Final Plan - to confirm data received and to ensure the process was achieving engagement goals.

Community Needs Assessment Survey

This plan, working with staff, involved an in-depth examination of the current unmet parks, recreation and open space needs, and how to best increase the quality and quantity of service. The most representative way to achieve this was to complete a Needs Assessment using a statistically valid survey.

The community needs assessment survey consisted of two methods of distribution resulting in two categories of respondents:

- The “Invite” Sample: Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the survey program. Paper surveys were mailed to 6,000 randomly selected residents of the City. The survey packet included a cover letter in Spanish and English, a paper survey form, and a postage paid return envelope. The letter described the overall PROS Master Plan process and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper, or online through a password-protected website ensured on response per randomly selected person.

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A total of 997 Invite survey responses were received in the randomly selected sample via paper or online response. Relative to other survey efforts, this level of participation is considered very strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1%. The results, therefore, are considered representative of the overall opinion of all Grand Junction voters.

- The "Open Link" Sample: An online version of the survey was also made available to residents in the Grand Junction area. Residents were encouraged to go to a website to complete a survey identical to the mailed survey. This Open Link survey was publicized through email lists, newsletters, ads on social media in Spanish and English, public meetings, etc. A total of 1,481 Open Link surveys were received. These results were kept separate from the Invite Survey responses to protect statistical validity. A more in depth description of the needs assessment survey is provided in ***Section II, the Future of Parks and Recreation in Grand Junction.***

C. Grand Junction Parks and Recreation Today

The City of Grand Junction Parks and Recreation Department operates and maintains 35 developed parks (350 acres), 6 school properties (55 acres), 9 open space – recreation (598 acres), open space – other maintained (443 acres), one golf course (209 acres operated through the General Services Department) and seven fully or partially undeveloped park lands (285 acres) equating to a total of 1,842 acres of land. The City of Grand Junction owns the following banked future properties that have been designated as undeveloped "park land":

- Flint Ridge (3.3 acres)
- Burkey Park South (10 acres)
- A portion of Horizon Park (13 acres, some of this acreage is Fire Station #6)
- A portion of Paradise Hills (2.79 acres)
- Saccomano Park (30 acres)
- A portion of Westlake Park (4.5 acres)
- Matchett Park (220 acres)

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Major facilities include the Lincoln Park Stadium and Complex, two pools (one indoor and one outdoor), Regional Canyon View park and the Las Colonias Park that includes the Amphitheater and the River Park. Two cemeteries are also operated and there are over 37,000 publicly-owned trees across the City. The system includes recreation programs and facilities that provide a level of service of about 170,000 participants visits per year, which averages to nearly 500 people served per day.

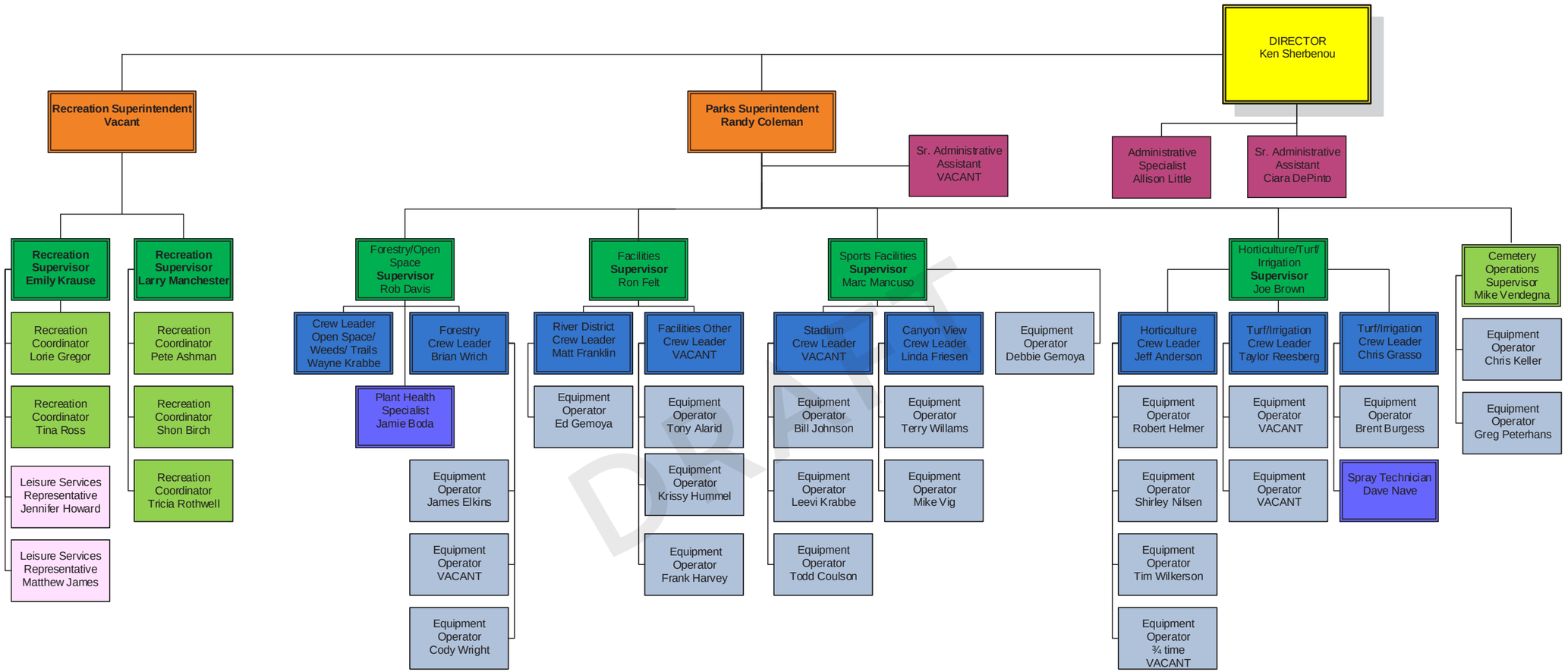
The Department is divided into Administration, Parks Operations, and Recreation Divisions. In 2020, the Department adopted budget totaled $10,031,928 – a five percent increase over the Department's 2019 Amended budget. These totals include labor and benefit costs, operating expenditures, and interfund charges (i.e., fleet, IT, liability insurance).

Table 1: Department Budget

	2018 Actual	2019 Amended	2020 Budget
Administration Total	$ 815,296	$1,127,872	$1,001,801
Parks Operations Total	$5,760,011	$6,087,333	$6,547,273
Recreation Total	$2,154,308	$2,283,291	$2,482,854
P&R Total	**$8,729,615**	**$9,498,496**	**$10,031,928**

Staffing for the department consists of 52 full-time and approximately 250 seasonal and part-time staff.

Figure 1: Grand Junction Parks and Recreation Organization Chart - November 2020



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City of Grand Junction Core Values

Continuous Improvement
Working together to be the best by challenging the status quo.

Collaborative Partnerships
We work together using all areas of expertise to achieve a common goal.

Exemplary Service
We excel at fulfilling the needs of our community through thoughtful interactions.

Administration

Parks and Recreation Administration is responsible for the overall leadership, coordination, and management of the department. Budget preparation and oversight, payroll, marketing and all personnel functions are coordinated with the Parks and Recreation Administration Division. This office is also the liaison with other City Departments, City Manager, City Council, and other agencies.

Parks Operations

The Parks Division includes park and trail maintenance, forestry and open space management, sports facilities, and horticulture. It is also responsible for 35 developed and seven fully or partially undeveloped parks within the City. In addition to developed parks, the division also maintains riverfront and urban trails, open space and street trees within City rights-of-ways.

Park and Trail Maintenance – This section maintains turf, irrigation systems, playgrounds, facilities, and park amenities, as well as facilitates maintenance for hundreds of rentals and events in City parks each year. Parks maintains 21 miles of riverfront and urban trails, almost 600 acres of open space – recreation, over 500 acres of open space - other areas maintained (such as City right-of-ways, medians and roundabouts), and facility maintenance for all park locations. Conventional parks are generally maintained by the facilities, irrigation, and turf teams, while trails are managed by weed abatement and open space/forestry.

The urban trail system provides over 20 miles of hard surface trails for walking, running, and bike riding, within Grand Junction city limits, as well as connecting with other entity-maintained trials. The trail system experiences heavy use from sun up to sun down, seven days a week all year long.

- River Front Trail System – travels along the Colorado River
- Subdivisions Trails – trails traveling through neighborhoods
- Park Trails – travels within a park site and may connect to other trails
- State Trails – state-maintained trails traveling outside of city limits
- County Trails – county-maintained trails traveling outside of city limits

Urban Forestry and Open Space – This division is dedicated to the protection, restoration, and maintenance of Grand Junction's urban forest and open spaces.

The Urban Forestry Program is responsible for the health, safety, and resiliency of the City's urban forest natural resource. Mitigation of tree risk in the interest of public safety within parks and along street public rights-of-way is a top priority for the program. Public tree protection, planting, pruning, removing and plant health care treatments are all under the guidance of the City Forester to ensure the good health and resiliency of over 5,000 park trees, 12,000 street trees, and 20,000 trees within native open space properties. Forestry crews plant –several hundred new park and street trees per year, and

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continuously seek new innovations to improve the success and establishment of new plantings. While homeowners are responsible for the watering of street trees, the City plants, trims, and controls insects and diseases at no charge to the homeowner.

Grand Junction's urban forest is one of the City's most valuable natural resource assets that gives back to the community through a variety of ecosystem services. Trees in our parks and along city streets help clean the air our community breathes and provides shade that decreases the cooling loads on our energy infrastructure during hot months. The urban forest holds, cleans and infiltrates stormwater, decreasing the load on our storm sewer system. Healthy trees increase property values in neighborhoods, and increase public activity leading to healthier and more socially connected neighborhoods. Grand Junction's Urban Forestry Program has received numerous awards throughout the years, including the National Arbor Foundation Growth Award (15 years), Tree City USA award (37 years), the National Arbor Day Foundation Award for outstanding Arbor Day celebrations (1996, 2005), and the International Society of Arboriculture Gold Leaf Award for outstanding Arbor Day celebrations (1998).

The Open Space program is a relatively young component of the Parks and Recreation Department developing from strong public interest in the value it brings to a city. The program is comprised of two facets; City-owned and maintained natural areas that provide opportunities for recreation (referred to as Open Space - Recreation lands in this plan), as well as the code enforcement of weed violations on privately-owned properties within the City limits. Open Space - Recreation properties (598 acres) that provide access to public recreation are typically connected to BLM land and provide opportunities for recreational activities, such as hiking, single track trail mountain biking, etc. The code enforcement program receives concerns/complaints regarding overgrown weeds on private and City-owned properties. Weed Abatement staff inspects the complaint, records the problem, and issues a notice of action and fines. The City crew provides weed control on over 500 acres of city owned property and rights-of-way. By default, this program addresses the maintenance of open spaces and unimproved streetscapes due to its focus on weed management. There is a need to further develop the Open Space program to focus new attention towards restoration and protection of higher value native landscapes within City limits, and better connect residents to the beauty and value of the City's natural spaces.

Horticulture – Horticulture is responsible for thousands of annual flowers, shrubs and perennials in manicured planting beds. These areas include Lincoln Park, City Hall, the Downtown District, and Visit Grand Junction. Some of the lesser known landscapes include public facilities, right-of-way landscapes on Main Street, North Avenue, 1st Street, 7th Street, the Riverside Parkway, I-70 business Loop, Horizon Drive, and all City parks and facilities. In total, Horticulture manages more than 66 properties and over 121 acres of shrub beds, flowers, and passive landscapes.

Cemeteries – The Cemetery division maintains more than 80 acres of lands on Orchard Mesa and at Crown Point Cemetery (Appleton area) and works to maintain a warm, serene setting for eternal remembrance.

Sports Facilities – The division maintains high profile sport facilities at Lincoln Park, Canyon View Park, Columbine Softball Complex, and Kronkright Softball Complex. These facilities host more than 5,500 baseball, softball, football, soccer, lacrosse, rugby, track and tennis events each year, as well as, local and regional special events. These events include the 4th of July Extravaganza, High School and University graduations, and the Junior College World Series (JUCO). Suplizio Field is home to the Grand Junction Rockies.

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Recreation

The Recreation Division encompasses programming and facility operation in recreation, aquatics, senior recreation, and arts and culture. The division provides all-age and nearly all ability programs including summer camps, athletics, special events, and general recreation programs.

Aquatics – The division manages one year-round swimming pool, Orchard Mesa Pool, which is jointly funded with School District 51 and Mesa County. The division also manages one seasonal pool at Lincoln Park. In addition, the division partners with the Town of Palisade to provide management services for the seasonal Palisade Pool. Aquatics offers traditional programs such as swimming lessons and aqua aerobics.

Recreation – The Recreation Division provides a wide variety of recreation programming elements for the community serving more than 10,000 participants of all ages and abilities and 400 adult sports teams annually. The division offers traditional programs such as adult and youth athletics, special events, including the Annual Southwest Arbor Fest as well as growing programs such as pickleball.

Boards and Commissions

Citizen participation at all levels of the governmental process is valued and encouraged in the City of Grand Junction. Five volunteer board/committees were influential in guiding the development of this plan.

A.) Forestry Board

The city recognizes the substantial economic, environmental and aesthetic importance of trees within the community. It is the policy of the city to protect its citizens and enhance the community's urban forest through recommended horticultural and arboricultural practices.

The Grand Junction Forestry Board is a five-member board with up to two alternate members which meets monthly to review and determine professional qualifications and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees. The Board, in accordance with City ordinances issues licenses to qualified applicants. The Forestry Board serves in an advisory capacity to the City Forester making recommendations to the City Council for the adoption of rules and regulations pertaining to the tree service business in the City. The Board is a governing body hearing complaint issues from citizens related to the tree service performed within the city limits. Community outreach and education about the value of trees and the urban environment is an important mission of this board.

B.) Parks and Recreation Advisory Board (PRAB)

PRAB is a City Council appointed board of citizen representatives who meet monthly. PRAB's role is to advise City Council on issues related to Parks and Recreation. These representatives also serve as a sounding board by engaging staff to understand operations and support the continued growth and maintenance of the community's parks and recreation system. PRAB was involved from the beginning of this planning process, and had several members present at each of the public meetings. The Parks and Recreation Advisory Board's role, as a volunteer board, is to assist in the planning and development of the City's park and recreation system. Their presence and support of the PROS Master Plan project was a necessity for the overall success of the project. The Board's guidance and expertise is strongly valued during all stages of planning and of park and recreation improvement and/or development.

C.) Grand Junction Commission on Arts and Culture

The division strives to enhance the quality, quantity, accessibility, and affordability of arts and culture for the citizens of Grand Junction and the surrounding valley. The division serves as the staff support for

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the Arts and Culture Commission responsible for the one pecent for the Arts Program and the annual community grant program. The Parks and Recreation Department has a staff person who is the liaison to the Commission and facilitates many of its activities.

C.) Parks Improvement Advisory Board (PIAB)

PIAB is a partnership organization that is comprised of the Grand Junction Baseball Committee (who organizes the annual Junior College World Series at the Lincoln Park Stadium), the City of Grand Junction, Mesa County, School District #51 and Colorado Mesa University. This Board support capital projects throughout the City and the County, with a focus on the Lincoln Park Stadium Complex.

D.) PROS Master Plan Advisory Committee

The PROS Master Plan Advisory Committee is a group of community members appointed by Council who provided continual feedback throughout the Master Plan process. Application to this committee was broadly circulated resulting in over 40 applicants. The Advisory Committee, along with the Parks and Recreation Advisory Board, was centrally involved in ensuring this plan is community driven.

Relevant Plans

Several planning documents informed this PROS Master Plan. This helps connect previous planning efforts to the PROS Plan.

A.) 2019 Grand Junction Strategic Plan

The central purpose of the Strategic Plan is to provide the City of Grand Junction with a tool guiding goal setting and strategy. This Strategic Plan incorporates that is in use until the City's Comprehensive Plan is adopted by elected officials. This Strategic Plan incorporates the priorities identified as most important by City Council.

The Strategic Plan establishes four guiding principles, four strategic directives, and key initiatives that bring about action in support of the directives.

Guiding Principles

- Partnerships and Intergovernmental Relationships
- Fiscal Responsibility
- Communication and Engagement
- Leadership

Strategic Directives and 2020 Parks and Recreation Department Initiatives

- Planning and Infrastructure
- Diversification of our Economic Base
- JUCO, GJ Rockies
- Connectedness through Community Building
    - Engagement with Boards and Commissions

B.) One Grand Junction

It is anticipated that the City's long-range plan, Comprehensive Plan 2020: One Grand Junction, will be adopted by the end of 2020 – in-step with adoption of this Parks, Recreation and Open Space Master Plan. The Comprehensive Plan is now more than the traditional land use plan, and it covers all the essential services proved by all the city departments.

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C.) 2019 Lincoln Park Stadium Renovation and Master Plan

The Parks Improvement Advisory Board (PIAB) led the charge with the creation of the 2019 Lincoln Park Stadium Master Plan. This plans for renovations and improvements based on a short-term (2-4 years), mid-term (10-12 years) and long-term (12+ years) priority basis. Short-term priorities include enhancing entry points, circulation, and seating at the stadium; upgrades to stadium features; outfield surface improvements; parking and pedestrian improvements increasing the parking from 415 to 500 spots; and, infrastructure upgrades. Short-term improvements are estimated to cost $9.4-11 million. Medium and long-term improvements are estimated to cost a total of $22.4-24.8 million.

D.) 2018 Community Center Feasibility Study

Beginning in November 2017 People for Local Activities and Community Enrichment (PLACE) partnered with the City to investigate a new community center. Along with a consultant team, the group conducted a robust community outreach process. Hundreds of members of the Grand Junction community participated in stakeholder meetings, focus groups, community presentations, two community open houses, and a statistically valid survey. The conclusion of the process was clear, with Lincoln Park being the other top preferred site. There is an unmet need in Grand Junction for a community center. Matchett Park was the chosen site. The following primary programming components were chosen:

- Community meeting rooms
- Indoor pool(s)
- Gymnasium
- Indoor walking track
- Individual and group fitness
- Child watch and party rooms
- Administrative and support spaces

This feasibility study led to Measure 2C on the April 2, 2019 ballot. This 0.39 percent sales tax measure was voted down 45 percent “yes” and 55 percent “no.” This ballot proposal included two sites where improvements would be made: a 98,000 square feet community center at Matchett Park and the surrounding park development of 75 acres; and, renovation of the 32,265 square feet Orchard Mesa pool. The total project cost for the new community center, development of the surrounding park, and the Orchard Mesa pool renovation was $79 million. This proposed 0.39 percent sales tax would have funded these improvements.

E.) 2011 Park Inventory

The purpose of the 2011 inventory and assessment report was to develop an extensive inventory of the existing amenities. Future needs of the community were identified, assessed, and anticipated and to ensure the community’s needs could be met through proper planning. The assessment re-evaluated outstanding issues based on the circumstance and conditions in 2011. This was intended to be a mechanism to address the community needs.

F.) 2014 Matchett Park Master Plan

The 2014 Matchett Park Master Plan helped prioritize the community’s vision and goals for the future of the park. Since Matchett Park was acquired, two sizable parks have been developed in the Grand Valley: Canyon View Park, in 1997, and Long Family Memorial Park in 2006 (owned by Mesa County). These two parks have been extremely beneficial to the entire valley; however, multipurpose field rentals increased 130 percent and shelter rentals increased 123 percent from 2006 to 2014. Usage rates identified these amenities as insufficient and not capable of keeping pace with the increasing demands from outdoor recreational user groups.

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The neighborhoods surrounding Matchett Park were recognized as having only 7.8 acres of park that are accessible without crossing Patterson or going much further east or west. In 2012, City Council directed staff to complete a master plan for the park based on these pressing needs. The City was successful in obtaining a Great Outdoors Colorado grant to fund 75 percent of the total master planning cost. Matchett Park was identified as the park site to serve as a critical north-central location for regional activities. Matchett Park was the site for both community center ballot initiatives from 2001 to 2019, both of which failed to earn passage. The 2001 proposal received 25 percent "yes" votes and 75 percent "no" votes. The 2019 proposal received 45 percent "yes" votes and 55 percent "no" votes.

G.) Mesa County Community Health Needs Assessment 2018-2020

In collaboration with Colorado Canyons, Community Hospital, St. Mary's Medical Center, and West Springs Hospital, Inc., Mesa County Public Health conducted a health needs assessment to understand the health status of the county's population. The assessment presents information and analysis on health indicators and identifies areas of concern. It develops understanding of the population groups experiencing significant differences in health outcomes and the barriers impeding their access to resources and opportunities. This assessment offers relevant data regarding physical activity, transportation, nutrition, and mental health.

H.) 2015 Pathways to Nature

Conducted for Mesa County Health Department by Colorado Mesa University, Pathways to Nature sought to understand county residents' perceptions and barriers regarding access to nature. The 2015 study, based on engagement with residents, found a number of challenges preventing people from connecting to nature.

Challenges to Connecting with Nature

- Time it takes to go outdoors
- Safety at playgrounds
- Cost of equipment, transportation, participation fees, etc.
- Proximity to outdoor recreation sites
- Transportation
- Technology
- Lack of awareness
- Lack of facilities such as bathrooms
- Cultural barriers
- Uneven distribution of green infrastructure city wide

Pathways to Nature provided suggestions for outdoor programs, reducing cultural barriers, park improvements, and ways to alleviate costs.

2020 Bicycle/Pedestrian Transportation Priorities List

The Urban Trails Committee acts in an advisory capacity to the Grand Junction City Council on matters pertaining to safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities through the community, as well as other forms of transit. One of the Urban Trail Committee's (UTC) main responsibilities is to review the City's active transportation network on an ongoing basis and recommend enhancements for the purpose of increasing the extent and connectivity of well-maintained sidewalks, bike lanes, and pathways within the urbanized area that emphasize safety, connectivity, and efficiency for multimodal users of all ages and abilities. The list below has been extracted from the 2020 UTC priorities list and focuses on connections which necessitate the inclusion of Grand Junction Parks and Recreation due to current or future responsibility for maintaining the connection. These are listed in

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priority order and should be pursued by the department as it implements this master plan.

- Westlake Park Access
- Audubon Trail Asphalt Section
- Dos Rios Bicycle/Pedestrian Bridge
- Broadway Trail
- South Camp Road Trail
- Colorado Riverfront Trail Connector – West Orchard Mesa Bridge
- Riverfront Trail Redlands Boat Ramp Asphalt Section
- Redlands Parkway Trail
- The Ridges Trail System
- Orchard Mesa Irrigation District Canal Trails
- Portland Loo-style Bathrooms Downtown

Partners and Intergovernmental Relationships

Grand Junction Parks and Recreation partners with an array of community organizations, regional agencies, and sports user groups to fulfill its mission and deliver services.

List of Key Partners and Intergovernmental Relationships:

- Grand Valley Parks and Recreation Foundation
- School District 51
- Colorado Mesa University
- Mesa County
- Strive
- Greater Grand Junction Sports Commission
- Commission on Arts and Culture
- Parks and Recreation Advisory Board
- Parks Improvement Advisory Board
- Forestry Board
- Downtown Development Authority
- Bureau of Land Management
- National Parks Service
- United States Forest Service
- Grand Junction Area Chamber of Commerce
- Junior College Baseball World Series (Grand Junction Baseball Committee)
- Grand Junction Rockies
- Rivers Edge West
- Pinnacle Venue Services
- Colorado West Land Trust
- Western Colorado Conservation Corps
- Grand Junction Economic Partnership
- One Riverfront
- City of Fruita
- Town of Palisade
- Chamber of Commerce
- Colorado Parks and Wildlife
- Museums of the Mountain West

Sports User Groups:

- Fire FC
- Thunder Mountain Soccer
- Grand Junction Tennis Club
- Western Slope Pickleball Club
- Grand Valley LAX
- Grand Valley Adult Soccer
- Grand Valley Youth Football
- NZone Sports
- Mavs Sports Club
- District 51 Football, Baseball, Softball, Lacrosse, Track
- CMU Baseball and Football

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II. The Future of Parks, Recreation, and Open Space in Grand Junction

A. Community Profile

It should be noted that Grand Junction provides active recreation programs and facilities for a large portion of Mesa County, not just those residing within city limits. The data referenced throughout this section is sourced from Esri Business Analyst, which are point estimates for the current (2020) and forecast years (2025). Esri balances the Census 2010 against local data sources such as building permits, residential postal delivery counts, and county data from the Internal Revenue Service to generate estimates. Population projections are derived from a combination of models and data sources on both a local and national level. The complete Demographic Profile has been provided as a Staff Resource Document.

Population within City Limits

While most of the data in this report is sourced from the Urban Development Boundary, it is important to also note the population of the current city limits. The City population numbers are listed below along with the annual growth rate.

Table 2: City of Grand Junction Population Estimates

	City of Grand Junction
2000 Total Population	48,221
2010 Total Population	59,471
2020 Total Population	66,764
2025 Total Population	69,829
2010-2020 Population: Annual Growth Rate	1.13%
2020-2025 Population: Annual Growth Rate	0.90%

Source: Esri Business Analyst

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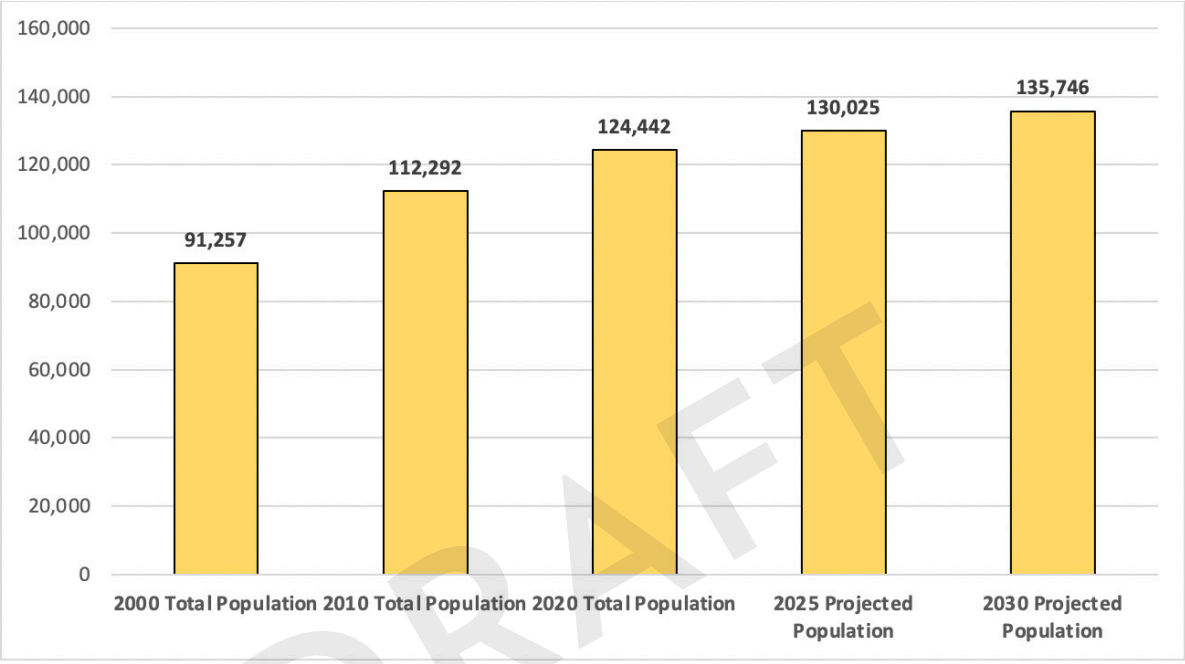
Population within the Urban Development Boundary

For the purposes of future planning, the geographic boundary of the City's service area has also been matched with the City's Comprehensive Plan which utilizes the Urban Development Boundary (UDB) to determine demographic data. By 2025, the UDB population is projected to reach 130,025 with a growth rate of 0.88 percent per year. If that growth rate continues, the population could reach over 135,000 within the UDB by 2030.

Figure 2: Grand Junction Urban Development Boundary Population Trends from 2000 to 2030



Source: Esri Business Analyst

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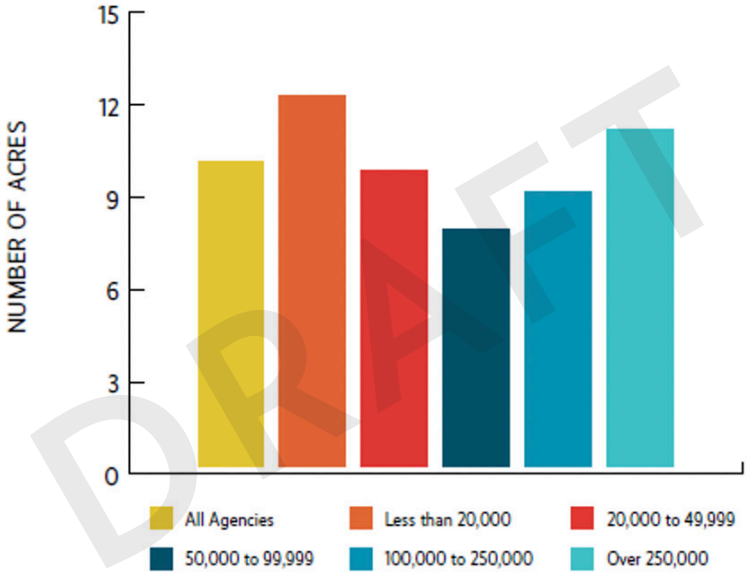
B. Benchmarking Analysis

NRPA offers recommended guidelines for acreages of park development, as well as the amenities that should be provided to communities based upon population. The City of Grand Junction parks system currently totals 1,842 acres which includes 350 acres of developed parks; 598 acres of open space parcels which offer recreation opportunities; 55 acres of D51 school sites used via intergovernmental agreements; and 111 acres of cemeteries. This number falls well-above the NRPA recommended 490 acres for 63,597 residents (based on NRPA's 7.7 acres per 1,000 residents). Additionally, there is a vast amount of public recreation land adjacent to the City. Families, businesses, and organizations are drawn to Grand Junction and Mesa County due in large part to the abundance of outdoor recreation opportunities, both within and outside of the City limits. Grand Junction compares favorably with similar size communities in the United States related to outdoor facilities. Indoor facilities, however, are lacking from a community and public recreation perspective. It is the largest community on the western slope of Colorado yet the only sizable City or town to lack a multi-purpose indoor Community Center.

Figure 3: 2020 NRPA Agency Performance Review Acres of Parkland per 1,000 Residents



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
Median	9.9	12.0	9.6	7.7	8.9	10.9
Lower Quartile	5.1	5.2	5.4	4.7	5.0	5.3
Upper Quartile	17.1	20.8	15.0	17.1	14.9	17.9

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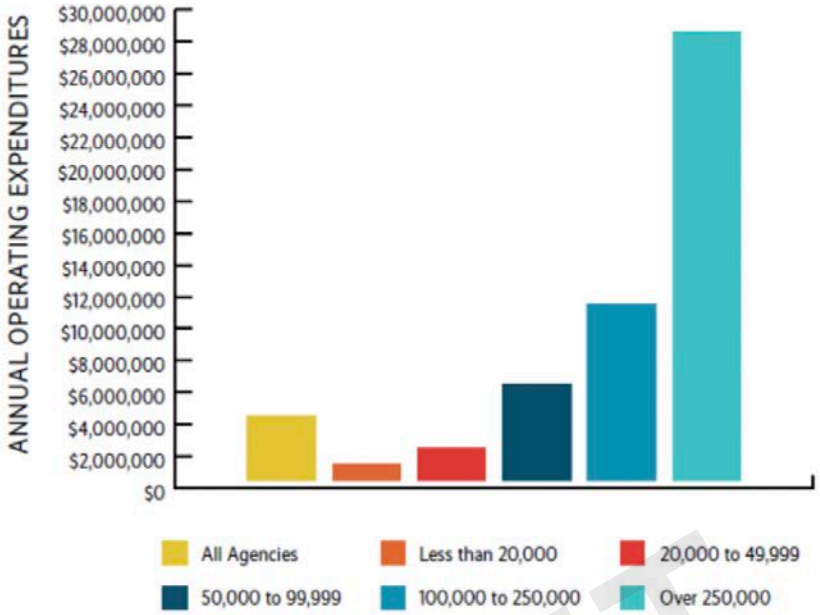
According to NRPA's 2020 Agency Performance Review, the median annual operating expenditure of developed park and non-park sites managed is $7,160 per acre. Parks and Recreation is responsible for managing 1,114 acres of developed park and non-park sites (excludes golf, undeveloped parks, and open space properties managed for weed abatement and as right-of-way). At $7,160 per acre, the budget should be $7,976,240 according to NRPA benchmarking. The Parks Operations budget for labor, benefits, and operating expenses is $5,412,398 in 2020. According to NRPA standards, Grand Junction Parks and Recreation is below the median in annual operating expenditures. This analysis should be taken with a grain of salt since not all acres maintained are created equal. Each acre varies in the amount of maintenance required to complete maintenance.

Figure 4: 2020 NRPA Agency Performance Review Annual Operating Expenditures



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
Median	$4,342,495	$1,075,780	$2,885,847	$6,185,614	$11,795,773	$28,664,747
Lower Quartile	$1,487,022	$496,365	$1,587,057	$3,292,562	$6,054,529	$10,929,857
Upper Quartile	$11,833,313	$1,997,524	$5,497,877	$11,005,308	$19,906,718	$47,492,476

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C. Community Needs Assessment

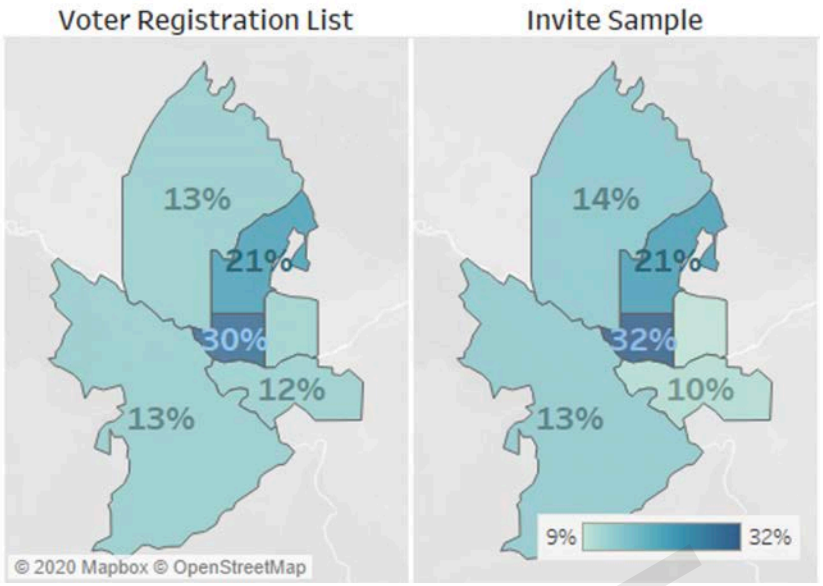
This plan used three different types of surveys to achieve different but related goals. The first, the online preliminary survey, was designed as an explorative tool for more open-ended feedback from 334 residents. The second, the statistically valid survey, was designed as a more precise tool to prioritize investment and ensure results were representative of resident needs by capturing a representative sample of community members. The third, the open link survey, was made available to all residents and was used to acknowledge any variances between it and the statistically-valid survey. While all samples are important, particular attention should be given to the statistically-valid random invite sample as it best represents registered voters in the City of Grand Junction.

Statistically-Valid (Random Invite) Survey

A paper version statistically-valid survey packet was mailed to 6,000 rented and owned households within city limits. Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the plan's engagement program. This group of responses is categorized as the "Invite" sample.

The survey packet included a cover letter in English and Spanish, a paper survey form, and a postage paid return envelope. The letter described the overall Parks and Recreation Planning process, and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper version or online using a password protected website ensuring only one response per randomly selected person.

Figure 5: Distribution of Registered Voters and Invite Sample Respondents



Of the 6,000 randomly selected households, a total of 997 statistically valid surveys were received. Compared to most community surveys, this level of response is strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1 percent. The results, therefore, are representative of the overall opinion of all Grand Junction voters.

Open Link Survey

Two weeks after the Invite survey was initiated, all Grand Junction residents were encouraged to go to a website to complete a survey that was identical to the statistically valid (Invite) survey. This Open Link survey was publicized through email lists, newsletters, ads on social media, public meetings, etc. A total of 1,481 Open Link surveys were received. Throughout this Overview, the results of both samples are shown, along with an "Overall" category that combines both sources of responses. While both samples (groups of respondents) are important, particular attention should be given to the Invite sample, as

How the Word Got Out:

WEB

- **Social media, e-blasts, City website, GJParksandRecreationPlan.com**
- **652 unique page views on GJ.org's PROS Master Plan web page**
- **Monthly newsletter**

MEDIA

- **The Daily Sentinel, radio**
- **Local television stations KREX, KJCT and KKCO**
- **Direct outreach to 66 organizations or groups were conducted for either online or in-person presentation**
- **Word of mouth and email campaigns from members of the PROS Advisory Committee and PRAB and available users groups or list serves**

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Key Themes and Issues

Eight themes emerged from the numerous public input events and surveys completed as part of this planning process. Those themes along with the priority needs, citywide goals, and operational analysis form the basis of the recommendations and Strategic Action Plan to follow. These are represented in the word clouds that follow.

Summary of Key Issues and Themes

A. Outcomes of COVID-19
B. Satisfaction with Current Quality of Services
C. What Keeps You from Using Services
D. Communications
E. What's Important and are Needs Being Met
F. Future Priorities
G. Funding Mechanisms Top Choices

These are each described in more detail below.

A.) Outcomes of COVID-19

What is the single outcome of the pandemic that will have the greatest impact on the future of parks and recreation facilities and services?

- #1 Funding will be less available (budget implications)
- #2 Understanding parks and recreation is a good investment and has value
- #3 Increase in homeless population
- #4 Increase in user conflicts due to increase visitation

B.) Satisfaction with Current Quality of Services

- 83% Satisfied – very satisfied with City parks
- 70% Satisfied – very satisfied with recreation facilities
- 67% Satisfied – very satisfied with recreation programs and services

About 800 respondents provided additional comments on their responses to this question with various needs identified, including most specifically a desire for a community center and/or associated indoor facilities.

C.) What Keeps You from Using Services

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

- 29% Lack of awareness of services offered
- 21% Lack of facilities and amenities
- 18% Crowding/not enough space
- 15% Cost/user fees
- 12% Don't have the programs I want
- 10% Hours of operation don't work for me
- 9% Too far away/inaccessible

These are represented in the word clouds that follow.

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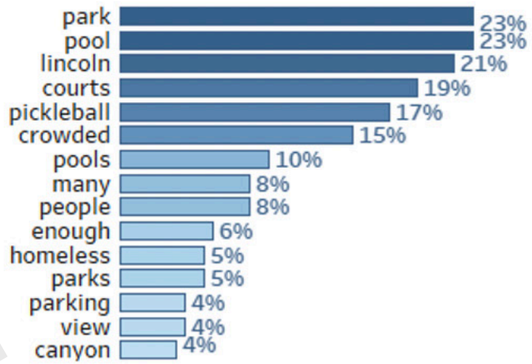
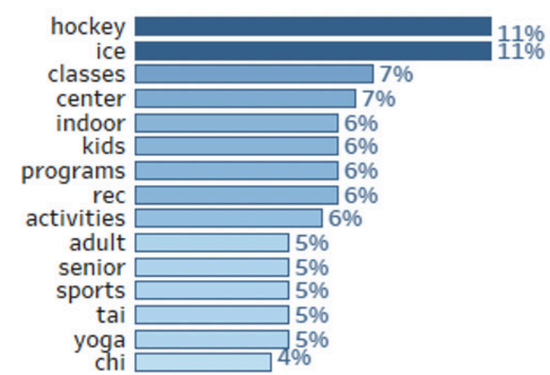
Figure 6: Open-ended Comments

Crowding/not enough space (such as:)



168 comments :

Don't have the programs I want (such as:)



187 comments :

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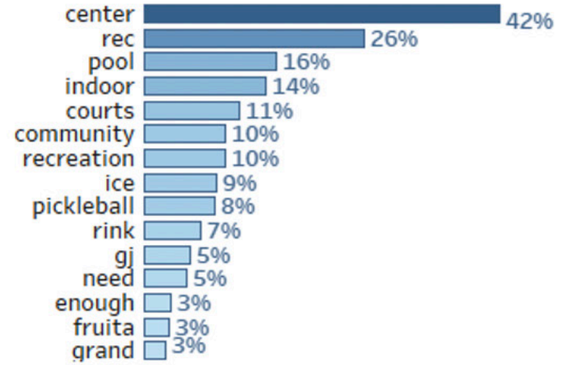
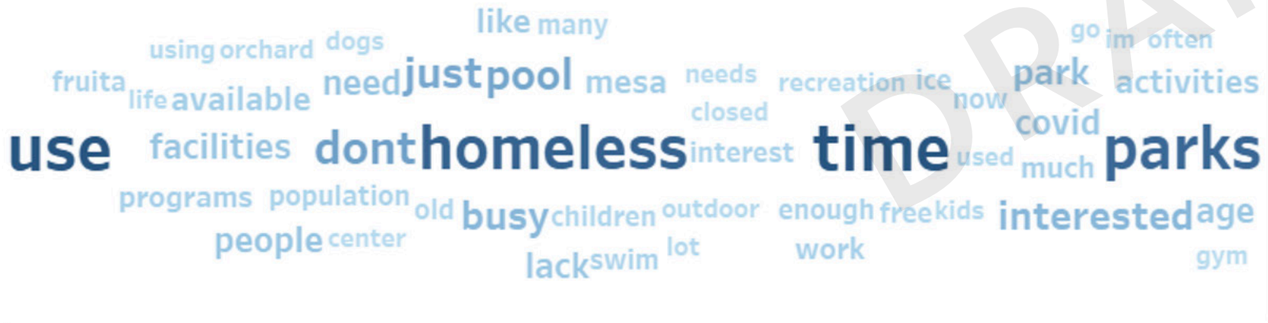
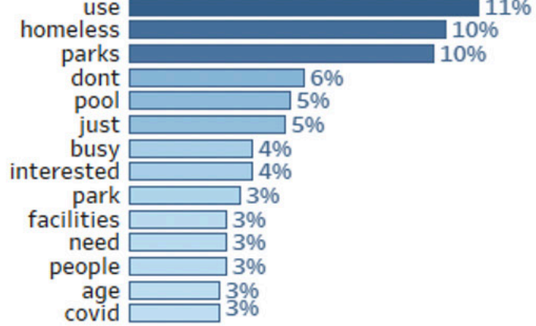
Lack of facilities and amenities (such as:)



314 comments :

Other (such as:)





489 comments :

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D.) Communications

How effective is the City of Grand Junction at reaching you with information on parks and recreation facilities, services, and programs?

- The average rating of the Invite sample was 3.2, slightly above neutral.

What is the best way for you to receive information?

- 44 or younger prefer social media, email, and the Activity Guide
- 45-64 prefer the Activity Guide and email
- 65+ prefer local media, the Activity Guide, and email

E.) What's Important and are Needs Being Met

Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be two key areas for improvement. Indoor fitness center/room and indoor gyms (basketball, volleyball and pickleball), received the lowest average needs-met ratings by a significant margin.

F.) Future Priorities

Top new/additional facilities

- 63% Community Center
- 57% Trail connections and expansions
- 43% River conservation, access and improvements

Indoor recreation amenities

- 55% Indoor warm water leisure pool
- 47% Fitness and weight center
- 44% Indoor walk/jog track
- 42% Indoor multi-use gymnasium

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The Top Priority of the Master Plan is a Community Center

Overall, there is strongest support for an indoor community center, with 81 percent of Invite respondents and 86 percent of Open link respondents rating it important or very important. Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community."

The survey showed particularly strong support for a community center by younger households, and those with children at home, but all demographic segments rated viewed the community center with high favorability.

What site do you prefer as the primary location for further evaluation of a potential community center?

- 58% Lincoln Park
- 21% Matchett Park
- 5% Another site
- 17% Need more information

Open-ended comments show that those who indicated they need additional information suggested that they would want to know more about the community center's specific program offerings. This is understandable given residents commonly want to know what will be available to them and their family prior to supporting a large capital project.

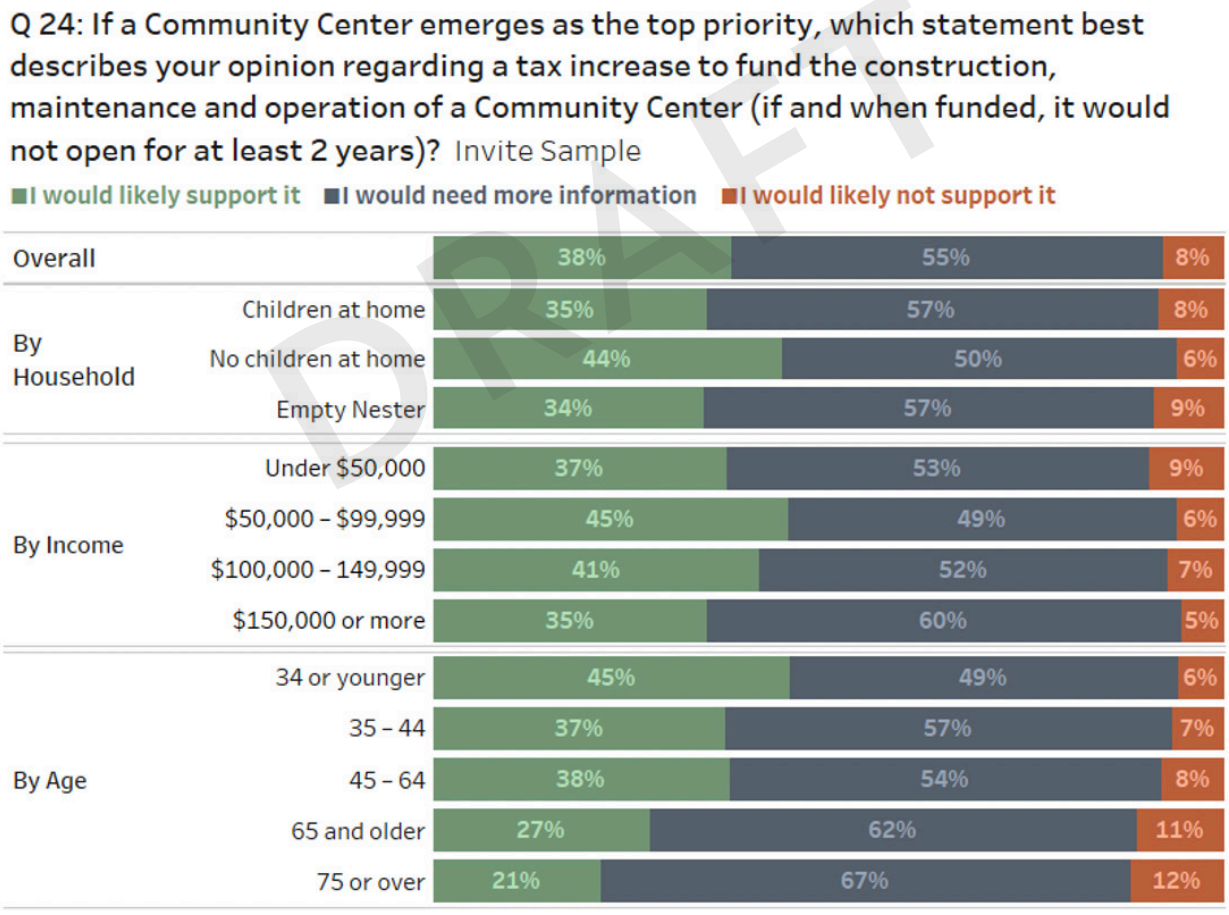
G.) Funding Mechanisms Top Choices

The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping.

- 80% Revenue from medical and recreational marijuana
- 79% Grants and fundraising
- 71% Tax on tobacco and vaping

Exploring the survey responses by three key variables, household makeup, income, and age provides additional insight on community opinion about a tax increase. Age is the strongest predictor of opinions. These results should be considered when planning for an election.

Figure 7: Opinion Regarding Tax Increase by Key Variables



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III. Park Classifications and Level of Service Analysis

A. Park Classifications

The City of Grand Junction Parks and Recreation Department classifies parks based on NRPA standards in combination with modifications made by City staff based on the assets, size, location, and specific needs of park users.

In total, 1,842 acres of public parklands are available within Grand Junction. This includes:

- 350 acres of Developed Parks
- 598 acres of Open Space for Public Recreation
- 55 acres of Public School Parks (owned by Mesa County Valley School District 51 and maintained by Parks and Recreation)
- 285 acres of Undeveloped Parks
- 111 acres of Cemeteries

It is noted that Grand Junction Parks and Recreation maintains an additional 443 acres of maintained "open space" lands and weed abatement areas; however, further work within the GIS database needed to ensure there is no duplication of acreage and no inclusion of buildings.

Note: 209 acres of Golf Course provides recreational access, but it is not included in Parks and Recreation as it is operated by General Services, a different City department.

MINI PARK
LESS THAN ONE ACRE:
Mini parks provide limited assets and recreational opportunities, which generally serve a ¼ to ½ mile radius in a residential neighborhood.

- Autumn Ridge Park - Ridges
- Cottonwood Meadows Park
- Hidden Valley Park – Ridges
- Hillcrest Park
- Tot Lot - Ridges
- Williams Park

SMALL NEIGHBORHOOD PARK
1 - 5 ACRES:
Small to mid-size neighborhood parks provide active and passive recreational opportunities. Small neighborhood parks generally contain numerous amenities such as; playground equipment, shelters, basketball courts, softball diamonds, restroom facilities, as well as open green space areas for picnicking. Small Neighborhood Parks generally serve a ¼ mile to 1-mile radius in a residential neighborhood.

- Darla Jean Park
- Duck Pond Park- Orchard Mesa
- Duck Pond Park – Ridges
- Emerson Park
- Hawthorne Park
- Honeycomb Park
- Monument Village Open Space – HOA Facilitated
- Paradise Hills Park
- Spring Valley I Park
- Spring Valley II Park
- Riverside Park
- Washington Park
- Whitman Park

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LARGE NEIGHBORHOOD PARK
5 - 15 ACRES:
Large neighborhood parks provide mostly active recreational opportunities and generally contain numerous amenities such as, playground equipment, shelters, basketball courts, softball diamonds, walking/jogging paths and restroom facilities, as well as open turf for pickup games / practices, picnicking, and a unique component such as a skatepark. Large neighborhood parks tend to be destination parks due to the uniqueness of amenities.

- Eagle Rim Park
- Pineridge Park
- Rocket Park
- Shadow Lake Park
- Westlake Park
- Wingate Elementary Park

SPECIAL PURPOSE PARK
VARY IN SIZE:
Special purpose parks focus on a specific use to the community, such as a trail head, road way right-of-way green space or open space.

- Lilac Park
- Tiara Rado Golf Course (managed by General Services)
- Lincoln Park Golf Course (managed by General Services)

COMMUNITY PARK
10 ACRES OR LARGER:
Community parks provide active recreational opportunities and contain numerous amenities such as, playground equipment, shelters, basketball courts, league orientated softball complex, walking jogging paths and restroom facilities but focus on serving community-wide recreational needs. Community parks have facilities for organized / team sports, large group picnicking, special events, and generally serve a 1.5-mile radius and the entire community as well as groups and park visitors outside of city limits.

- Columbine Park
- Sherwood Park

REGIONAL PARK
20 ACRES OR LARGER:
Regional parks are the most active and utilized parks within the park system focusing on community and regional activities and events. Regional parks generally provide many diverse amenities and fill many needs that the other park facilities such as a swimming pool and hosting a 10,000-attendee event attracting participants from all over the country.

- Canyon View Park
- Lincoln Park
- Las Colonias Park

OPEN SPACE – RECREATION
Open Space park lands are maintained primarily for natural area, habitat, wildlife, community buffer (the cooperative planning area to help keep Clifton buffered from Grand Junction and Fruita buffered from Grand Junction), and view preservation values. In Grand Junction, these may include interpretive signage, passive recreation opportunities, pathways and trails, trailheads, access to natural habitats, restrooms, benches, picnic areas, and culturally sensitive areas. Properties currently in this classification type are:

- Botanical Gardens Open Space
- River Park at Las Colonias
- Leach Creek Open Space
- Ridges Open Space

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- South Rim Open Space
- Bike Park at Lunch Loop
- Lunch Loop Trail System
- Monument Corridor Open Space
- Tiara Rado Open Space (Kindred Reserve)
- Watson Island Open Space

CEMETERIES

Cemeteries are designed for contemplation, commemorating the death of an individual or of many people through a natural or other disaster, or through military action. Grand Junction has two public cemeteries for which Parks and Recreation is responsible for burials in and for maintaining.

- Orchard Mesa Cemetery
- Crown Point Cemetery

UNDEVELOPED PARK LANDS

Park land acquired specifically for future recreational opportunities. Undeveloped park land is a key component to the development of a long-term master plan. Undeveloped park land opens the possibilities of designing and developing park which will help meet future community needs as well as provide possibilities for amenities such as an arboretum, outdoor theater, recreation center.

- Flint Ridge (3.3 acres)
- Burkey Park South (10 acres)
- A portion of Horizon Park (13 acres, some of this acreage is Fire Station #6)
- A portion of Paradise Hills (2.79 acres)
- Saccomano Park (30 acres)
- A portion of Westlake Park (4.5 acres)
- Matchett Park (220 acres)

INTERGOVERNMENTAL AGREEMENTS (IGA)

The City of Grand Junction prides itself in its partnership with School District 51, by forming successful Intergovernmental Agreements (IGA) for the joint use of school facilities. Bookcliff Activity Center: The Bookcliff Activity Center, located at Bookcliff Middle School, is a great example of a successful intergovernmental collaboration with the City of Grand Junction and School District 51. Intergovernmental Agreements currently exist for the following properties:

- Bookcliff Activity Center and Middle School
- Chipeta Elementary School
- East Middle School
- Pear Park Elementary School
- Pomona Elementary School
- Wingate Elementary School
- Orchard Mesa Pool

B. Inventory and Level of Service Analysis

Parks and facilities were inventoried and assessed by staff for function and quality in September 2020 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance comfort and convenience. Larger maps are provided in the ***Appendix C.***

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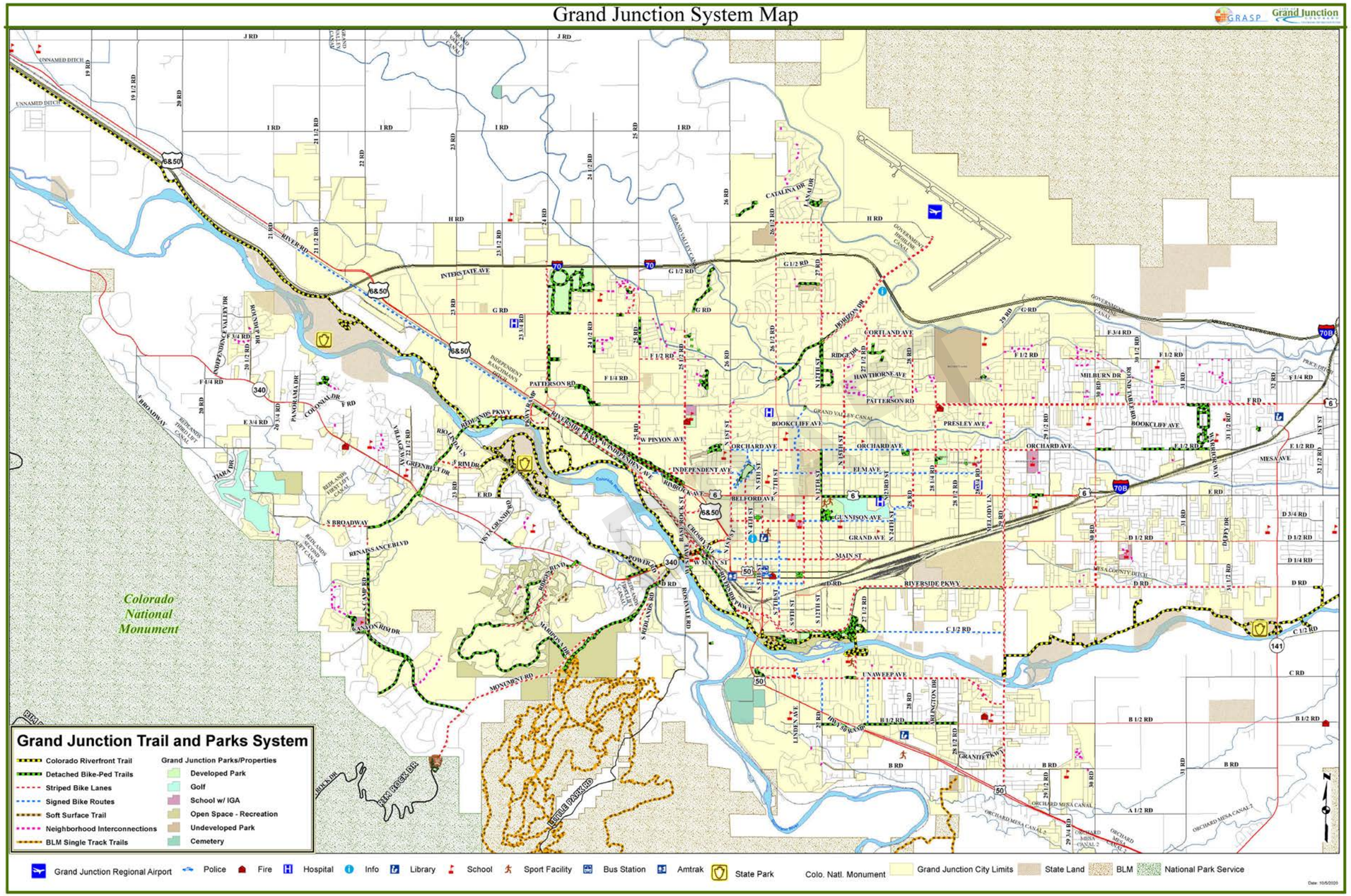
Figure 8: Grand Junction Trails and Parks System Map



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Inventory

An inventory was created by Grand Junction Parks and Recreation staff to evaluate all major components found within each developed park, all city- maintained schools with an intergovernmental agreement, and banked future park land within the Urban Development Boundary. The list of parklands (assets) to be evaluated was provided to the consultant by the City of Grand Junction.

Level of Service

Level of Service (LOS) measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. They may be used to benchmark current conditions and to direct future planning efforts. LOS measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. These measurements can then be used to benchmark current conditions and to direct future planning efforts.

A.) Neighborhood Access to Outdoor Recreation

Using the inventory data provided by Grand Junction Parks and Recreation staff, a series of "heat maps" were created to examine neighborhood and walkable access to recreation opportunities. All outdoor recreation providers account for the LOS values taken into consideration in this analysis.

On the maps discussed in this section, darker gradient areas on the images indicate higher quality recreation assets available within a one-mile service area. Overall, the analysis shows that Grand Junction has a fair distribution of parks and facilities although opportunities to improve some parks do exist. Gray regions in these maps indicate that recreation opportunities exist beyond a one-mile service area.

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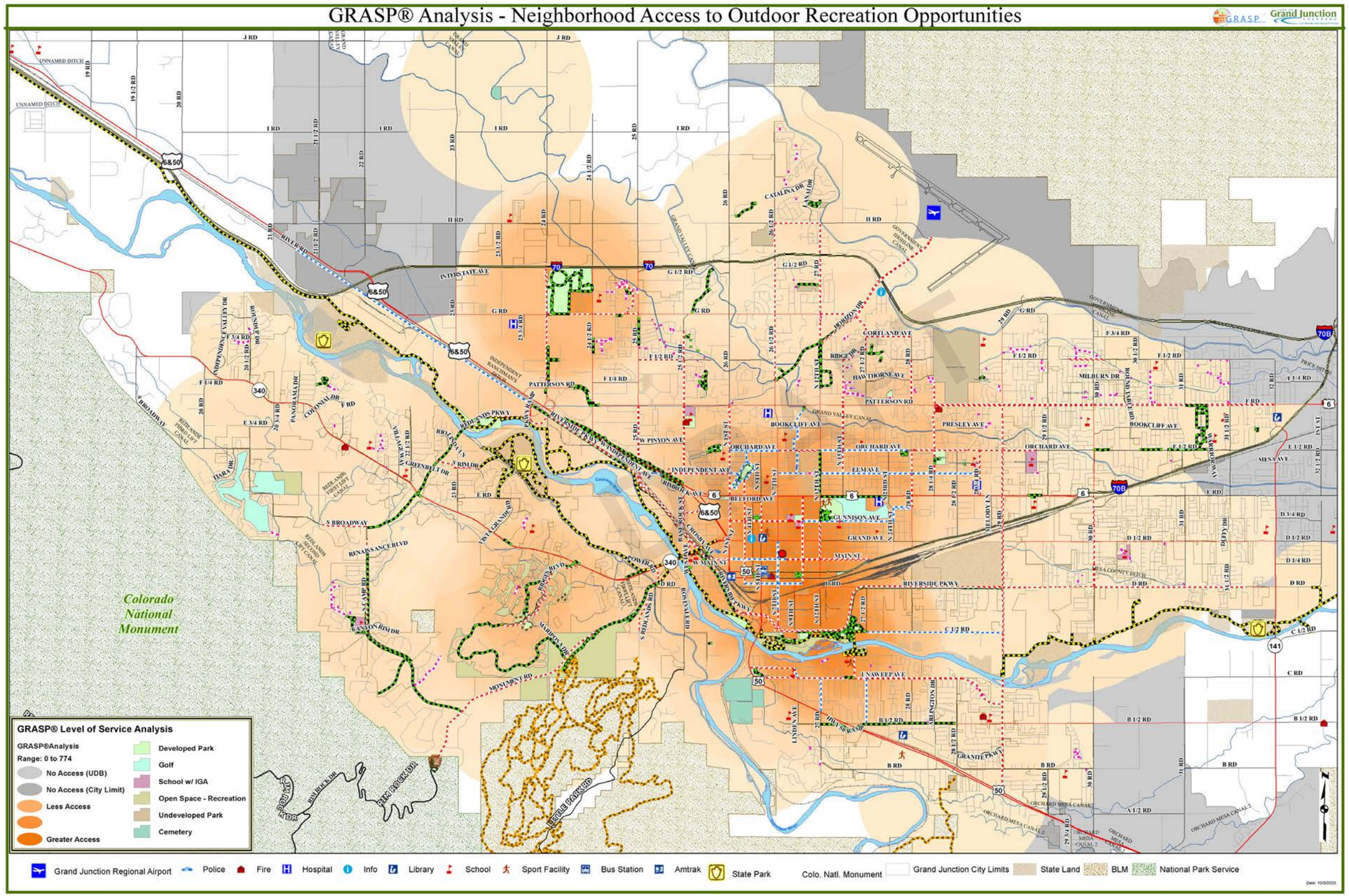
Figure 9: Neighborhood Access to Outdoor Recreation
*(Refer to **Appendix C** for the Outdoor Recreation List)*



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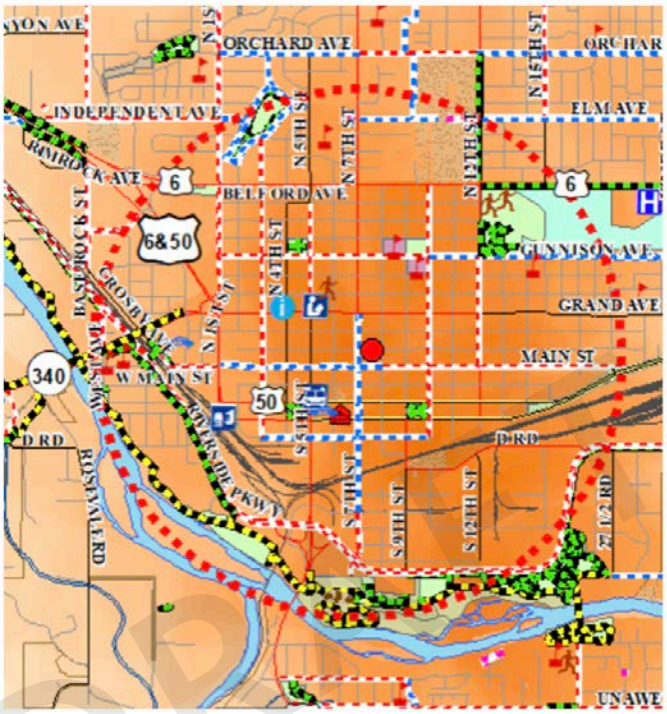
Higher concentration areas are notable in Central Grand Junction and near Canyon View Park, with the highest values in the area near Main Street. For example, a red dot in the following enlargement indicates the most significant GRASP® value area (774). A resident has access to 97 components at 17 properties from this location, including developed parks, schools (IGA), golf course, open spaces, four indoor facilities, and several trails.

Figure 10: High-value Area of Neighborhood Access



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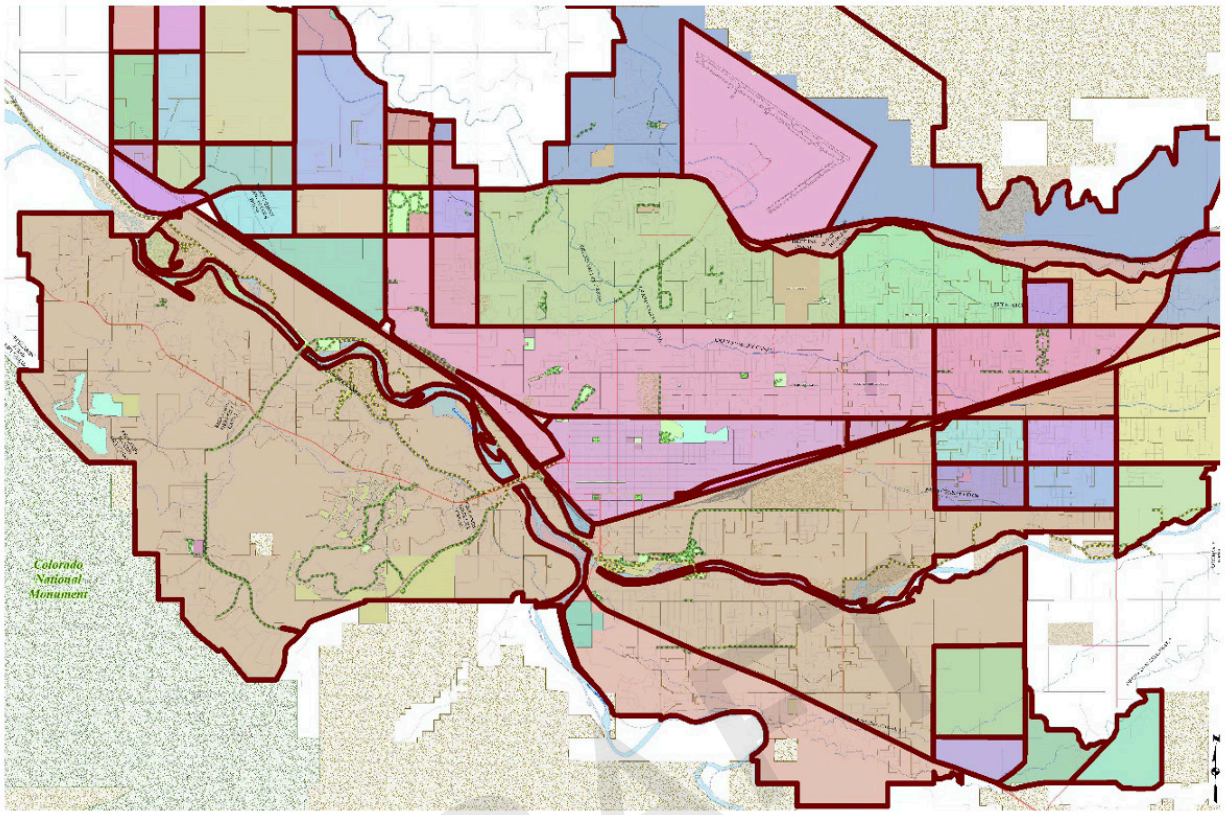
B.) Walkable Access to Recreation

Walkability is a measure of how user-friendly an area is to people traveling on foot and benefits a community in many ways related to public health, social equity, and the local economy. Many factors influence walkability including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations among others.

Conducting a walkability analysis measures people's access to recreation by walking. To do this, ½-half mile catchment radii have been placed around each component and shaded according to the GRASP® score. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

When considering walkability, pedestrian barriers must be considered. Pedestrian barriers in Grand Junction, such as major streets, highways, and rivers, significantly impact the analysis. Zones created by identified barriers, displayed as dark red lines in ***Figure 11***, serve as discrete areas accessible without crossing a major street or another obstacle. Walkable zones created by the pedestrian barriers are represented by the varied colors seen on the map in ***Figure 11***.

Figure 11: Pedestrian Barriers and Walkable Zones



When the pedestrian barriers are overlaid with the Neighborhood Access to Outdoor Recreation Map ***(Figure 12)***, a truer picture of people's ability to access outdoor recreation is generated.

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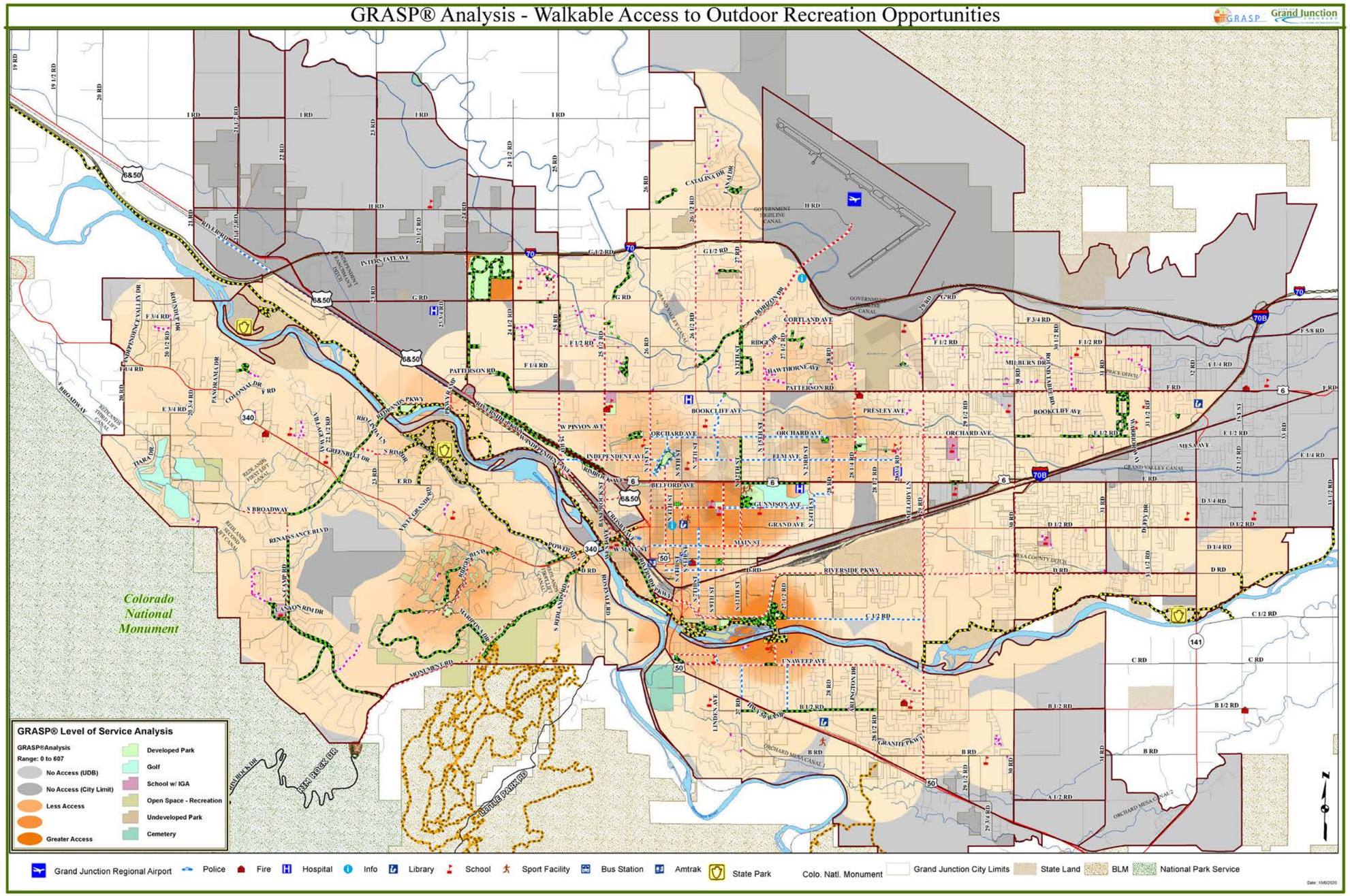
Figure 12: Walkable Access to Outdoor Recreation Opportunities



Areas of higher concentration are notable around the City with the highest value just south of Chipeta Elementary School. Within ½ mile, or a 10-minute walk of this location, a resident can access 58 components on eight properties, including developed parks, schools (IGA), golf, three indoor facilities, and several trails.

Figure 13: High-value Area of Walkable Access

The orange shading in ***Figure 13*** allows for an understanding of LOS distribution across the City. Showing where LOS is adequate or inadequate is an advantage of using this type of GIS analysis. To do this, what constitutes an appropriate LOS for Grand Junction residents must be determined. The LOS provided by a representative neighborhood park is a good indicator of this desired level. Answering the question, "What should every resident have access to in their neighborhood," this LOS level can be established.

C.) Gap Analysis of Neighborhood Access

Using the target equivalent of a small neighborhood Grand Junction Parks and Recreation park such as Westlake, Tot Lot, or Spring Valley 1 (each of which has two to four park components) as well as access to a trail the following maps which indicate gaps in access are produced. In these maps, purple indicates where people have access to that target; yellow shows access to some opportunities exist but where a person can access is below the target value; and, gray indicates a person must go farther than one mile to access an outdoor recreation opportunity.

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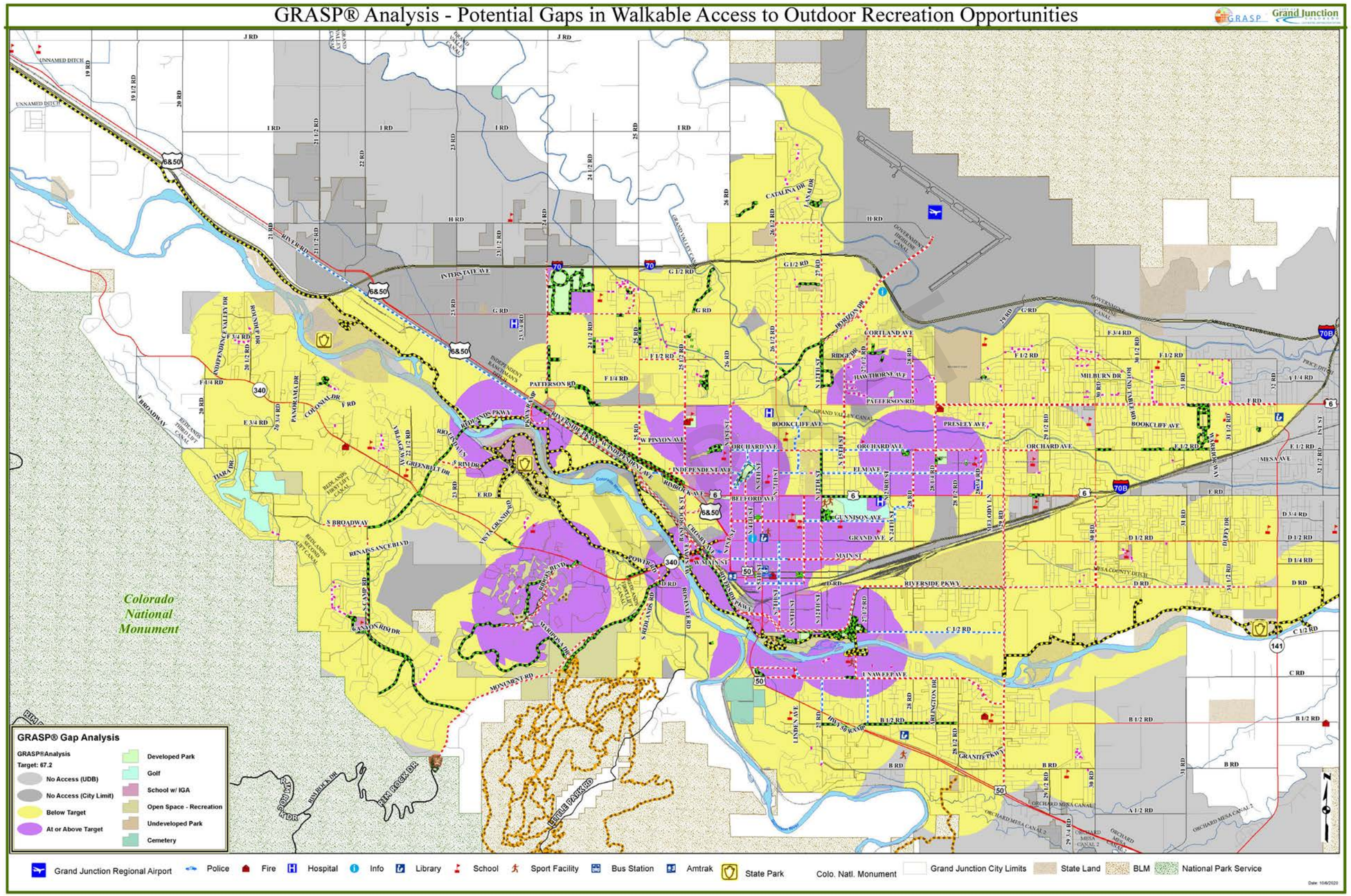
Figure 14: Gap Analysis of Neighborhood Access



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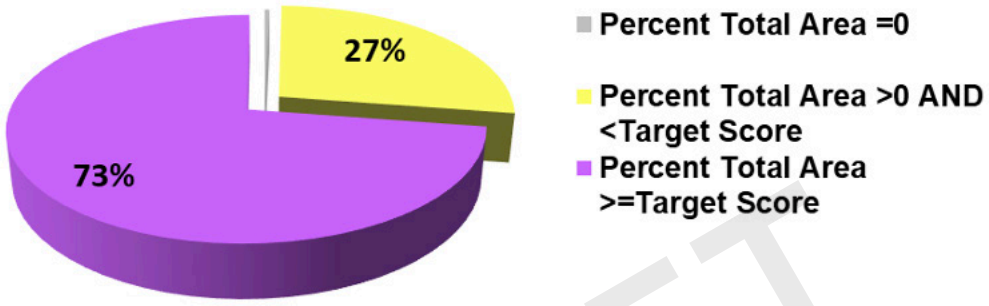
On the map displayed in ***Figure 14***, areas shown in purple have LOS that exceeds the target value. Nearly ten percent of the land area is gray or lacks one-mile access.

However, the number of people having access to outdoor recreation is much more favorable when you consider where people currently live in Grand Junction. Comparing the LOS data in the map above to census data provided using Esri GIS data enrichment techniques, ultimately the analysis shows that Grand Junction's parks are generally well-placed. The parks are within, or close to, residential areas and capture a high percentage of the population. Overall, Grand Junction is well positioned, with nearly 100 percent of residents within one-mile of some outdoor recreation opportunities.

Figure 15: Percentage of Population with Neighborhood Access



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D.) Gap Analysis for Walkable Access

Like the gap analysis for neighborhood access, gaps in walkable access can be analyzed. Purple areas indicate walkable LOS values meet or exceed the target. Areas shown in yellow on the map are considered areas of opportunity. These are areas where land and assets are currently available but do not meet the target value. It is possible to improve the LOS value in yellow areas by enhancing the quantity and quality of features in the existing parks, not requiring the acquisition of new lands or the development of new parks.

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Figure 16: Gap Analysis of Walkable Access

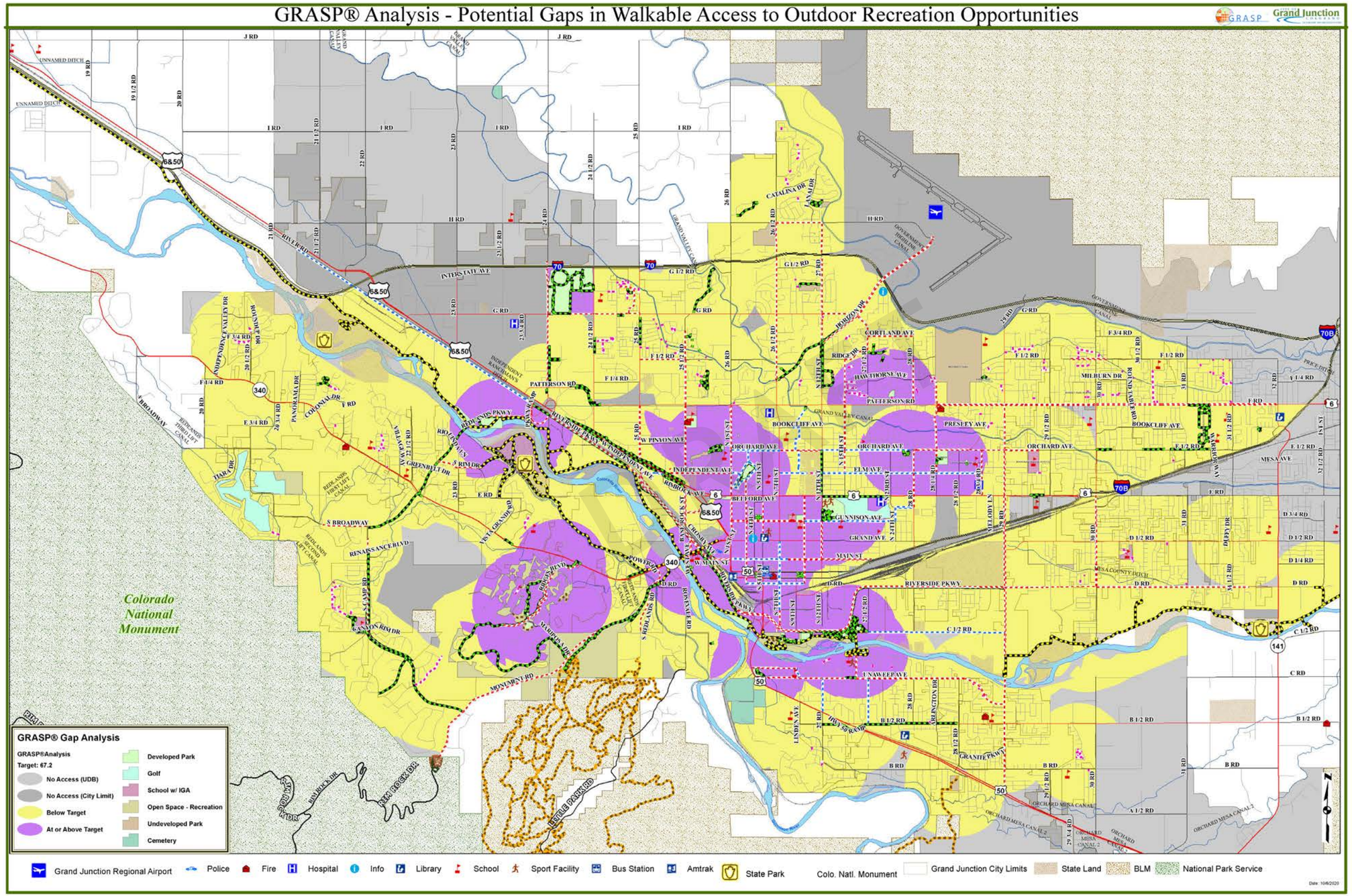

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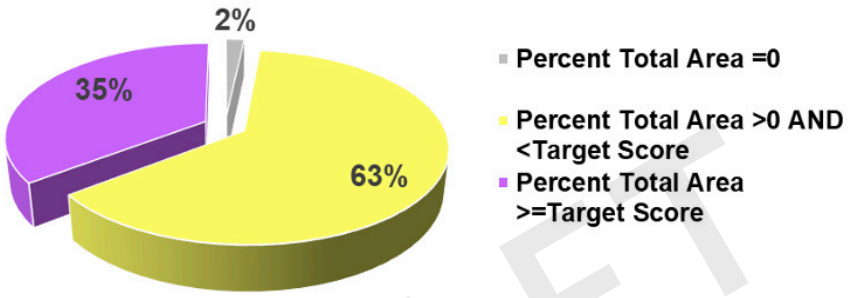
Figure 16 shows walkable access to assets based on where people live. Comparing the walkable LOS data and census data using Esri GIS data enrichment techniques, the analysis indicates significant gaps in walkable access throughout Grand Junction.

While parks may be within one-mile, they may not be within a comfortable walking distance or barrier may prevent access. A closer look at the mapping reveals that many of the yellow areas lack trail or pathway access and/or do not have walkable park access. Some of these yellow areas have access to a low scoring park site (a park below the target value), to school lands which are only accessible during certain days and hours of the week, and/or to undeveloped parklands. *(It is important to note that some of the yellow and gray areas may have access to parks provided by homeowners' associations or to other provider parks not included in this analysis.)*

Figure 17: Percentage of Population with Neighborhood Access



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E.) Capacities LOS Analysis

A traditional tool for evaluating service is the capacity analysis, which compares the number of assets to an agency's population. As seen in ***Table 3***, projected future park components needed are established on a basis of providing the same ratio of components per population in the future as is currently provided. In other words, as the population grows over time, components may need to be added to maintain the same proportion as what is provided today.

The usefulness of this specific information in Grand Junction Parks and Recreation's ability to anticipate facility needs relies on projected population growth. It also assumes that future residents' interests and behaviors are the same as today's, and that today's capacities are in line with today's needs. The capacities table bases its analysis on the number of assets without regard to distribution, quality, or functionality. Using only this information, a higher LOS is achieved only by adding assets, regardless of the location, condition, or quality of those assets. In reality, LOS provided by assets is a combination of location and quality and quantity. Therefore, it is advised that the information in this table be used with discretion, and only in conjunction with the other analyses presented in this plan.

Table 3: Current and Future Capacities for Select Components

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Adventure Course	1		1	0.01	66,764	1	*0*
Amusement Ride	1		1	0.01	66,764	1	*0*
Aquatics, Lap Pool	1		1	0.01	66,764	1	*0*
Aquatics, Spray Pad	1		1	0.01	66,764	1	*0*
Basketball Court	10	9	19	0.15	6,676	10	*0*
Basketball, Practice	4		4	0.06	16,691	4	*0*
Batting Cage	2		2	0.03	33,382	2	*0*
Bike Course	1		1	0.01	66,764	1	*0*
Diamond Field	10		10	0.15	6,676	10	*0*
Diamond Field, Complex	1		1	0.01	66,764	1	*0*
Disc Golf	2		2	0.03	33,382	2	*0*
Dog Park	4		4	0.06	16,691	4	*0*
Event Space	5		5	0.07	13,353	5	*0*
Fitness Course	1		1	0.01	66,764	1	*0*
Game Court	2		2	0.03	33,382	2	*0*
Garden, Display	3		3	0.04	22,255	3	*0*
Golf	2		2	0.03	33,382	2	*0*
Golf, Practice	2		2	0.03	33,382	2	*0*
Horseshoe Court	15		15	0.22	4,451	16	*1*
Inline Hockey	1		1	0.01	66,764	1	*0*
Loop Walk	12		12	0.18	5,564	13	*1*
Multi-Use Pad	2	2	4	0.03	33,382	2	*0*

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Table 4: Current Capacities for Select Components (continued)

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Natural Area	17		17	**0.25**	**3,927**	**18**	***1***
Open Turf	22	4	26	**0.33**	**3,035**	**23**	***1***
Passive Node	3		3	**0.04**	**22,255**	**3**	***0***
Pickleball Court	12		12	**0.18**	**5,564**	**13**	***1***
Picnic Ground	12		12	**0.18**	**5,564**	**13**	***1***
Playground, Destination	5		5	**0.07**	**13,353**	**5**	***0***
Playground, Local	19	8	27	**0.28**	**3,514**	**20**	***1***
Public Art	2		2	**0.03**	**33,382**	**2**	***0***
Rectangular Field, Complex	1		1	**0.01**	**66,764**	**1**	***0***
Rectangular Field, Large	5	2	7	**0.07**	**13,353**	**5**	***0***
Rectangular Field, Multiple	1		1	**0.01**	**66,764**	**1**	***0***
Rectangular Field, Small	2	1	3	**0.03**	**33,382**	**2**	***0***
Shelter, Large	28		28	**0.42**	**2,384**	**29**	***1***
Shelter, Small	12	1	13	**0.18**	**5,564**	**13**	***1***
Skate Park	2		2	**0.03**	**33,382**	**2**	***0***
Tennis Court	17		17	**0.25**	**3,927**	**18**	***1***
Track, Athletic	1	1	2	**0.01**	**66,764**	**1**	***0***
Trail, Multi-use	6		6	**0.09**	**11,127**	**6**	***0***
Trail, Primitive	3		3	**0.04**	**22,255**	**3**	***0***
Trailhead	1		1	**0.01**	**66,764**	**1**	***0***
Volleyball Court	4		4	**0.06**	**16,691**	**4**	***0***
Wall Ball Court	1		1	**0.01**	**66,764**	**1**	***0***
Water Access, Developed	5		5	**0.07**	**13,353**	**5**	***0***
Water Access, General	1		1	**0.01**	**66,764**	**1**	***0***
Water Feature	2		2	**0.03**	**33,382**	**2**	***0***
Water, Open	12		12	**0.18**	**5,564**	**13**	***1***

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F.) NRPA Median Population Served

Comparing Grand Junction Parks and Recreation to recent national statistics published by the NRPA in the 2020 NRPA Agency Performance Review: Park and Recreation Agency Performance Report is another way to consider LOS.

Grand Junction falls below the NRPA median for all park components listed except leisure pools, community gardens, a few diamond fields, and ice rinks.

Similar calculations are also made based on parkland acres per 1,000 residents. It is important to note that NRPA explains that parklands include park and non-park sites (including open space that an agency may manage, such as city-hall lawns or roadway medians). However, it should be noted that the NRPA report is based on self-reported data submissions made by agency staff AND "the offerings of these [reporting] agencies are as varied as the markets they serve."

For the purposes of this analysis, the acres of parkland data for Grand Junction in ***Table 5*** includes all Grand Junction Parks and Recreation properties included in the inventory and GIS-based mapping and LOS analysis. Resulting from this comparison, residents per park (5.3) is slightly lower than the NRPA median (7.7). Grand Junction's acres of parks per 1,000 residents is 6,676 which is below the NRPA published benchmarks for similar size agencies (8,557 acres).

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Table 5: NRPA Median Population Served per Facility Comparison

2020 NRPA Agency Performance Review: Park and Recreation Agency Performance Benchmarks
Outdoor Park and Recreation Facilities

Outdoor Facility	Agencies Offering this Facility	Median Number of Residents per Facility	Grand Junction Residents per Facility	Grand Junction Current Quantity	Need to add to meet current median	Need to add with projected population
Residents Per Park	NA	2,523	1,260			
Acres of Park Land per 1,000 Residents	NA	7.7	5.3		160	184
Basketball courts	87%	8,557	6,676	10	-2	-2
Community gardens	47%	50,000	NA	0	1	1
Diamond fields: baseball - adult	53%	22,876	6,676	10	-7	-7
Diamond fields: baseball - youth	78%	7,222			9	10
Diamond fields: softball fields - adult	65%	15,500			4	5
Diamond fields: softball fields – youth	59%	12,000			6	6
Dog park	63%	58,000	16,691	4	-3	-3
Ice rink (outdoor only)	17%	29,830	NA	0	2	2
Playgrounds	94%	3,859	2,782	24	-7	-6
Rectangular fields: football field	37%	32,420	8,346	8	-6	-6
Rectangular fields: multi-purpose	65%	10,467			-2	-1
Rectangular fields: Overlay field	8%	9,774			-1	-1
Rectangular fields: soccer field - adult	41%	16,644			-4	-4
Rectangular fields: soccer field – youth	47%	9,085			-1	0
Skate park	38%	62,567	33,382	2	-1	-1
Swimming pools (outdoor only)	51%	45,825	22,255	1	-2	-1
Tennis courts (outdoor only)	81%	6,242	3,927	17	-6	-6

Comparison based on median for 50,000-99,999 population comparison

indicate current surplus based on comparison

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G.) Acres of Parkland per 1,000 Residents

The table below further evaluates the parkland acres per 1,000 residents analysis. Grand Junction currently provides approximately 5.3 acres per 1,000 residents. It also shows that based on projected population growth that the City should consider adding 16 acres of developed-parkland over the next five years to meet the current ratio. Note that these numbers do not meet the current NRPA metrics, and a total of 160 acres are needed to meet the median. With projected population growth, add 184 acres over five years.

Table 6: Acres of Parkland per 1,000 Residents

INVENTORY		
Grand Junction Developed Parks		354
Golf		209
Open Space - Recreation		598
Schools (IGA)		55
Undeveloped Parkland		285
Cemeteries		111
Other (Weed Abatement areas and Open Space ROW)		443
Current Ratio of Park Acres per 1000 Population		
CURRENT POPULATION 2020	66,764	
Current Ratio of Park Acres per 1000 Population		5.3
Population per acre		189
PROJECTED POPULATION - 2025	69,829	
Total acres needed to maintain current ratio of City of Grand Junction existing facilities at projected population		370
Acres that should be added to maintain current ratio at projected population		*16*

*calculations only use developed park land. Other acres shown for reference only

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The acres of parkland per 1,000 residents capacity table above shows Grand Junction Parks and Recreation provides approximately 5.3 acres per 1,000 people and has 189 people per parkland acre. This capacity analysis does not include other provider parks and school for which there is no agreement for use by the Department.

It also shows, based on projected population growth within the city limits, that the City should consider adding 16 acres of developed parkland over the next five years to maintain the current ratio.

Comparing this to the NRPA median figures, it is seen that these acreages do not meet the current NRPA metrics. To meet the NRPA standard a total of 160 acres would be needed to maintain the median. Considering projected population growth Grand Junction Parks and Recreation would need to add 184 acres within the next five years.

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IV. Key Issues and Recommendations

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The purpose of the key findings and recommendations section is to analyze all of the data from this report, and provide conclusions that will assist the City and Department in establishing development and capital improvement priorities for the future. The findings in this report include data from the community survey, community demographics, operations and programs assessments, parklands inventory, and level of service assessment.

A. Capital Planning and Priorities

During the City's annual budget process, a Ten-Year Capital planning horizon is employed. Based on the outcomes of this PROS Master Plan, it is expected that the ten-year capital plan will be adjusted in future years to include priority projects mandated by the community and opportunities that arise for funding. With that said, this description of projects provides a roadmap for how some may be achieved.

Priority Projects

Based on the community survey data and directives from relevant plans, the priorities described and listed here have emerged. The prioritization is intended as a guide for future planning and while new or niche activities may not rank high overall, Grand Junction Parks and Recreation can consider opportunities for piloting or testing niche park components where opportunities arise.

The community survey probed a long list of facility and program needs. A community center at Lincoln Park was identified as the top community priority, followed by trail connections and expansions for hiking, biking, and walking. River conservation, access, and improvements as well as natural areas and open space parklands were also top considerations.

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A.) Grand Junction Community Center

Community Center Priority and Amenities

One objective of the parks and recreation master planning process was to confirm community priorities for indoor as well as outdoor activity space. Through extensive public outreach, a community center was recognized as the highest development need. Indoor activity amenities identified as the highest priority include a warm water leisure pool, fitness areas, walk/jog track, multi-use gymnasiums, climbing wall, cool water lap pool, therapy pool, multi-use meeting and program rooms and an ice arena. The public outreach results also indicated a preference to study redeveloping the existing Lincoln Park outdoor pool as a centralized location for the new community center.

Building Size and Amenities

Since the City of Grand Junction does not have a dedicated community center, the parks and recreation department currently provide indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all the indoor recreation amenities identified as the highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park therefore would not replace existing facilities but would instead provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined in a subsequent feasibility study. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For the purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Potential Partners

During the outreach process, several local organizations expressed interest in participating as either programming or capital partners in the project. While possible partnerships require much further study beyond the scope of this master plan it is important to explore, at least conceptually, the potential space and operational implications when evaluating building size and development costs. For purposes of this master plan five to six percent of additional building space and project costs would need to be added to allow for partnership possibilities.

Lincoln Park Location

As the top alternative to the previously studied Matchett Park, Lincoln Park was identified as a possible location for the development of a new city-wide community center due to its central location and convenient proximity to potential partners including Colorado Mesa University. Additionally, Lincoln Park offers many cost-saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections, and outdoor recreation amenities such as tennis and pickleball courts, playgrounds, gardens and pathways. Matchett Park infrastructure is estimated at 8 million dollars. Site infrastructure tied to the community center at Lincoln Park is 4 million dollars. The Outdoor Pool in Lincoln Park is at the end of its useful lifespan and the existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round fitness, and wellness programming, recreation and leisure activities.

Project Costs

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a detailed design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this master plan project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 to $64,900,000, respectively.

Project Schedule

Typically, if a community decides to move forward with a project of this scale and potential complexity, there is 2.5 to 3-year period before the doors are open for everyday use. Design and approvals require approximately 12-15 months and bidding, construction, testing, move-in, and training take another 16-18 months.

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Figure 18: Top 6 Facilities and Amenities Desired

Q 17: What new/additional parks, trails, open space, recreational facilities, and amenities would you like to see provided? Check your top SIX choices.

Invite vs. Open Link

	Overall	Invite Sample	Open Link
Community center (indoor recreation, community spaces and aquatic facilities)	63%	63%	62%
Trail connections and expansions for hiking, biking, and walking	57%	60%	54%
River conservation, access, and improvements	43%	46%	41%
Indoor warm water leisure pool: lazy river, zero-depth entry	40%	36%	43%
Natural areas and open space land(s) for views and habitat	39%	43%	35%
Traditional parks with shelter, picnic area, playground, and grass	30%	35%	27%
Neighborhood parks in new developments	30%	34%	26%
Splash pads	28%	28%	28%
Matchett Park (outdoor facilities for soccer, lacrosse, football, softball, pickleball, basketball)	27%	24%	30%
Matchett Park (indoor facilities)	26%	22%	29%
Whitewater park	22%	21%	24%
Improving park and street trees: pruning, planting, removal, etc.	18%	23%	15%
Dog park	18%	23%	14%
Indoor ice arena	17%	13%	20%
Pickleball courts	12%	8%	15%
Field house (indoor turf field/s)	11%	10%	13%
Skate and bike park (can be used for biking, skateboarding)	11%	9%	12%
Disc golf	10%	10%	10%
Tennis courts	6%	6%	7%
Other	7%	8%	6%
n=	2,138	933	1,205

Source: RRC Associates and GreenPlay

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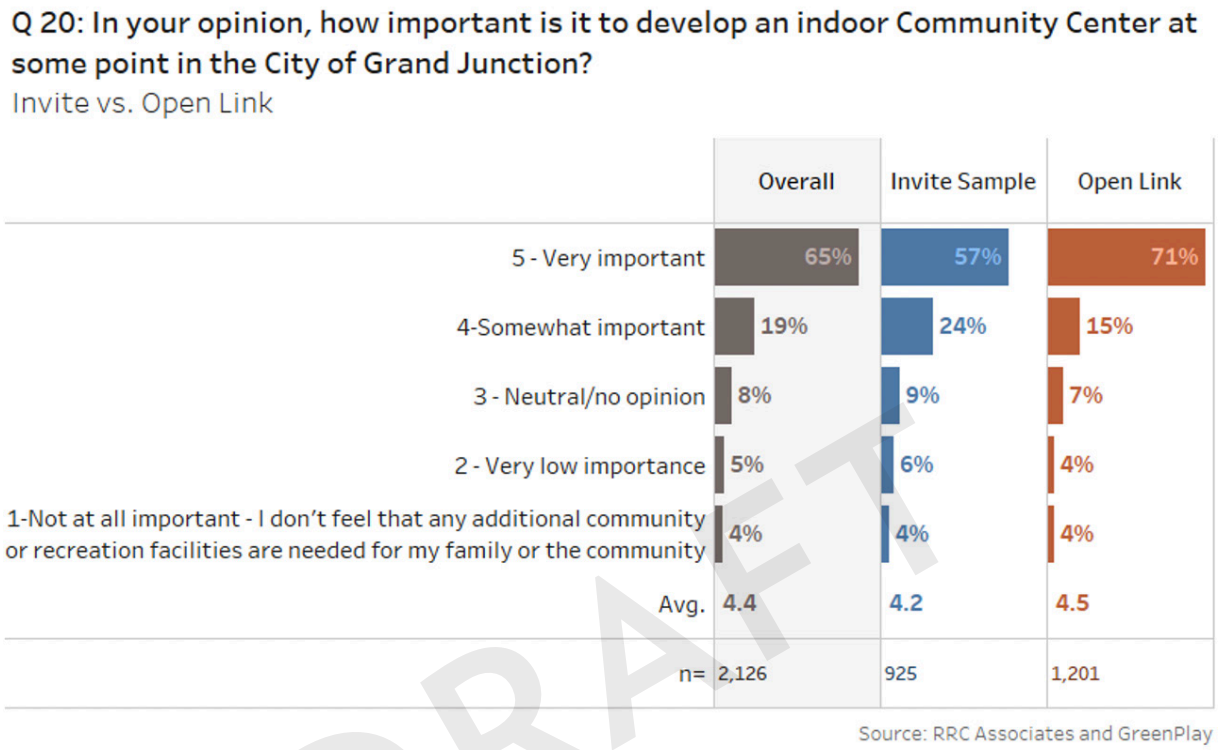
Specifically, respondents indicated strong support for the provision of an indoor community center. Eighty-one percent of respondents to the Invite community survey (the statistically valid survey) rated an indoor community center as important or very important.

Figure 19: Perceived Importance of Developing Indoor Community Center in Grand Junction



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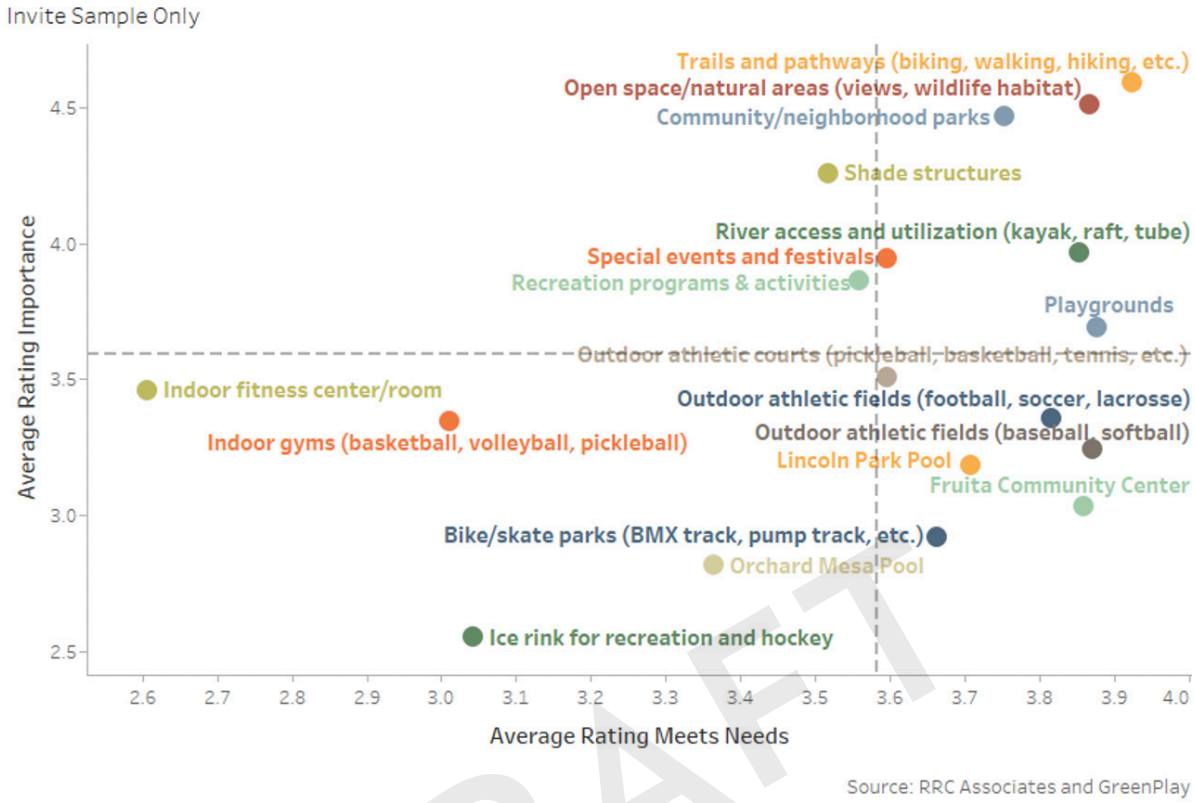
Shade structures received above average importance ratings but rated below average in terms of needs being met demonstrating that shade structures are a key enhancement opportunity. Indoor fitness center/room and indoor gyms, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin and are also an opportunity for improvements.

Figure 20: Program and Facility Needs and Importance Rating



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B.) Recognized Priority Park and Facility Projects

Evaluation of community needs, existing conditions, and anticipated growth highlights the need for new and renovated parks and facilities. In some cases, modifications to existing projects are expected due to the current analysis of needs and conditions. ***Table 7*** delineates whether these new priorities should be addressed in the short-term (1-4 years), mid-term (4-8 years), or long-term (9+ years). These projects are listed in **priority order** based on priorities the community stated are important and on the strategic placement of facilities and parks in order to ensure all residents have access to adequate and quality park and recreation opportunities. There are also major renovations. Other smaller projects as listed below. The 10-20 Capital Plan described smaller projects that may be inserted into the annual budget and/or pursued as budget allows and as grant opportunities are available.

NOTE: The capital projects listed below will be pursued in tandem with items listed in the Full List of 10-20 Year Capital Priorities (2021-2041 CIP projects) shown in ***Table 7****.*

Table 7: New Priorities Timeline

Short-term (1-4 years)		Potential Funding Source
Community Center Feasibility Study	Complete feasibility study currently underway to determine program needs, schematic design, project costs, and identify funding plan. The Feasibility Study for the highest priority indoor facility project is included in the current scope of the PROS Master Plan. This will be a separate document from this PROS Master Plan.	Currently Funded: ½ Great Outdoors Colorado Grant in 2019 and 1/2 CTF dollars
Community Center at Lincoln Park Construction	Construction of facility	Revenue from Marijuana; Tax on Vaping and Tobacco; Grants and Fundraising; Re-Allocate Subsidy on Lincoln Park Outdoor Pool; Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Possible Small Sales Tax
Horizon Park Master Plan and Construction	Community-based plan	Grants; Capital Fund (Parkland Fund); 2021 Budgeted Project for planning. Construction to follow
Blue Heron Boat Ramp Renovation	Renovate this one of two boat ramps managed by the City of Grand Junction. Las Colonias is new and meets the need. Blue Heron does not.	Pursue a GOCO resilient communities grant in February 2021; Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)
Lincoln Park Parking and Pickleball Court Improvements and Canyon View Tennis Court Improvements	Conversion of four tennis courts at Lincoln Park to 12-14 Pickleball Courts with lights. Before this conversion, construct four new tennis courts at Canyon View to replace the lost courts at Lincoln Park	Revenue from Marijuana; Tax on Vaping and Tobacco; Grants and Fundraising
Western Colorado Botanical Gardens Master Plan	Assemble plans to renovate this antiquated facility and expand it to include greenhouses	Grants; Partner Contributions; Capital Fund (CTF, 0.75% and CIP)

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Mid-term (5-8 years)		Potential Funding Source
Western Colorado Botanical Gardens Renovation	Maximize tourism opportunity, programming activities, volunteerism, and operational efficiencies	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Columbine Park Master Plan and Renovation	Redesign and construct southern portion of park	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)
River Park from Las Colonias to Dos Rios	Provide a phase II to the River Park to connect these two bookends of the River Corridor	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Matchett Park: Central Phase	Complete the Central Phase of the Matchett Park 2014 Master Plan to Meet Community Needs for Fields	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Monument Connect Phase II	Connect from Lunch Loop Trailhead Up to South Camp Road	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund)

Long-term (9+ years)		Potential Funding Source
Founder's Colony Construction	Complete this 4-acre neighborhood park at 24 and 1/2 and G roads in an area of the City lacking walkable and bikeable access to parks	Capital Fund (CTF, 0.75% CIP, Parkland Fund)
Emerson Park	Renovate and include destination skatepark	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners
Pine Ridge Park Renovation	Redesign park to remove underused park components and replace with needed amenities such as pickleball courts, picnic shelters, trailhead amenities	Grants; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners

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C.) Site Concepts

Lincoln Park - Community Center, Pickleball Courts, and Parking Improvements

1.) Lincoln Park - Community Center, Pickleball Courts, and Parking Improvements

Short-term Priority	A community center is the community's top future facility priority. Improvements to parking are necessary at this regional facility to accommodate current and future demands as are changes to the existing courts in an effort to drive sports tourism.

(a) LP Community Center

Since the City of Grand Junction does not have a community center, the parks and recreation department currently provides indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all the indoor recreation amenities identified as highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park therefore would provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity. The 1986 pool replace the previous pool built in 1955 on the same site. The 1955 pool replaced the original pool built in 1922, which was made possible by a donation from the Moyer Family. Previous pools at Lincoln Park had a similar shelf life of about 30 years.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined will the completion of the feasibility study already underway. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a concept design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this Master Plan, project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time as well as time to secure the necessary resources. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000-$64,900,000.

(b) Identifying Lincoln Park as a Site for a Community Center

Discussion for constructing a community center in Grand Junction have been ongoing for several decades. In fact, the 2000 Parks Master Plan Update recommended that a community center be built at Matchett Park. This eventually lead to a ballot question that earned 25 percent support with 75 percent in opposition.

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The 2014 Matchett Park Master Plan set out to evaluate the programming a community center could accommodate along with the full build out of this 220 acre of undeveloped parkland. Resulting from this plan, a community center and aquatic center was proposed on the southern area of the park site. Utilizing the outcomes of a 2018 Feasibility Study, which defined a Community Center at Matchett Park, PLACE actively campaigned for the passing of the 2019 Community Center 2C ballot measure totaling $79 million. This proposed to develop a community center and surrounding park at Matchett Park and to renovate Orchard Mesa Pool. 2C would have increased sales tax by 0.39 percent. However, this measure did not pass in April 2019, with 45 pecent voting "yes" and 55 percent voting "no."

The reasons for 2C's failing short was tested in this 2020 PROS Master Plan using the Community Needs Assessment Survey. Eighty-one percent of statistically valid survey respondents rated a community center as important or very important. The perception among statistically valid survey respondents was that the 2019 2C ballot proposal for a Community Center failed for seven primary reasons too many other tax proposals on the same ballot; no sunset clause to the 0.39 percent sales tax increase; too costly; more specifics needed in the plan; other needs were more pressing; not the right funding mechanism; and not the right location. Notably, "not needed" was the least identified reason for the failure.

The recent Community Needs Assessment Survey also inquired about the preferred site options for a community center at Lincoln Park, Matchett Park, or another unidentified site. Respondents were also able to indicate if they needed more information in order to indicate their preference. Statistically valid results were:

- Lincoln Park (60% preferred this site)
- Matchett Park (19% preferred this site)
- Another Site (6%)
- Need More Information (15%)

Acknowledging this possible shift in site location for a community center, the consultant team began to evaluate additional important elements to determine a recommended site. The elements assessed were 1) community desire for a community center to be in a central location; 2) site development cost savings; 3) adjacency to existing sports and park features; and, 4) proximity to athletic partners such as Colorado Mesa University (with whom the City actively promotes and administers sports tourism events and programs). Upon assessment of sites of the consultant team, it was recognized that Lincoln Park achieves these aims.

A complete description of this high priority project has been provided by BRS Architecture and is available in ***Appendix D.***

(c) LP Pickleball Courts and Parking Improvements

Lincoln Park is the crown jewel and the central hub of the Grand Junction community, with civic character and community amenities serving nearly all types of park-centered recreation. Most of the park is in excellent condition and should be preserved; there are opportunities to improve the cohesiveness and connectivity of the variety of uses and facilities housed here. As the community center programming and design advances, the park should be evaluated with an overall master plan process that identifies other opportunities to best use and organize the space available. For program and amenities, the existing four tennis courts should be relocated to an expanded Canyon View tennis complex, and replaced with 12-14 new lighted pickleball courts.

North of the courts, the practice field could be reconfigured for additional parking and clearer access to the golf course driving range and chipping green. The siting of the new community center at the location

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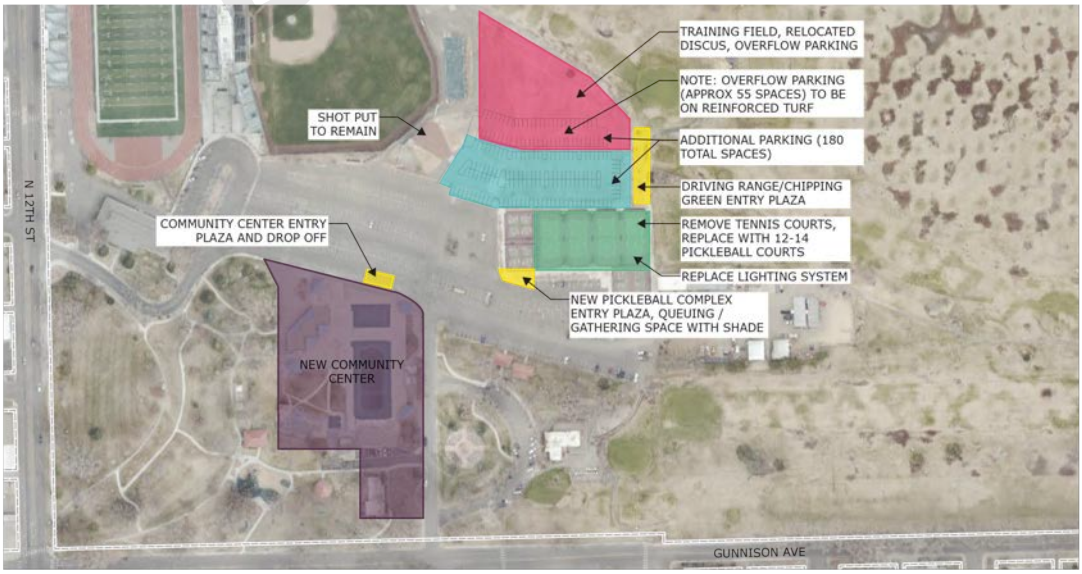
of the existing outdoor pool creates an opportunity for the new building to engage the open park spaces, playground, and pavilions to the south and west, and entry plazas. Each amenity cluster could create a campus-like feel, linking the various elements of the park into a cohesive whole. The park is also an arboretum, and the existing canopy of mature trees should be carefully considered with any new plans, with a focus on preserving healthy trees wherever possible. It is of note that the community's original and first outdoor pool, Moyer Pool, was built at the same site nearly 100 years ago, in 1922.

It was stated that Lincoln Park is the heart of the community, yet some have concerns about sufficient parking to support the additional users that a Community Center would bring. Currently the complex has 415 parking spots supporting the Stadium, tennis, pickleball, the barn, the outdoor pool and general park users. This does not include 84 spaces currently available for golf in their circle drive and the row in front of the course entrance. Furthermore, this 415 number does not include the current parking next to parks and recreation administration, north of the Stadium or west of the barn. The Stadium renovation that is currently funded for a 2021-2022 construction includes site development to increase the total number of spaces to 500. In addition, to accommodate the Community Center, a portion of the practice field will be paved, with overflow parking on reinforced turf, to yield an additional approximate increase of 180 spaces. This 180 is what is roughly projected to be needed throughout the day from 5am to 10pm to support patrons of the Community Center. This makes a total of 680 spaces (not including golf, north side of stadium, west side of barn) for the entire complex, which will well serve all uses at the complex including the Community Center. The paving of a portion of the practice field will still allow the multipurpose nature of this area to be realized including CMU tailgating and state band competition. This area can be blocked off when tailgating and band competition is happening so these uses can continue with 2/3 of the field becoming parking for most of the year. All told the 85 additional spaces with the Stadium renovation plus the 180 additional spaces at the practice field yields a total of 265 more spaces to support the complex, which is deemed sufficient to serve all uses.

The overflow parking at the practice field will remain turf to allow flexibility in use. The turf should be stabilized against damage and compaction with a product such as Tenax Turf Reinforcement or TurfProtecta, or another commonly available turf reinforcement product.

Figure 21: Lincoln Park Community Center, Pickleball Courts, and Parking Improvements Concept Plan



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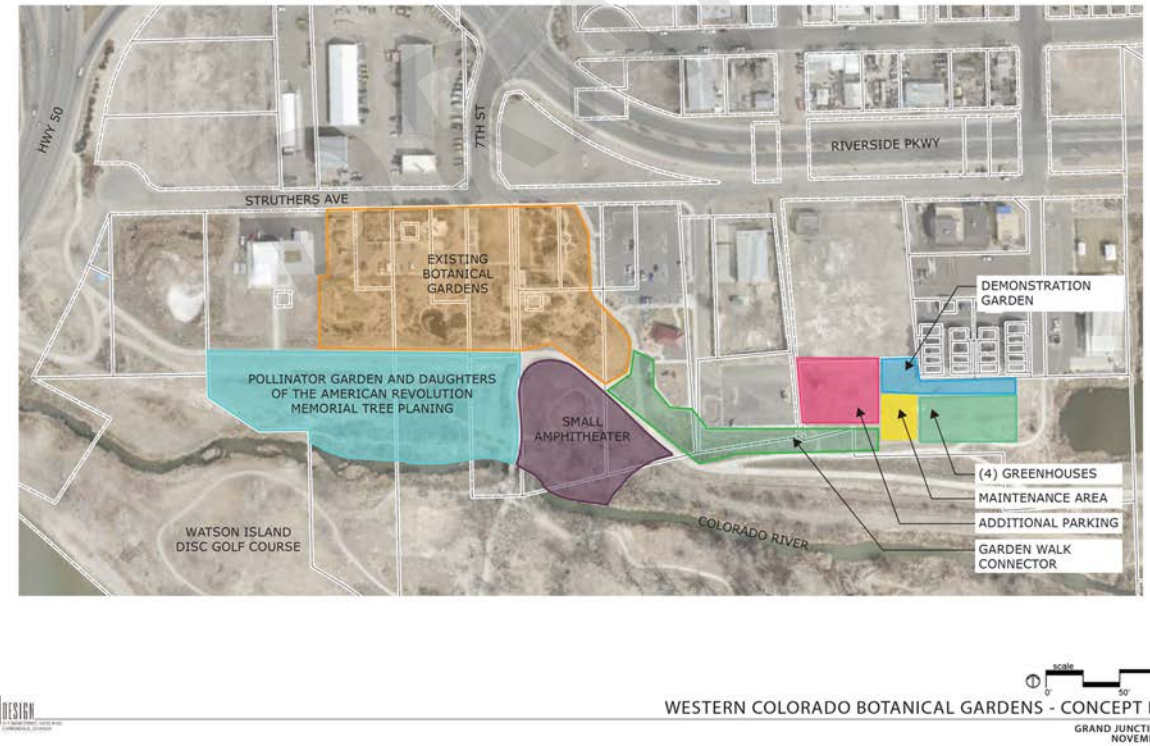
2.) Western Slope Botanical Garden Master Plan and Construction

Master Plan -Short-term Priority Construction – Mid-term Priority	Re-envisioning this amenity with stakeholders will significantly enhance environmental programming, tourist activity, and preservation objectives while simultaneously creating operational efficiencies making it a community-benefiting project.

A vision for the Botanical Gardens has been developed by City staff, illustrating the opportunities to improve the value of this public asset as a high-level demonstration garden, education center, parks horticulture research and production facility, event venue, and passive outdoor recreation park. There exists a real opportunity to re-define the Botanical Gardens as a unique, regionally-recognized facility on par with the Betty Ford Alpine Gardens and the Denver Botanical Gardens, at a scale appropriate to Grand Junction. The Botanical Gardens' location between Las Colonias and Dos Rios Parks, and direct connection to the Riverfront Trail, presents an important opportunity to enhance the connection of this suite of public park assets as a hub and access point, as well as an operational resource supporting the broader park and city systems. Additionally, the vision described in the 2020 Botanical Gardens Proposal identifies a number of key partnership opportunities, stakeholders, and grassroots approaches that would serve to create energy, ownership, and outside funding potential for the capital improvements and programming that could be focused here.

Figure 22: Western Slope Botanical Garden Concept Plan



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3.) Columbine Park Master Plan and Renovation

Mid-term Priority	Columbine Park is located in an area that meets neighborhood walkable access service levels. However, there are unintended uses that are preventing this park from being used for its original purpose. To address safety concerns and to improve the dated layout of the park, it is recommended that this park be renovated based on community input from the surrounding residents.

Located on the east side of Grand Junction at the intersection of Orchard Avenue and 28 1/4 Road, Columbine Park provides an important mix of active and passive recreation at a neighborhood park scale. The existing ballfields and supporting amenities on the northern half of the park are well used and should be maintained. The playground, pavilion/restrooms, and open turf area are dated and in need of replacement. The sand volleyball courts are underused and could be removed. Additionally, the park would benefit from new amenities that better leverage the available space and create more activation of the park space. Replacing the pavilion, basketball court, and playground, and adding two to six lighted pickleball courts should be considered; there is room for other amenities that should be explored in a new master plan process (such as a fenced, off-leash dog park).

Figure 23: Columbine Park Concept Plan

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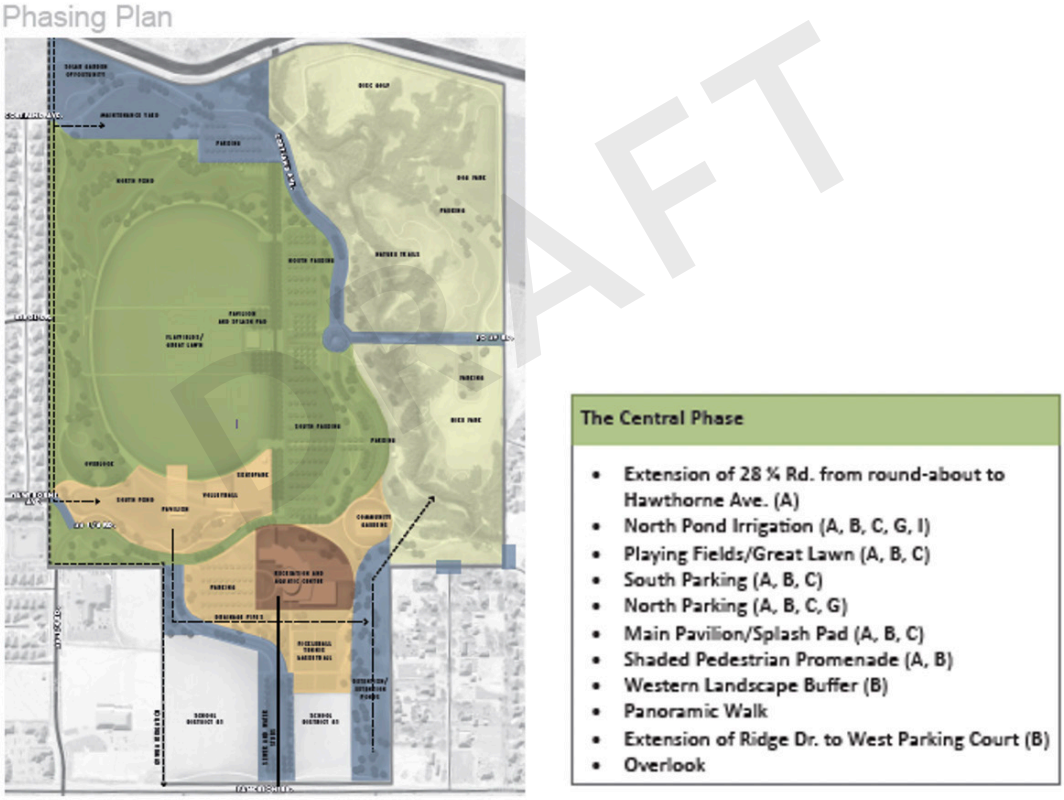
4.) Matchett Park: Central Phase

Mid-term Priority	With community input during this process prioritizing a community center located at Lincoln Park, it is recommended that the Central Phase of Matchett Park Master Plan be implemented. This will provide service in the north-central area of Grand Junction and provide outdoor recreation services including additional open turf, multi-purpose playing fields, a splash pad, and trails.

This 205-acre park was master planned in 2014 due to the identified need for a regional park in the north-central area of the city. The completion of the Central Phase as originally conceptualized through community engagement will allow for the provision of needed access to the outdoors with trails, multi-purpose playing fields, open areas for informal play, parking, a splash pad, and nodes for more passive activities.

Figure 24: Matchett Park – Central Phase Concept Diagram



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5.) Horizon Park Master Plan and Construction

Short-term Priority	Horizon Park is located in a service area that is significantly below target level. Currently there is no neighborhood access to recreation opportunities and is therefore a high priority site.

Horizon Park is a largely undeveloped, 13-acre parcel in an area of the City that is underserved by park amenities. The front part of the site was developed as Fire Station #6, which opened in the fall of 2020. Located west of 27 Road and two blocks north of G Road, surrounded by residential development, it is appropriate for a neighborhood-serving community park. Program for this community park may include parking, picnic/shade pavilion, playground, walking path, an open turf area, and active amenities such as a basketball court or horseshoe pits. Screening/buffering should be provided between the park and the existing fire station. A community process should be employed to finalize the program and design.

Figure 25: Horizon Park Concept Plan

6.) Canyon View Regional Park – Tennis Court and Parking Improvements

Short-term Priority	Canyon View Regional Park is home to existing facilities and is the natural home for a larger, tournament complex which will propel economic success through sports tourism. Building four additional tennis courts is a short-term priority necessitated by the development of a pickleball complex at Lincoln Park, which will displace the four tennis courts currently located at the Lincoln Park site.

The southeast corner of Canyon View houses the existing tennis complex and a large, unpaved parking lot. With the relocation of tennis courts from Lincoln Park, there is room for the addition of 12 standard tennis courts and one championship/stadium court, doubling the capacity of the tennis complex and establishing a venue for high-level tournaments. Additional support facilities (queuing, shade, gathering areas) should be considered with the tennis expansion; the existing restrooms at the tennis and the ballfield are sufficient to serve the needs of the facility. The entry drive will be relocated to the north, with the gravel parking paved and organized to create an efficient layout and use.

7.) Williams Park Expansion

Mid-term Priority	The neighborhood serviced by Williams Park is currently below the level of service standard for neighborhood access and has irrigation problems which requires maintenance attention.

Improvements to this park are planned for 2021. An expansion of this site would benefit residents served by this park as enlarging its footprint would allow for additional park components to be provided. CPTED and other design principles leading to more activation of Williams Park would help minimize unintended uses of this park. The current lack of “eyes on the park” and poor visibility from the street has diminished the safety and comfort required of parks to well serve the community.

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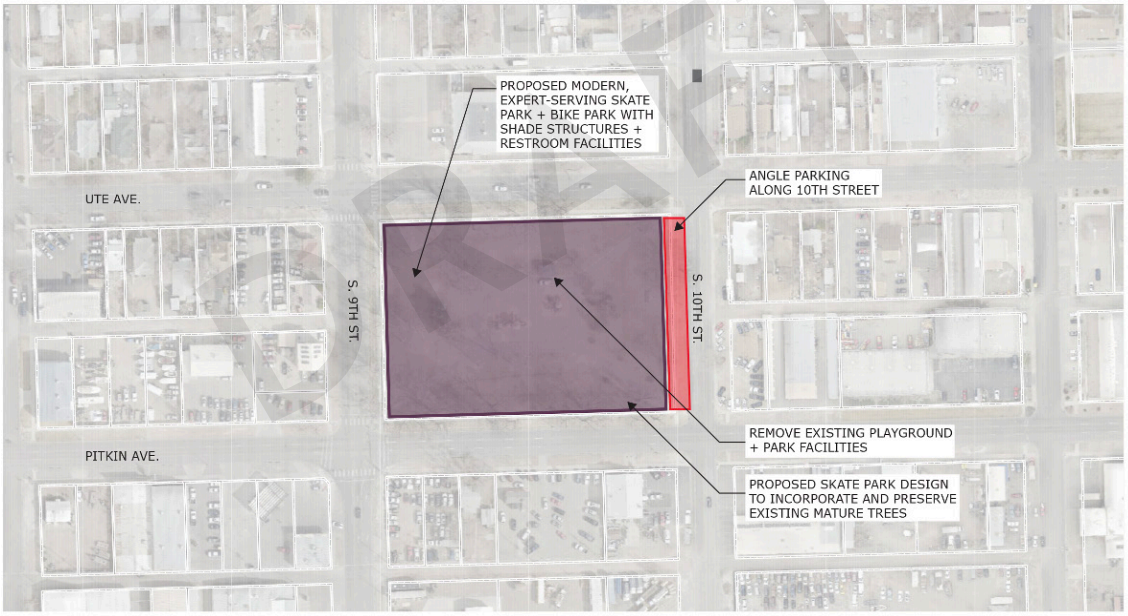
8.) Emerson Park Renovation

Long-term Priority	Emerson Park is located in an area above or at the service level for both walkable and neighborhood access. It is an ideal location for a destination bike and skate park that would draw youth and families from all over the Western slope.

One of the four original historic parks along with Whitman, Hawthorn, and Washington Parks, Emerson is located in an area is challenged by limited parking and pedestrian access across Pitkin and Ute Avenues. The existing playground and supporting facilities are underused and dated. This park is an opportunity to add significant value to the local neighborhoods as a destination bike and skate park serving skilled users (including all wheel sports: skateboard, scooter, freestyle bike, skate). The addition of angle parking along 10th Street would improve access. There are many mature, legacy trees in this park that contribute highly to the urban canopy. These trees should be preserved; these trees and the large available area present an opportunity to design a unique skate park experience, with 'flow' and street-style elements winding through the existing trees and free-style terrain in the larger open space in the center of the park. As with any high-level skate park facility, a community process that includes a skate park designer should be implemented to develop the master plan for the renewal of this park space.

Figure 26: Emerson Park Concept Plan



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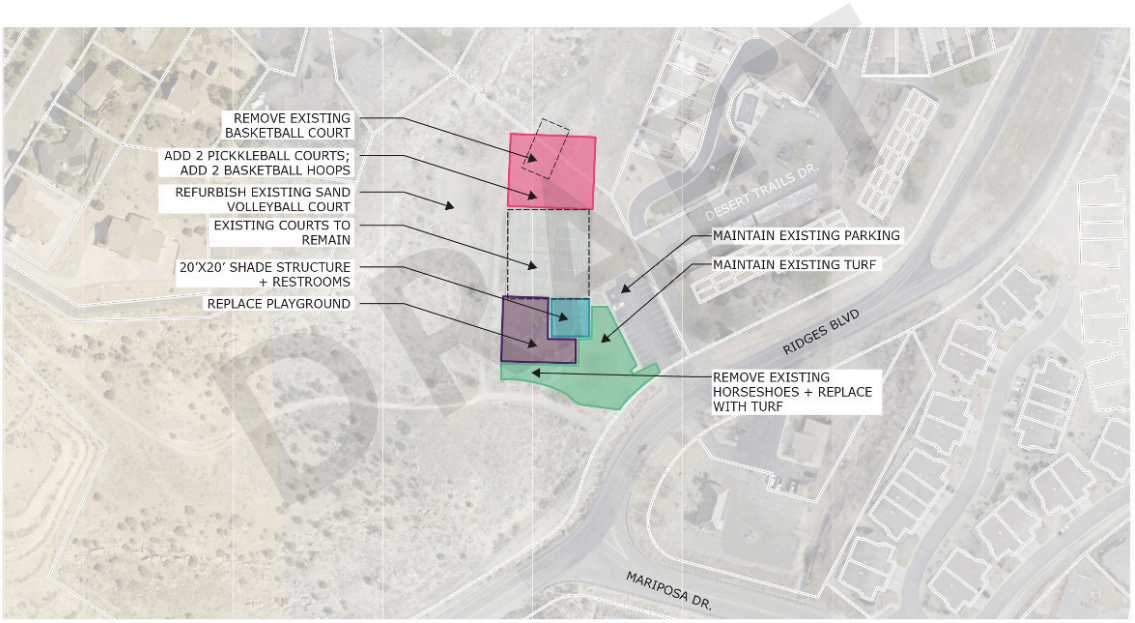
9.) Pine Ridge Park Renovation

Long-term Priority	This park is currently in an area that is service at or above target level for neighborhood access. However, there are many existing features which are in poor condition or are underutilized.

This park is located in the Ridges neighborhood on the west side of Grand Junction. It is in a well-served neighborhood, but several of the existing amenities are in need of renovation. The existing pickleball courts are well-used and have been recently refurbished; removal of the existing basketball court and replacement with a multi-use hard court (basketball and pickleball) would increase the value of the park to the neighborhood. The playground should be replaced, and the footprint of the playground area could be smaller/more efficient, opening up land area for a 20'x20' shade structure and restrooms. Turf is limited in the neighborhoods on the west side of the City; maintaining or increasing the small turf areas at Pine Ridge would improve the usability of this park. The underused horseshoe pits can be replaced with turf. The Park lies on a steeply sloping site; new improvements may require grading or walls. New playground equipment should be designed and selected to complement the nature-play theme that is common for newer parks in this neighborhood.

Figure 27: Pine Ridge Park Concept Plan

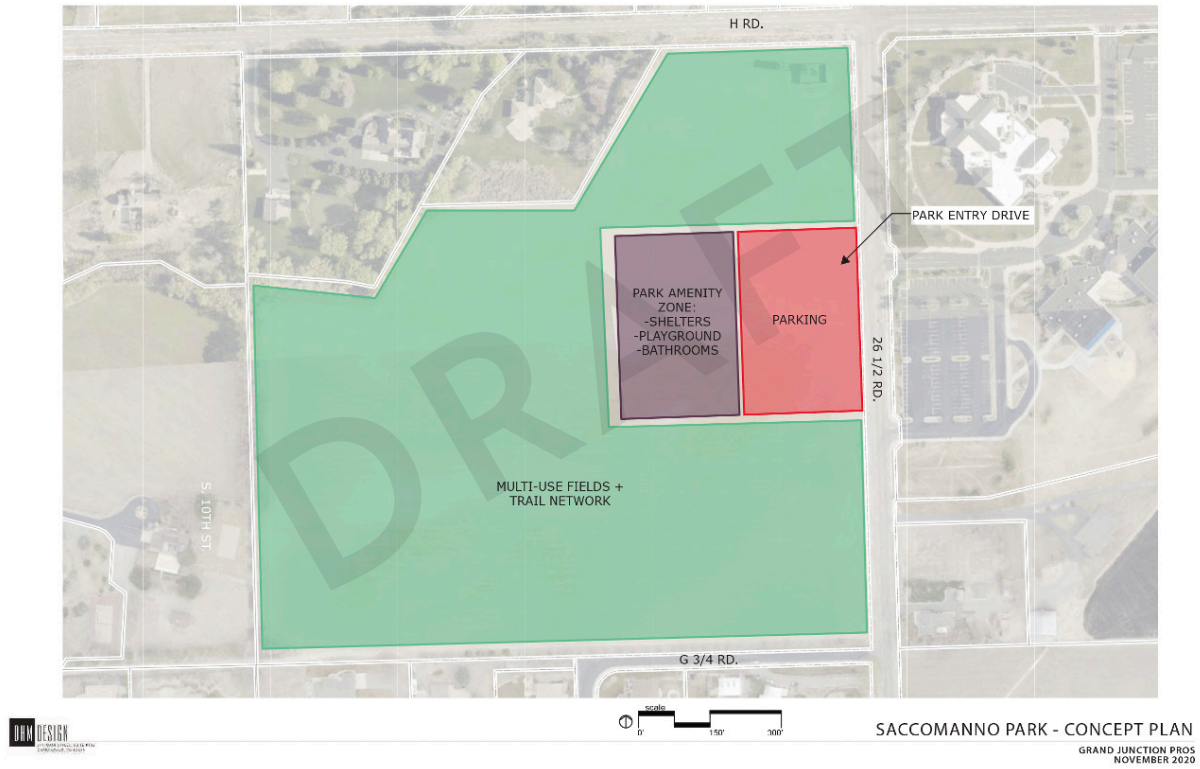


10.) Saccomanno Park Master Plan and Construction

Long-term Priority	This site has been identified as a prime location for practice fields – diamond and/or rectangle fields. Because the need and potential for developing tournament-level fields at Matchett Park is greater, in terms of community benefit, it is recommended that Saccomanno Park be banked for future development.

This undeveloped 30+ acre parcel is located north of I-70, on the SW corner of 26 1/2 Road and H Road. The size and location of this parcel provides an opportunity to expand community park level of service to north Grand Junction, including facilities and amenities as a local-serving complement the regional amenities of Canyon View Park. The parcel is large enough for ballfields, hard courts, passive turf areas, parking, perimeter trail(s), playground, skate park, pavilion, etc.

Figure 28: Saccomanno Park Concept Plan



UNIQUE OPPORTUNITY

11.) Orchard Mesa/Crown Point Cemetery Columbarium

Although an assessment of cemeteries was not a specific part of this planning process, it is recognized that there is a trend towards interment of ashes over traditional burial methods. As such the City has recognized that existing columbarium facilities may reach capacity in the short term. Planning for appropriately sited and designed columbarium facilities will prepare the City to expand the capacity of columbarium facilities as needed. The next step is to identify the appropriate site and develop a design for the future expansion of columbarium capacity. Expansion may be necessary at the Orchard Mesa or Crown Point Cemetery, or both.

Full List of 10-20 Year Capital Priorities (2021-2041 CIP projects)

NOTE: This list is not exhaustive. For example, it does not include many general park infrastructure capital replacement such as parking lots, trails, lighting and signage.

Table 8: Full List of 10-20 Year Capital Priorities

Project Name	Estimated Project Total
Boat Ramp Improvements Blue Heron and River Trail Expansion (GOCO 250, ctf 250)	$500,000
Botanical Gardens Greenhouse Roof	$50,000
Botanical Gardens Complex Master Plan	$75,000
Botanical Gardens Complex Construction	$1,000,000
Canyon View Baseball Field Lighting	$400,000
Canyon View Lights (250 ctf, 1045000 .75%)	$1,600,000
Canyon View Park Baseball Field Uplift	$500,000
Canyon View Park Parking Lot Renovations	$400,000
Canyon View Park Playground Repair/Replacement	$300,000
Canyon View Pour in Place Playground Surfacing Replacement	$300,000
Canyon View Tennis Court Improvements (9 tennis courts in addition to 4 courts added to replace those displaced from Lincoln Park)	$2,375,000
Canyon View Wheelchair Swing at Las Colonias (donation driven)	$5,000
Cemetery Burial Equipment	$16,700
Columbine & Kronkright Fence Replacement (CTF Fully Funded)	$30,000
Columbine Park Master Plan/Renovation: pickleball courts, destination playground	$500,000
Community Center Design & Construction	**$45,900,000-$64,900,000**
Crime Prevention Through Environmental Design (CPTED) Safety Improvements	$50,000
Crown Pointe Cemetery Columbarium	$55,000
Dixon Park Acquisition, 4 acres, with restroom facilities and paved parking lot	$420,000
Dos Rios Bike & Pedestrian Bridge Connecting Downtown Directly to Dos Rios	$4,500,000
Emerson Park Renovation with Destination Bike/Skate Park	$400,000
Flint Park Master Plan	$50,000
Flint Park Construction	$420,000
Founders Colony Construction	$560,000
Gate Entrances at Canyon View (CTF Funded)	$5,000
Hoop House	$4,000
Horizon Park Master Plan (Parkland Fully $50K)	$50,000
Horizon Park Construction	$1,550,000
Improved Trash Receptacles for Park System	$102,500
Kronkright Batting Cage/Pitching Lanes	$65,000

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Lincoln Park Pickleball Court Improvements: 20 courts at LP (12-14 more pickleball courts at Lincoln Park, and replace the 4 lost at Lincoln Park with 4 new tennis courts at Canyon View)	$1,165,000
Matchett Park Infrastructure	$1,000,000
Matchett Park: Southern Phase	$8,309,684
Matchett Park: Eastern Edge Phase	$2,679,356
Matchett Park: Central Phase	$15,046,708
Monument Connect Phase II: Lunch Loop Trail to South Camp Road	$1,600,000
New Greenhouse	$125,000
Orchard Mesa Cemetery Columbarium	$110,000
Orchard Mesa Outdoor Pool	$2,500,000
Park Turf Soil Remediation: Throughout System with Compost Facility	$40,000
Permanent Gates and Alternate Route Signage for River Trail Closures	$5,480
Pine Ridge Park Renovation	$250,000
River Park Phase II, Las Colonias to Dos Rios	$500,000
Saccomonno Park Master Plan: for fields and open space, near Holy Family	$50,000
Saccomonno Park Construction	$1,800,000
Skate Park Improvements-Eagle Rim (CTF Fully Funded)	$60,000
Stadium COP payment for Renovation through 2044	$300,000
Stadium Master Plan Improvements, 2-4 year	$7,000,000-$9,500,000
Stadium Master Plan Improvements, 10-12 year	$17,800,000
Stadium Master Plan Improvements, 12+ year	$5,800,000
Wayfinding & Signage	$300,000
Water Conservation Projects-Turf to Native (Parkland)	$75,000
Watson Island Disc Golf Revegetation	$30,000
Whitewater Park at Redlands Power Canal	$1,400,000
Whitman Park Improvements	$750,000
Williams Park Expansion/Improvements	$500,000
5th Street Plaza Restrooms Remodel as a part of the larger plaza project	$300,000
5th Street Interchange, phase II, west side of the interchange	$150,000
7th Street Active Artline	$25,000
TOTAL	**$131,414,428-$152,914,428**

Community Center Construction cost is dependent upon final detailed design. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 and $64,900,000.

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Open Space Acquisitions

Acquisition of open space serves the dual role of explicitly protecting valuable habitat and ecological features, and implicitly removing vulnerable land from the development market. Land acquisition as a natural resource management strategy is most effective on a large scale, through targeted acquisitions of parcels or areas having significant resources (cultural, scenic, and natural), including natural landmarks, archaeological sites, historically significant land and buildings, scenic view corridors, significant plant communities, riparian corridors, wetlands, and wildlife habitat. Other purposes for open spaces can include community buffers such as significant agricultural lands as well as lands used for passive recreation including trail connections and public access.

Any habitat preserved as part of this strategy is likely to require a sustainable functioning ecosystem that may be difficult or impossible to replicate at smaller scales. This does not preclude the possibility of significant open space preservation in or near urban areas, but it does mean that the area under consideration cannot typically be just a few acres.

Costs are heavily dependent on the means by which the land is acquired, since many of these transactions are the result of donations from willing landowners to land trusts and other nonprofits, which sometimes then transfer the properties to public ownership. In cases where donations of easements or full title are not the case, the costs of public purchase of such lands can be in the millions of dollars because of the scale of such acquisitions. Precise costs depend greatly on the potential economic value of the land for other uses, which may also be influenced by zoning and any prospects for permitted development, and certainly by the nature of the real estate market within the Grand Junction area. Booming real estate markets can escalate costs to prohibitive levels, while a less promising market may restrain costs. Adept negotiation on behalf of the public and a greater altruistic disposition by landowners can help to restrain what may otherwise be substantial overall costs.

Currently, Grand Junction Parks and Recreation works in partnership with the Colorado West Land Trust to identify parcels which may be of community benefit. As a best practice, discussion of these potential acquisitions is not publicly disclosed out of respect for private property landowners.

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Recommendations for Creating an Open Space Program

- Create an Open Space section in Park Operations with its own cost center
- Develop and manage open space parklands according to maintenance standards appropriate for natural areas
- Work with Colorado West Land Trust and other partners to identify priority parcels for acquisition
- Pursue priority acquisitions using tools such as easements, property purchases, joint acquisitions with partner agencies, or donation
- Use Park Impact Fees, grants, and Capital Funds to acquire open space parcels

B. Department Recommendations

New Park Development Process

The 2019 Parks Inventory identified the opportunity to improve Grand Junction Parks and Recreation's role in the development of new parklands. It describes park development as generally broken into three stages:

1. Planning, research, design, project costs, identify funding sources - This phase brings together all of the partners needed to develop a park to address the community needs, while serving a wide demographic. Within this phase, community (public), staff, and funding partners are brought together.

2. Phase I Infrastructure installation - $75,000 to $150,000 per acre - The infrastructure of a park includes items such as; soil preparation / excavation, irrigation system installation, sewer service installation, electrical service installation, turf establishment, tree planting.

3. Phase II Amenity, special feature installation - Average $100,000 to $400,000 per 1 to 5 acres based on amenities selected. A wide range of amenities and special features can be developed, and will vary from park site to park site. General phase II amenities include; restroom facilities, playgrounds, shelters, walking paths, additional landscaping. Special features can include, but are not limited to; a recreation center, swimming pools, tennis courts, sports fields, disc golf, skate park, and many others based upon the park classification and final design. Basic amenities in an average 1– 5-acre park are; restroom facilities, shelter, playgrounds, playground surfacing, walking path (side walk), landscaped planting beds, benches, and tables. Costs for developing a bare parcel of land into a useful, viable park can vary greatly.

Park development costs also vary widely based on the planned uses, the type of features, and the complexity of the design. Quality, size and customization also affect the cost of particular features; higher quality and more design customization may be appropriate for a regional-destination, high-visitor, urban downtown park. For the purposes of this plan, estimated parkland development costs are provided. The planning-level development figures below are exclusive of land acquisition and have been tested against local master plan figures and against recent projects in the region. The following reflect estimates of park development costs for features often considered for the various parkland types.

Estimated Parkland Development Costs:
- Neighborhood Park: $155,000/acre
- Community Park: $180,000/acre
- Primary Trails: $420,000/mile

It also useful to ask the following questions in order to determine the estimated costs:
- What is the acreage and classification of the park?
- Will the park be passive or active?
- Is the project considered a special use park and what amenities will be developed (i.e.; recreation center, water feature, etc?)
- What other amenities will be included in the development?
- What was the prior use of the land and what is its current condition?

A.) Recommendation for Park Development Process
- Work closely with Community Development and the Commission on Arts and Culture to ensure Parks and Recreation's involvement early in the development process
- Follow the Park Development Process using the three stages and costing questions as described

Park Use and Addressing Homelessness
According to the 2018 Mesa County Community Health Needs Assessment, it is estimated that nearly 1,500 adult homeless persons reside in Grand Junction on a year-round basis. According to the January 2017 Point in Time Study of Homelessness, one in five homeless persons in Mesa County are younger than 18 years and one in three homeless persons in the county are female. Twenty-five of the county's people experiencing homelessness in Mesa County self-reported that they have been the victim of domestic violence.

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The Grand Junction community provides quite a large number of social services for this group, including free meals, shelters, labor ready programs, transportation and more. These services coupled with a reasonably mild climate, make the Grand Junction area a desirable destination for homeless people. A number of parks regularly are occupied by people experiencing homelessness. These include Whitman Park, Emerson Park, and Columbine Park.

The PROS Master Plan community survey revealed there is concern, particularly in-light of the COVID-19 pandemic, about the impact people experiencing homeless has on people's perception of safety in and ability to use parks. City staff has identified nine public park areas as "areas of concern" for homeless activity. Many of these locations are adjacent to or near service providers (i.e., Whitman Park is near Grand Junction Rescue Mission). Concerns directly received by staff from community members include loitering, littering, overnight camping, excessive use of electrical outlets, and harassment. These types of behaviors have led to ongoing concerns and decreased usage of impacted parks and other public spaces by members of the general public.

In 2017 NRPA conducted a research study on homeless in parks and has since published many articles for parks and recreation industry members to consider. One published recommendation is to take a people-first approach. Along with community partners and interested organizations, agencies are suggested to create a public education campaign that focuses on developing an understanding of the circumstances that can lead to homelessness and an understanding that public spaces, including parks, community centers, and open spaces, are welcoming places for all community members.

Impacts of homelessness land on public facilities and spaces such as parks but the issue itself is one that must be addressed at a community-wide level. Leaders whose facilities, businesses, and properties are affected must come together to develop realistic goals and strategies for mitigating these impacts and the factors which lead to homelessness.

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Marketing and Increasing Awareness

An important factor in encouraging greater use of parks and recreation facilities and services is making sure residents are fully aware of the amenities and programs available to them and where to find them. Creating this awareness is fundamental to ensuring the people of Grand Junction access the quality recreation and leisure opportunities provided.
Other benefits of improving awareness amongst residents include:

- Creating stewardship for open spaces and natural environments,
- Appreciating parks and recreation's positive economic impact, and
- Acknowledgment of places for social, physical and mental well-being.

Increasing awareness naturally increases advocacy for parks and recreations services. As the City looks to fulfill community needs through capital projects, programs, and services, it is essential that a marketing plan be created and implemented. This marketing plan should:

- Establish marketing goals,
- Define target markets and their known preferences of communication (e.g., people 65 and over prefer getting their information via local TV and radio media in addition to email),
- Outline the goals for each communication channel available,
- Define the content "do's" and "don'ts" for each channel, and
- Determine evaluation methods for each marketing strategy.

Wayfinding is a strategy used in the implementation of a marketing plan's goals. Any wayfinding on Grand Junction Parks and Recreation assets need to be aligned with the Urban Trails Committee (UTC) Wayfinding Program.

A.) Recommendations for Marketing

- Survey residents' preferences for receiving information any time a city-wide survey is conducted so modifications to marketing strategies can be made
- Develop a marketing plan that promotes recreation programs and other departmental services such as the Street Tree Program and conveys the many direct benefits of parks and recreation (i.e., mental, physical, and economic benefits)
- Establish marketing plan goals to increases capacities within each recreation programs category with the exception of camps
- Employ target marketing techniques
- Ensure cohesive branding in online materials and physical infrastructure; in particular, trail wayfinding should be in line with the UTC Wayfinding Program
- Promote cultural, tourism activities and facilities, tournaments, and special events as economic drivers in collaboration with Grand Junction Areas Chamber of Commerce and Greater Grand Junction Sports Commission
- Market parks and recreation programs at special events by providing workshops, demonstrations, and/or learning stations

Partnership Opportunities

Partnerships strengthens a diverse, growing network of dedicated park volunteers and groups by creating opportunities for people to celebrate Grand Junction's parks and accomplishments, access resources, become more effective leaders in the community, and work with the City to affect decisions about parks. The many partnerships and interagency agreements support and strengthen Grand Junction Parks and Recreation's ability to deliver quality of life services to the community.

A.) Recommendations for Partnerships

- Work with boards, commissions, and foundations to promote parks and recreation advocacy through established campaigns such as NRPA's Every Kid in a Park or Trust for Public Lands' 10-Minute Walk Campaigns and/or through capital campaign efforts
- Collaborate with Colorado Mesa University (CMU) and Grand Junction Coyote Hockey to provide public, club, and collegiate use of an ice arena
- Maintain communications with sports user groups to determine appropriate roles for providing recreation-level sports for youth and adults
- Partner with the medical community to create a special event that incorporates health screenings, counseling, and physical activities
- Work with the Colorado State University Extension Office – Tri River Area Extension to develop a Garden Club based at the Western Colorado Botanical Gardens
- Collaborate with the Greater Grand Junction Sports Commission to provide an annual economic report that measures the economic return to the community when sporting events such as tournaments and competitions are held

Building Advocacy

Results from the community needs assessment survey and the parks inventory assessment reveal there is much to be accomplished to meet community needs regarding capital projects and programs. For the Department to meet these needs and its mission, the strong existing support that leverages the value parks and recreation services bring to the community must continue to be built.

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The COVID-19 pandemic has elevated attention on the essential role of local parks and recreation. In Mesa County, there has been a 144 percent increase in park visitation, the highest increase of any County in Colorado (https://www.google.com/covid19/mobility/). NRPA Park Pulse research data collected between March 26-April 1, 2020, shows:

- 83% of U.S. adults agree that visiting their local parks, trails and open spaces is essential for their mental and physical well-being during the COVID-19 pandemic
- Nearly three in five adults say that access to these amenities are very or extremely essential to their mental and physical health
- Parents are more likely than non-parents to find parks, trails and open spaces very or extremely essential (68 percent vs 56 percent, respectively)
- Millennials and Gen Z-ers are more likely than Baby Boomers to say it is very or extremely essential to do physical activities at their local parks, trails, and open spaces to maintain their mental and physical health (68 percent and 65 percent vs. 54 percent, respectively)

Grand Junction residents agree that as a result of the pandemic, residents and city leaders will understand that "parks and recreation [services are] a good investment and [have] value to the community." Leveraging this support for parks and recreation is essential. Now is the time to pull together partners and individuals who support Grand Junction Parks and Recreation and rally the greater community in support of securing critical funding for priority projects and programs.

A.) Recommendations for Building Advocacy

- Establish shared economic and healthy lifestyle goals with partners and user groups as appropriate to shape initiatives and campaigns
- Continue to meet regularly with partners and user groups to evaluate progress in meeting initiative and campaign goals
- Publicly acknowledge partner efforts and accomplishments
- Develop a public campaign that espouses the benefits of Grand Junction Parks and Recreation (i.e., highlight the number of scholarships awarded annually, explain the need for a community center and what positive health outcomes it will address)
- Calculate the economic contributions Grand Junction Parks and Recreation activities and services make to the local economy

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C. Parks Operations Recommendations

The Parks Division includes parks and trails maintenance, forestry and horticulture, cemeteries, weed abatement, and sports facilities maintenance and is responsible for 35 developed and seven undeveloped parks within the City. In addition to parks, the division also maintains riverfront and urban trails, over 1,000 acres of open space and City rights-of-way.

An evaluation of operational practices revealed opportunities for establishing common practices amongst all Parks Operations Divisions as well as for Division-specific recommendations. Also included are opportunities to restructure responsibilities within the City which would move Grand Junction Parks and Recreation more into alignment with other Colorado parks and recreation agencies and would allow the department to focus on core services. These opportunities are described below.

Division-wide Practices

Currently Parks Operations uses an asset management software program called Lucity. Lucity, a GIS-powered tool, allows for work order, planning, and budgeting systems. Full utilization of a system such as Lucity will allow for:

- Developing a work flow and approval process for each phase of a work order,
- Scheduling and tracking work tasks, personnel, equipment and material usage,
- Defining the fiscal year, estimating budget and asset maintenance tasks within each area of the Department, and tracking actual costs versus budget for up-to-date expenditure analysis,
- Staying apprised of maintenance work (preventative maintenance) which should increase efficiency and reduce costly repairs, and
- Creating needed budget and asset reports

Setting up an asset management system requires that all current assets be placed into the database. For agencies managing large quantities of assets such as Grand Junction Parks and Recreation, establishing the database is a daunting task. However, for a system like Lucity to prove useful, this task must be accomplished and the system must be constantly and accurately maintained.

An affiliated best practice is to have maintenance standards in place. According to the 2014 Commission for Accreditation of Park and Recreation Agencies (CAPRA) National Accreditation Standards an agency should have “established maintenance and operations standards that are reviewed periodically for management of all park and recreation areas and facilities, including specialty facilities such as marinas, ice rinks, golf courses, zoological facilities, equestrian facilities, aquatic or athletic facilities, nature centers, where applicable. Parks, facilities and other recreational elements should be identified according to the intended use of the area, ranging from heavily used and high developed areas to those that are lightly used and less developed via a park classification or maintenance classification system. Each of these areas should be assigned an appropriate set of maintenance standards including both recommended frequency and acceptable quality.” To assist with the development of Grand Junction Parks and Recreation Parks Maintenance Standards, a list of duties per parkland classification type has been made available as a Staff Resource Document.

Another best practice is to have written standard operating procedures (SOPs). SOPs create labor-related efficiencies and help ensure maintenance standards are met. SOPs provide detailed direction and instruction on how to carry out a task so that any team member can carry out the task correctly every time. Clear SOPs avoid deviation and create consistency in practices. SOPs should be presented during staff orientation; should be available to staff at all times; and, should be mostly consistent amongst Parks Operations functional areas – knowing some tasks may be different depending upon parkland classification types. Moving forward it is elemental that geographic information system (GIS) be corrected so duplicate information is eliminated and parcel data is accurate.

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A.) Recommendations for General Park Operations

- Prioritize improving the accuracy of GIS data so that information is accurately recorded and used in assessments
  - Avoid duplication of parcels amongst layers
  - Ensure park classification categories and types are structured to suit management needs and are accurate
- Update GIS data annually to record changes to the system
- Prioritize utilizing Lucity's modules consistently amongst all Parks Operations functions and building maintenance functions
- Appoint a small team of Lucity champions that represents all Department maintenance teams who can establish the database and train others on its use
- Use Lucity to perform preventative maintenance and to determine deferred maintenance and capital replacement needs
- Assign cost centers to Parks/trails, Horticulture, Forestry, Sports Facilities, and Cemeteries
- Adopt maintenance standards to promote consistency with the visitor's experience to any Grand Junction Parks and Recreation parkland properties
- Write SOPs with the end-user's perspective in mind using action-oriented verbs to get the point across clearly
- Update SOPs every 3-4 years or as tasks significantly alter

Improving Existing Parks and Trails

Park access at a community and neighborhood level appears to be reasonably equitable, proximity, transportation availability, and pedestrian barriers are relevant factors affecting walkability. The most obvious way to increase overall LOS is to add assets in any area with lower service or acquire land or develop partnerships in areas lacking current service.

Trails and trail connectivity scored as the top priority of existing facilities in the community survey. While the City currently offers trail access and opportunities, connections at a neighborhood do need to be improved. Pedestrian barriers and lack of trails also may limit access to recreation throughout Grand Junction.

The City should investigate areas of low and no service and identify any other service providers. If no other service provider is located, low and no service areas should be prioritized. An increasing level of service in these areas could include multiple approaches, including raising scores at existing parks, addressing pedestrian barriers, and adding or developing new parks.

A.) Recommendations for Improving Parks and Trails

- Utilize walkable access data to prioritize park improvements so that sites in no service or below target score service areas which have low-scoring components are addressed first
  - Provide community-desired components such as shade structures/trees, playgrounds, natural play areas, picnic areas, open turf, and splash pads
- Work with UTC to advance the priorities in the Bicycle/Pedestrian Transportation Priorities List so the active transportation network is expanded
- Develop banked parklands located in areas where gaps in service exist (e.g. Horizon Park)

Championing a Healthy Tree Canopy

Trees are valuable resources in combating issues from air pollution to energy conservation and climate change, but the City and community members should be deliberate in tree selection to get the greatest benefits. Expanding the tree canopy in the City of Grand Junction can insure long term environmental,

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economic, and health benefits to the local community and maximum return on investment in urban forest planning and management. Trees are critical components of the city's green infrastructure and over the long-term can save the city millions of dollars.

Chapter 8.32 of Grand Junction's Municipal Code establishes urban forestry laws for the tree canopy in the City and the various functions Grand Junction Parks and Recreation, the Forestry Advisory Board, and the public perform as it pertains to trees in city limits.

The forestry program's staff has in recent years undertaken a considerable amount of work to evaluate the forestry assets for which the City is responsible for maintaining – 37,000+ trees. Park and street tress have been inventoried and the data is a solid resource for future assessments. Currently, Grand Junction Parks and Recreation Forestry staff currently focus on maintaining street trees (trees within right-of-way) which pose the highest risk to the public. In 2020, Forestry budgeted $10,000 for contractual services, intended to assist with tree maintenance. However, in response to budget cuts caused by decreased revenue in the General Fund, this line item was reduced to $2,000.

The City of Phoenix, Arizona has an Urban Forest Program that has established practices and public campaign efforts in place and could be referenced as an exemplary program as Grand Junction progresses and builds support for its Forestry Program.

A.) Recommended Changes to the Forestry Program

- Update Chapter 8.32 to advance the forestry program's ability to protect and restore valuable tree canopy that lends to a healthy and livable Grand Junction
- Complete an urban canopy assessment to determine the environmental, economic, and social benefits provided by trees
- Partners such as Colorado Mesa University, Mesa County, and other municipalities in Grand Valley should be collaborated with to further the Forestry Program's purpose
- Meet the community's mandate to increase shade structures by conducting an urban tree canopy assessment as part of an Urban Forest Master Plan, which determines a goal for canopy coverage and strategies for maintaining a healthy canopy.
- Develop a Citizen Forester Program and other advocacy programs to develop tree advocacy and a better understanding of forestry-related policy issues

Growing Horticulture

The area within the Grand Valley is classified as semi-desert shrubland and can be characterized as having extremely low humidity and alkaline soils with poor water infiltration. Summer temperatures can be blazing during the day with cooler nights and precipitation is low. Utilizing native plants works with nature, rather than trying to grow plants that are not suited to local conditions and often proves difficult, and wasteful, to work with. Utilizing natives also helps restore habitat by maintaining biodiversity and minimizes the spread of noxious weeds. To this end, the Horticulture section of Park Operations has begun to provide and propagate its own plant materials using space at the existing Park Operations maintenance compound. But, space is limited and functionality is challenged at this location.

Fortunately, there is opportunity to centralize the horticulture program at Western Slope Botanical Gardens. As the River District develops, a unique opportunity presents itself for Grand Junction Parks and Recreation to better service the public and economic development by re-envisioning the potential of the Botanical garden and the surrounding City-owned parcels.

See ***Figure 22*** for the Botanical Gardens Concept Plan.

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A.) Recommendations for Horticulture

- Provide central location and infrastructure for growing and distributing landscape bedding plants, shrubs, and other ornamental plans for Grand Junction parks and public facilities
- Pursue the master planning of the Western Slope Botanical Garden and include the project goals of improving the current condition of the Botanical gardens, increasing community involvement in horticultural practices and food production, and utilizing existing City properties to create a centralized location where plants are grown and distributed
- Consider a Botanical Gardens Advisory Committee if an on-going advisory role is appropriate or a short-term Botanical Gardens Task Force to help influence the re-visioning of the garden area

Enhancing Sports Facilities

In addition to Stocker Stadium and Suplizio Field at Lincoln Park, Grand Junction Parks and Recreation is responsible for maintaining sports facilities located at Canyon View Park, Columbine Park, Longs Park, and Kronkright Park. The department also handles the administration function for the County's Long's Park. These sites offer fields and spaces available for rent for the purposes of tournaments and competitions.

Residents of Grand Junction provide funding to the City of Grand Junction, primarily through sales tax. Additionally, residents outside of the City, businesses and tourists pay sales tax, which accounts for over 3/4 of the total sales tax collected. The means the large majority of sales tax, the city's main funding source, is paid by non-city residents. A portion of these funds, through the General Fund, are used to subsidize the operation of a facility like the Lincoln Park Stadium Complex. The facility then attracts nonresident visitors who spend money in Grand Junction both inside and outside of the facilities they visit, at restaurants, hotels and retail stores. This new outside money creates income and jobs for Grand Junction residents. There is a significant return on investment for the allocated sales tax funds to support these services.

It is important that this returned benefit be accounted for through economic reporting and celebrated with the community. Doing so can drive support for large capital projects such as the implementation of the 2014 Matchett Park Master Plan (with some revisions based on this plan's findings) or large-scale improvements to Canyon View Park such as tennis court expansion, renovating antiquated park facilities, or lighting at fields to extend hours of availability.

A.) Recommendations for Enhancing Sports Facilities

- Pursue implementation of the Parks Improvement Advisory Board (PIAB) funded Lincoln Park Stadium Master Plan.
- Implement the Matchett Park Master Plan with the exception of building a community center at this site (Lincoln Park has been cited as the preferred location in this master plan). There are needs for more multi-purpose fields to accommodate the growth in the community. High quality turf fields are needed for competition and tournaments. The addition of synthetic fields is important to allow training year round and to shoulder the burden of heavy use.
- Continue to make improvements, as planned, at Canyon View Park

Anticipating Future Needs

With a temperate climate for much of the year, access to an abundance of quality of life services, and a cost of living below the national average, Grand Junction is poised to see a population increase. As that occurs, the ability to manage its park lands effectively and efficiency will be key to financial stewardship. Currently Park Operations provides a diverse range of services from managing streetscapes to tournament level park facilities to natural open space areas.

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This process has revealed opportunities for Park Operations to establish smart operating practices and prepare for a future where public demand for services increases. One example of a helpful practice is to establish cost centers for the purposes of tracking expenses (expense segmentation). Doing this establishes greater control and analysis of total costs associated with a function.

In many municipalities across Colorado programs such as weed abatement and street, or right-of-way, maintenance fall outside the responsibility of a parks and recreation department. While there are always exceptions to this general rule, given the current breadth of Grand Junction Parks and Recreation's responsibilities, transferring services that do not enhance the department's ability to meet its mission may make sense. This would enable the department to further focus on core services that support the Comprehensive Plan. To determine an appropriate role in providing these services, an evaluation of similar agencies should be conducted.

A.) Recommendations for Anticipating Future Operational Needs

- Rename the Open Space – Recreation park classification type to Open Space
- Determine which existing and future park sites are best suited for the Open Space category.
  - Accurately reflect park classifications in GIS
  - Create an Open Space section and associated cost center that is solely responsible for managing sites under the Open Space category
  - Trails located within open space properties should be managed by the Open Space section
  - Conversely, trails located within pocket, neighborhood, community and regional parks should be managed by the Parks and Trails section
  - All trails should be maintained at a consistent standard according to their material type and function
- Work with City Administration and Public Works to discuss the possibility of moving street maintenance into Public Works
  - If not amenable, consider creating a streetscape section and allocate a cost center with adequate budget for fully contracting greenway maintenance services
- Work with City Administration, Police Department, and Community Development to consider the possibility of moving the weed abatement program that addresses weed management on private property to a more appropriate department
- Have weed abatement as a function of each section, as appropriate – rather than as a separate section

D. Recreation Program Recommendations

The City of Grand Junction takes pride in the quality and diversity of public recreation programs and activities the City offers, and purposefully seeks to make participation affordable and financially accessible for all residents. When assessing programs, staff consider criteria including community need, estimated costs of labor and supplies to run the program, customer satisfaction, and Activity Guide space availability.

Review of community needs, facility capacities, and the current assessment process reveals there are adjustments to recreation programming that should be considered in the future as resources and capacity at facilities allow.

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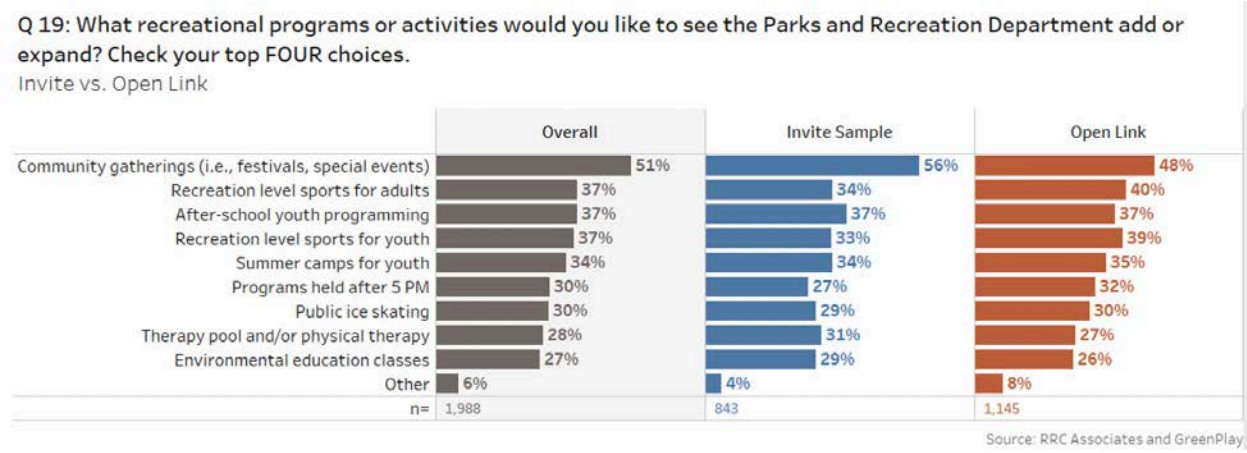
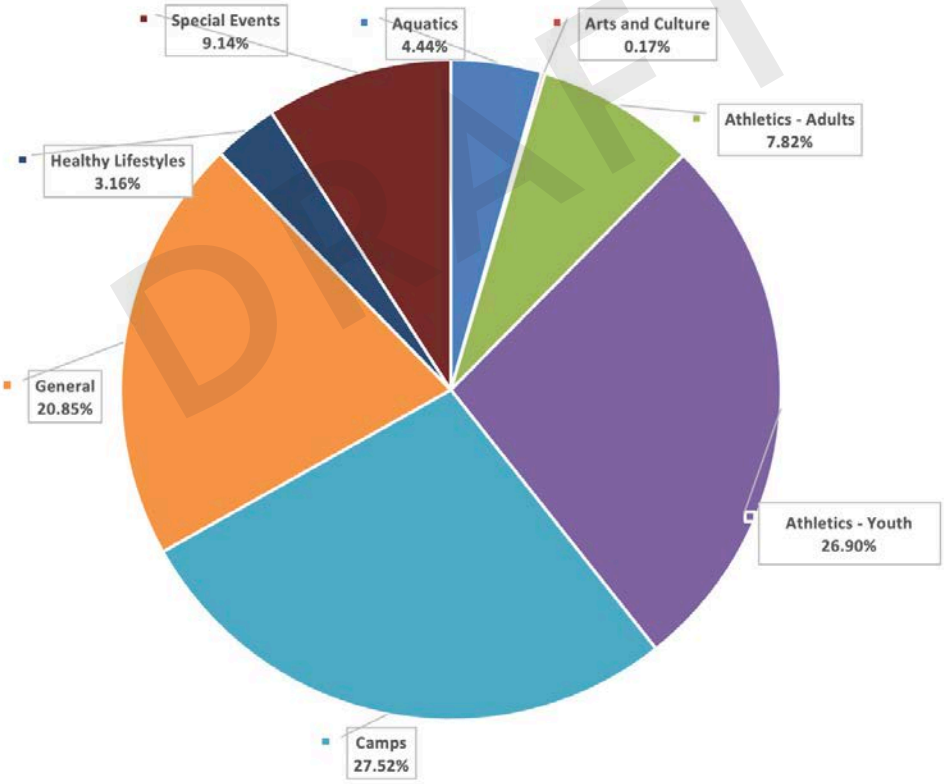
Figure 29: Desired Added/Expanded Recreational Programs/Activities



In 2019, there was a total of 10,887 enrollments in the Department's eight activity categories (does not include Drop-In Aquatics or Drop-In Healthy Lifestyles activities). These categories are displayed in ***Figure 29.***

Figure 30: 2019 Activity Enrollments by Category



Of the 1,135 total activities provided in 2019, 70 percent of these were operated by the Department whereas 30 pecent were provided through contracted service providers. Contracted activities predominately were provided in Arts and Culture, Healthy Lifestyles and General categories.

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Aquatics

In 2019 Aquatics programming enrollments totaled 101,578 (2,565 in Aquatics activities and 99,013 in Drop-in Aquatics). All Aquatics activities and SUP programs were offered at Orchard Mesa Pool and Lincoln Park Pool. Orchard Mesa Pool offered School's Out hours and is open for lap swim, Aqua Aerobics, public swim, and water slide use.

Lincoln Park Pool is open only during summer months each year which limits its availability. As such, the majority of Discount Days (70%) use occurred at Orchard Mesa Pool.

Arts and Culture

The non-profit arts and culture industry plays a role in Grand Junction's economic activity. Grand Junction is home to a symphony orchestra, the Historic Avalon Theatre, which is considered the largest performing arts hall in Western Colorado, and "Art on the Corner," one of America's largest outdoor displays of sculptured art. With the "Art on the Corner," classic and contemporary pieces by Colorado artists can be viewed all year round. With this in mind, Grand Junction Parks and Recreation, in recent years, has begun to offer arts and culture related programs. In 2019, these programs made up 0.17 percent of registrations – all of which were for Stages Acting Workshop Level 1.

Although the park and recreation field has the opportunity to create a bridge of access to arts and culture for the community by making it attainable, existing providers are well-positioned to do this. In Grand Junction, organizations including Mesa County Public Libraries, Museums of the West, and The Arts Center offer arts and culture classes and special events designed for adults, teens, youth, and people experiencing disabilities. Many of these programs, particularly those offered through the library, are free or low-cost. Avoiding duplication and freeing up parks and recreation staff resources to focus on greater needs is recommended.

Athletics – Adult

In 2019, there were 851 enrollments in softball, tennis, pickleball, racquetball, basketball, and volleyball. Additionally, there were 710 enrollments in drop-in sports offered at Bookcliff Activity Center for open gym activities including basketball, volleyball, and table tennis.

Table 9: Adult Athletics Enrollment

Enrollments	Sport
710	Drop-in Sports
194	Pickleball Clinics
190	Softball Leagues
149	Pickleball Tournaments
181	Pickleball Leagues
66	Softball Tournaments
23	Racquetball League
48	Volleyball Leagues
0	Basketball 3 On 3

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Community survey results convey that there is a desire for expanded adult recreation sports. Indoor facilities are at capacity today and cannot expand due to space limitations during peak hours. As facilities are added or modified, opportunities for expanding adult athletics should be considered when programming indoor and outdoor spaces.

Athletics – Youth

Youth sports provide opportunities for children to develop physical activity habits, improve social skills and have confidence in their abilities to succeed. In Grand Junction, this program category includes activities designed for youth 18 and younger but many of the programs in 2019 were targeted toward youth in 8th grade and lower. Clinics, leagues and camps for sports such as flag football, tennis, pickleball, and basketball comprise this activity category.

Camps

Day camps, week-long camps, and sports-oriented camps for youth comprise activities in this category. In 2019, only four programs out of 122 offered had zero enrollments. In total, the 118 programs with enrollees served 2,996 youth. Sports-oriented camps offered youth exposure to fishing, rock climbing, equestrian, baseball, and softball. Traditional week-long camps, described below, had the highest participation. This program category serviced the greatest number of participants. Community survey results indicate that there is an interest in the provision of out-of-school activities for young people including after-school programs as well as summer camps.

General

Self-defense, creative arts, musical arts, cross-country, Western Colorado Senior Games, and fencing activities servicing a variety of ages encompass this program category. This program category has the 2nd highest enrollments in 2019 with 2,270 participants.

Healthy Lifestyles

Activities in this relatively new category primarily serve adults and focus on fitness and health improvement. Programs were held at a variety of locations including Canyon View Park, Lincoln Park, Sherwood Park, Bookcliff Activity Center, Orchard Mesa Pool, and Mesa County Fairgrounds. 344 enrollees participated in 56 courses or classes.

This new program category that focuses on non-traditional fitness and healthy living programs provides an opportunity to design programs which are designed to increase physical activity, pro-social engagement, and mental well-being for people of all ages.

Special Events

Grand Junction Parks and Recreation provided special events at locations across the City throughout 2019. Many of these events provide opportunities for environmental education and/or physical activities within a festival atmosphere. One of the most popular events is Southwest Arbor Fest. About 2,000 people attended this festival-style event in 2019. Community survey responses indicate a strong desire for more community gatherings. Although special events in Grand Junction are held by and hosted by a variety of organizations, it is important for the Department to continue to hold community-oriented events that focus on celebrating parks and recreation services and facilities and provide opportunities for physical activity, mental well-being, and socialization.

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A.) Recommendations for Recreation Programs

Aquatics

- Continue to provide drop-in aquatics as this is a key service provided to the community, particularly to youth and adults and to those with lower incomes
- Continue to provide and promote swim lessons and lifeguard training

Arts and Culture

- Divest from providing arts and culture classes (including those which are contracted)
- Invest in providing spaces for art exhibitions at facilities
- Provide advertising opportunities to arts and culture organizations

Athletics – Adult

- Continue to provide softball leagues and expand as diamond capacity increases
- Expand pickleball classes, leagues, and tournaments as court capacity increases
- Consider developing an outdoor grass volleyball league by working with Parks Operations staff to identify low-scoring parks that can use improvements and can benefit the community through park activation (i.e., Darla Jean Park)
- Expand indoor volleyball as indoor court capacity increases

Athletics – Youth

- Continue to provide recreation-level youth sports and expand as facility capacity allows
- Explore recreational-level programming for identified areas not meeting community need, such as recreational youth soccer and baseball. (For example, Fire FC is doing an inadequate job of serving recreational-level soccer players.)

Camps

- Continue to provide sports-oriented camps for ages 8-18 independently or using contracted services
- Provide out-of-school camps for school-aged youth and expand when facility capacity allows
- Evaluate pricing of week-long summer camps relative to other options—in the past, the city camps have been priced well below market rates and filled up very rapidly.

General

- This category should be rolled into the Healthy Lifestyles category to avoid confusion and to give programming this category contains focus

Healthy Lifestyles

- Contract any non-duplicative arts and culture programs and organize them under the General category
- Design activities that encourage young people to consult with and learn from the experience of family members or local leaders (mentorships)
- Offer family-oriented activities such as family fitness challenges (example: Let's Move! GJ) and
- Gardening and nutrition-based classes and challenges should be explored

Special Events

- Continue to combine physical activity with learning components (i.e., environmental education or healthy lifestyle demonstrations)
- Hold small family fitness events at parks which score below the target score for walkability to activate neighborhood parks

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V. Strategic Action Plan

This section of the Master Plan has been developed as a tactical tool for planning and executing the actions aligned with the approved strategies of the Department. At the same time, it is intended to meet community needs and interests over the next 10 years. These actions and strategies have been tested against and support the core services of the City of Grand Junction Parks and Recreation Department. All costs are estimated in 2020 dollars. The One Grand Junction Comprehensive Plan provides five overarching goals for Parks and Recreation. This Strategic Action Plan provides the specifics on how these goals will be achieved. Many of these strategies are also represented in ***Section II, Key Issues and Recommendations.***

Recommended Action:
Short-Term (2-4 Years)
Mid-Term (4-8 Years)
Long-Term (9+ Years)

Table 10: Action Plan

GOAL 1: Provide a safe, well-maintained, and accessible network of parks, open space and trails and recreation services.

Objective 1.1: Evaluate, monitor and construct parks and recreation facilities to achieve targeted level of service as provided in the Parks, Recreation and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.1 a Complete the feasibility study of the highest priority parks and recreation need: a Community Center. Further the design of this Community Center at Lincoln Park per Community Feedback. Pursue construction of the facility to fill this gap in the community's infrastructure.	$45,900,000 to $64,900,000	Marijuana Revenue; Vape Taxation Revenue; Grants; Donations; Capital Fund (CTF, 0.75% CIP, Parkland Fund); Partners	Short-term
1.1.b Pursue a public process for the design and construction of Horizon Park to address lack of service in this area.	$50,000	Capital Fund, Grants	Short-term
1.1.c Develop a community-informed master plan for Saccomanno Park which includes practice fields.	$50,000	Capital Fund, Grants	Long-term

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Objective 1.2: Ensure that large subdivisions dedicate and construct new neighborhood parks and/or public spaces.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.2.a Continue to work with Community Planning and Public Works to be involved early and often in the development review process.	-	-	Ongoing
1.2.b As undeveloped parcels are developed, require trail connections be made to the current or future planned network.	-	-	Ongoing
1.1.c Develop a community-informed master plan for Saccomanno Park which includes practice fields.	$50,000	Capital Fund, Grants	Long-term

Objective 1.3: Identify opportunities for preservation of open space, drainageways, and trails that provide connectivity throughout the city.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.3.a Work with Community Development and Public Works to pursue the bicycle and pedestrian transportation priorities identified in the UTC Bicycle/Pedestrian Transportation Priorities List.	TBD	Capital Fund	Ongoing

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1.3.b Work with Community Development and Public Works to complete a comprehensive bicycle/ pedestrian alternative transportation plan that utilizes Complete Streets and 8:80 concepts.	$20,000	General Fund	Mid-term
1.3.c Use tools such as trail easements to create needed trail connections.	TBD	Capital Fund	Mid-term
1.3.d Pursue trail access along canals such as that which was acquired from 1st to 7th (Ranchman's Ditch).	TBD	Capital Fund	Long-term
1.3.e Work with organizations such as Western Colorado Land Trust to identify opportunities for trail connections through open space parcels and open space acquisition priorities.	-	-	Ongoing

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Objective 1.4: Pursue and prioritize the acquisition and development of the remaining sections of the Colorado Riverfront Trail.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.4.a Acquire and develop remaining Colorado Riverfront Trail sections and connectors and support the County with their remaining sections.	TBD	Capital Fund, Grants	Short-term
1.4.b Ensure easements are in place for all City sections of the trail.	TBD	TBD	Mid-term

Objective 1.5: Maintain or renovate parks and publicly owned spaces to ensure that these spaces are activated and used in ways that provide meaningful service to the surrounding neighborhoods.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.5.a Pursue a public process to design for a plan to renovate Columbine Park to address safety concerns and unintended uses.	$50,000	Capital Fund, Grants	Mid-term
1.5.b Pursue a public process to design a plan to renovate Emerson Park to address safety concerns and unintended uses.	$50,000	Capital Fund, Grants	Long-term

Objective 1.6: Utilize best practices and staffing resources to ensures that the department's mission is met and spaces are well-maintained and safe.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
1.6.a Once fully staffed, evaluate the need for additional staff so deferred maintenance can be addressed and new facilities are well-maintained.	-	Operating	Short-term
1.6.b Utilize the maintenance and asset management software consistently in Parks Operations and Facility Maintenance to create a deferred maintenance list and use that list to prioritize improvements and replacements.	-	-	Ongoing

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1.6.c Train staff on utilization of maintenance and asset management software to develop consistent nomenclature and to maximize the software's potential.	-	Staff Time	Short-term
1.6.d Utilize an intern to setup assets in the maintenance and asset management software system using pre-determined nomenclature	-	Operating	Short-term
1.6.e Develop maintenance standards that delineate routine, core tasks and state the acceptable quality for each park type.	-	-	Ongoing
1.6.f Evaluate responsibilities of similar agencies to determine if parks departments typically manage all sidewalks, parking lots, and lighting inside park boundaries and on trails, independently from public works. Also, maintenance of school grounds, undeveloped roadway shoulders, guardrails, and rights-of-ways should be included in this evaluation.	-	Operating	Short-term
1.6.g Add one special events full time park maintenance support staff by 2025.	-	Operating	Mid-term
1.6.h Develop written standard operating procedures that are associated with maintenance standards and routine tasks	-	Operating	Mid-term

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1.6.i Assign cost centers to Parks/trails, Horticulture, Forestry, Sports Facilities, Open Space, and Cemeteries	-	-	Mid-term
1.6.j Add part-time and skilled full-time positions to address operations and maintenance needs, especially when new facilities are added.	-	Operating	Ongoing
1.6.k Implement an objective process for scholarship utilization that includes marketing efforts directed at target populations. Financial or grade-related criteria could be established.	-	-	Mid-term

GOAL 2: Ensure parks, recreational and open space facilities and programs meet community needs and equity of location.

Objective 2.1: Adopt an updated Parks, Recreation, and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.1.a Present this community-informed master plan to City Council for adoption in December 2020.	-	-	Short-term

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Objective 2.2: Identify and prioritize parks and open space opportunities in areas that are currently underserved.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.2.a Address low-scoring facility components using walkability access data in ***Appendix C*** to inform the prioritization of improvements so that 'no service' and 'below target' areas are prioritized in residential areas.	TBD	Operating or Capital Fund	Short-term

Objective 2.3: Continue to explore long term funding strategies such as retail sales and processing of marijuana, among others, for parks and recreation programs and facilities including regional sports facilities, a field house, and a community center.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.3.a Pursue funding of a community center.	-	-	Short-term
2.3.b Using funding from grants, a possible dedicated funding source of marijuana (the top preferred source of funding according to the survey), General Fund and 0.75% capital fund, to construct the top capital priorities described in the 10-year capital plan.	-	-	Ongoing

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2.3.c Embrace parks and recreation services as an economic driver and align budgets to reflect and support the impact visitation and use has on capital needs, operational function, and maintenance requirements.	-	General Fund; Capital Fund	Short-term
2.3.d Utilize existing and future Park Impact Fees to develop new park, open space, trail, and recreation facilities.	-	Park Impact Fees	Ongoing
2.3.e Work with the Grand Valley Parks and Recreation Foundation to establish three goals 1) expand program scholarships; 2) pursue grants and fundraising efforts to enable the expansion and to see the program fully funded by non-General Fund sources; and 3) raise funds to support department capital priorities.	-	Contributions; Donations; Grants	Mid-term
2.3.f Work with the Grand Valley Parks and Recreation Foundation to revamp the Round-up for Recreation program as a strategy for meeting established goals.	-	-	Short-term

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Objective 2.4: Implement the Lincoln Park Stadium Master Plan Adopted January 7, 2020, by the Parks Improvement Advisory Board.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.4.a Complete the 2-4 year renovation plan goals shown of the Lincoln Park Stadium Master Plan.	$7,500,000-$9,000,000	Refinance existing Stadium debt and extend the term; partner contributions, grants and increase City contribution	Short-term
2.4.b Promote sports tourism by implementing the remaining improvements of the Lincoln Park Stadium Master Plan.	$24,800,000	Refinance existing Stadium debt and extend the term; partner contributions, Grants and increase City contribution	Long-term

Objective 2.5: Periodically review plans, assessments, programs, and offerings to ensure they continue to meet needs of residents as the population and preferences change over time. Instigate new efforts to meet newly identified needs.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.5.a Complete an urban tree canopy assessment to determine the environmental, economic, and social benefits provided by trees as part of a Tree and Shade Master Plan.	$35,000	Capital Funds	Mid-term

Objective 2.6: Work with partners to identify key properties for future acquisition and conservation that meet multiple natural resource protection and recreation goals in adopted plans.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.6.a. Open Space land acquisitions should be identified and prioritized in partnership with key organizations such as the Colorado West Land Trust and One Riverfront.	-	-	Ongoing

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2.6.b Pursue acquisition of key properties that provide important conservation and/ or recreation opportunities.	TBD	Grants; Capital Funds	Ongoing

Objective 2.7: Collaborate with others, such as City boards and commissions, District 51, health, and wellness organizations, and the medical community to expand and increase awareness and advocacy of programs and offerings.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.7.a Foster strong engagement through Parks and Recreation Advisory Board, Parks Improvement Advisory Board, Forestry Board, Arts Commission, and other City Council appointed boards.	-	-	Ongoing

Objective 2.8: Continue to build new or expanded recreational activities/amenities along the riverfront, including expansion of the River Park and improvements to the Western Colorado Botanical Gardens.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.8.a Pursue a public master planning process for re-envisioning the Western Colorado Botanical Gardens with the goal of increasing tourism, community, and operational efficiencies.	$75,000	Capital Fund	Short-term
2.8.b Implement the Western Colorado Botanical Gardens Master Plan.	$720,000	Capital Fund; Grants; Donations; Park Impact Fees	Mid-term

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2.8.c Construct River Park's Phase II, Las Colonias to Dos Rios.	$600,000	Capital Fund	Mid-term

Objective 2.9: Expand and increase awareness and advocacy of programs and offerings amongst the general community.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
2.9.a Draft an updated Department Mission Statement to reflect the Core Values and the essentiality of Parks and Recreation.	-	-	Short-term
2.9.b Direct resources toward marketing efforts including signage, social media, radio, TV, and web presence.	-	General Fund	Short-term
2.9.c Create a marketing plan that defines the Grand Junction Parks and Recreation brand well and provide strategies that align with known communication preferences.	-	Operating	Short-term
2.9.d Develop a Citizen Forester Program or a Native Plants Program and other advocacy programs to develop tree advocacy and a better understanding of forestry-related policy issues.	-	Operating	Long-term

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GOAL 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.1: Continue to redevelop the city's riverfront utilizing both private and public investment.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.1.a Use recreation opportunities and sports activities as regional draws by continuing to pursue facilities that support sports tourism such as the Lincoln Park Stadium Renovation, improvements to Canyon View Regional Park, a Field House, a Community Center, and building a portion of Matchett Park as a Regional Park.	-	-	Ongoing
3.1.b Support the creation of the Colorado River Corridor Initiative. This initiative works with Colorado River stakeholders throughout Mesa County to ensure that the Corridor, as a strategic economic driver, remains a key recreational amenity, provides critical riparian habitat, and supports water users.	$90,000	General Fund	Mid-term

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GOAL 3: Foster opportunities to bring people together by developing great public spaces.

Objective 3.2: Pursue the capital priorities as listed in the Parks, Recreation and Open Space Master Plan.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.2.a Pursue capital priorities listed in ***Section VI*** of this master plan.	-	Capital Fund; Tax Revenue; Grants	Ongoing
3.2b Pursue Great Outdoors Colorado grants to improve the parks and recreation system including the Lincoln Park Stadium Renovation, Lincoln Park Pickleball Courts and Canyon View Tennis Courts, the Blue Heron Boat Ramp renovation, the Monument Connect Trail Phase II, the River Park Phase II from Las Colonias to Dos Rios, the Lincoln Park Community Center Outdoor Pool and the Bike & Pedestrian bridge connecting Downtown with Dos Rios.	-	Grants	Ongoing

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Objective 3.3: Identify tools to promote safety in public spaces.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.3.b Add or improve lighting to community parks and facilities where public safety is a concern.	TBD	Capital Fund	Ongoing
3.3.c Design spaces to be more open to passersby and creates lines of sight.	-	-	Ongoing

3.3.d Design spaces with clear access points which are well-signed.	-	Operating	Ongoing
3.3.e Remove overgrown plant material from trouble areas.	-	Operating	Ongoing
3.3.f Utilize plants which grow slowly and remain closer to the ground	-	Operating	Ongoing

Objective 3.4: Enhance program portfolio to meet community needs.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
3.4.a Provide pop-up, mobilized style recreation programs in areas where access to recreation is limited.	-	Operating	Short-term
3.4.b Focus departmental special events on health and well-being.	-	Operating	Short-term
3.4.c Expand youth camps and youth sports programs as facilities and resources are expanded.	-	Operating	Mid-term
3.4.d Expand swim lessons, and other programs, as facilities and resources expand.	-	Operating	Mid-term
3.4.e Enhance program portfolio to include beginning dance classes, marital arts, and teen and young adult activities.	-	Operating	Mid-term
3.4.f Seek out potential partnerships to ensure senior services continue to be available across the City.	-	Operating	Ongoing

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3.4.g Work with Mesa County Public Library and other community organizations to provide non-sports programs.	-	-	Ongoing
3.4.h Utilize contracted services to provide activities when appropriate; be consistent in contractual terms amongst service providers.	-	-	Ongoing
3.4.i Work with Visit Grand Junction and Downtown District Association to provide appropriate support for additional events.	-	Operating	Ongoing
3.4j Join forces with non-profit, public and private partners to pursue an Great Outdoors Colorado Inspire Designation. Utilize the foundation of previous planning efforts and reform the plan to ensure competitiveness when this opportunity from GOCO resurfaces. There is a tremendous opportunity to connect youth, in particular youth from lower socio-economic areas, with outdoor activity. Partners such as Colorado West Land Trust, the Colorado Canyons Association, the Riverside Educational Center, Mesa County and District 51 are primed to aggressively pursue becoming an Inspire funded site	-	GOCO Grants; Private Foundation Grants; CTF Funds	Short-term

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GOAL 4: Support a lively arts and culture community.

Objective 4.1: Identify opportunities in capital projects to create locations for or construct/erect public art.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.1.a Include public art when designing new facilities.	-	-	Ongoing
4.1.b Consider themed public art projects along trails to create art trails; include environmental themes such as water conservation or local food production.	-	-	Ongoing
4.1.c Include small and large community public art opportunities in projects as ways to create neighborhood pride in parks and facilities by transforming infrastructure into art.	-	-	Ongoing

Objective 4.2: Support the implementation of and periodic updates to the City's Strategic Cultural Plan and other City's Arts and Culture Commission planning efforts.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.2.a Identify key team members responsible for providing input into updates to the Cultural Plan and other planning efforts.	-	-	Short-term

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Objective 4.3: Continue to monitor and promote awareness of the economic impact of the arts within the city in partnership with arts and culture organizations.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
4.3.a Partner with the Police Department and the arts community to monitor and report on the positive effects public art in parks has on issues that impact the local economy such as crime rates and business activity.	-	-	Short-term

Goal 5: Maintain access to public lands at the urban/rural interface.

Objective 5.1: Evaluate existing trail networks and while funding and planning for new trails and ongoing maintenance of the network.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.1.a Utilize maintenance and asset management software, budget, and GIS data to determine linear costs for trail maintenance that includes labor and direct costs and to justify allocation of additional budget to maintain trails, a greatly desired community asset.	-	-	Short-term
5.1.b Increase General Fund and Capital Fund allocation for needed trail maintenance, particularly as trails are added to the network.	-	General Fund	Mid-term

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Objective 5.2: Review Grand Junction Municipal Code to ensure that it provides sufficient flexibility to encourage design innovations that provide open space and protect sensitive environmental resources, scenic vistas, and cultural resources.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.2a Increase buffer widths along streams and water bodies.	-	-	Mid-term
5.2.b Maintain the integrity of established buffers by working with Code Enforcement to monitor buffers	-	-	Long-term
5.2.c Name all water bodies, wetlands, and cultural resources and post signs to promote ownership.	TBD	-	Long-term
5.2.d Require cultural, wildlife and/or plant surveys to be conducted at proposed development sites where known natural and cultural resources are present.	-	-	Long-term
5.2.e Ensure zoning regulations limit the height of buildings based on their proximity to a designated, scenic view shed.	-	-	Mid-term

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Objective 5.3: Develop strong partnerships between the City and other agencies, non-profits, and jurisdictions that support, maintain and expand recreation opportunities in the Grand Junction area.

Actions/ Recommendations	Capital Cost Estimate	Funding Mechanism	Timeframe to Complete
5.3.a Continue to meet regularly with partners so relationships stay strong and continue to grow to meet common parks and recreation goals. This includes Colorado Mesa University, School District 51, Grand Junction Rockies, the Grand Junction Baseball Committee (JUCO), Mesa County, Colorado Land West Trust, Rivers Edge West, Strive, Pinnacle Venue Services, Downtown District Association, Land Use Agencies (BLM, CPW), Grand Junction Chamber of Commerce, Greater Grand Junction Sports Commission, Sports User Groups such as Fire FC. Grand Valley Youth Cycling, Cycle Effect, Mesa County Partners, Boneshakers, as well as adult cycling, climbers, running groups	-	Staff Time	Ongoing
5.3.b Work with Mesa County Public Health and other partners to develop a people-first approach to mitigating the impacts homelessness has on public facilities.	-	Staff Time	Ongoing

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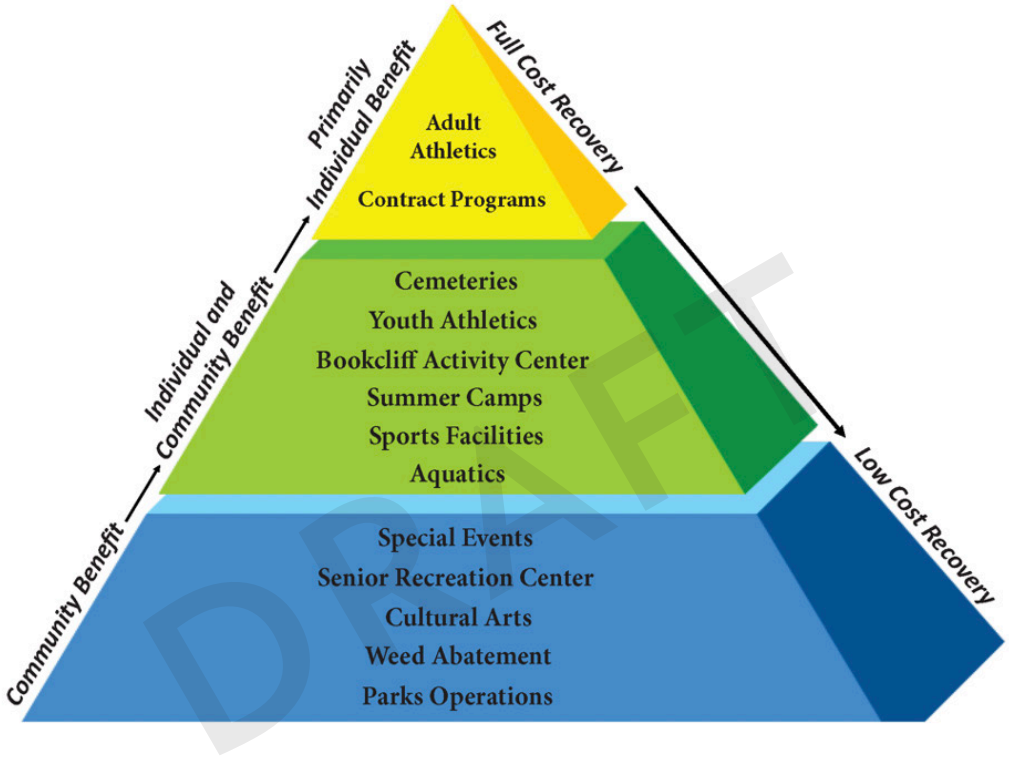
VI. Funding

A. Cost Recovery Policy

Grand Junction Parks and Recreation has an established philosophy for setting fees. This philosophy is based on a Cost Recovery Pyramid model. The base level of the pyramid represents a majority of the Department. A majority of the programs and services offered in the base level are heavily subsidized by the City. As progression is made up the pyramid, the level of subsidy decreases as the programs and services move from a community benefit to a higher individual benefit. This foundation and upward progression are intended to represent the Department's core mission, while also representing a reflection of the diversity of programs and services the City offers.

Figure 31: Current Cost Recovery Pyramid Model



Grand Junction Parks and Recreation is unique because of its relationships with the local school district, university, and partner organizations. Recognizing the impact of service fees on these organizations, the department works closely with each of these organizations to determine fair and equitable fee structures for programs and facilities and to lessen competition. As a best practice, fees and charges are reviewed annually by the Parks and Recreation Advisory Board and multiple levels of staff.

Current Cost Recovery Percentages

The percent of the direct cost recovered by fees and charges with the remainder being subsidized through General Fund dollars.

Community Benefit: 0-35 percent cost recovery

At the base of the pyramid are programs that benefit the entire community, not individuals. Examples are access to parks, trails, community events, cultural arts, weed abatement, and special events. This also include the operation of the decades old agreement to operate the Senior Recreation Center. These programs or facilities have minimal or no fees.

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Community/Individual Benefit: 36-75 percent cost recovery
The middle level of the pyramid contains programs and services that benefit mainly the community but also individuals. These programs and services promote health and wellness activities and opportunities as well. Examples are aquatics, sports facilities, summer camps, Bookcliff Activity Center, cemeteries, and youth athletics.

Primarily Individual Benefit: 76-100 percent cost recovery
The highest level of the pyramid contains programs and service that benefit specific groups or individuals and include adult athletics, special interest programs, contract programs, and the golf courses, which are enterprise funds.

Recommended Changes to the Cost Recovery Model

- Open space maintenance and the tree program be included in the Community Benefit level at 0-35% cost recovery
- Healthy Lifestyle category courses should be in the Community/Individual Benefit level at 36-75% cost recovery

B. Potential Funding Mechanisms

To continue to build and maintain the parks and recreation system, funding should be pursued for operations and capital improvement projects, like those presented in this plan.

Current primary funding sources are: General Funds (City Council Appropriation), Grants, Charges for Services, Parkland Expansion Fund, Conservation Trust Fund, and Sales Tax CIP Fund.

The following options are the most feasible to implement in Grand Junction to fund the Department's work and should be fully explored and vetted within the next year.

Partnerships

Partnerships are joint development funding sources or operational funding sources between two separate agencies, such as two government entities, a non-profit and a city department, or a private business and a city agency. Two partners jointly develop revenue producing parks and recreation facilities and share risk, operational costs, responsibilities and asset management, based on the strengths and weaknesses of each partner. Currently Grand Junction Parks and Recreation partners, such as the Grand Junction Parks Foundation, represent an opportunity to act as a significant funding source of park projects.

Foundations and Partners/Donations

Dollars are raised from tax-exempt, non-profit organizations established with private donations to promote specific causes, activities, or issues. They offer a variety of means to fund capital projects, including capital campaigns, gift catalogs, fund-raisers, endowments, sales of items, etc.

Private Donations

Private donations may also be received in the form of funds, land, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. Grand Junction Parks and Recreation could also explore opportunities for donations and crowdfunding for special programs and projects.

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Irrevocable Remainder Trusts

These trusts are set up with individuals who typically have more than a million dollars in wealth. They will leave a portion of their wealth to the city in a trust fund that grows over a period of time and then is available for the city to use a portion of the interest to support specific parks and recreation facilities or programs that are designated by the trustee.

Volunteerism

This is an indirect revenue source in that persons donate time to assist the department in providing a product or service on an hourly basis. This reduces the city's cost in providing the service plus it builds advocacy into the system.

Recreation Service Fees

This is a dedicated user fee, which can be established by ordinance or other government procedures for the purpose of constructing and maintaining recreation facilities. The fee can apply to all organized activities, which require a reservation of some type, or other purposes, as defined by the local government. Examples of such activities include adult basketball, volleyball, tennis, and softball leagues, youth baseball, soccer, football and softball leagues, and special interest classes. The fee allows participants an opportunity to contribute toward the upkeep of the facilities being used.

Fees/Charges

Grand Junction Parks and Recreation must position its fees and charges to be market-driven and based on both public and private facilities. The potential outcome of revenue generation is consistent with national trends relating to public parks and recreation agencies, which generate an average 35% to 50% of operating expenditures.

Ticket Sales/Admissions

This revenue source is generated by providing access to facilities for self-directed activities such as pools, ice skating rinks, ballparks, and entertainment facilities. These user fees help offset operational costs.

Permits (Special Use Permits)

Special permits allow individuals to use specific park property for financial gain. The city either receives a set amount of money or a percentage of the gross service that is being provided.

Park Impact Fees

The development of land creates new or increased demands on city facilities and services, including schools, roads, water, parks and recreation facilities. The costs of providing such additional services and facilities should be borne by those who create the need. Accordingly, developers are required to contribute toward meeting the increased public service needs. A park impact fee addresses the increased or new demand on park facilities and services.

Bond Issues

Agencies typically seek park bonds to meet park-related needs. The key is to use debt financing through bonds to address needs that are both unmet and clearly a community priority. It is best to propose a capital bond project that serves a variety of users and needs.

Property Taxes

Ad valorem taxes on real property.

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Lodger's Tax
The lodging tax is a source of revenue that currently is used solely by Visit Grand Junction to promote tourism in the City.

Business Improvement District/Benefit District
Taxing districts are established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, the erection of fountains, acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

General Improvement District (GID)
New developments can establish a General Improvement District (GID) when authorized by City Council and legally set up according to state law. This taxing district provides funds especially for the operation and maintenance of public amenities such as parks and major boulevards. For example, 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.

Concession Management
Concession management generates revenue from retail sales or rentals of soft goods, hard goods, or consumable items. The city either contracts for the service or receives a set amount of the gross percentage or the full revenue dollars that incorporates a profit after expenses.

Private Management
This entails contracting with a private business to provide and operate desirable recreational activities that are financed, constructed, and operated by the private sector with additional compensation paid to the City.

Private Developers
These developers enter into license agreements for city-owned land through a subordinate agreement that pays out a set dollar amount plus a percentage of gross dollars for recreation enhancements. These could include a golf course, marina, restaurants, driving ranges, sports complexes, equestrian facilities, recreation centers, and ice arenas.

Easements
This revenue source is available when the city allows utility companies, businesses or individuals to develop some type of an improvement above ground or below ground on their property for a set period of time with a set dollar amount to be received by the City on an annual basis.

Intergovernmental Agreements
These agreements involve contractual relationships entered into between two or more local units of government and/or between a local unit of government and a non-profit organization for the joint usage/development of sports fields, regional parks, or other facilities.

Grants
The grant market continues to grow annually. Grant researching, writing, and administration are essential if Grand Junction Parks and Recreation is to pursue grants. Matching dollars are required for most federal grants and many state grants. Grant programs are available through organizations including Great Outdoors Colorado, private foundations, Department of Local Affairs, United Stated Department of Agriculture, and Center for Disease Control.

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VII. Conclusion

This Parks, Recreation, and Open Space Master Plan is a vision for the future role of the City of Grand Junction in continuing its tradition of excellence as marked by is Gold Medal status as designated by the National Park and Recreation Association. Tremendous community input and participation in both this project and the overarching Comprehensive Plan, One Grand Junction, has identified the sustainable balance of appropriate facility access, open space protection and preservation, facility and asset maintenance, and prudent investment priorities that meets public interest and need. This plan works in complement with the Comprehensive Plan: One Grand Junction. The PROS Master Plan provides more detailed guidance specifically in the parks, recreation, open space, and trails areas of focus, with a relevant planning horizon of 2030.

One of the elements of this vision that is most important to residents is to pursue ambitious goals with fiscally responsible and reliable strategies that reflect local best practices and efficiency by the city. These strategies require using creative funding techniques that share the burden of cost and maximize the benefits of expanded parks and recreation facilities in the community; continuation and enhancement of partnerships; maintenance of existing facilities; and, responsible pricing for programs, events, and facility usage. This Parks, Recreation, and Open Space Master Plan Master Plan will guide the City in providing the essential service of parks and recreation to best serve the community.

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Appendix A: Overview of Survey Process

This overview includes:

1. A Discussion of the Survey Process and Methodology
2. A Summary of Key Findings
3. A copy of the survey instrument
4. The full survey results

SURVEY METHODOLOGY

A community survey is an important component of the 2020 Parks, Recreation, and Open Space planning effort. A major public outreach effort ensued in the summer of this year with over 350 attendees at public forums and invite-only focus groups. Additionally, an initial, short survey was fielded as a part of this broader public outreach process and information gathering. This survey resulted in 334 responses that were tabulated and analyzed. This preliminary feedback provided a foundation for the content and questions asked on the more comprehensive and important PROS community survey.

The community survey consisted of two methods of distribution resulting in two categories of respondents:

- **The "Invite" Sample**: Based on a statistically valid random sampling of registered voters in the City of Grand Junction, this set of respondents is the most important component of the survey program. Paper surveys were mailed to 6,000 randomly selected residents of the City. The survey packet included a cover letter in English and Spanish, a paper survey form, and a postage paid return envelope. The letter described the overall Parks and Recreation Planning process, and the importance of the survey to future planning. Recipients of the survey were given the option to complete the survey by returning the paper, or online through a password protected website ensuring one response per selected person.

A total of 997 Invite survey responses were received via paper or online response. Relative to other survey efforts, this level of participation is considered to be very strong. The high rate of participation resulted in statistical validity, with a margin of error of 3.1 percent. The results, therefore, are representative of the overall opinion of all Grand Junction voters.

- **The "Open Link" Sample**: An online survey was also made available to residents in the Grand Junction area. Residents were encouraged to go to a website to complete a survey that was identical to the mailed survey. This Open Link survey was publicized through email lists, newsletters, ads on social media, public meetings, etc. A total of 1,481 Open Link surveys were received. Throughout this Overview, the results of both samples are shown, along with an "Overall" category that combines both sources of responses. While both samples (groups of respondents) are important, particular attention should be given to the Invite sample, as again, it best represents registered voters in the City of Grand Junction.

Results from the research are presented in several different documents. This Overview summarizes key findings from the surveys. Additionally, a full report on all survey responses is presented in a PowerPoint format. Open-ended responses were also obtained through several questions on the survey. These comments and suggestions were fully tabulated in verbatim form and they have been presented to the City under separate cover.

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A SUMMARY OF KEY FINDINGS

- **Impacts of COVID-19 on Parks and Recreation**: The survey instrument acknowledged that this study is being done during the pandemic. Respondents were asked about "What single outcome of the pandemic will have the greatest impact on the future of parks and recreation facilities and services?" Budget/financial implications, and an increased appreciation that parks and recreation are a good investment for the community were the most frequently identified choices. The data suggest that increased awareness and utilization of parks, recreation, and open space may be a sustained outcome of the pandemic. Increased homelessness was also identified as a concern, especially among Invite survey respondents.

- **Satisfaction with Grand Junction Parks, Facilities, and Recreation Services**: Satisfaction with parks, recreation facilities, and recreation programs/services were rated, and more than two-thirds of Invite respondents provided high ratings of satisfaction, either a "4"or "5" in all three categories. About six percent rated parks a 1 or 2 on the scale, and 15 percent used this lower rating to evaluate both recreation facilities, and recreation programs. These measures provide a metric to evaluate current opinions, and they can be used to rate recreation facilities and services in the future. About 800 respondents provided additional comments on their responses to this questions with various needs identified, including most specifically a desire for a community center and/or associated indoor facilities. As noted above, these responses were recorded and presented under separate cover.

- **Impediments to Use**: The survey asked what "hinders your use" of facilities. A lack of awareness of programs/facilities was identified most often by a large margin (34% of Invite respondents). Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the Invite sample, but all were identified by a sizable group (about 15%). The opportunity to expand awareness through communications of many types is a clear outcome of the survey.

- **Communication Effectiveness**: When asked about the "effectiveness" of communications, about two in five Invite respondents rated the City of Grand Junction effective or very effective (4 or 5). However, about one in four rated the effectiveness of receiving information in the low category (1 or 2). Clearly, there is an opportunity to use the results to plan for expanded communications in the future.

- **What Is Important to Residents and How Well are Needs Being Met**: The survey shows that trails, open space, and community/neighborhood parks are the most important existing facilities and services out of a list of 18 categories that were rated. These results were then coupled with results from a question that asked how well the needs of the City are being met across these same categories. The result presents a means of identifying what is important and how well the city is doing. Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room and indoor gyms (basketball, volleyball and pickleball), while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.

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Trail work was identified most often as an improvement needed at existing facilities, and provision of shade and restoration of natural areas/open spaces were also identified as priorities. These findings suggest areas where the public supports further improving on amenities that are already high-rated and considered important.

- **Priorities for the Future:** Looking to the future, the survey probed a long list of outdoor and indoor facility and program needs. A community center was identified most often regarding the most needed new or additional facility. It was closely followed by "trail connections and expansions for hiking, biking, and walking." Of note, trails are almost always the top choice in other surveys. River conservation/access /improvements, and natural areas and open space are also top considerations. A list of 19 categories of facility improvements were ranked.

  Grand Junction residents indicated that the indoor amenities that were most "needed" were an indoor warm water leisure pool. These amenities were followed closely by fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums. All of these features are under consideration as a part of a possible community center.

- **A Community Center for Grand Junction**: The idea of a community center received very strong support. About 80% of Invite respondents rated it "important" or "very important." Just four percent of respondents feel that "any additional community or recreational facilities are not needed by their family or the community." This is particularly of note given the fact this survey was conducted in the middle of the pandemic. Across Colorado, community centers are generally unavailable or have limited availability, and many residents are steering clear of indoor spaces.

  The survey asked about a preferred location for a community center, and 60% identified Lincoln Park in the Invite sample. Matchett Park was chosen by 19%. A significant 15% said they "need more information," and less than 5% prefer another site. Clearly, responses indicate strong support for further evaluation of the Lincoln Park site, and it is preferred by a wide margin at this time. The survey found that there are some differences in opinions by geography. Those living closest to Matchett were relatively more likely to favor that site than residents from other parts of the City.

- **Funding for Priorities**: The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. The support for funding the top priorities that emerge from the PROS plan using revenue from medical and recreational marijuana was very strong and the top choice, with 77% in the Invite sample and 82% in the Open Link sample. This option even outpaced grants and fundraising, which came in at 75% in the Invite sample and 82% in the Open Link. The third most preferred funding mechanism was a tax on tobacco and vaping, with 71% in the Invite sample and 70% in the Open Link. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open Link sample would not support any additional resources to maintain and improve the Parks and Recreation system.

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The top identified facility need, a community center, was queried with respondents regarding the last proposal in April 2019. Thirty-eight percent (38%) of respondents in the Invite sample indicated support for a smaller sales tax increase compared to 8% saying they would not support. The majority, 55%, selected they would need more information about the proposal and the timing of it.

- **Open-ended Comments**: The survey resulted in an extensive number of open-ended comments. These ideas and suggestions were recorded "in the respondents own words," and they provide an important source of broad community input to the parks and recreation planning process. As the City moves forward to implement elements of the PROS Plan, and to evaluate support for various sources of funding for improvements, these comments provide an important and timely source of information.

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Appendix B: Parks and Recreation Influencing Trends

The changing pace of today's world requires analyzing recreation trends from both a local and national level. From a national perspective, organizations including the National Recreation and Park Association (NRPA), the American College of Sports Medicine (ACSM), and the Outdoor Industry Association (OIA), among many others, attempt to summarize and predict the most relevant trends impacting health, wellness, outdoor recreation, and parks for the current year. This broad level overview of 2020 trends can help prepare agencies to understand what the future of parks and recreation might look, and how agencies can be at the forefront of innovation in the field.

Local participation data, sourced from Esri Business Analyst, as well as community input generated from the engagement process, determine the relevant trends directly related to the City of Grand Junction. This information is intended to provide a foundational context for potential recommendations discussed later in this report.

It should be noted that local participation data is gathered from Esri Business Analyst, and measures the Market Potential for leisure activities. Market Potential provides the estimated demand for a service or product by calculating the consumption rate from local and national datapoints.[1] These estimates in participation provide a snapshot of fitness and wellness activities throughout Grand Junction; participation estimates help frame activities that are uniquely preferred in Grand Junction compared to the State. Those activities that have the highest participation serve as a key perspective to understanding the community, and thus providing reference for the recommendations referenced throughout the report.

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National Parks and Recreation 2020 Trends

The National Recreation and Park Association (NRPA) annually releases a number of predictions that could likely impact parks and recreation agencies. The yearly article identifies the changes agencies are likely to see in the coming year. A summary of key predictions for 2020 are listed below:

- One-third of agencies will have video surveillance in their parks and facilities, and the public will want more for security.
- Private businesses will capitalize on delivery services of food and goods via drones in local parks and beaches. Agencies should be prepared on how to regulate the usage of drones in their public areas.
- E-sports will continue to increase in popularity; agencies who are able to provide tournaments or league play can engage teens and young adults that would otherwise not participate in traditional recreation programs.
- Landscape management practices may remove glyphosate, a common pesticide, due to concerns from the International Agency for Research on Cancer (IARC) that the weed killer is "probably carcinogenic to humans."
- Large parks have the ability to "cool a city" through the presence of trees and green infrastructure. Agencies may look to linear green spaces and trail corridors to reduce climate change and the impacts of extreme heat.
- Recreation centers will continue to become known as community "wellness hubs." These innovative models of health and wellness will provide safe gathering spaces, access to healthcare providers, food and nutrition assistance, and additional education opportunities. Partnerships will be formed with health-related organizations.

1 "Methodology Statement: 2019 Esri Market Potential" Esri. https://downloads.esri.com/esri_content_doc/dbl/us/J9672_Market_Potential_DB_Methodology_Statement_2019.pdf, Accessed March 2020

National Health and Fitness 2020 Trends

For the past 14 years, the American College of Sports Medicine (ACSM) Health and Fitness Journal has released its fitness trends survey, which collects survey data from 3,000 health and fitness professionals. The following items made up the top ten fitness trends from the study for 2020:

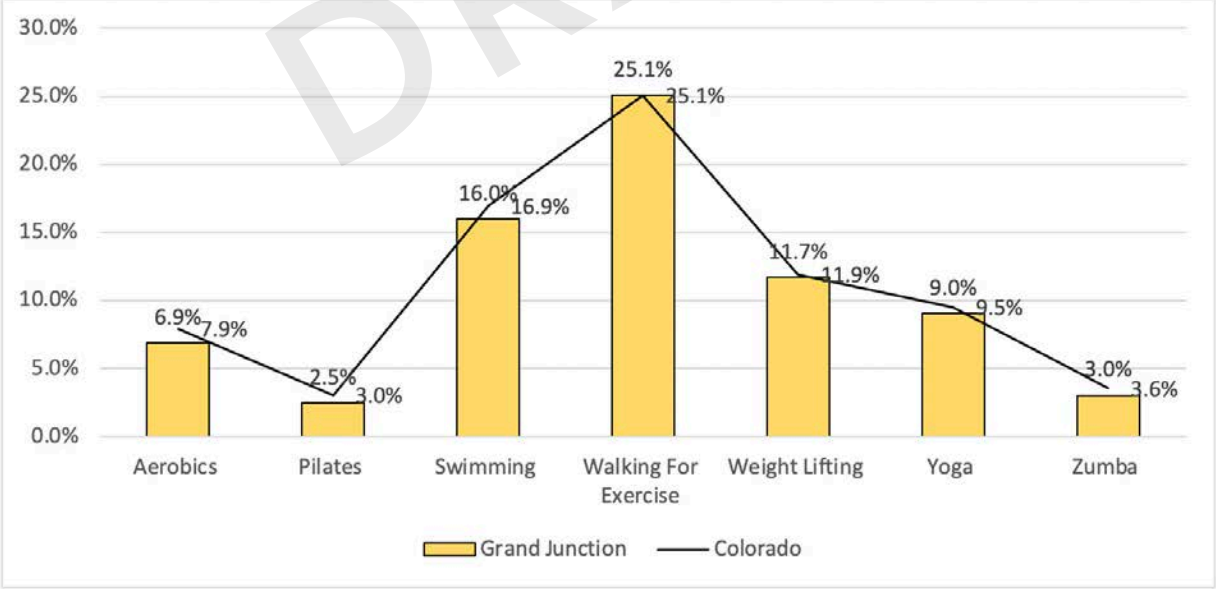
1. Wearable Technology
2. High Impact Interval Training (HIIT)
3. Group Training
4. Training with Free Weights
5. Personal Training
6. Exercise is Medicine
7. Body Weight Training
8. Fitness Programs for Older Adults
9. Health/Wellness coaching
10. Employing Certified Fitness Professionals

Local Participation in Fitness

The figure below shows household participation in various fitness activities in Grand Junction. Participation was highest for the following activities:

- Walking for exercise (25.1%)
- Swimming (16%)
- Weight Lifting (11.7%)

Figure 32: Fitness and Wellness Participation



Source: 2020 Esri Business Analyst

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Outdoor Recreation

According to the Outdoor Industry Report, outdoor recreation has become a thriving economic driver, creating 7.6 million jobs in 2018 and generating $65.3 billion in federal tax revenue on a national level. Close to half of the US population six and older participated in at least one outdoor activity in 2017. The most popular activity nationwide was running – which included both jogging and trail running.

According to the Outdoor Industry Report, in the State of Colorado, the outdoor recreation economy generated:

- 220,000 direct jobs
- $28 billion in consumer spending
- $9.7billion in wages and salaries
- $2 billion in state and local tax revenue

Local Participation in Outdoor Recreation

The figure below shows market potential for household participation in various outdoor recreation activities in Grand Junction. Participation was highest for the following activities:

- Camping (13.5%)
- Hiking (13.5%)
- Fresh Water Fishing (11.7%)

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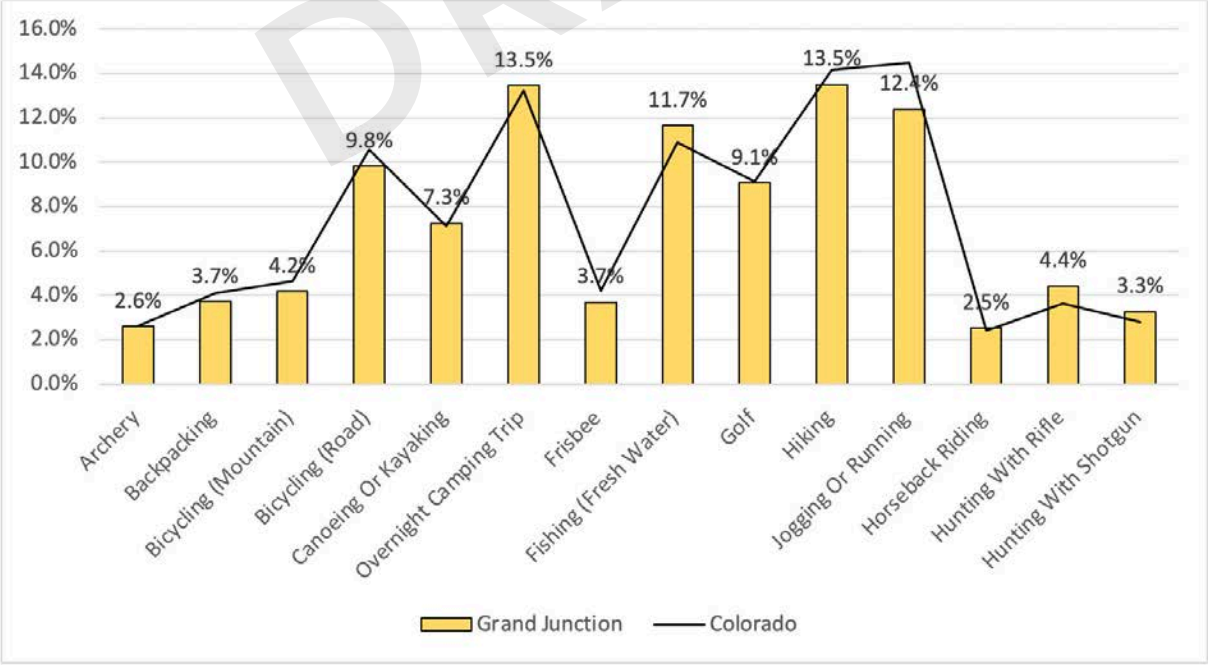
Figure 33: Local Outdoor Recreation Participation



Source: Esri Business Analyst

Relevant Research Trends

The next section focuses on national and regional research that supports community input heard throughout the engagement process. Where applicable, local information is referenced to provide additional context.

Economic and Health Benefits to Parks

In a report titled The Benefits of Parks: Why America Needs More City Parks and Open Space, research from the Trust for Public Land indicates the health, economic, environmental, and social benefits of parks and open space[2]:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Residential and commercial property values increase.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and act as natural air conditioners.
- Trees assist with storm water control and erosion.
- Crime and juvenile delinquency are reduced.
- Recreational opportunities for all ages are provided.
- Stable neighborhoods and strong communities are created.

In addition:

- Trails, parks, and playgrounds are among the five most important community amenities considered when selecting a home.
- U.S. Forest Service research indicates that when the economic benefits produced by trees are assessed, the total value can be two to six times the cost for tree planting and care.[3]
- In 2017, the Outdoor Industry Association estimated that national consumer spending on outdoor recreation generated $887 billion in consumer spending, and directly supported 7.6 million jobs.
- Nearly half of active Americans regard outdoor activities as their main source of exercise.[4]

Homelessness

Around the country, parks and recreation agencies are faced with a growing concern of homeless populations in their area. Many municipalities may assume that they have the unique challenge of manage homelessness, but in fact thousands of agencies are currently developing initiatives and pilot programs to determine the best way of addressing the issue.

Often, homeless populations may use park benches, shady trees, campgrounds, amphitheaters, and recreation facilities to sustain their livelihood. In fact, a survey administered by GP RED, a non-profit dedicated to the research, education, and development of parks and recreation agencies, asked hundreds of agencies questions specifically about how they were managing homelessness in their communities. As seen in the following figure, many agencies offer services far beyond the traditional "parks and recreation." Restroom facilities are the number one facility offered by agencies, but electricity/charging stations, showers, fitness/health and wellness, and food assistance were in the top five.

2 Paul M. Sherer, "The Benefits of Parks: Why America Needs More City Parks and Open Space," The Trust for Public Land, San Francisco, CA, 2006

3 Nowak, David J., "Benefits of Community Trees," Brooklyn Trees, USDA Forest Service General Technical Report

4 *Outdoor Recreation Participation Report* 2016

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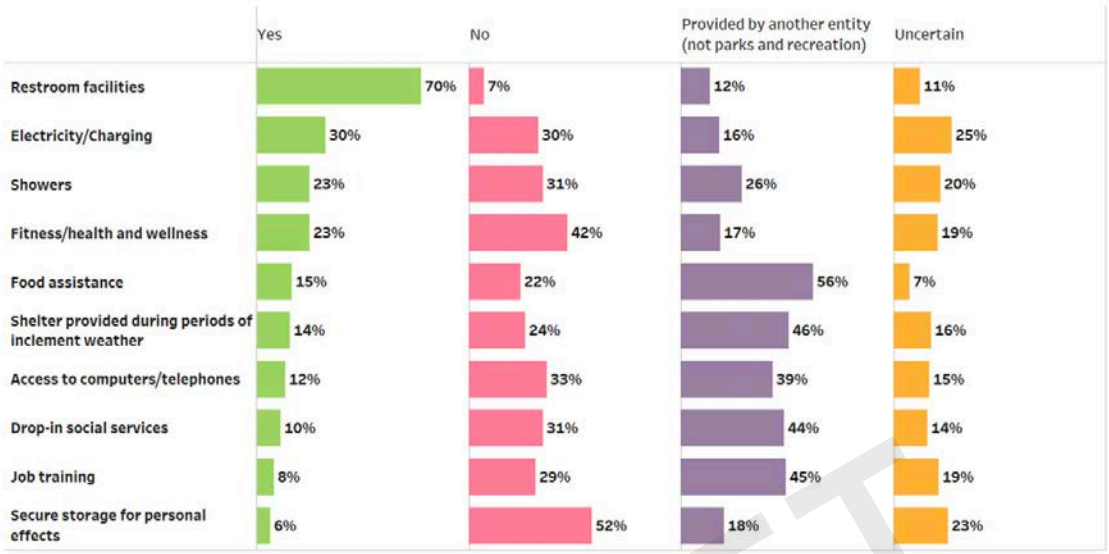
Figure 34: Parks and Recreation Homelessness Survey Results

Are the following services are offered to the homeless population by parks and recreation agencies in your community?



Source: GP RED Homelessness Redline Survey 2018

This has consequences for park and facility managers – in addition to impacts on the perception of park visitors. Concerns over drug and alcohol use by homeless populations, in addition to managing hepatitis outbreaks, are serious issues. Often, seasonal or part-time parks and recreation employees may be the first line of enforcement. A lack of training, policies, and communication continue to exacerbate the issue. Proactive management is a preferred way of managing the issue, but most often, parks and recreation agencies do not work with the root of an individual reasons for being homeless. Rather, agencies are left to deal with homelessness on a case by case basis.

Noted in the figure below, oftentimes management is a balance of prevention and enforcement. The majority of parks and recreation agencies utilize ad-hoc tactics by some agencies and rely on non-profits for other services. Over 27 percent of respondents said that often city agencies were working on various components of the homeless issue, but not necessarily coordinated together to succeed. Only 23 percent said that there is citywide coordination which spanned across agencies and non-profits. These kinds of coordinated efforts are key to accomplishing the appropriate balance of prevention and enforcement. Developing a task force that works specifically to address the unique concerns of an individual community can help ensure success. Parks and recreation agencies should reach out to nearby law enforcement, schools, libraries, nonprofits, faith-based organizations, business improvement districts, and health-human services to be develop a plan.

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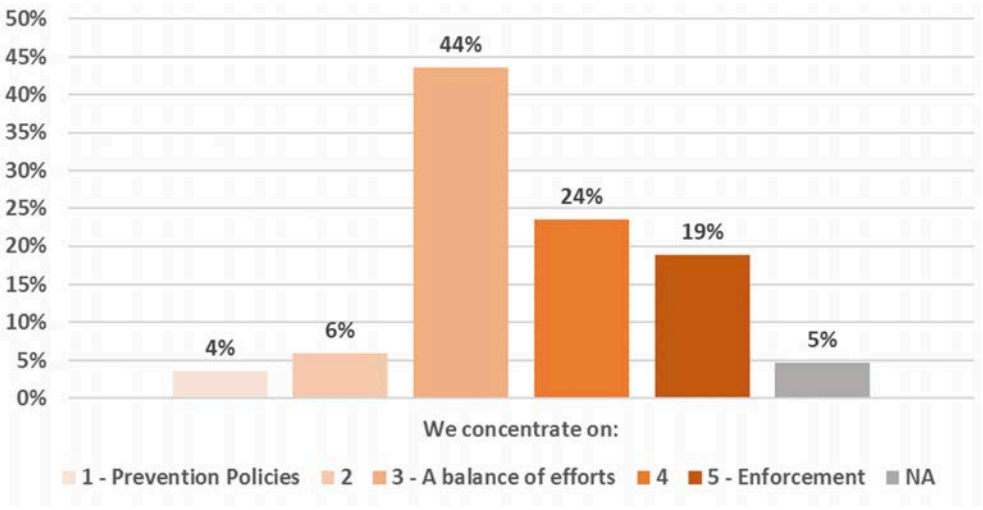
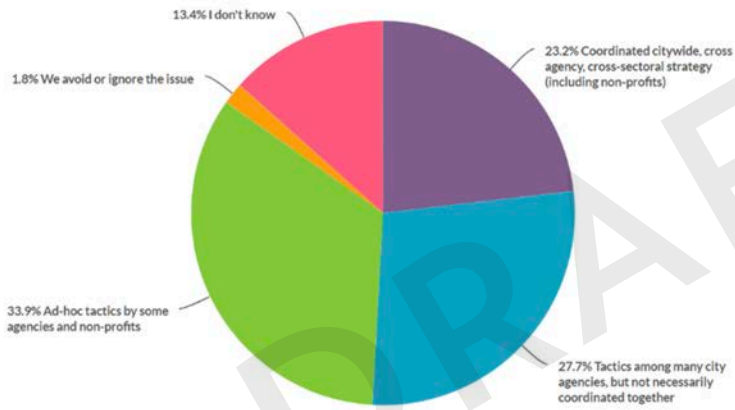
Figure 35: Tactical Approaches to Managing Homelessness





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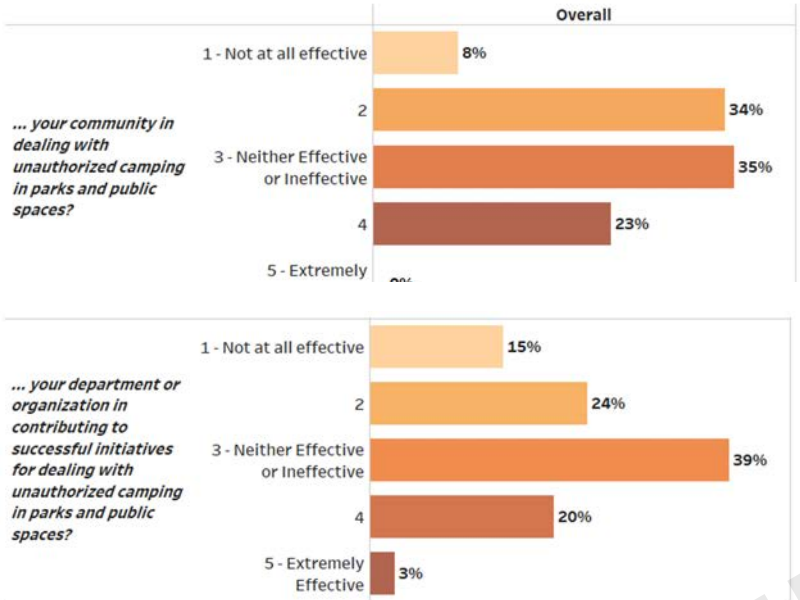
Source: GP RED Homelessness Redline Survey 2018

When asked how effective agencies were in dealing with unauthorized camping, over 77 percent of agencies states they were not at all effective or neither effective/ineffective. Zero percent of respondents said that they were extremely effective of dealing with unauthorized camping in parks and public spaces. Currently, successful initiatives for dealing with unauthorized camping are still in development.

Figure 36: Effectiveness of Organizations in Managing Homelessness in Parks

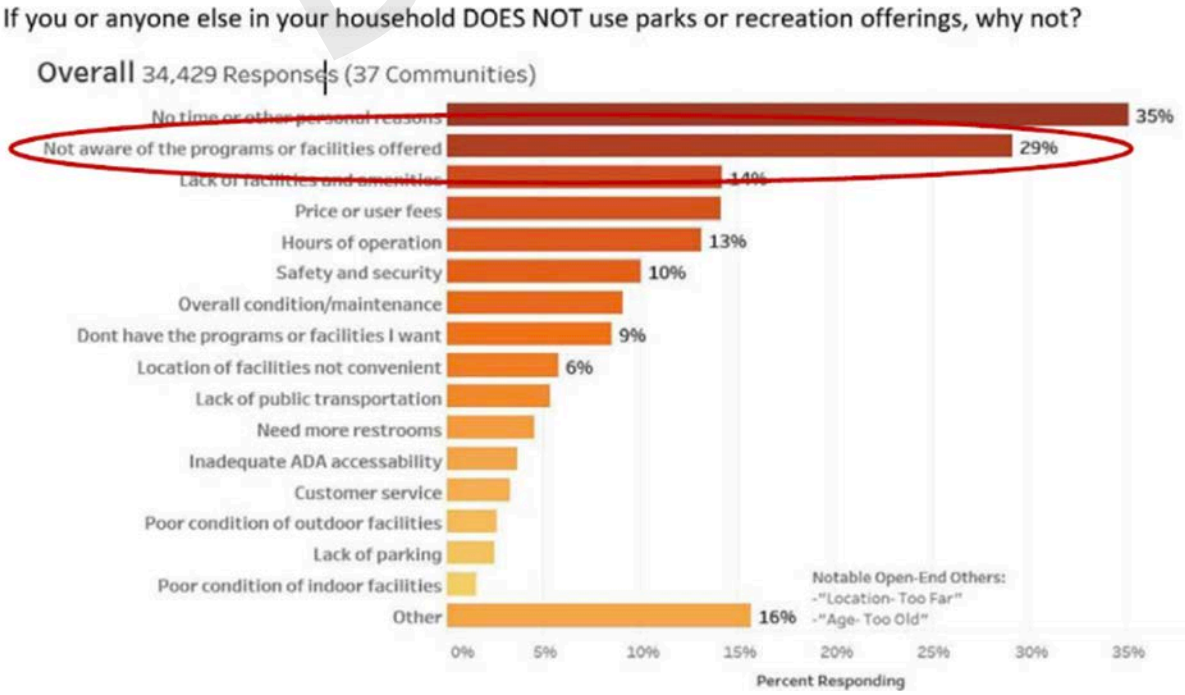


Source: GP RED Homelessness Redline Survey 2018

Marketing and Social Media

Awareness of parks and recreation services is critical to the success of any agency. According to a study in collaboration with the National Recreation and Park Association and GP RED of approximately 35,000 responses, one of the primary reasons that patrons do not participate in programs and services is due to lack of awareness.

Figure 37: Top Reasons Why People Do Not Participate in Parks and Recreation



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In today's modern world, there is ample opportunity to promote and market parks and recreation services. It begins with a needs assessment that details how the community prefers to receive information. Then a marketing plan should be developed that is catered to the agency's resources, including staff, time, and budget. This should guide the agency for one to three years.

Technology has made it easier to reach a wide-reaching, location-dependent audience which can be segmented by demographics. However, it has also caused a gap in the way parks and recreation agencies are able to communicate. Agencies around the country have previously not dedicated substantial funding to marketing; however, it is becoming a critical piece to receiving participants. Without dedicated staff and support, it is difficult to keep up with social media trends, which seem to change daily. Furthermore, with an overarching desire to standardize a municipality's brand, there may be limitations to the access and control that a parks and recreation agency has over its marketing. It is essential that professionals become advocates for additional resources, training, and education. Having a strong presence on social networks, through email marketing, and through traditional marketing will help enhance the perception from the community.

Pickleball

Pickleball continues to be a fast-growing sport throughout America. Considered a mix between tennis, ping pong, and badminton, the sport initially grew in popularity with older adults but is now expanding to other age groups. According to the American Council on Exercise (ACE), regular participation in Pickleball satisfied daily exercise intensity guidelines for cardio fitness for middle-aged and older adults.[5] The sport can be temporarily played on existing indoor or outdoor tennis courts with removable equipment and taped or painted lining. This lining, if painted on tennis surfaces, may interfere with requirements for competitive tennis programs or tournaments. Agencies will need to look at their community's tennis and pickleball participation to determine the benefits and costs of constructing new pickleball courts versus utilizing existing tennis courts. Best practices regarding pickleball setup and programming can be found on usapa.com, the official website for the United States Pickleball Association.

According to the 2020 SFIA Topline Report, over the past five years, from 2014 to 2019, total participation in Pickleball increased 7.1 percent on average each year. From 2018 to 2019, the sport grew 4.8 percent. Out of the most common racquet sports, pickleball and cardio tennis are the only sports that have seen positive growth on average over the past five years. Tennis is still the most popular racquet sport by far, although participation growth has slowed over the past five years.[6]

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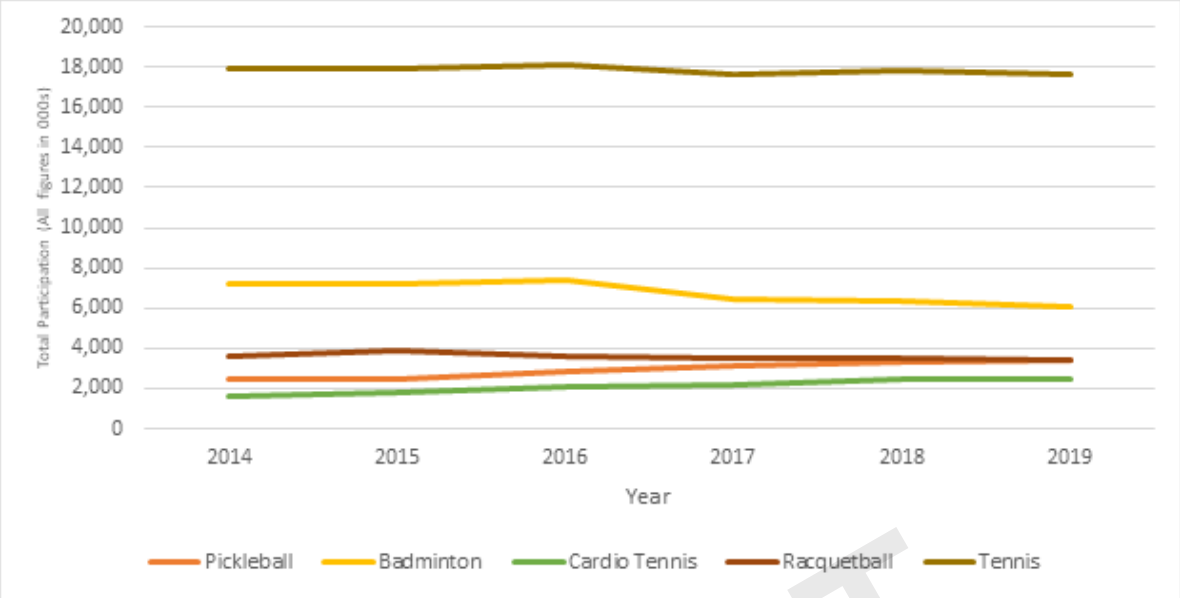
5 Green, Daniel, August 2018. "ACE-Sponsored Research: Can Pickleball Help Middle-aged and Older Adults Get Fit?" American Council on Exercise. Accessed 2020. https://www.acefitness.org/education-and-resources/professional/certified/august-2018/7053/ace-sponsored-research-can-pickleball-help-middle-aged-and-older-adults-get-fit/

6 "SFIA Sports, Fitness and Leisure Activities Topline Participation Report" February 2020. Sports and Fitness Industry Association. Accessed 2020.

Figure 38: Racquet Sport Participation from 2014 - 2019

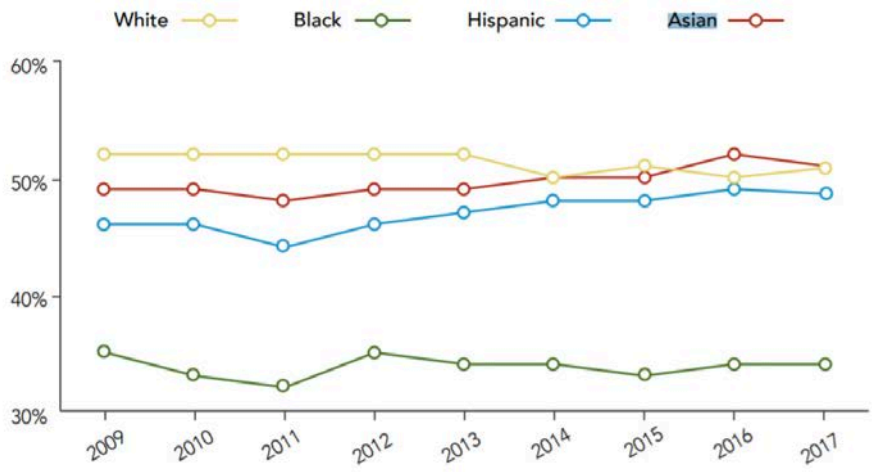


Source: 2020 SFIA Topline Report

Recreation Preferences by Ethnicity

As the recreation field continues to function within a more diverse society, race and ethnicity will become increasingly important in every aspect of the profession. More than ever, recreation professionals will be expected to work with, and have significant knowledge and understanding of, individuals from many cultural, racial, and ethnic backgrounds. According to the 2018 *Outdoor Participation Report*, participation rates among diverse groups is evolving quickly, even in the last ten years. African-Americans have participation rates less than 40 percent consistently in the last decade. Meanwhile, Asians have increased in participation since 2011, reaching over 50 percent in 2016. Hispanics are also increasing participation. The figure below, sourced from the 2018 *Outdoor Participation Report*, demonstrates these changes since 2009.

Figure 39: Participation Rates Among Diverse Groups Over Time (All Americans, Ages 6+)



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

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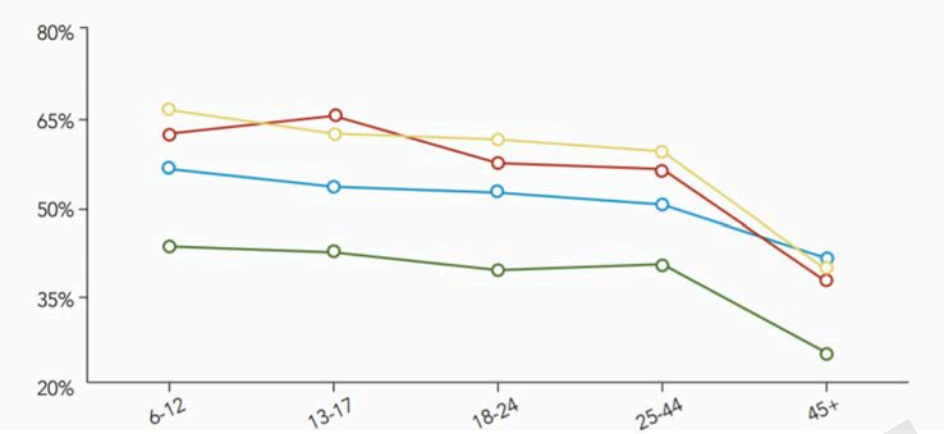
Participation in outdoor activities is higher among Caucasians than any other ethnicity, and lowest among African Americans in nearly all age groups. ***Figure 43*** demonstrates that those under 18 have much higher participation rates than all other age groups.

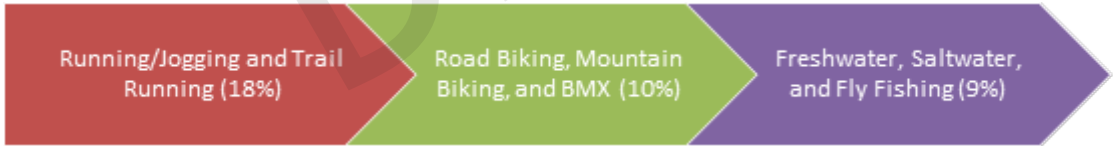
Figure 40: Participation Rates Among Diverse Groups by Age (All Americans, Ages 6+)



Source: 2018 Outdoor Participation Report, Outdoor Industry Association

According to the report by the Outdoor Industry Association, there are a variety of reasons why people do and do not participate. Many of those reasons are similar regardless of demographics, but it is helpful to look at the top motivations of each race to understand potential barriers. Below is a compiled list of the motivations and reasons that various races participate, as well as the top activities in which each group participates.

African Americans



Top Five Reasons to Get Outside:

- Get Exercise (61%)
- Be with Family and Friends (53%)
- Keep Physically Fit (52%)
- Be close to nature (40%)
- Observe Scenic Beauty (33%)

Top Five Reasons not to Participate:

- I do not have anyone to participate with (21%)
- Too Busy with Family Responsibilities (20%)
- Outdoor Recreation Equipment is Expensive (19%)
- I do not have the skills or abilities (18%)
- I do not have enough information (15%)

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Asian Americans

Top Five Reasons to Get Outside:

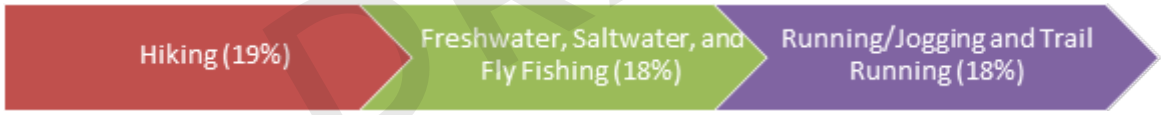
- Get Exercise (65%)
- Be with Family and Friends (59%)
- Observe Scenic Beauty (52%).
- Keep Physically Fit (50%)
- Enjoy the Sights and Smells of Nature (50%).

Top Five Reasons not to Participate:

- Outdoor Recreation Equipment is Expensive (21%)
- I do not have anyone to participate with (21%)
- I do not have the skills or abilities (20%)
- Too Busy with Family Responsibilities (19%)
- Too busy with other recreation activities (12%)

Research about outdoor recreation among Asian Americans in the San Francisco Bay Area (Chinese, Japanese, Korean, and Filipino)[7] found significant differences among the four groups concerning the degree of linguistic acculturation (preferred language spoken in various communication media). The research suggests that communications related to recreation and natural resource management should appear in ethnic media, but the results also suggest that Asian Americans should not be viewed as homogeneous with regard to recreation-related issues. Another study[8] found that technology use for finding outdoor recreation opportunities is highest among Asian/Pacific Islander populations. Over 60% of these populations use stationary or mobile technology in making decisions regarding outdoor recreation.

Caucasians



Top Five Reasons to Get Outside:

- Get Exercise (57%)
- Be with Family and Friends (47%)
- Keep Physically Fit (44%)
- Be Close to Nature (42%)
- Observe Scenic Beauty (37%)

Top Five Reasons not to Participate:

- Too busy with family responsibilities (24%)
- Outdoor recreation equipment is expensive (18%)
- I do not have anyone to participate with (18%)
- I do not have the skills or abilities (15%)
- I have a physical disability 11%)

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7 P.L. Winter, W.C. Jeong, G.C. Godbey, "Outdoor Recreation among Asian Americans: A Case Study of San Francisco Bay Area Residents," Journal of Park and Recreation Administration, 2004.
8 Harry Zinne and Alan Graefe, "Emerging Adults and the Future of Wild Nature," International Journal of Wildness, December 2007.

Hispanics

Top Five Reasons to Get Outside:

- Get Exercise (61%)
- Keep Physically Fit (45%)
- Be with Family and Friends (39%)
- Observe Scenic Beauty (33%)
- Be Close to Nature (32%)

Top Five Reasons not to Participate:

- Too Busy with Family Responsibilities (19%)
- Outdoor Recreation Equipment is Expensive (18%)
- I do not have anyone to participate with (16%)
- Places for Outdoor Recreation are Far Away (13%)
- Places for Outdoor Recreation are Expensive (13%)

In the United States, the Hispanic population increased by 43 percent over the last decade, compared to five percent for the non-Hispanic population, and accounted for more than half of all the population growth. In a July 2012 article for Parks and Recreation Magazine titled "Five Trends Shaping Tomorrow Today," author Emilyn Sheffield explores how growing racial and ethnic diversity may impact recreation service deliver. She states that growing racial and ethnic diversity is particularly important to recreation and leisure service providers, as family and individual recreation patterns and preferences are strongly shaped by cultural influences.[9]

Riparian and Watershed Best Practices

The ability to detect trends and monitor attributes in watershed and/or riparian areas allows planners opportunities to evaluate the effectiveness of their management plan. By monitoring their own trends, Planners can also identify changes in resource conditions that are the result of pressures beyond their control. Trend detection requires a commitment to long-term monitoring of riparian areas and vegetation attributes.

The United States Environmental Protection Agency (EPA) suggests the following steps to building an effective watershed management plan. See water.epa.gov[10] for more information.

- Build partnerships
- Characterize the watershed
- Set goals and identify solutions
- Design and implementation program
- Implement the watershed plan
- Measure progress and make adjustments

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9 Emilyn Sheffield, "Five Trends Shaping Tomorrow Today," *Parks and Recreation*, July 2012, p. 16-17.

Shade Structures

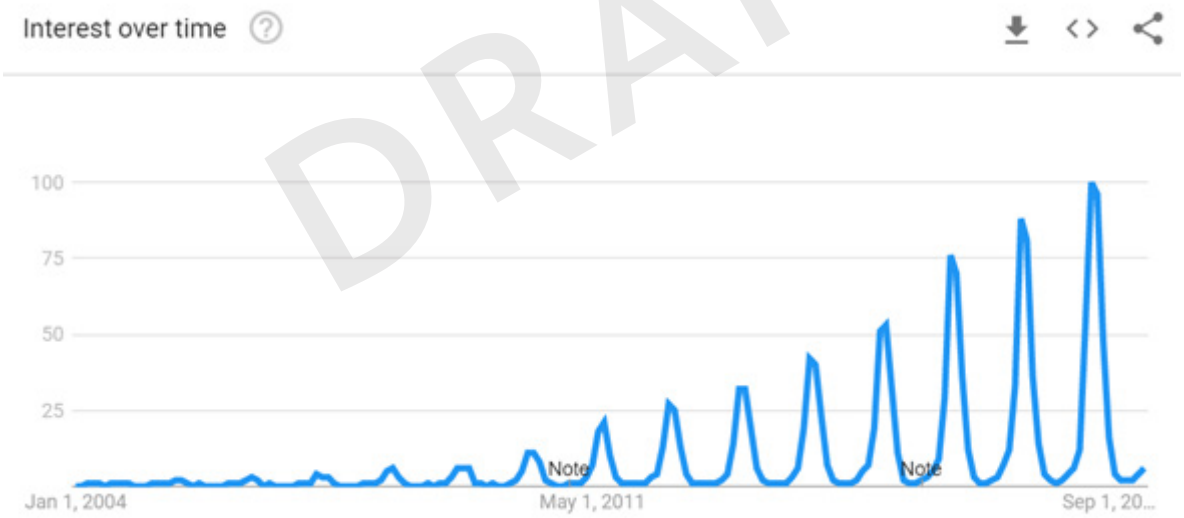
Communities around the country are considering adding shade structures as well as shade trees to their parks, playgrounds and pools, as "a weapon against cancer and against childhood obesity,"[11] both to reduce future cancer risk and promote exercise among children. A study found that melanoma rates in people under 20 rose three percent a year between 1973 and 2001, possibly due to a thinning of the ozone layer in the atmosphere. It is recommended that children seek shade between 10 am and 4 pm, but with so little shade available, kids have nowhere to go. Additionally, without adequate shade, many play areas are simply too hot to be inviting to children. On sunny days, the playground equipment is hot enough to scald the hands of would-be users.

Trees help provide protection, as tree leaves absorb about 95 percent of ultraviolet radiation, but they take a decade or more to grow large enough to make a difference. So, many communities are building shade structures instead. The non-profit Shade Foundation of American is a good resource for information about shade and shade structures, www.shadefoundation.org.

Splashpads

Splash pads, or spray grounds, have seen enormous growth in popularity over the past decade. Simply looking at search terms over time (from 2004 to present), Google Trends show that more people are searching for this amenity.

Figure 41: "Splash pad" (Google trends)



The popularity of splash pads is geographical, and is more common in the West. According to a *Recreation Management* magazine feature article from June 2016 "A Look at Trends in Aquatic Facilities," splash play areas were least common in the Northeast; only 31.9 percent of responding agencies had this amenity, compared to 55.8 percent of those in the West.[12] Urban areas are more likely to have splash play areas than rural areas. This shift is most likely due to the benefits of splash play areas.

12 Aquatics: A Look at Trends in Aquatic Facilities, *Recreation Management*, June 2016 http://recmanagement.com/feature/201606fe03/1

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Appendix C: Level of Service Analysis Methodology

Parks and Facilities Inventory and Assessment

Parks and facilities were inventoried and assessed by staff for function and quality in September 2020 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance comfort and convenience.

A formula was applied that combines the assessments of a site's components and modifiers to generate a score or value for each component and the entire park. The study uses the resulting scores to compare sites and analyze the park system's overall performance.

The system currently breaks down into the following acreages by classification as follows:

Acres by Class		
Developed Parks	354	36 parks
Golf	209	2 courses
Open Space – Recreation	598	9 properties
Schools (IGA)	55	6 schools
Undeveloped Parks	285	7 properties
Cemeteries	111	2 cemeteries
System Totals:	1,611	62 properties

**Additional 443 acres of maintained "open space" lands and weed abatement areas*

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System Map

The following map shows park and recreation facilities across Grand Junction. The enlargement area shows the current development.

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Figure 42: Grand Junction System Map

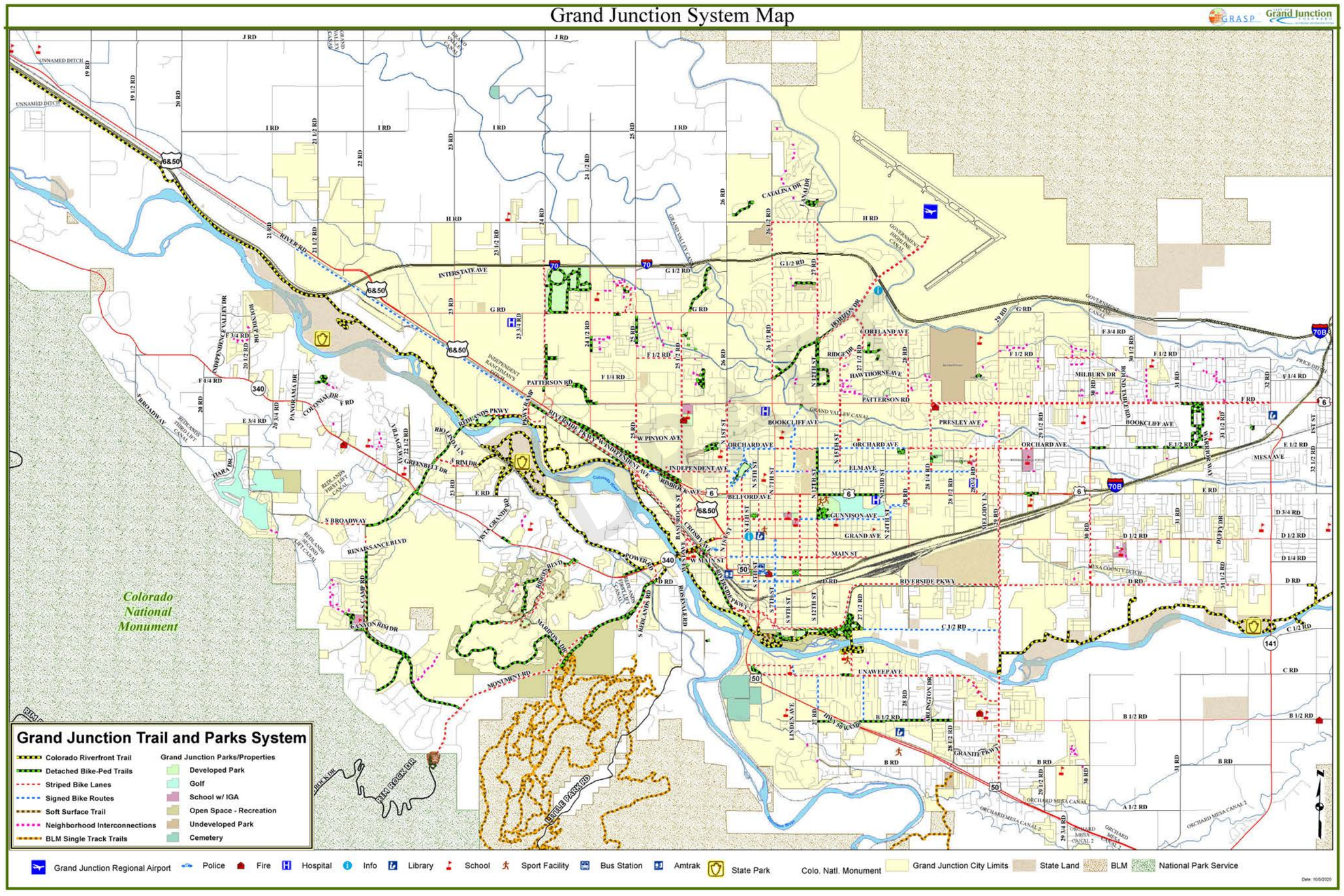

Table 11: Summary of Developed Parks and Components

LOCATION	GIS Acres	Adventure Course	Amusement Ride	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Spray Pad	Basketball Court	Basketball, Practice	Batting Cage	Bike Course	Diamond Field	Diamond Field, Complex	Dog Park	Event Space	Fitness Course	Game Court	Garden, Display	Horseshoe Court	Inline Hockey	Loop Walk	Multi-Use Pad	Natural Area	Open Turf	Passive Node	Pickleball Court	Picnic Ground	Playground, Destination	Playground, Local	Public Art	Rectangular Field, Complex	Rectangular Field, Large	Rectangular Field, Multiple	Rectangular Field, Small	Shelter, Large	Shelter, Small	Skate Park	Tennis Court	Track, Athletic	Trail, Multi-use	Volleyball Court	Wall Ball Court	Water Access, Developed	Water Access, General	Water Feature	Water, Open
AUTUMN RIDGE	0.7																						1																						
BLUE HERON BOAT RAMP	34.4																																					1			1	1		1
CANYON VIEW	115.1						2				5	1	1					10	1	1			1				2			1	4	1		14			12			2	1				3
COLUMBINE	12.4						1				2										1		1					1						1						2					
COTTONWOOD MEADOWS	0.8						1																1					1																	
DARLA JEAN	2.2							1															1					1																	
DESERT VISTA	3.1																						1																						
DOS RIOS	16.3									1				1										1				1	1						2				1						
DUCK POND - OM	4.8																						1					1						1										1
DUCK POND - RIDGES	1.5																									1		1						1										2
EAGLE RIM	11.4																	2		1			1	1			1							2		1								
EMERSON	2.5																			1			1			1		1																	
HAWTHORNE PARK	2.7															2				1			1					1						1	1									
HIDDEN VALLEY-RIDGES	0.8																											1																
HILLCREST PARK	0.2																						1																						
HONEYCOMB PARK	3.6																			1			1																						
JR SERVICE LEAGUE	4.8																						1			2									1				1					1
KRONKRIGHT	8.6										2																							1										
LAS COLONIAS	33.6	1											3	1									1											1	1			1			4			3
LILAC PARK	2.8																															1												
LINCOLN PARK	32.9		1	1	2	1					1			1				1		1	1		1		8	1	1			1				2	1		4	1						
MAIN ST	5.6													1			1							1				1							1								1	
PARADISE HILL PARK	2.8						1											1		1							1							1								1	
PINERIDGE PARK	1.9						1											1							4	4	1										1						
RIVERSIDE PARK	1.5						1								1												1							2									
ROCKET PARK	2.7																					1					1							1	1								
SHADOW LAKE	5.8																																											1
SHERWOOD PARK	13.9																			1			1					1							2									
SPRING VALLEY I	3.1																						1			1																	
SPRING VALLEY II	2.5						1																1					1							1									
TOT LOT	0.8																					1				1		1																
WASHINGTON PARK	3.0						2	2	2																			1					1										
WESTLAKE PARK	7.1																			1			1					1									1							
WHITMAN PARK	2.5																			1			1																						
WILLIAMS PARK	0.4							1															1				1	1																
WINGATE PARK	4.9																			1		1																						
Totals	353.7	1	1	1	2	1	10	4	2	1	10	1	4	4	1	2	1	15	1	11	2	2	22	3	12	12	4	19	2	1	5	1	2	27	12	2	17	1	4	4	1	5	1	2	12

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Table 12: Summary of Other City Recreation Properties and Components

Classification	LOCATION	GIS Acres	Basketball Court	Disc Golf	Event Space	Garden, Display	Golf	Golf, Practice	Loop Walk	Multi-Use Pad	Natural Area	Open Turf	Other	Playground, Destination	Playground, Local	Rectangular Field, Large	Rectangular Field, Small	Shelter, Large	Shelter, Small	Track, Athletic	Trail, Multi-use	Trail, Primitive	Trailhead
Golf	LINCOLN PARK GOLF	65.9					1	1															
	TIARA RADO	142.7					1	1			1												
Open Space -	BOTANIC GARDENS OPEN SPACE	6.3			1	2								1				1					
	Las Colonias Lazy River Open Space	20.2																					
	Las Colonias Open Space	12.2																					
	LEACH CREEK OPEN SPACE	0.5									1												
	RIDGES OPEN SPACE	173.9									9											2	
	SOUTH RIM OPEN SPACE	21.6									1										2		
	THREE SISTERS-BIKE PARK	294.9									1												
	TIARA RADO - OPEN SPACE	37.0																					
	Watson Island Open Space	31.7		1																			
School (IGA)	BOOKCLIFF MS	18.1														2				1			
	CHIPETA ELEM SCHOOL	2.7	2									1			2								
	EAST MIDDLE SCHOOL	3.0										1	3										
	PEAR PARK ELEM PARK	8.4	2							1		1			2								
	POMONA	7.8	4							1					2		1						
	WINGATE ELEMENTARY	14.5	1									1			2				1				
Cemetery	CROWN POINT CEMETERY	8.3																					
	ORCHARD MESA CEMETERY	102.3																					
Undeveloped	BURKEY SOUTH	9.8																					1
	FLINT RIDGE	3.2									1												
	HORIZON PARK	12.6							1														
	MATCHETT	220.6		1							1											1	
	PARADSE HILL PK UNDV	2.8																					
	SACCOMANO	31.7																					
	WESTLAKE PARK UNDV	4.1																					
	Totals:	1,257	9	2	1	2	2	2	1	2	15	4	3	1	8	2	1	1	1	1	2	3	1

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Indoor Facilities

Grand Junction has limited indoor recreation facilities. The following locations house current indoor opportunities or programming.

Table 13: Summary of Indoor Facilities and Components

Indoor Location or Facility	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Therapy Pool	Auditorium/Theater	Educational Experience	Food- Full Service	Gymnasium	Kitchen - Kitchenette	Multi-purpose Room	Patio/Outdoor Seating	Retail/Pro-shop
Bookcliff Activity Center							1				
Botanical Gardens					1				2		1
Hospitality Suite						1		1	1		
Lincoln Park Barn				1			1			1	
Lincoln Park Golf Course Club House						1			1	1	1
Orchard Mesa Community Center Pool	1	2	1						1	1	
Tiara Rado Golf Course Club House						1			1	1	1
Totals:	1	2	1	1	1	3	2	1	6	4	3

Park Ranking

In addition to locating components, assessments included the functional quality of each element. The following table displays each park's ranking based on an overall score for its components and modifiers. In general, parks at the top of the list offer more and better recreation opportunities than those ranked lower. The orange bar reflects a park's overall score in proportion to the highest-ranking within each classification. There is no ultimate or perfect score. Cumulative scores include the total number and quality of the components in addition to the availability of amenities such as restrooms, drinking fountains, seating, parking, and shade.

Table 14: Developed Park Ranking Table

Developed Park	2238.95
CANYON VIEW	748.8
LINCOLN PARK	291.2
LAS COLONIAS	249.6
EAGLE RIM	85.8
PINERIDGE PARK	75.4
MAIN ST	68.4
COLUMBINE	62.4
HAWTHORNE PARK	52.8
SHERWOOD PARK	46.8
WASHINGTON PARK	46.2
DOS RIOS	45.6
RIVERSIDE PARK	40.3
ROCKET PARK	38.4
JR SERVICE LEAGUE	36
DUCK POND - OM	33.8
SPRING VALLEY II	31.2
KRONKRIGHT	31.2
BLUE HERON BOAT RAMP	29.7
DUCK POND - RIDGES	26.4
WESTLAKE PARK	24
TOT LOT	19.8
SPRING VALLEY I	19.2
PARADISE HILLS PARK	18.7
EMERSON	14.4
HILLCREST PARK	14.3
HONEYCOMB PARK	13.2
WINGATE PARK	12
COTTONWOOD MEADOWS	10.2
DARLA JEAN	9.6
SHADOW LAKE	9.6
WILLIAMS PARK	8.8
HIDDEN VALLEY-RIDGES	8.4
WHITMAN PARK	5.4
AUTUMN RIDGE	4.2
DESERT VISTA	3.85
LILAC PARK	3.3

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Table 15: Other Property Rankings by classification

Open Space - Recreation	125.8
RIDGES OPEN SPACE	46.2
BOTANIC GARDENS OPEN SPACE	40.3
SOUTH RIM OPEN SPACE	17.6
THREE SISTERS-BIKE PARK	9.6
TIARA RADO - OPEN SPACE	4.4
DOS RIOS OPEN SPACE	4.4
LEACH CREEK OPEN SPACE	3.3
3	58.85
School	58.85
POMONA	19.8
BOOKCLIFF MS	8.8
PEAR PARK ELEM PARK	7.7
CHIPETA ELEM SCHOOL	7.7
EAST MIDDLE SCHOOL	7.7
WINGATE ELEMENTARY	7.15
4	33.6
Golf	33.6
TIARA RADO	19.2
LINCOLN PARK GOLF	14.4
5	8.8
CEMETERY	8.8
ORCHARD MESA CEMETERY	4.4
CROWN POINT CEMETERY	4.4
6	23.1
Undeveloped Park	23.1
MATCHETT	5.5
BURKEY SOUTH	4.4
HORIZON PARK	3.3
FLINT RIDGE	3.3
SACCOMANO	2.2
WESTLAKE PARK UNDV	2.2
PARADSE HILL PK UNDV	2.2

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Level of Service Analysis

Level of Service (LOS) measurements evaluate how parks, open spaces, and Grand Junction facilities serve the community. They may be used to benchmark current conditions and to direct future planning efforts.

GRASP® Analysis
GRASP® (Geo-referenced Amenities Standards Process) has been applied in many communities across the country to evaluate LOS for park and recreation systems. With GRASP®, information from the inventory combined with Geographic Information Systems (GIS) software, produces analytic maps and data that show the quality and distribution of park and recreation services across the City.

Perspectives
Perspectives are analysis maps and data produced using the GRASP® methodology. Each analysis shows service across the study area. Data analysis also incorporates statistics, diagrams, tables, and charts that provide benchmarks or insights useful in determining community success in delivering services.

Neighborhood Access to Outdoor Recreation

A series of "heat maps" were created to examine neighborhood access to recreation opportunities. All outdoor recreation providers account for the level of service values. Darker gradient areas on the images indicate higher quality recreation assets available based on a one-mile service area. In general, these images also show that Grand Junction has a fair distribution of parks and facilities related to current residential development. Gray regions indicate that recreation opportunities are beyond a one-mile service area.

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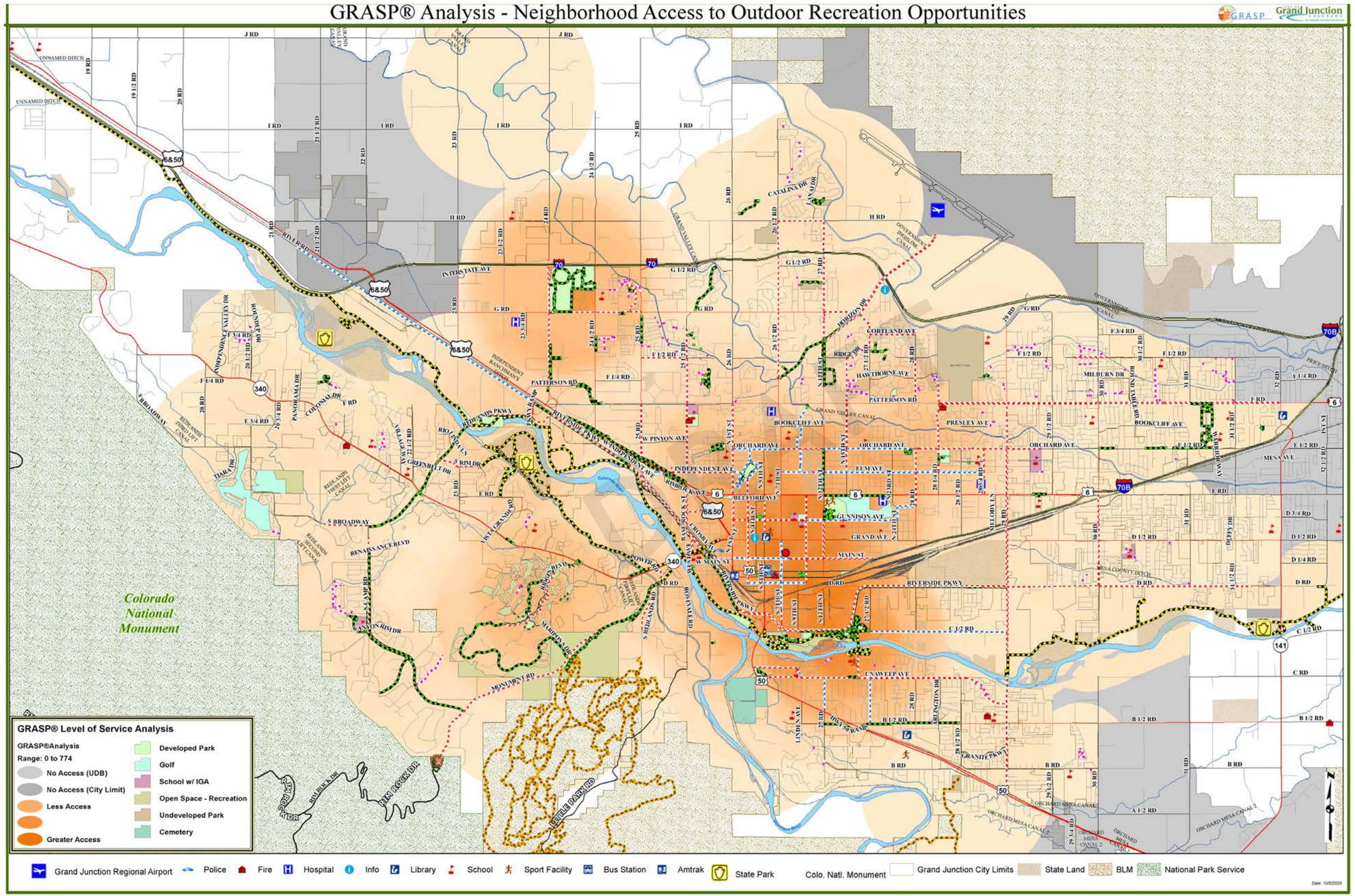
Figure 43: Neighborhood Access to Outdoor Recreation



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Higher concentration areas are notable in Central Grand Junction and near Canyon View Park, with the highest values near Main Street. For example, a red dot in the following enlargement indicates the most significant GRASP® value area (774). A resident has access to 97 components at 17 properties from this location, including developed parks, schools (IGA), golf course, open spaces, four indoor facilities, and several trails.

Figure 44: High-Value Area Enlargement

Walkable Access To Recreation

Walkability analysis measures access to recreation by walking. One-half mile catchment radii have been placed around each component and shaded according to the GRASP® score. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

Walkability is a measure of how user-friendly an area is to people traveling on foot and benefits a community in many ways related to public health, social equity, and the local economy. Many factors influence walkability including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations among others.

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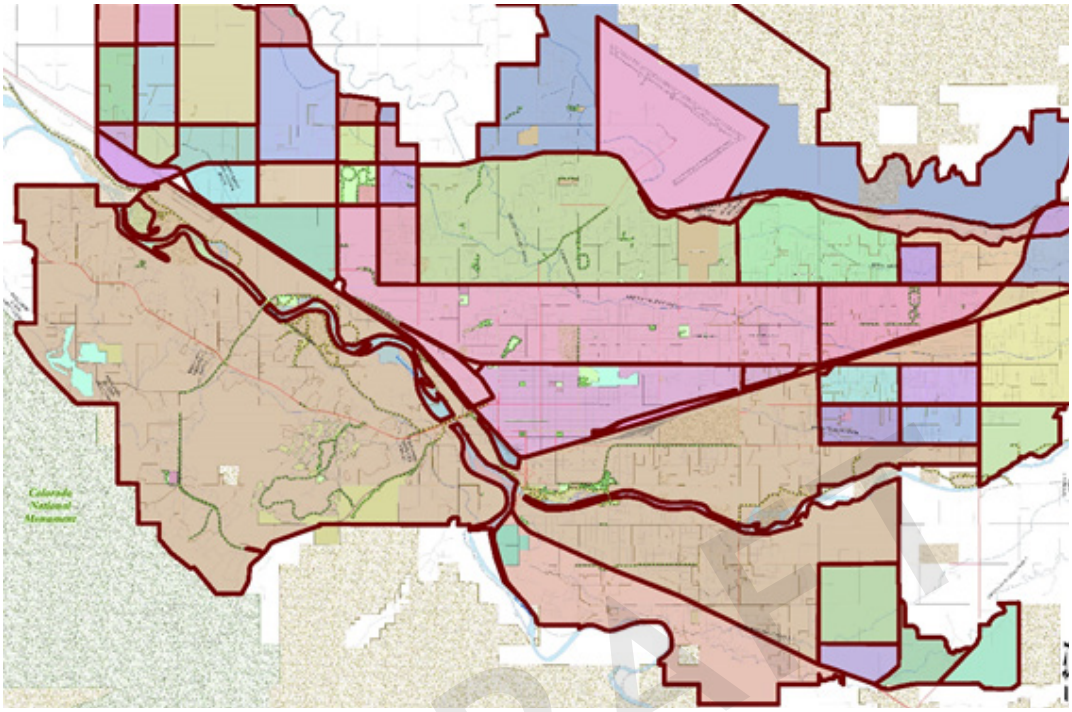
Pedestrian Barriers

Environmental barriers can limit walkability. The LOS in this analysis has been "cut-off" by identified barriers where applicable.

Figure 45: Sample Pedestrian Barriers



Walkability barriers "cut-off" service areas where applicable. Different colors represent different zones.

Pedestrian barriers in Grand Junction, such as major streets, highways, and rivers, significantly impact the analysis. Zones created by identified barriers, displayed as dark red lines, serve as discrete areas accessible without crossing a major street or another obstacle.

The analysis shows the LOS available across Grand Junction, based on a ten-minute walk. Darker gradient areas on the images indicate higher quality recreation assets available based on a half-mile service area. Gray areas on these maps suggest that recreation opportunities are beyond a ten-minute walk. In general, these images show that Grand Junction has an excellent distribution of parks.

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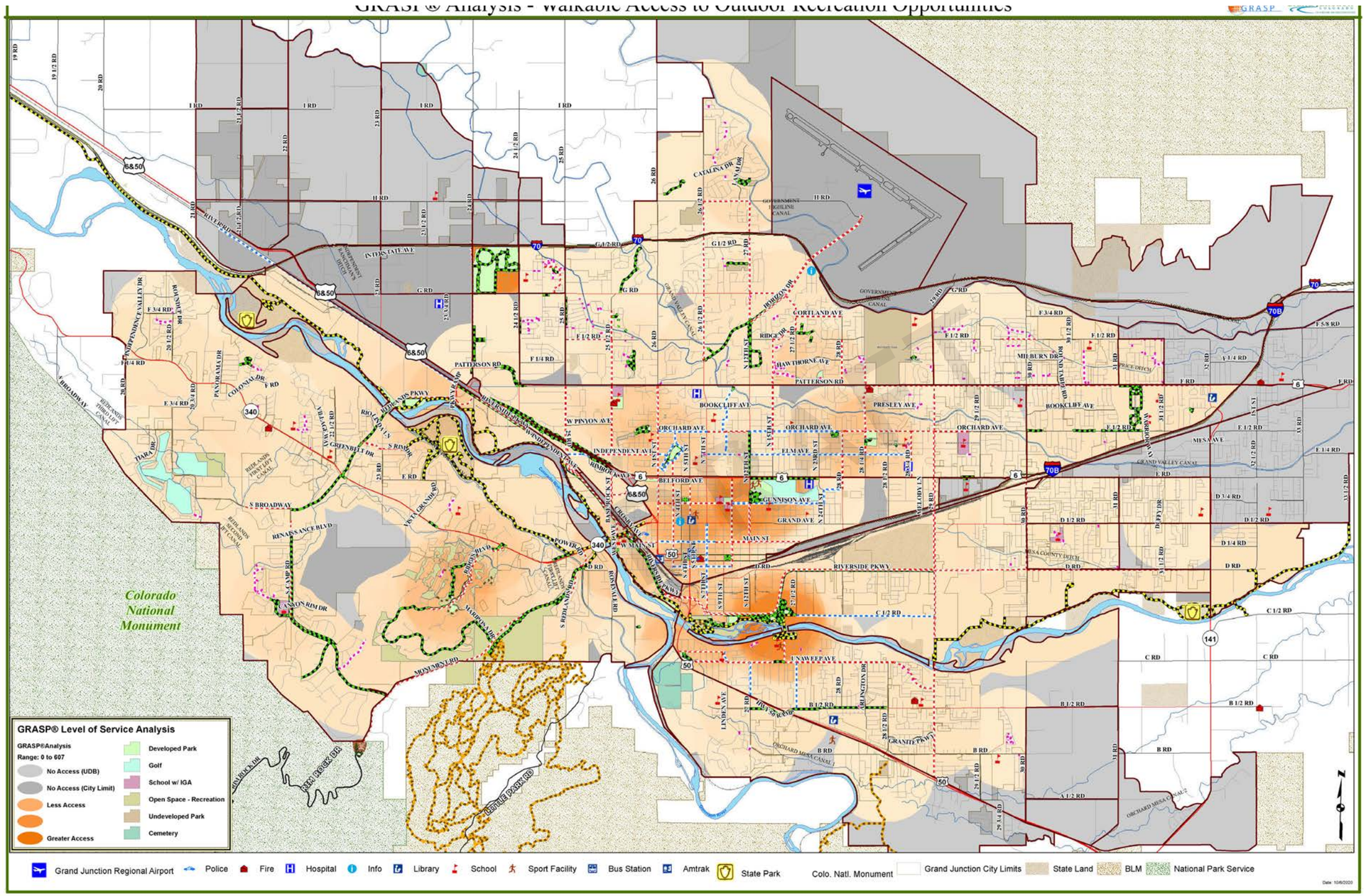
Figure 46: Walkable Access to Outdoor Recreation Opportunities



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Areas of higher concentration are notable around the City, with the highest value just South of Chipeta Elementary School. Within ½ mile or a 10-minute walk of this location, a resident can access 58 components on 8 properties, including developed parks, schools (IGA), golf, three indoor facilities, and several trails.

Figure 47: High-Value Area Enlargement

The orange shading in the maps allows for a quick understanding of LOS distribution across the City. Showing where LOS is adequate or inadequate is an advantage of using GIS analysis. First, we must determine what constitutes an appropriate level of service for Grand Junction residents. In Grand Junction, a look at the current level of service provided by a representative neighborhood park may be a good indicator of this desired level. Answering the question, "What should every resident have access to in their neighborhood?" The City cannot build a Canyon View Park in every neighborhood. Using a target equivalent to a small neighborhood park such as Westlake, Tot Lot, or Spring Valley 1 (2-4 components) and access to a trail produces the following maps. In these maps, purple indicates where people reach that target; yellow shows access to some opportunities but not at the target value, and gray means going farther to a recreation opportunity.

GAP Analysis in Neighborhood Access

The following map brackets the service values level to areas above or below a typical neighborhood park and trail. This value is known as the target score for Grand Junction.

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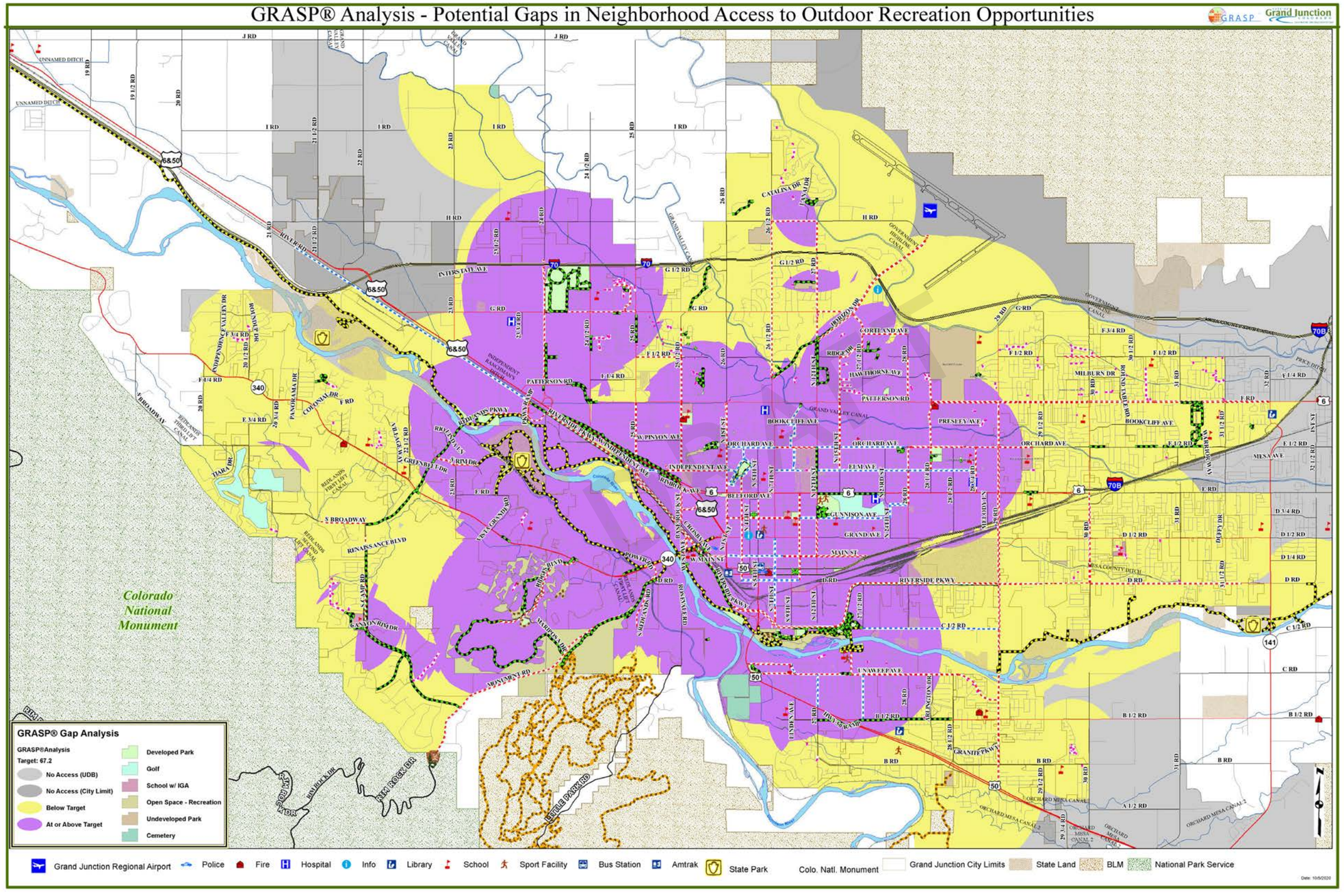
Figure 50: Gap Analysis in Neighborhood Access



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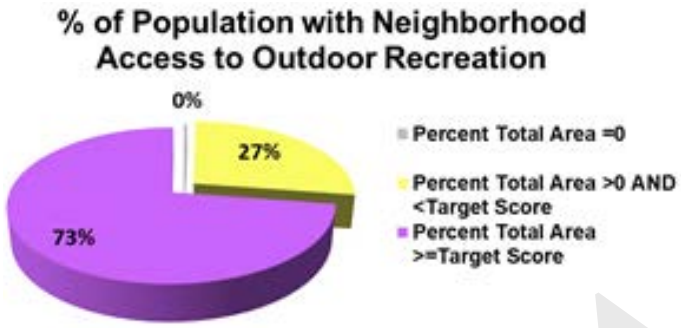
In ***Figure 49***, areas shown in purple have LOS that exceeds the target value. Because of the significant growth areas on the edges of Grand Junction, nearly ten percent of the land area is gray or lacks one-mile access. However, the picture is much more favorable when you consider where people currently live in Grand Junction.

Figure 50 shows access to assets based on population. This chart displays the level of service based on where people live. Comparing the level of service data and census data provided by Esri GIS data enrichment techniques, the analysis indicates that parks are generally well placed. The parks are in or close to residential areas and capture a high percentage of the population. Grand Junction is well positioned, with nearly 100 percent of residents within one-mile of some outdoor recreation opportunities than the map might initially indicate.

Figure 49: Percentage of Population with Neighborhood Access



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GAP Analysis in Walkable Access

Like the above, the walkable service level can also use a gap analysis. Purple areas indicate where walkable LOS values meet or exceed the target. Areas shown in yellow on the map can be considered areas of opportunity. These are areas where land and assets are currently available but do not provide the target value. It may be possible to improve the LOS value in such areas by enhancing the quantity and quality of features in existing parks without acquiring new lands or developing new parks. Another option might be to address pedestrian barriers in the immediate area.

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Figure 50: GRASP® Walkable GAP Analysis

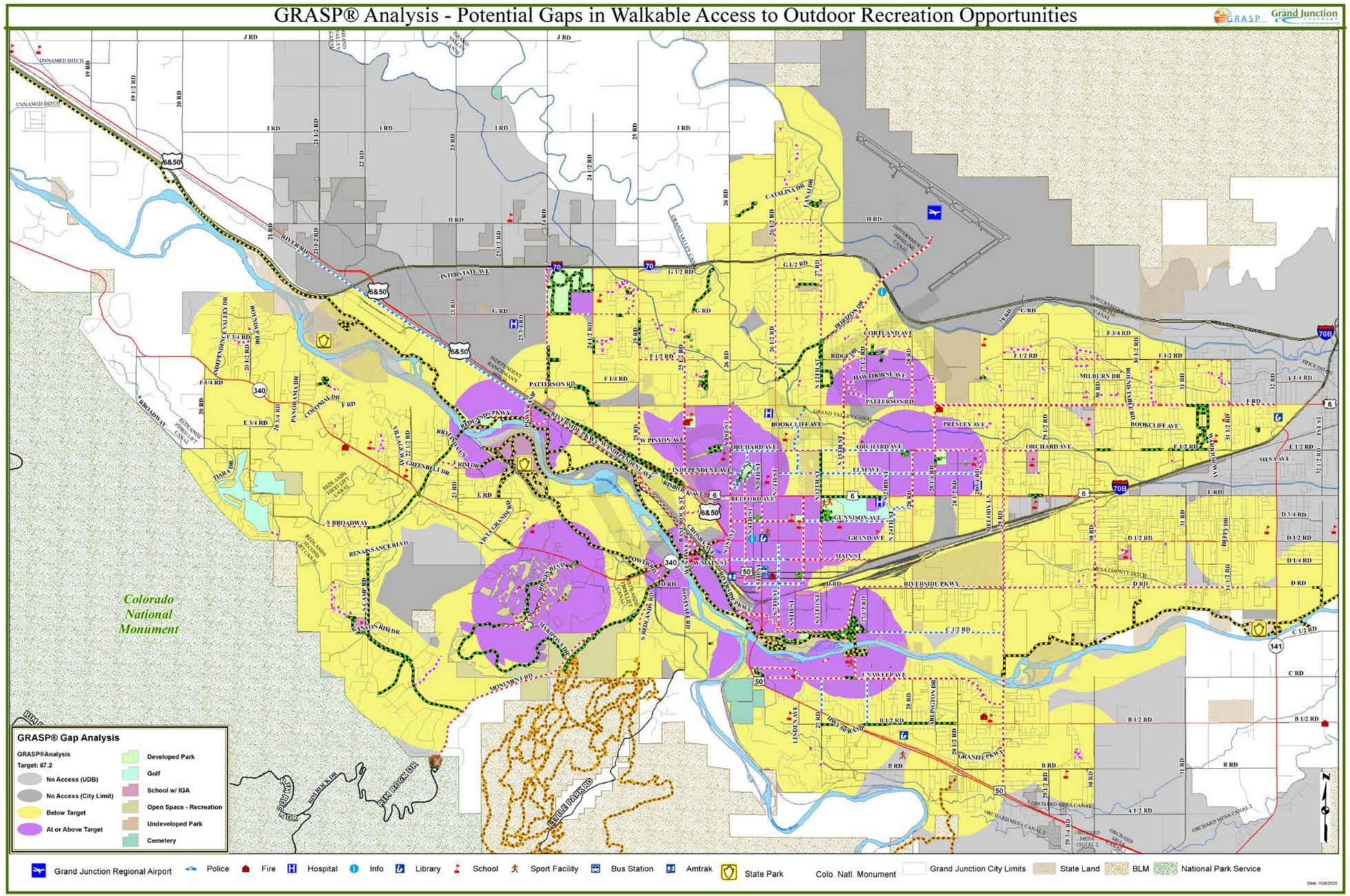

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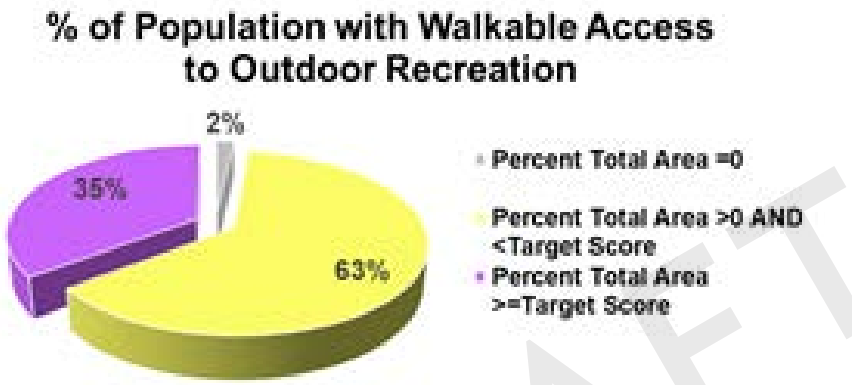
Figure 50 shows walkable access to assets based on population. This chart displays the level of service based on where people live. Comparing the walkable level of service data and census data provided by Esri GIS data enrichment techniques, the analysis indicates significant gaps in walkable access throughout Grand Junction. While parks may be within one-mile, they may not be within a comfortable walking distance, or barrier may prevent access. A closer look at the mapping would indicate that much of the yellow areas consist of trail access and lack reasonable walkable park access in many areas of the City. Some of these areas have access to a low scoring park site, school lands (IGA), undeveloped parklands, and schools without a current IGA. Also, some areas may have access to HOA or other provider parks not included in this analysis.

Figure 51: Percentage of Grand Junction Population with Walkable Access



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More on Utilizing GRASP® Perspectives

GRASP® perspectives evaluate the level of service throughout an area from various points of view. Their purpose is to reveal possible gaps in service and provide a metric to understand a recreation system. However, it is not necessarily beneficial for all community parts to score equally in the analyses. The desired level of service for a location should depend on the type of service, the site's characteristics, and other factors such as community need, population growth forecasts, and land use issues. For example, commercial, institutional, and industrial areas might reasonably have lower Levels of Service for parks and recreation opportunities than residential areas. GRASP® perspectives focus attention on gap areas for further scrutiny. Perspectives can determine if current service levels are appropriate if used in conjunction with other assessment tools such as needs assessment surveys and a public input process.

Other Types of Analysis

Traditional analyses may also evaluate the recreational level of service on a community-wide scale.

Capacities Analysis

A traditional tool for evaluating service is the capacity analysis, which compares the number of assets to the population. This table projects future needs based on providing the same ratio of components per population. As the population grows over time, components may need to be added to maintain the same proportion. While there are no correct ratios, this table should be combined with other information, such as public input, to determine if the current capacities are adequate.

Table 16 shows the current capacities for selected elements in Grand Junction.

Table 16: Current Capacities in Grand Junction

Component	City of Grand Junction	School - IGA	System Total:	Current Ratio per 1000 Population based on 2020 population of 66,764	Population per component	Total # needed to maintain current ratio of all existing facilities at projected population of	*Number that should be added by all providers to achieve current ratio at projected population*
Adventure Course	1		1	0.01	66,764	1	*0*
Amusement Ride	1		1	0.01	66,764	1	*0*
Aquatics, Lap Pool	1		1	0.01	66,764	1	*0*
Aquatics, Leisure Pool	2		2	0.03	33,382	2	*0*
Aquatics, Spray Pad	1		1	0.01	66,764	1	*0*
Basketball Court	10	9	19	0.15	6,676	10	*0*
Basketball, Practice	4		4	0.06	16,691	4	*0*
Batting Cage	2		2	0.03	33,382	2	*0*
Bike Course	1		1	0.01	66,764	1	*0*
Diamond Field	10		10	0.15	6,676	10	*0*
Diamond Field, Complex	1		1	0.01	66,764	1	*0*
Disc Golf	2		2	0.03	33,382	2	*0*
Dog Park	4		4	0.06	16,691	4	*0*
Event Space	5		5	0.07	13,353	5	*0*
Fitness Course	1		1	0.01	66,764	1	*0*
Game Court	2		2	0.03	33,382	2	*0*
Garden, Display	3		3	0.04	22,255	3	*0*
Golf	2		2	0.03	33,382	2	*0*
Golf, Practice	2		2	0.03	33,382	2	*0*
Horseshoe Court	15		15	0.22	4,451	16	*1*
Inline Hockey	1		1	0.01	66,764	1	*0*
Loop Walk	12		12	0.18	5,564	13	*1*
Multi-Use Pad	2	2	4	0.03	33,382	2	*0*

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Table 17: Acres of Park Land per 1,000 Residents

INVENTORY		
Grand Junction Developed Parks		354
Golf		209
Open Space - Recreation		598
Schools (IGA)		55
Undeveloped Parkland		285
Cemeteries		111
Other (Weed Abatement areas and Open Space ROW)		443
Current Ratio of Park Acres per 1000 Population		
CURRENT POPULATION 2020	66,764	
Current Ratio of Park Acres per 1000 Population		5.3
Population per acre		189
PROJECTED POPULATION - 2025	69,829	
Total acres needed to maintain current ratio of City of Grand Junction existing facilities at projected population		370
Acres that should be added to maintain current ratio at projected population		*16*
*calculations only use developed park land. Other acres shown for reference only		

This capacity table indicates that Grand Junction provides approximately 5.3 acres per 1000 people or 189 people per acre of "park" and does not include other provider parks and schools. It also shows that based on projected population growth that the City should consider adding 16 acres of developed-parkland over the next five years to meet the current ratio. Note that these numbers do not meet the current NRPA metrics, and a total of 160 acres are needed to meet the median. With projected population growth, add 184 acres over five years.

Key Conclusions

Because of the ranges within classifications used for this analysis, a further breakdown of the inventory by additional park classifications may make the park scoring more relevant within the system. While park access at a community and neighborhood level appears to be reasonably equitable, proximity, transportation availability, and pedestrian barriers are relevant factors affecting walkability. Significant gaps in service exist throughout the City, especially in walkable access, but it seems to reasonably track current residential areas. The most obvious way to increase overall LOS is to add assets in any area with lower service or acquire land or develop partnerships in areas lacking current service. While trails and trail connectivity scored high on survey results, the City currently offers good trail access and opportunities. Still, some connections may need to be improved. Pedestrian barriers and lack of trails also may limit access to recreation throughout Grand Junction. The City should investigate areas of low and no service and identify any other service providers. An increasing level of service in these areas could include multiple approaches, including raising scores at existing parks, addressing pedestrian barriers, and adding or developing new parks.

Grand Junction has several high-scoring parks and has invested heavily in a robust Community Park system model that may be the expense of some walkable service level. The City should evaluate this approach or philosophy, as many agencies and current national trends focus heavily on the ten-minute walk campaign. A long-term goal of a quality park within a ten-minute walk of every resident requires significant investment over time. The projected expansion of the City boundary and population also impacts these numbers, and that fewer parks currently exist on the City's growth edges.

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Appendix D: Community Center Project Description

Community Center Priority and Amenities

One objective of the parks and recreation master planning process was to confirm community priorities for indoor as well as outdoor activity space. Through extensive public outreach, a community center was recognized as the highest development need. Indoor activity amenities identified as the highest priority include a warm water leisure pool, fitness areas, walk/jog track, multi-use gymnasiums, climbing wall, cool water lap pool, therapy pool, multi-use meeting and program rooms and an ice arena. The public outreach results also indicated a preference to study redeveloping the existing Lincoln Park outdoor pool as a centralized location for the new community center.

Building Size and Amenities

Since the City of Grand Junction does not have a dedicated community center, the Parks and Recreation Department currently provide indoor recreation and community programming in a variety of shared venues throughout the area. Program diversity, quantity and size are limited to existing facility features and availability. Most, if not all, of the indoor recreation amenities identified as the highest priority accommodate programs and activities currently not offered in Grand Junction. A new community center in Lincoln Park would therefore not replace existing facilities, but would instead provide a centralized location to fulfill programming and activity needs either not currently offered or provided in a diminished capacity.

The overall size of the community center building is ultimately a result of the number and scale of amenities selected and the land area available for construction. The final selection of spaces and their capacities will be determined in a subsequent feasibility study. Ultimately the building program will have a direct relationship to operating costs and the ability to recover those expenses. For the purposes of this report, planning for a central city-wide community center should be of sufficient scale to accommodate the needs of the entire community either initially or in phases.

Given the necessarily large size of the highest prioritized indoor amenities, including swimming pools, gymnasiums, walk/jog tracks and potentially an ice rink, the potential building size ranges between 90,000 to 138,000 square feet. This scale of a building, if strategically arranged on two floors, can be accommodated at the existing Lincoln Park Outdoor Pool location with minimal impact to existing park green space and trees.

Potential Partners

During the outreach process, several local organizations expressed interest in participating as either programming or capital partners in the project. While possible partnerships require much further study beyond the scope of this master plan, it is important to explore, at least conceptually, the potential space and operational implications when evaluating building size and development costs. For purposes of this master plan, 5-6 percent of additional building space and project costs would need to be added to allow for partnership possibilities.

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Lincoln Park Location

The Outdoor Pool in Lincoln Park is at the end of its useful lifespan and was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round fitness, and wellness programming, recreation and leisure activities. In addition to its central location, Lincoln Park offers many cost-saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections, and outdoor recreation amenities such as tennis and pickleball courts, playgrounds, gardens and pathways.

Project Costs

Cost projections for a new community center at Lincoln Park must include as many factors as possible to give a comprehensive forecast for conceptual planning purposes. While a detailed estimate is not feasible until a detailed design has been completed, it is possible to project a realistic, conceptual range of costs. For purposes of this master plan project cost projections are based on community center historical cost data from projects with similar features and include construction costs for the building and the site, soft costs and contingencies. Additionally, costs have been escalated with inflation 2.5 years into the future to accommodate additional planning and design time. The project size could range between 90,000 to 138,000 square feet and the total project costs could range between $45,900,000 to $64,900,000, respectively.

Project Schedule

Typically, if a community decides to move forward with a project of this scale and potential complexity, there is 2.5 to 3-year period before the doors are open for everyday use. Design and approvals require approximately 12-15 months and bidding, construction, testing, move-in, and training take another 16-18 months.

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Appendix E: Services Assessment

Core Services Assessment and Programs Analysis Overview

An assessment of **Public Sector Agency Services** is an intensive review of organizational services including activities, facilities, and parklands that leads to the development of a department's **Service Portfolio**. Additional results indicate whether the service is **"core to the City's values and vision,"** and provide recommended provision strategies that can include, but are not limited to, enhancement of service, reduction of service, collaboration, and advancing or affirming market position. This assessment begins to provide a nexus relative to which services are central to Lafayette's purpose. The process includes an analysis of each service's relevance to Lafayette's values and vision, the City's market position in the community relative to market, other service providers in the service area including quantity and quality of provider, and the economic viability of the service.

The **Public Sector Agency Service Assessment Matrix** assumes that trying to be all things to all people can result in mediocre or low-quality service. Instead, agencies should focus on delivering higher-quality service in a more focused (and perhaps limited) way. The Matrix helps organizations think about some very pragmatic questions.

Q: Is the agency the best or most appropriate organization to provide the service?

Q: Is market competition good for the citizenry?

Q: Is the agency spreading its resources too thin without the capacity to sustain core services and the system in general?

Q: Are there opportunities to work with another organization to provide services in a more efficient and responsible manner?

To begin, an agency needs to take a full inventory of all assets, programs, and services to be included in the analysis. For most agencies, there are a substantial number, and they need to be placed into "**Categories of Service**"

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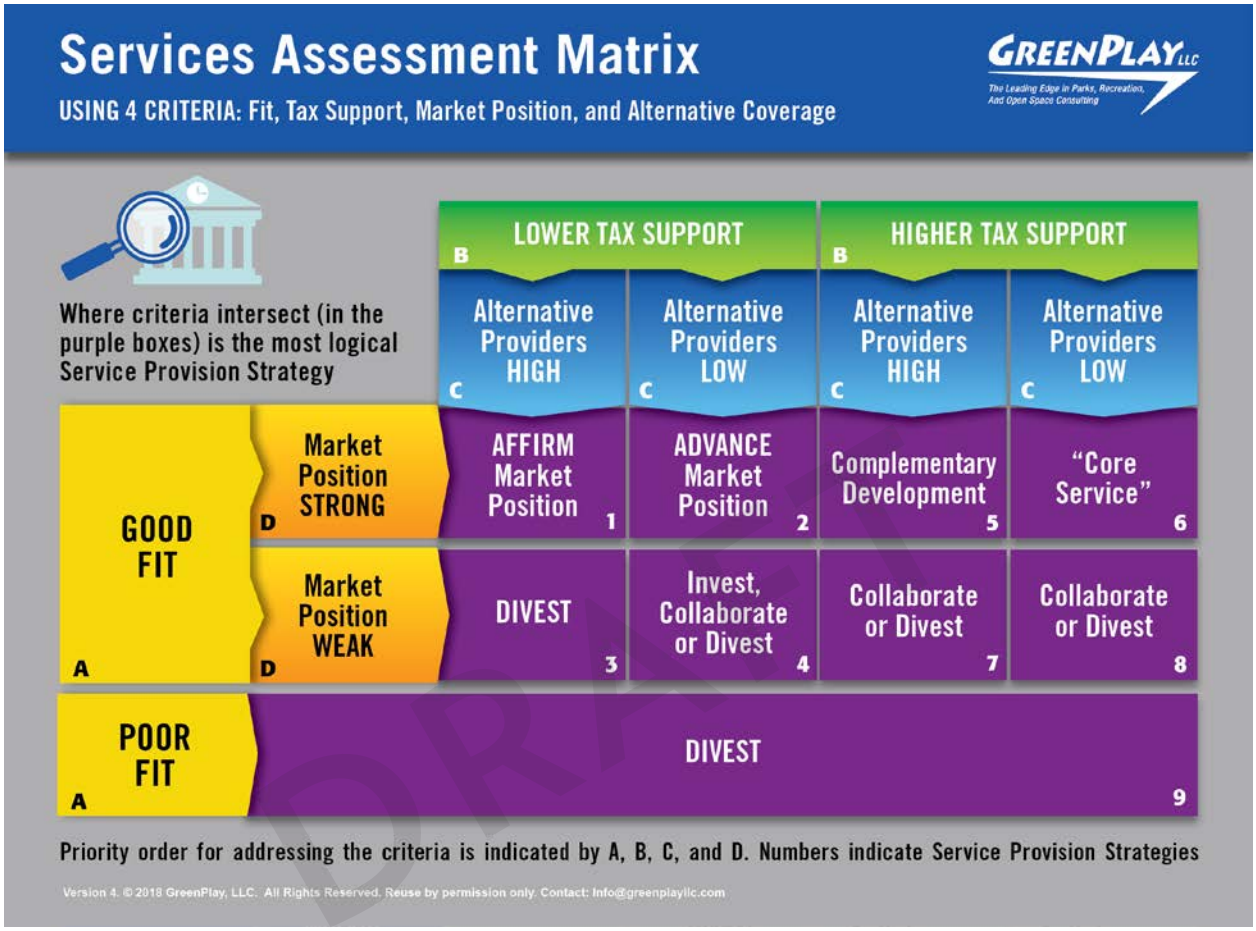
After the services are categorized, staff and key stakeholders convene in a facilitated meeting to work each category through the Public Sector Services Assessment Matrix.

Public Sector Agency Services Assessment Matrix



Note: Based on MacMillan Matrix for Nonprofit agencies from the Alliance for Nonprofit Management. Adapted by GreenPlay LLC and GP RED for Public Sector Agencies. April 2009.

The process includes using guiding questions in a facilitated group discussion to assign the Categories of Service to a numbered cell on the Matrix.

Discussions

One of the reasons that this process works so well is that the assignment of categories to cells is based on facilitated consensual discussions. No one person is making the decisions, and at the end of the assignment workshops, all participants have a strong understanding of how the categories do or do not fit within the vision for the agency and the resultant service strategies

Guiding Questions

The following questions guide the process to determine each service's fit with the agency's values and vision, the agency's strength or weakness in the target market service area, the service's financial sustainability potential, and who else is providing like or similar services in the target market service area. Each question has to be answered for each service.

Some questions to facilitate guiding categories through the Matrix:

1) Fit

Fit is the degree to which a service aligns with the agency's values and vision, reflecting the community's interests. If a service aligns with the agency's values and vision and contributes to the overall enhancement of the community, it is classified as a "good fit." If not, the service is considered a "poor fit."

- Does the service align with agency values and vision?
- Does the service provide community-wide return on investment (i.e. community, individual, environmental, or economic benefits and outcomes that align with agency values such as crime prevention, improved health and well-being, enhancement of property values, etc.)?

2) Financial Capacity

Financial Capacity is the degree to which a service (including a program, facility, or land asset) is currently or potentially attractive as an investment of current and future resources to an agency from an economic perspective.

No program should be classified as "highly attractive" unless it is ranked as attractive on a substantial majority of the criteria below.

- Does the service have the capacity to sustain itself (break even) independent of General Fund or taxpayer subsidy/support?
- Can the service reasonably generate at least 50% from fees and charges?
- Can the service reasonably generate excess revenues over direct expenditures through the assessment of fees and charges?
- Are there consistent and stable alternative funding sources such as donations, sponsorships, grants, and/or volunteer contributions for this service?
- Can the service reasonably generate at least 25% of the costs of service from alternative funding sources?
- Is there demand for this service from a significant/large portion of the service's target market?
- Can the user self-direct or operate/maintain the service without agency support?

3) Market Position

Market Position is the degree to which the organization is perceived by the public to have a stronger capability and potential to deliver the service than other agencies. It includes a combination of the agency's effectiveness, quality, credibility, and market share dominance. No service should be classified as being in a "strong market position" unless it has some clear basis for declaring superiority over all providers in that service category and is ranked as affirmative on a substantial majority of the criteria below.

- Is the service provided at a convenient or good location in relation to the target market?
- Does the agency have a superior track record of quality service delivery?
- Does the agency currently own a large share of the target market currently served?
- Is the agency currently gaining momentum or growing its customer base in relation to other providers (e.g., "Is there a consistent waiting list for the service")?
- Does agency staff have superior technical skills needed for quality service delivery?

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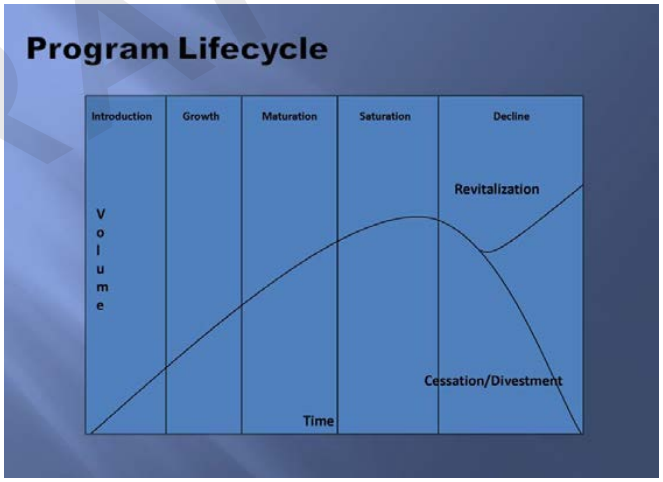
4) Alternative Coverage
Alternative Coverage is the extent to which like or similar services are provided in the service area to meet customer demand and need. Are others providing the same services? If there are no other large (significant), or very few small agencies producing or providing comparable services in the same region or service area, the service should be classified as "low coverage." Otherwise, coverage is "high."

Other questions will arise and may need additional exploration, such as:

- Does the agency have the ability to conduct necessary research, pre and post participation assessments, and/or properly monitor and evaluate service performance therefore justifying the agency's continued provision of the service (such as benchmarking performance or impact to community issues, values, or vision)?
- Are marketing efforts and resources effective in reaching and engaging the target market?

Unfair Competition
It has become somewhat challenging to draw a line of demarcation between those services that are recognized to be the prerogative of the private sector and those thought to be the responsibility of the public sector. Overlap of service production and provision are common. A continuing problem today is the lack of clarification between what sector should be producing or providing which services; therefore, boundaries should be developed. It is necessary to reshape how public and private sector agencies work either independent of each other or together in a more effective way, becoming complementary rather than duplicative.



Service lines are blurred due to a variety of factors. Whether it is due to the emergence of new services that have not been offered before, in response to customer demand, or reduced availability of public funds and therefore greater dependence on revenue generation, at times, these blurred lines can result in charges that the public sector engages in unfair competition practices by offering similar or like services to those of the private sector. These charges result from resource advantages that the public sector has over the private sector including, but not limited to, immunity from taxation and the ability to charge lower fees for similar or like services due to receipt of subsidy dollars.

Potential Service Strategies
Each numbered resulting cell in the Matrix corresponds with potential target service strategies. Eliminating services that are important to someone or have been offered for some time is challenging. Letting go and making choices based on objective tools must transcend the emotional attachments, because the agency is a public service provider. While this may be difficult, most agencies are re-thinking their resource and labor-intensive services for which they are no longer the strongest provider in the service's target market. Complementary Development means partnering.

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Appendix F: Community Needs Survey Report

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Grand Junction Parks, Recreation, and Open Space (PROS) Needs Assessment Survey

October 2020

GreenPlay LLC
The Leading Edge In Parks, Recreation And Open Space Consulting

RRC ASSOCIATES

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Community Comments

Introduction

The purpose of this survey program was to gather community feedback on the City of Grand Junction Parks and Recreation Department facilities, amenities, programs, and future planning to assist the City in developing a plan that reflects the community's needs and desires.

Methodology

Primary methods:

1 = Statistically Valid (Invitation Survey) - Mailed survey with an option to complete online through password protected website. The survey was distributed to a random sample of individuals based on registered voters in the City of Grand Junction. Surveys were password protected to ensure only one response per selected participant.

2 = Open Link Survey - Online survey made available to all residents in the Grand Junction area. No passwords were required to participate, and the survey was broadly publicized.

6,000 Surveys Mailed

977 - Invitation Surveys
+/- 3.1 Margin of Error

1,482 - Open Link Surveys

2,459
Total
Surveys

Weighting the Data

1

The underlying data from the invitation survey were weighted by age to ensure appropriate representation of Grand Junction residents across different demographic cohorts in the sample.

2

Using U.S. Census Data the age distribution in the sample was adjusted to more closely match the actual population profile of the City of Grand Junction.

Key Findings

INTERPRETING THE RESULTS

The survey consisted of a “statistically valid” Invite survey based on a random sampling of registered voters in the City, together with Open responses that were obtained from interested residents based on announcements through email lists, newsletters, public meetings, etc. While both sets of responses are important and valid, the invite responses receive particular attention in this report. The overall response to the surveys was excellent and the resulting responses provide a large and representative data set (977 Invite, 1,482 Open) on which to make inferences about community sentiment and priorities.

GEOGRAPHIC DISTRIBUTION AND DEMOGRAPHIC PROFILE

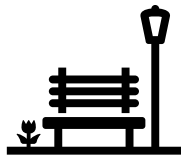
Survey responses were tracked by ZIP Code within Grand Junction. The survey shows some differences in opinions by location of residence and these results are particularly important in considering future amenities and improvements including a potential community/recreation center. Proximity to park sites (for example Lincoln or Matchett Parks) help to explain opinions of some residents; however, there are a variety of other variables that are also important to understanding responses. These include age, presence of children in the home, length of time living in Grand Junction (tenure) and household incomes. All of these variables were explored in the study and results are available under separate cover.

Key Findings

IMPACTS OF COVID-19 ON PARKS & RECREATION

The survey instrument acknowledged that this study is being done during the pandemic. Respondents were asked about "What single outcome of the pandemic will have the greatest impact on the future of parks and recreation facilities and services?" Budget/financial implications, and an increased appreciation that parks and recreation are a good investment for the community were the most frequently identified choices. The data suggest that increased awareness of parks, recreation, and open space may be a positive outcome of the pandemic. Increased homelessness was also identified as a concern, especially among Invite survey respondents.

SATISFACTION WITH GRAND JUNCTION PARKS, FACILITIES, AND RECREATION SERVICES



Satisfaction with parks, recreation facilities, and recreation programs/services were rated, and more than two-thirds of Invite respondents provided high ratings of satisfaction, either a "4" or "5" in all three categories. About 6% rated parks a 1 or 2 on the scale, and 15% used this lower rating to evaluate both recreation facilities, and recreation programs. These measures provide a metric to evaluate the overall programs in the future. About 800 respondents provided additional comments on their responses with various needs identified, including most specifically a desire for a recreation center and/or associated indoor facilities.

Key Findings

IMPEDIMENTS TO USE

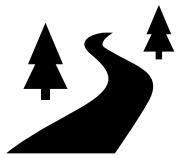
The survey asked what hinders use of facilities. A lack of awareness of programs/facilities was identified most often by a large margin (34% of Invite respondents). Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the invite sample, but all were identified by a sizeable group (about 15%). The opportunity to expand awareness through communications of many types is a clear opportunity indicated by survey responses.

COMMUNICATION EFFECTIVENESS

When asked about the "effectiveness" of communications, about two in five Invite respondents rated the City of Grand Junction effective or very effective (4 or 5). However, about one in four rated the effectiveness of receiving information in the low category (1 or 2). Clearly, there is an opportunity to target and improve on these results.

Key Findings

WHAT IS IMPORTANT TO RESIDENTS & HOW WELL ARE NEEDS BEING MET?

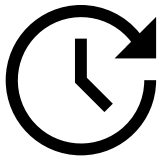


The survey shows that trails, open space, and community/neighborhood parks are the most important existing facilities and services out of a list of 18 categories that were rated. These results were then coupled with results from a question that asked how well the needs of the City are being met across these same categories. The result presents a means of identifying what is important and how well the city is doing. Facilities and services that are very important and performing well include the three categories identified as most important to households: trails, open space, and community/neighborhood parks. In contrast, "shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.

Trail work was identified most often as an improvement needed at existing facilities, and provision of shade and restoration of natural areas/open spaces were also identified as priorities. These findings suggest areas where the public supports further improving on amenities that are already high-rated and considered important.

Key Findings

PRIORITIES FOR THE FUTURE



Looking to the future, the survey probed a long list of outdoor and indoor facility and program needs. A community center was identified most often on the outdoor list, suggesting that such a facility will provide outdoor and indoor recreation opportunities. It was closely followed by “trail connections and expansions for hiking, biking, and walking.” River conservation/access /improvements, and natural areas and open space are also top considerations. A list of 19 categories of facility improvements were ranked.

The list of indoor amenities that were most “needed” by Grand Junction residents resulted in an indoor warm water leisure pool at the top of the list, followed closely by fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums. These are all features under consideration as a part of a community center.

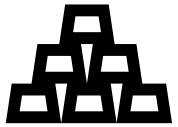
Key Findings

A COMMUNITY CENTER FOR GRAND JUNCTION

The idea of a community center received very strong support. About 80% of Invite respondents rated it “important” or “very important.” Just four percent of respondents feel that “any additional community or recreational facilities are not needed by their family or the community.”

The survey asked about a preferred location for a community center and about 60% identified Lincoln Park. Matchett Park was chosen by 19%. A significant 15% said they “need more information,” and less than 5% prefer another site. Clearly, responses indicate strong support for further evaluation of the Lincoln Park site, and it is preferred by a wide margin at this time. The survey found that there are some differences in opinions by geography. Those living closest to Matchett we relatively more likely to favor that site than residents from other parts of the City.

FUNDING FOR PRIORITIES



The funding mechanisms likely to garner the most voter support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. A sales tax increase, property tax increase, or sales tax on some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open Link sample would not support any additional resources to maintain and improve the Parks and Recreation system.

Key Findings

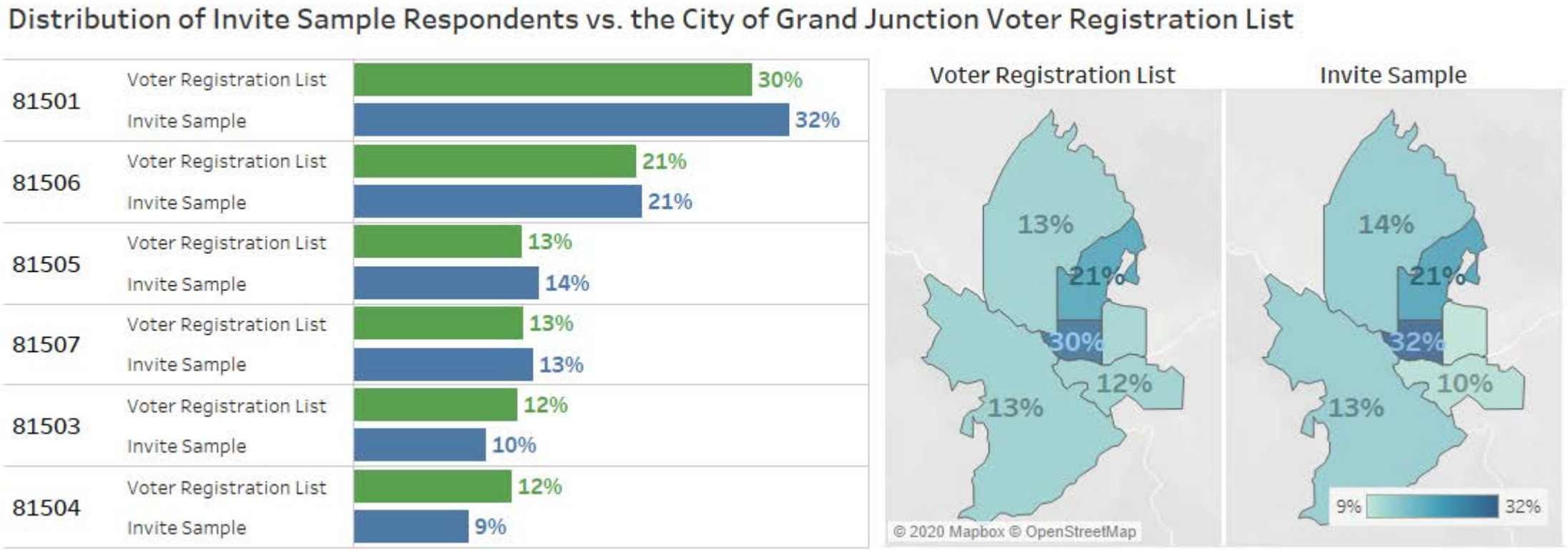
OPEN ENDED COMMENTS

The survey generated an extensive number of open-ended comments that provide additional insight on many topics that were explored. These comments have been presented verbatim under separate cover. In addition, a sampling of a few representative comments is included in this report. The thoughtful, and in many cases very specific and detailed suggestions, are worthy of further consideration as some of the specifics of the Plan develop and priorities are probed.

Demographics

Zip Code

The distribution of results by ZIP Code of the Invite sample closely matches the distribution of the City of Grand Junction voter registration list.



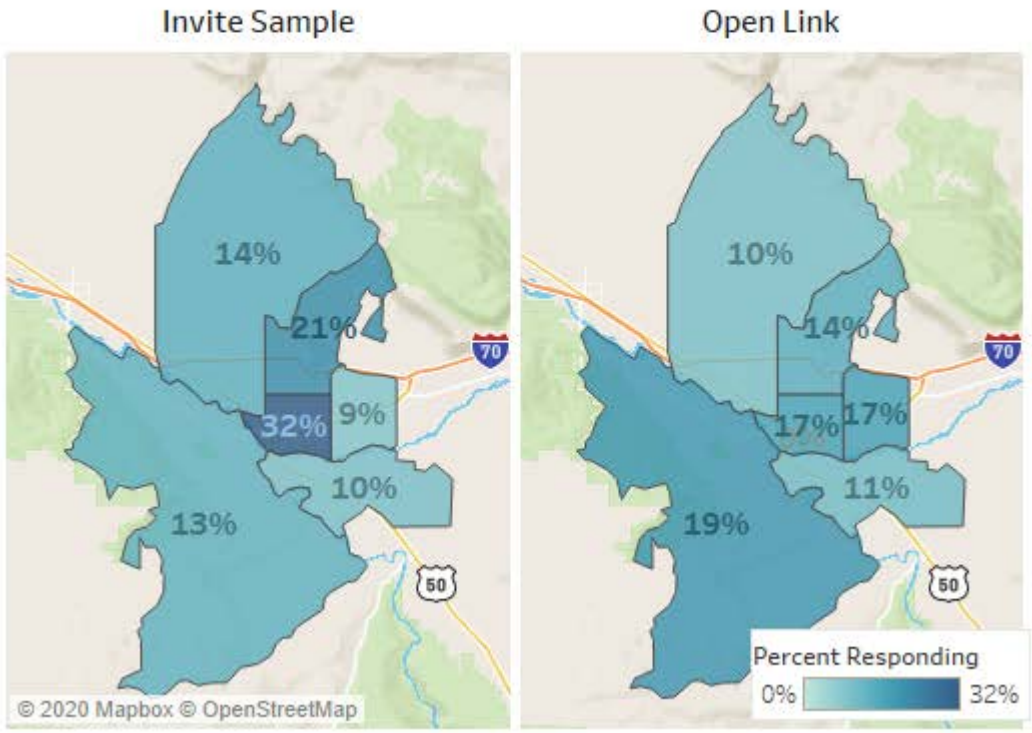
Zip Code

Geographically, participation among the Open link sample was more diverse, and underrepresents respondents from 81501 and 81506 and over represents respondents from 81507 and 81504 relative to the voter registration list. The Open link included respondents that live outside the City, approximately 11% of total responses.

Q 1: What is the ZIP code of your residence?

Invite vs. Open Link

	Overall	Invite Sample	Open Link
81501	23%	32%	17%
81506	17%	21%	14%
81507	17%	13%	19%
81504	14%	9%	17%
81505	11%	14%	10%
81503	11%	10%	11%
81502	0%		0%
Other (please specify)	6%	0%	11%
n=	2,459	977	1,482

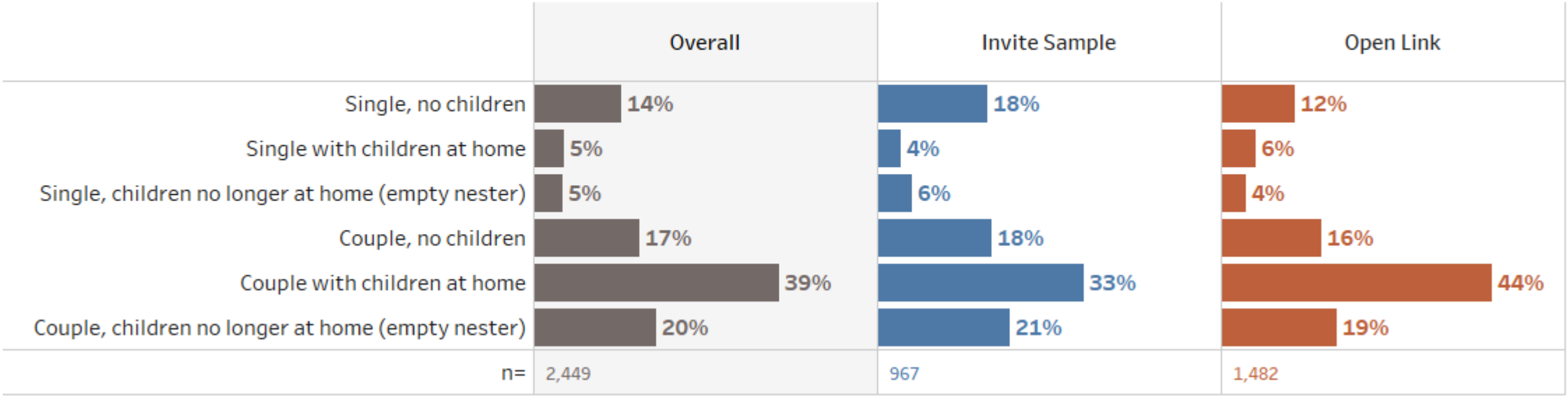


Household/Family Status

Thirty-seven percent of Invite sample respondents have children at home, while 36% do not have children. The remaining 27% are “empty-nesters” with children no longer at home. Roughly half of the Open link sample respondents have children at home. Clearly, the Open link resulted in high participation from households with children, a segment that is particularly interested in recreation.

Q 2: Which of these categories best applies to your household?

Invite vs. Open Link



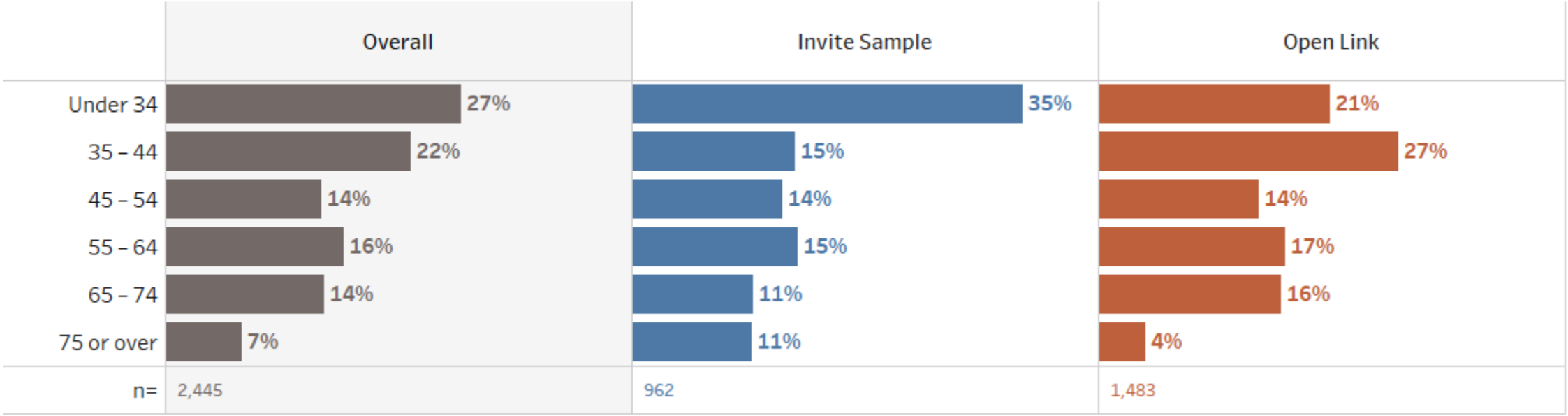
Source: RRC Associates and GreenPlay

Age

The Invite sample was weighted by age according to the American Community Survey. As such, the age distribution accurately represents the City of Grand Junction as a whole. The Open link survey results were not weighted. They reflect the age profile of the segment that self selected to participate.

Q 3: What is your age?

Invite vs. Open Link



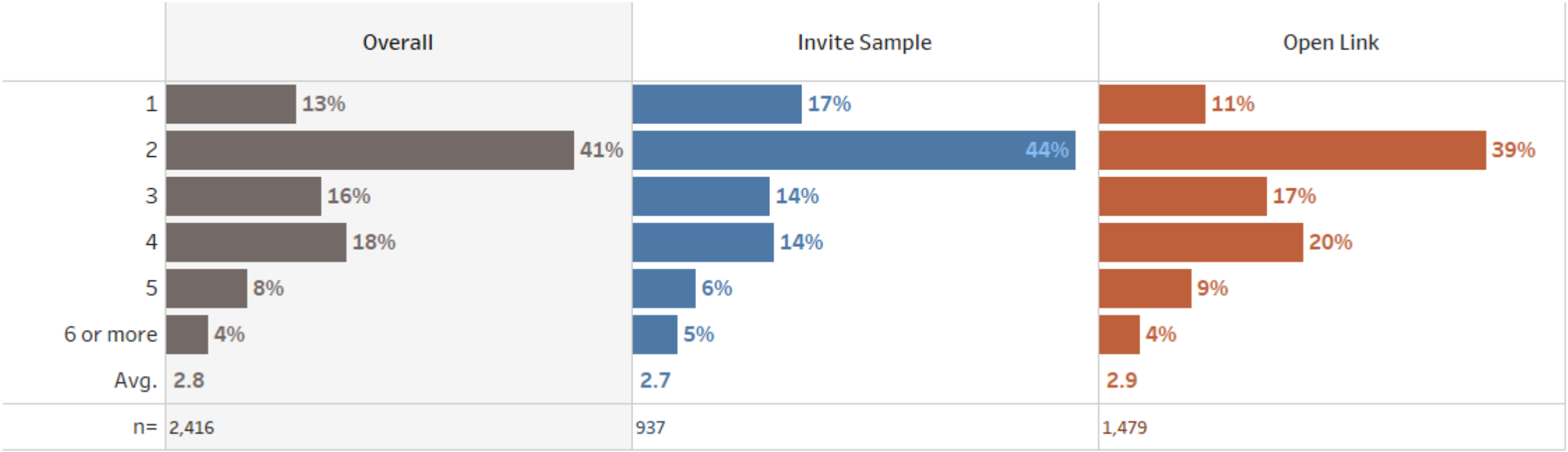
Source: RRC Associates and GreenPlay

Household Size

The average household size of Invite respondents was 2.7, while the Open link sample was slightly larger at 2.9, due to the greater share of Open link respondents that reporting having children at home.

Q 4: Including yourself, how many people in total typically live in your household?

Invite vs. Open Link



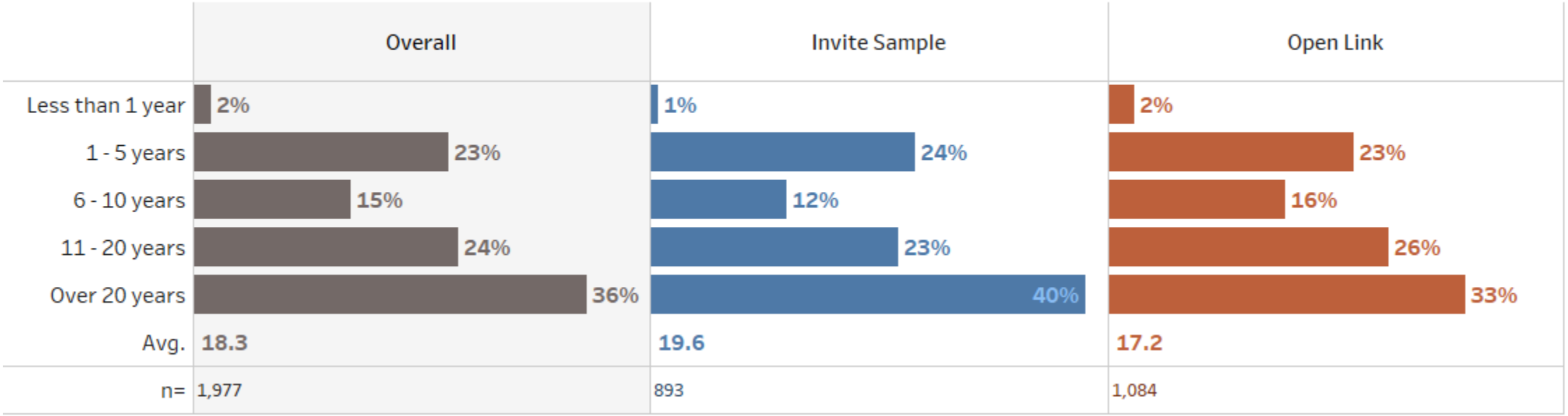
Source: RRC Associates and GreenPlay

Time in Grand Junction

Overall, respondents have had lengthy tenures in the City of Grand Junction at an average of nearly 20 years among the Invite sample and 17 years among the Open link sample. A quarter of Invite respondents have lived in Grand Junction for 5 years or less, while 63% have resided in Grand Junction for more than 10 years. There are some differences in responses based on time in the City.

Q 6: Approximately how long have you lived in the City of Grand Junction?

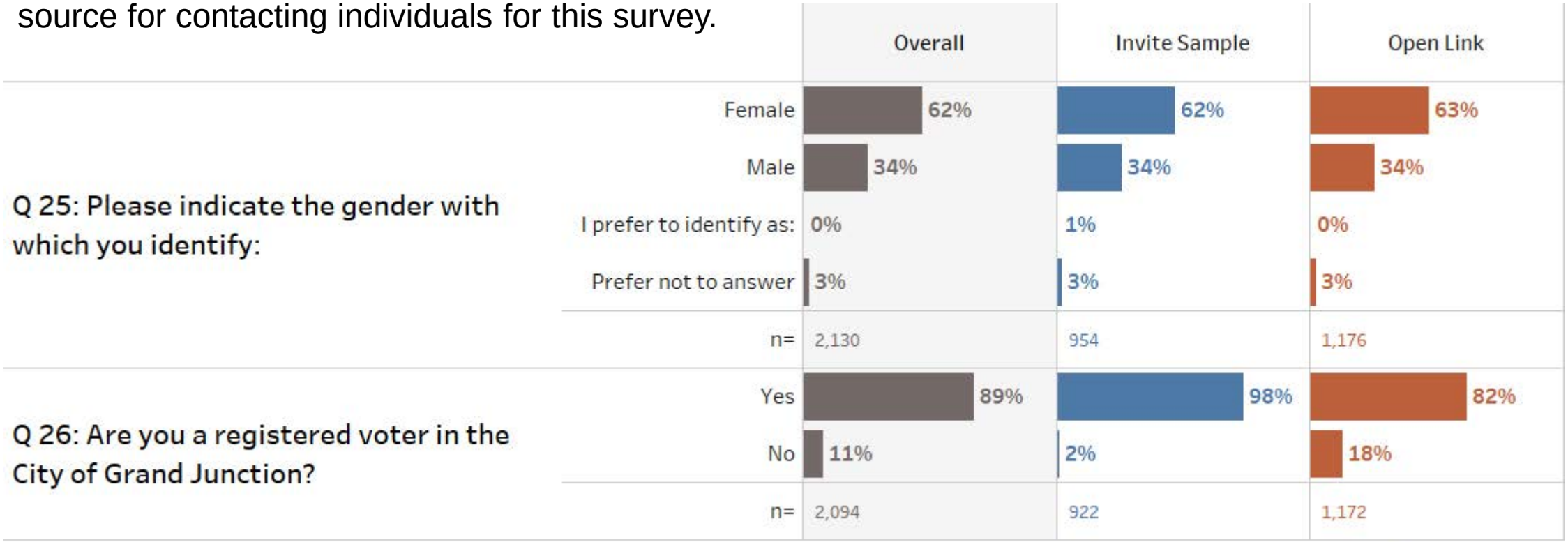
Invite vs. Open Link



Source: RRC Associates and GreenPlay

Gender & Voter Registration

Female respondents were more likely than males to participate in the survey (62% vs. 34%). Despite this difference, analysis showed responses from males and females were similar enough that the data did not warrant being weighted by sex. Nearly all invitation sample respondents (98%) indicated that they are registered to vote in the City of Grand Junction. The registered voter list was used as the source for contacting individuals for this survey.



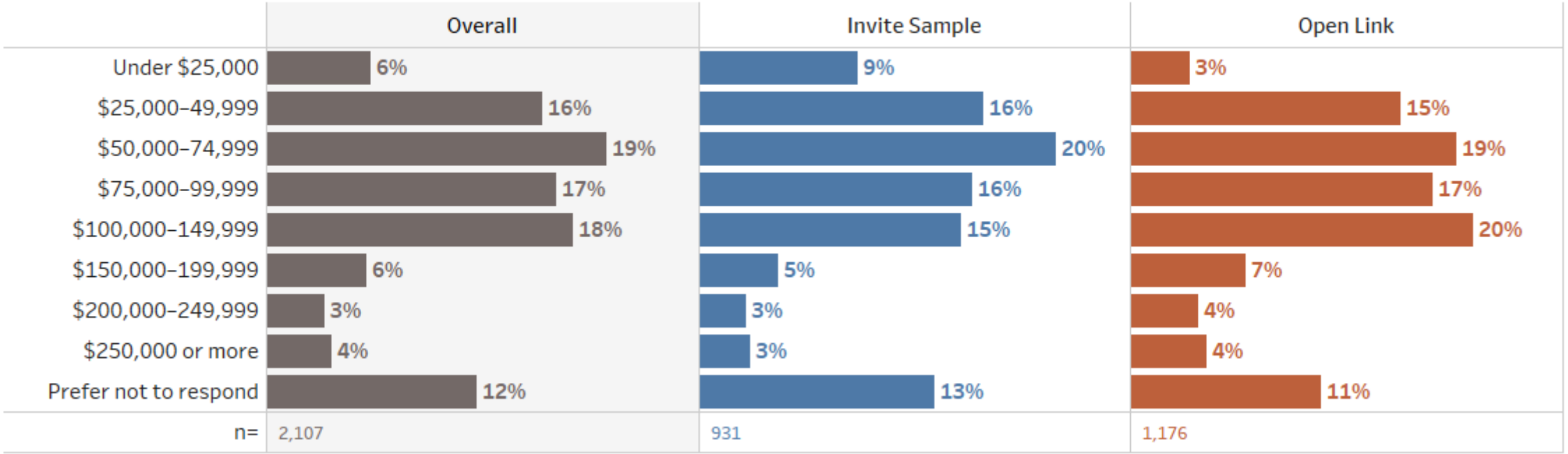
Source: RRC Associates and GreenPlay

Household Income

Forty-five percent of Invite respondents reported an annual household income of less than $75,000. Thirty-one percent earn between $75,000 and $149,000 annually, while 11% percent earn more than $150,000.

Q 27: Which of these categories best describes the total gross annual income of your household (before taxes)?

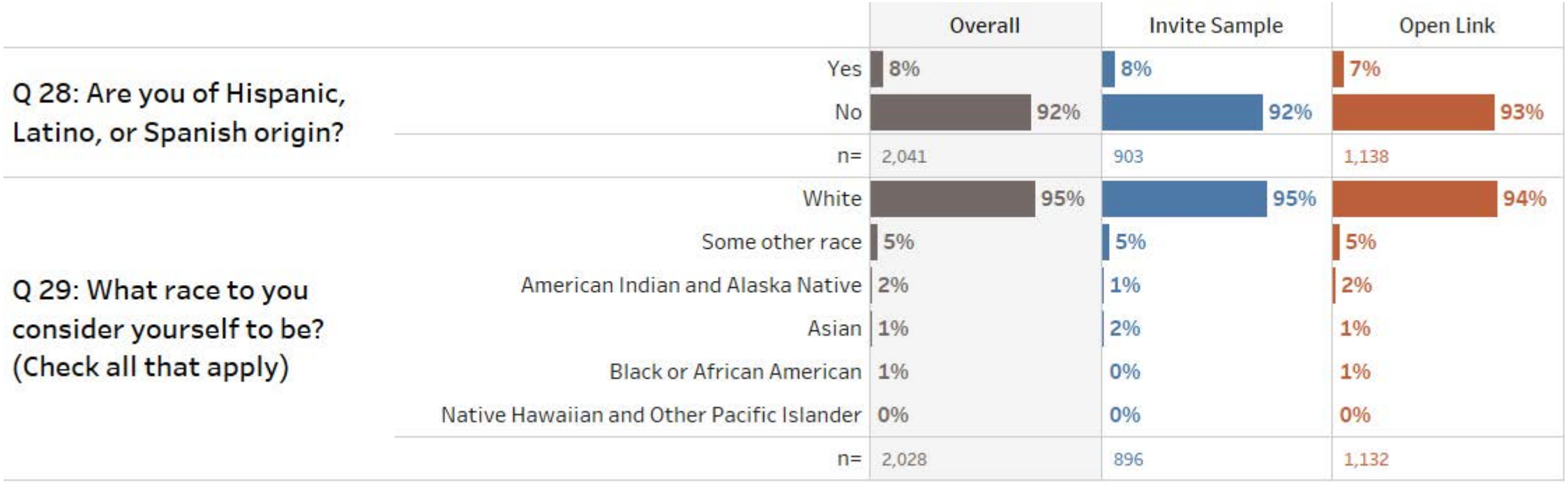
Invite vs. Open Link



Source: RRC Associates and GreenPlay

Hispanic Origin & Race

Eight percent of Invite respondents are of Hispanic/Latino/Spanish origin. Ninety-five percent consider their race as white. The survey was provided to the community in both English and Spanish, and 8 Spanish surveys were received.



Source: RRC Associates and GreenPlay

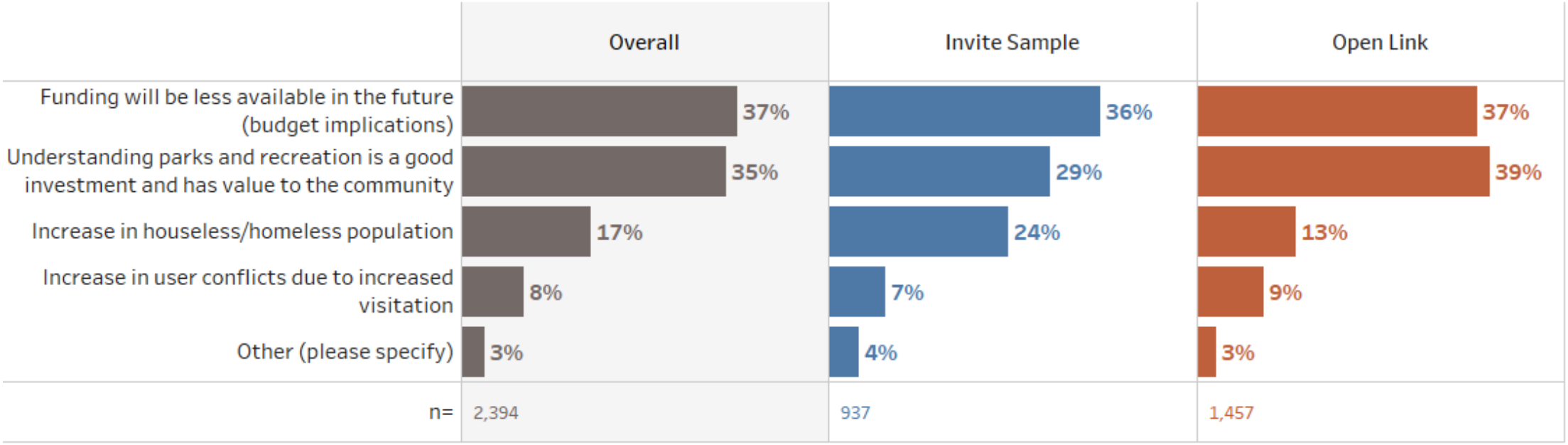
Covid-19

Impact of Covid-19

The survey instrument acknowledged that this study is being done during the pandemic. Budget implications were identified by Invite respondents as the outcome of Covid-19 that would have the greatest impact on the future of parks and recreation facilities and services, while “understanding parks and recreation is a good investment and has value to the community” was the identified most by Open link respondents. Both groups were relatively unlikely to cite an “increase in conflicts due to increased visitation.”

Q 7: What single outcome of the Covid-19 pandemic do you believe will have the greatest impact on the future of parks and recreation facilities and services?

Invite vs. Open Link



Source: RRC Associates and GreenPlay

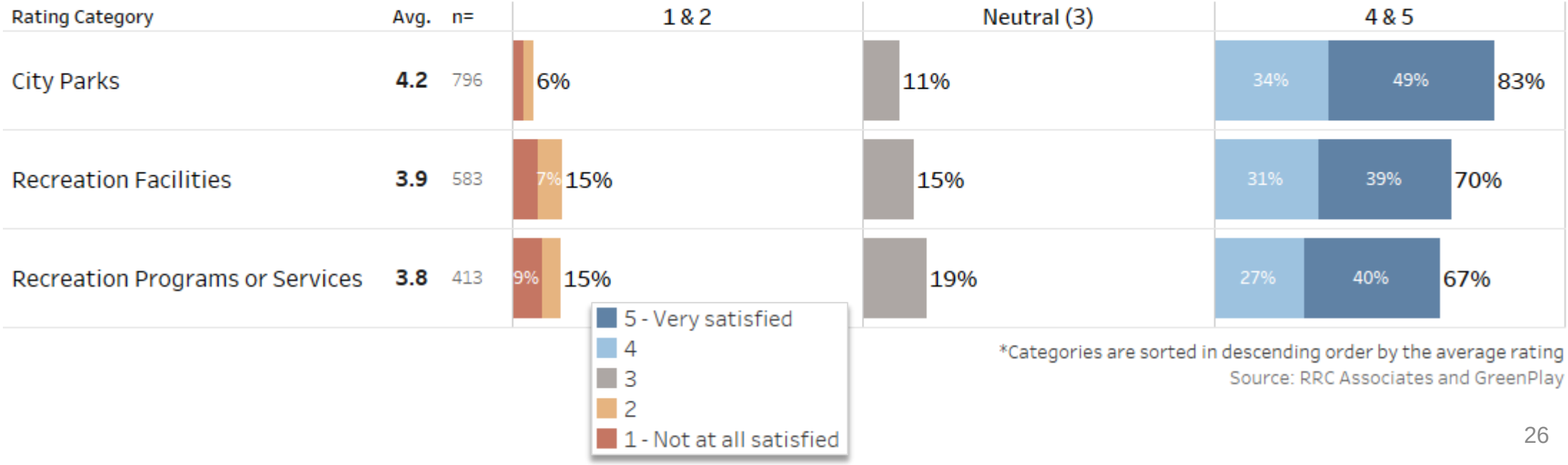
Current Facilities & Programs

Satisfaction

On a 5-point scale of satisfaction with parks, recreation facilities, and recreation programs or services, more than two-thirds of respondents provided high ratings of satisfaction, either a “4” or “5” in all three categories. City parks received the highest ratings (average 4.2), followed by recreation facilities (3.9), and recreation programs or services (3.8). Levels of satisfaction are consistent regardless of age, gender, or presence of children.

Q 8: How satisfied has your household been with the overall quality of Grand Junction recreation programs/services, facilities, and events you have used in the 12 months (March 2019 to March 2020) prior to April 2020 (the start of the COVID-19 pandemic)?

Invite Sample Only



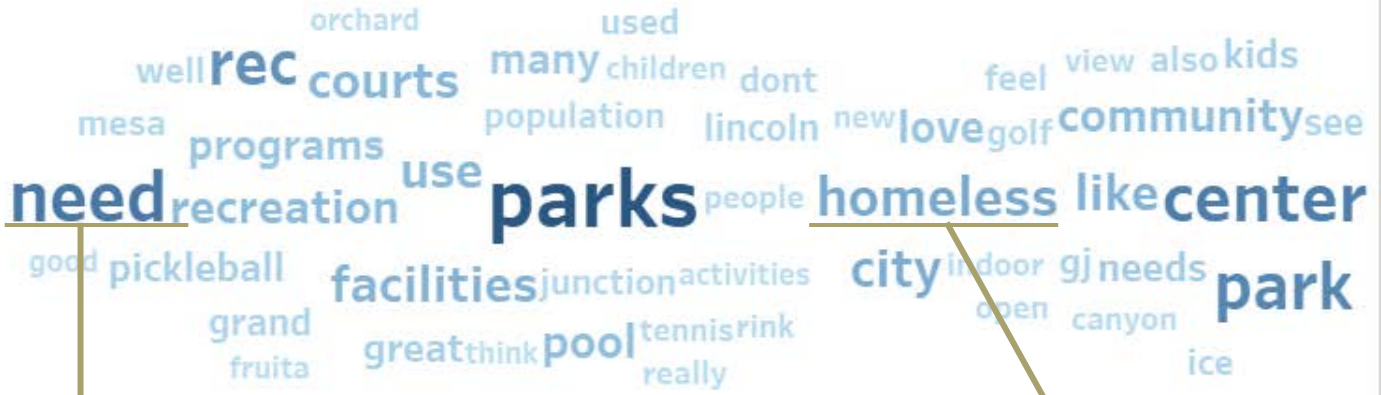
*Categories are sorted in descending order by the average rating

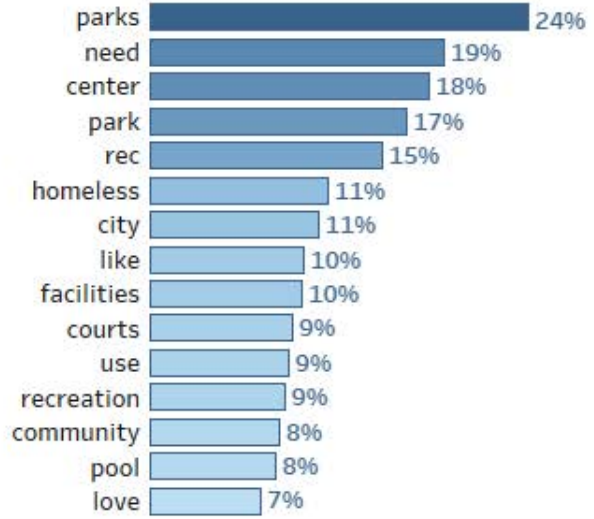
Source: RRC Associates and GreenPlay

Satisfaction

Respondents were given the opportunity to provide comments on their ratings of parks, recreation facilities, and programs or services. The following word cloud and bar chart summarize the most used words in the comments. Feedback was diverse in nature, and a full listing of responses is provided in the appendix.

Q 8: How satisfied has your household been with the overall quality of Grand Junction recreation programs/services, facilities, and events you have used in the 12 months (March 2019 to March 2020) prior to April 2020 (the start of the COVID-19 pandemic)? Do you have any specific comments on your response?





807 comments :

*All respondents, Invite and Open Combined

The majority of the 193 comments containing “need” referred to a recreation center. Respondents also frequently identified pickleball courts, and an ice rink as needs.

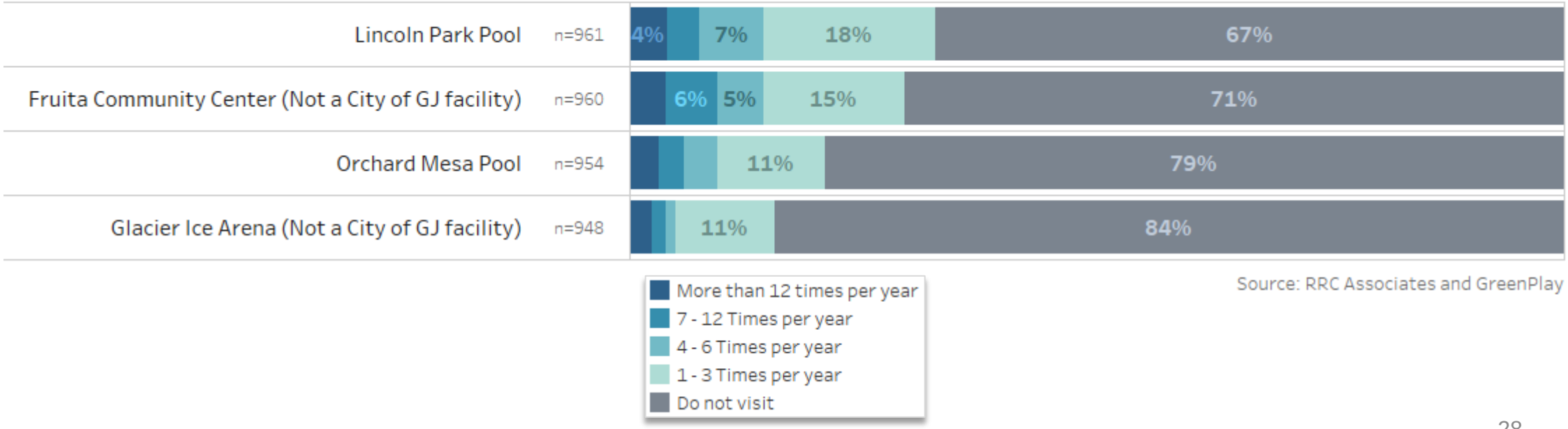
92 comments contained “homeless.” Many mentioned avoiding parks due to homelessness. *“Some parks are not visitor friendly due to homeless populations.”*

Facility Use

Among the invitation sample, a third of respondents indicated having used the Lincoln Park Pool within the 12 months period prior to the Covid-19 pandemic. The Fruita Community Center was the next most heavily used facility (29% have used it at least once), followed by the Orchard Mesa Pool (21%), and the Glacier Ice Arena (16%).

Q 9: How often did you use the following facilities in the past 12 months before the pandemic (March 2019 to March 2020)?

Invite Sample Only



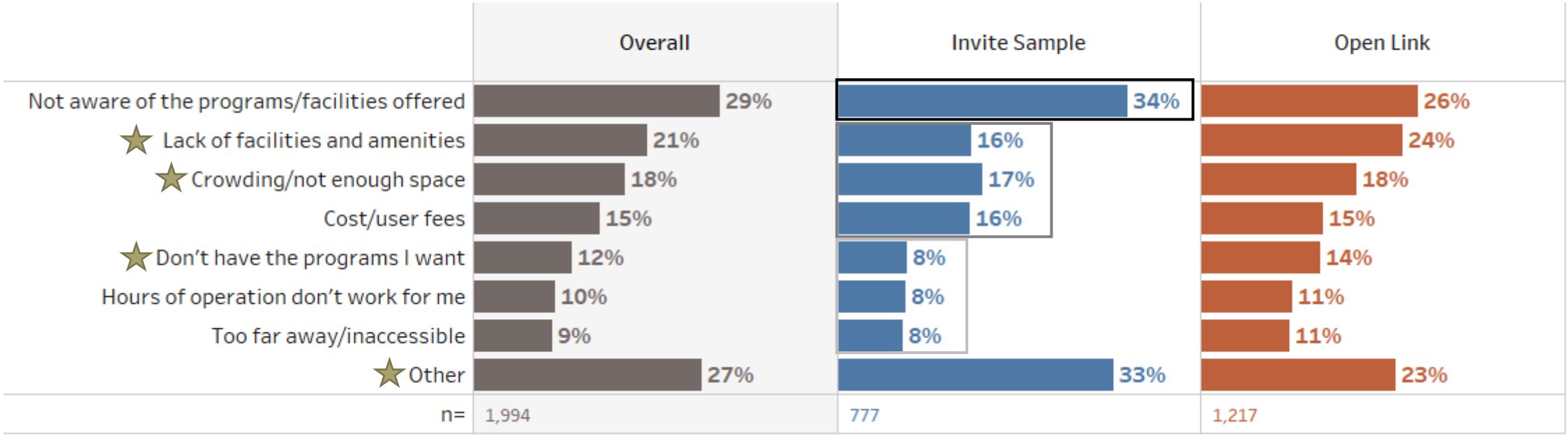
Source: RRC Associates and GreenPlay

Factors that Hinder Use

Among the Invite sample, three distinct tiers of factors that hinder use of parks and recreation facilities emerged (boxed below), with lack of awareness of programs/facilities identified most often by a large margin. Lack of facilities and amenities, crowding, and cost/user fees were all secondary deterrents among the Invite sample. For the starred answer options, respondents were given the opportunity to elaborate on their responses in Open-ended comments. The most frequently used words from these comments are summarized in word cloud and bar chart form on the following two slides.

Q 10: What keeps you from using the local parks and recreation programs/facilities as frequently as you would like? (Check all that apply)

Invite vs. Open Link

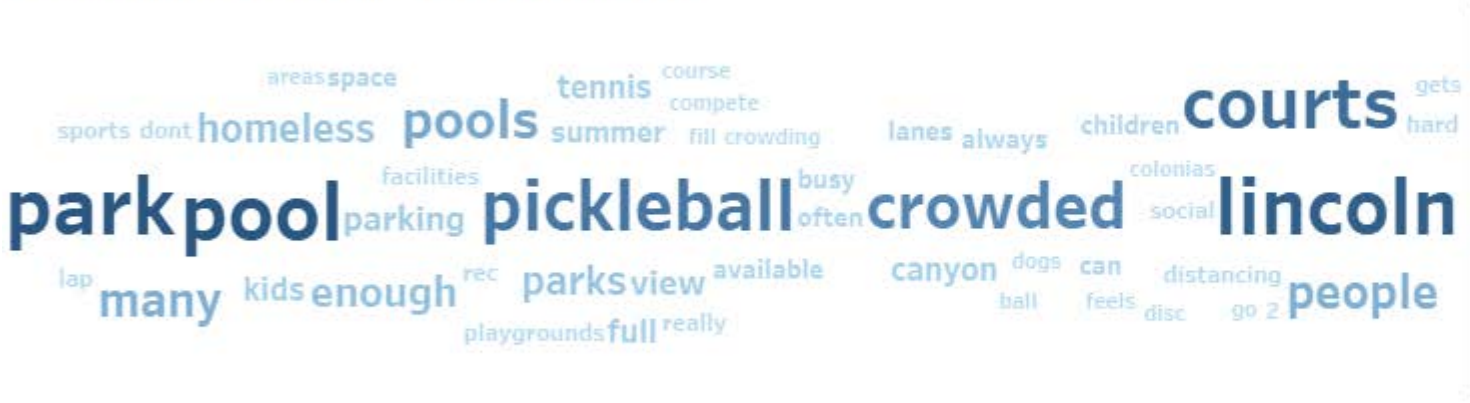


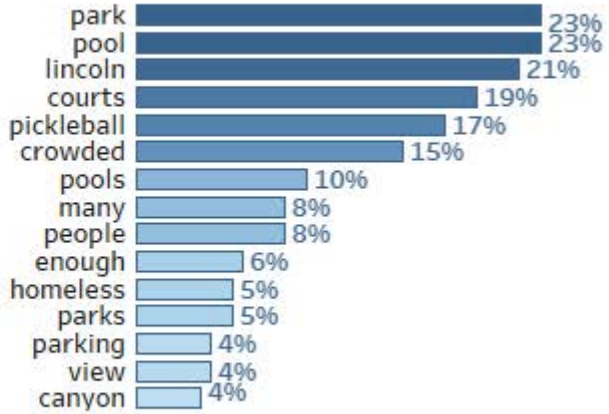
Source: RRC Associates and GreenPlay

Factors that Hinder Use

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

Crowding/not enough space (such as:)

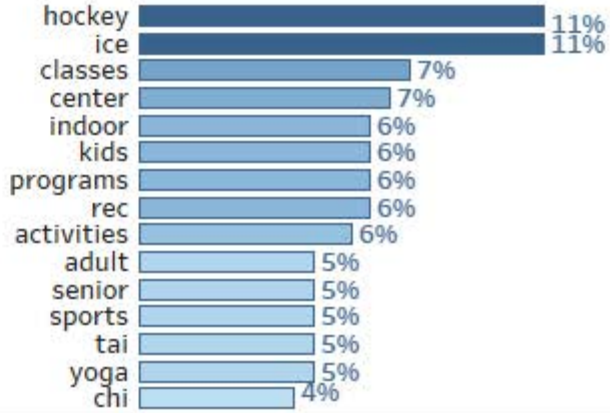




168 comments :

*All respondents, Invite and Open Combined

Don't have the programs I want (such as:)



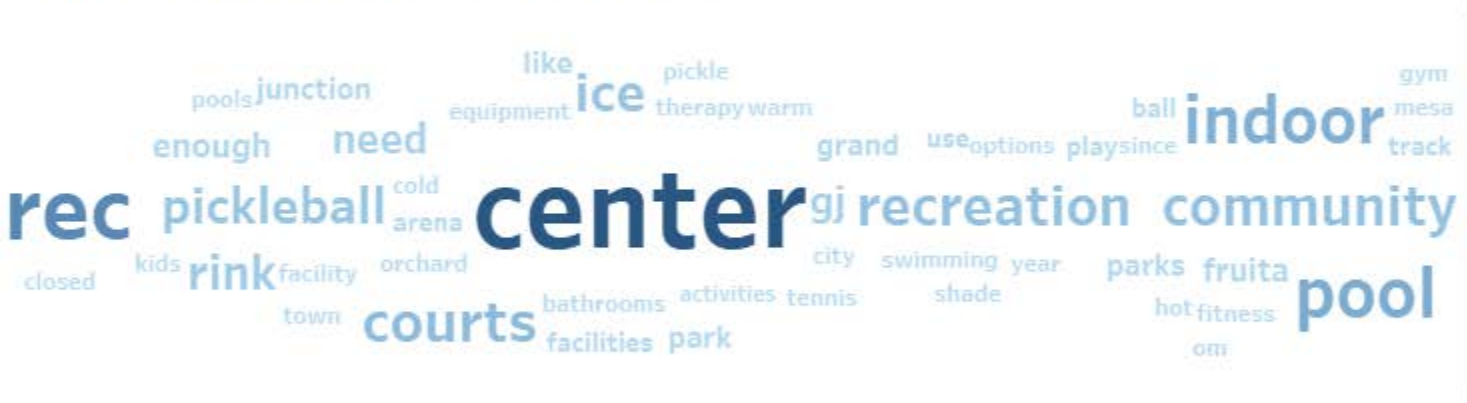
187 comments :

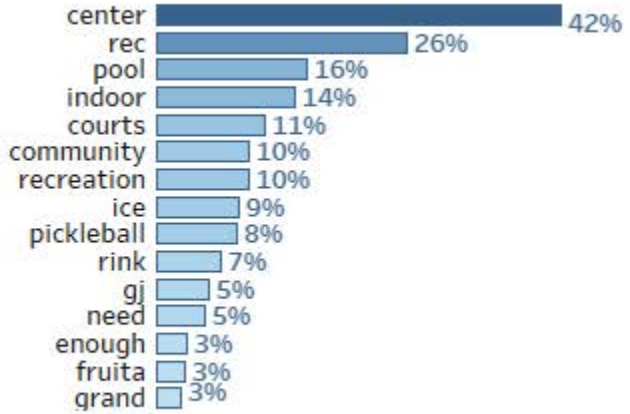
*All respondents, Invite and Open Combined

Factors that Hinder Use

What keeps you from using the local parks and recreation programs/facilities as frequently as you would like?

Lack of facilities and amenities (such as:)

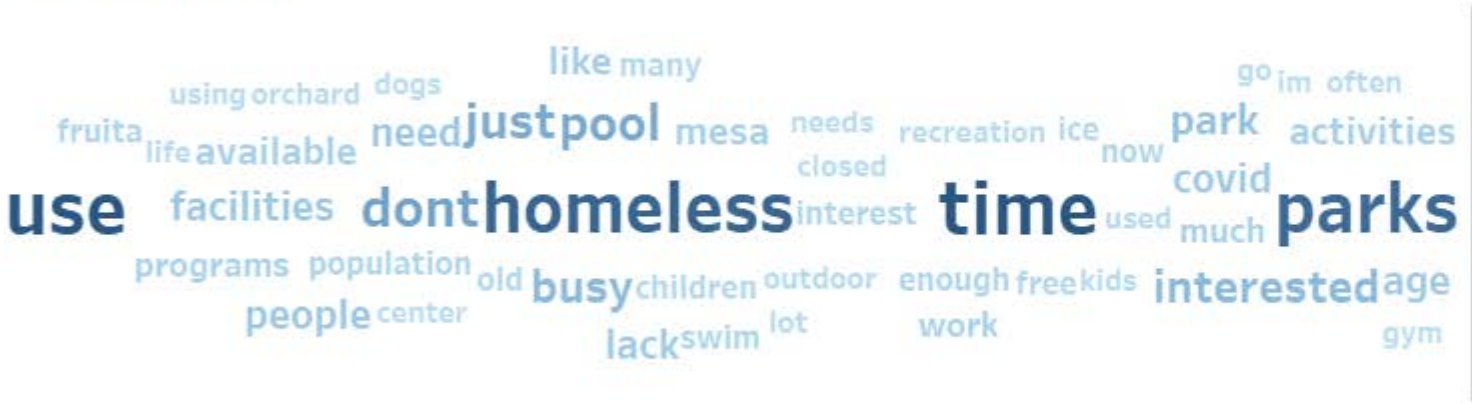


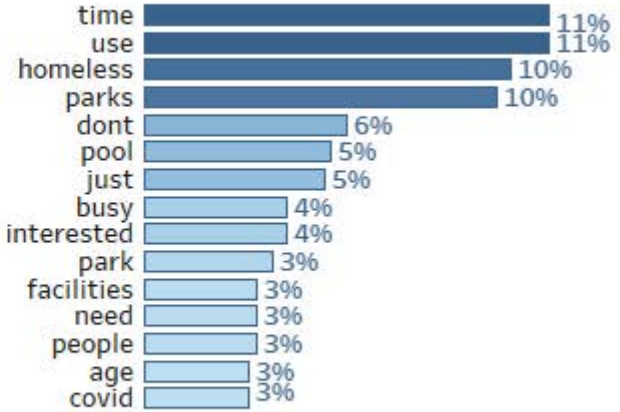


314 comments :

*All respondents, Invite and Open Combined

Other (such as:)





489 comments :

*All respondents, Invite and Open Combined

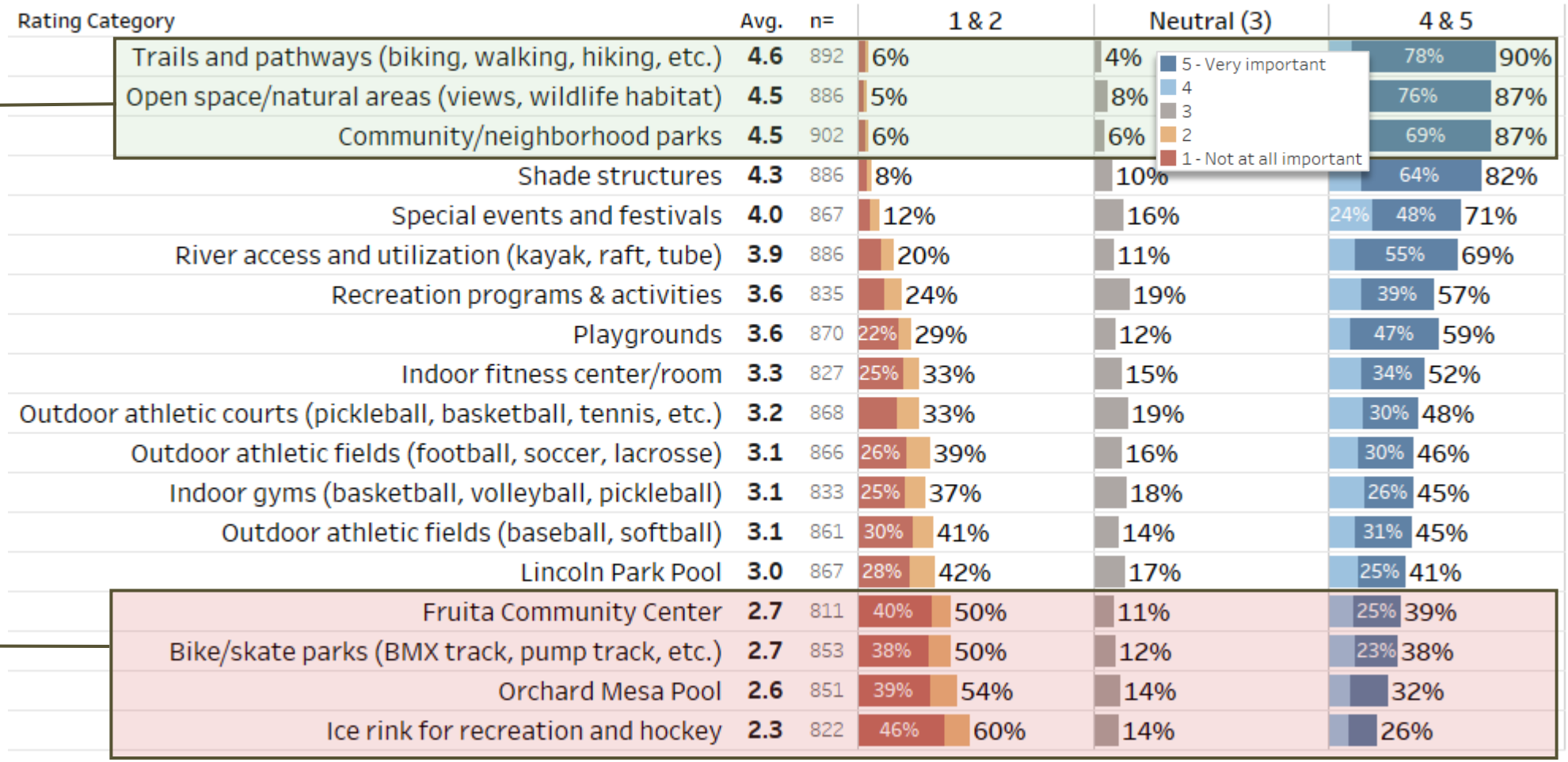
Importance of Existing Facilities/Amenities

Trails and pathways, Open space/natural areas, and community neighborhood parks were rated as the most important facilities and services.

The Fruita Community Center, bike/skate parks, Orchard Mesa Pool, and the ice rink were rated lowest in terms of importance.

Q 11: Please rate A): how important the following existing facilities and services are to your household.

Invite Sample Only



Rating Category	Avg.	n=	1 & 2	Neutral (3)	4 & 5
Trails and pathways (biking, walking, hiking, etc.)	4.6	892	6%	4%	90%
Open space/natural areas (views, wildlife habitat)	4.5	886	5%	8%	87%
Community/neighborhood parks	4.5	902	6%	6%	87%
Shade structures	4.3	886	8%	10%	82%
Special events and festivals	4.0	867	12%	16%	71%
River access and utilization (kayak, raft, tube)	3.9	886	20%	11%	69%
Recreation programs & activities	3.6	835	24%	19%	57%
Playgrounds	3.6	870	29%	12%	59%
Indoor fitness center/room	3.3	827	33%	15%	52%
Outdoor athletic courts (pickleball, basketball, tennis, etc.)	3.2	868	33%	19%	48%
Outdoor athletic fields (football, soccer, lacrosse)	3.1	866	39%	16%	46%
Indoor gyms (basketball, volleyball, pickleball)	3.1	833	37%	18%	45%
Outdoor athletic fields (baseball, softball)	3.1	861	41%	14%	45%
Lincoln Park Pool	3.0	867	42%	17%	41%
Fruita Community Center	2.7	811	50%	11%	39%
Bike/skate parks (BMX track, pump track, etc.)	2.7	853	50%	12%	38%
Orchard Mesa Pool	2.6	851	54%	14%	32%
Ice rink for recreation and hockey	2.3	822	60%	14%	26%

*Categories are sorted in descending order by the average rating

Source: RRC Associates and GreenPlay

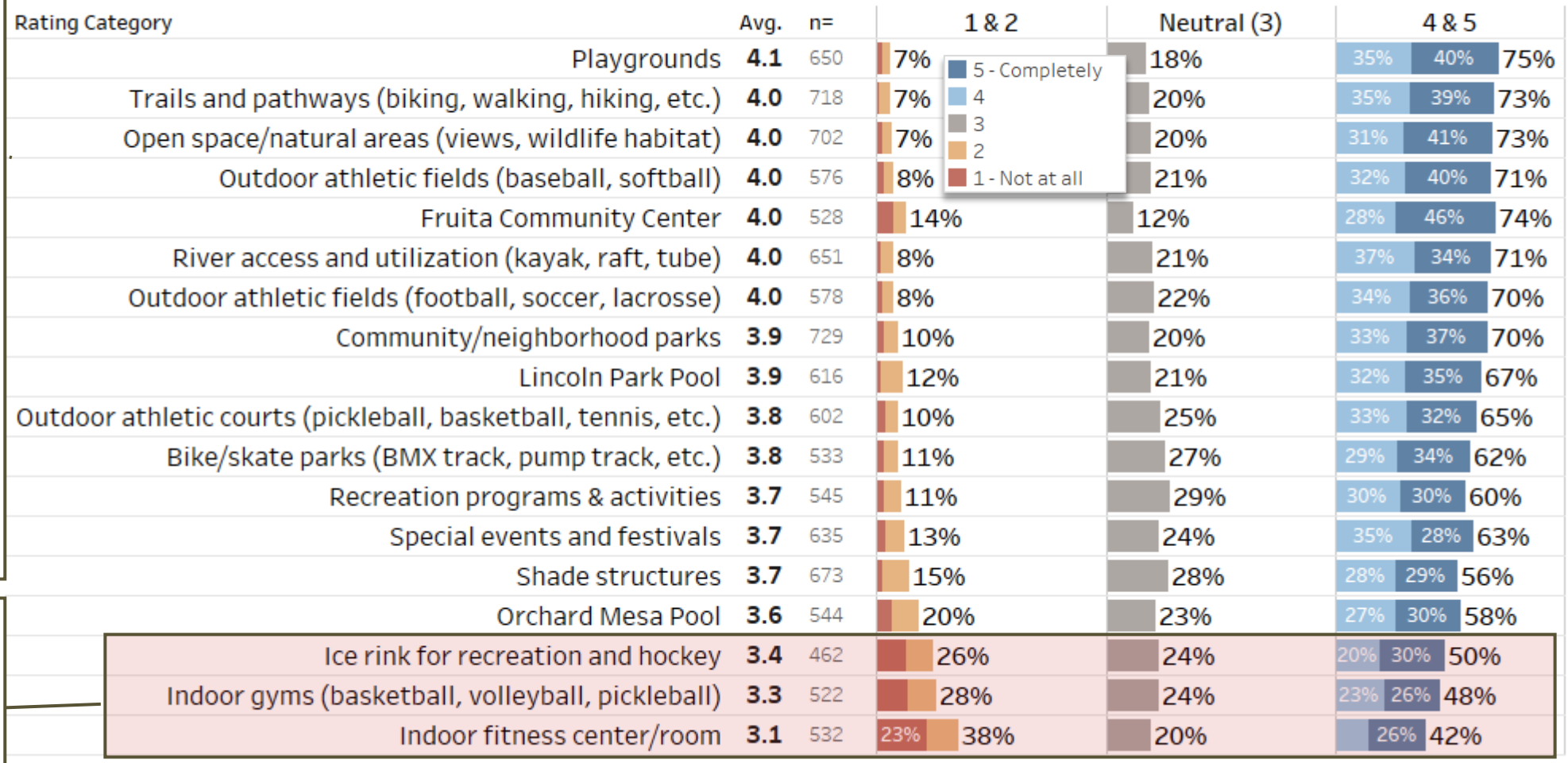
Needs Met of Existing Facilities/Amenities

In terms of how well existing facilities and services are meeting the needs of Grand Junction residents, playgrounds topped the list by a narrow margin. The top facilities/ amenities were all rated very closely, however the Fruita Community Center received more polar ratings with relatively more negative, more positive, and fewer neutral responses than other highly rated facilities.

The ice rink, indoor gyms, and indoor fitness center/room received the lowest ratings in terms of how well they are meeting needs.

Q 11: Please rate B): how they are meeting the needs of Grand Junction.

Invite Sample Only



Rating Category	Avg.	n=	1 & 2	Neutral (3)	4 & 5
Playgrounds	4.1	650	7%	18%	75%
Trails and pathways (biking, walking, hiking, etc.)	4.0	718	7%	20%	73%
Open space/natural areas (views, wildlife habitat)	4.0	702	7%	20%	73%
Outdoor athletic fields (baseball, softball)	4.0	576	8%	21%	71%
Fruita Community Center	4.0	528	14%	12%	74%
River access and utilization (kayak, raft, tube)	4.0	651	8%	21%	71%
Outdoor athletic fields (football, soccer, lacrosse)	4.0	578	8%	22%	70%
Community/neighborhood parks	3.9	729	10%	20%	70%
Lincoln Park Pool	3.9	616	12%	21%	67%
Outdoor athletic courts (pickleball, basketball, tennis, etc.)	3.8	602	10%	25%	65%
Bike/skate parks (BMX track, pump track, etc.)	3.8	533	11%	27%	62%
Recreation programs & activities	3.7	545	11%	29%	60%
Special events and festivals	3.7	635	13%	24%	63%
Shade structures	3.7	673	15%	28%	56%
Orchard Mesa Pool	3.6	544	20%	23%	58%
Ice rink for recreation and hockey	3.4	462	26%	24%	50%
Indoor gyms (basketball, volleyball, pickleball)	3.3	522	28%	24%	48%
Indoor fitness center/room	3.1	532	38%	20%	42%

*Categories are sorted in descending order by the average rating

Source: RRC Associates and GreenPlay

Importance-Performance Matrix

High importance/ Low needs met

These are key areas for potential improvements. Improving these facilities/programs would likely positively affect the degree to which community needs are met overall.

High importance/ High needs met

These amenities are important to most respondents and should be maintained in the future but are less of a priority for improvements as needs are currently being adequately met.

These "niche" facilities/programs have a small but passionate following, so measuring participation when planning for future improvements may prove to be valuable.

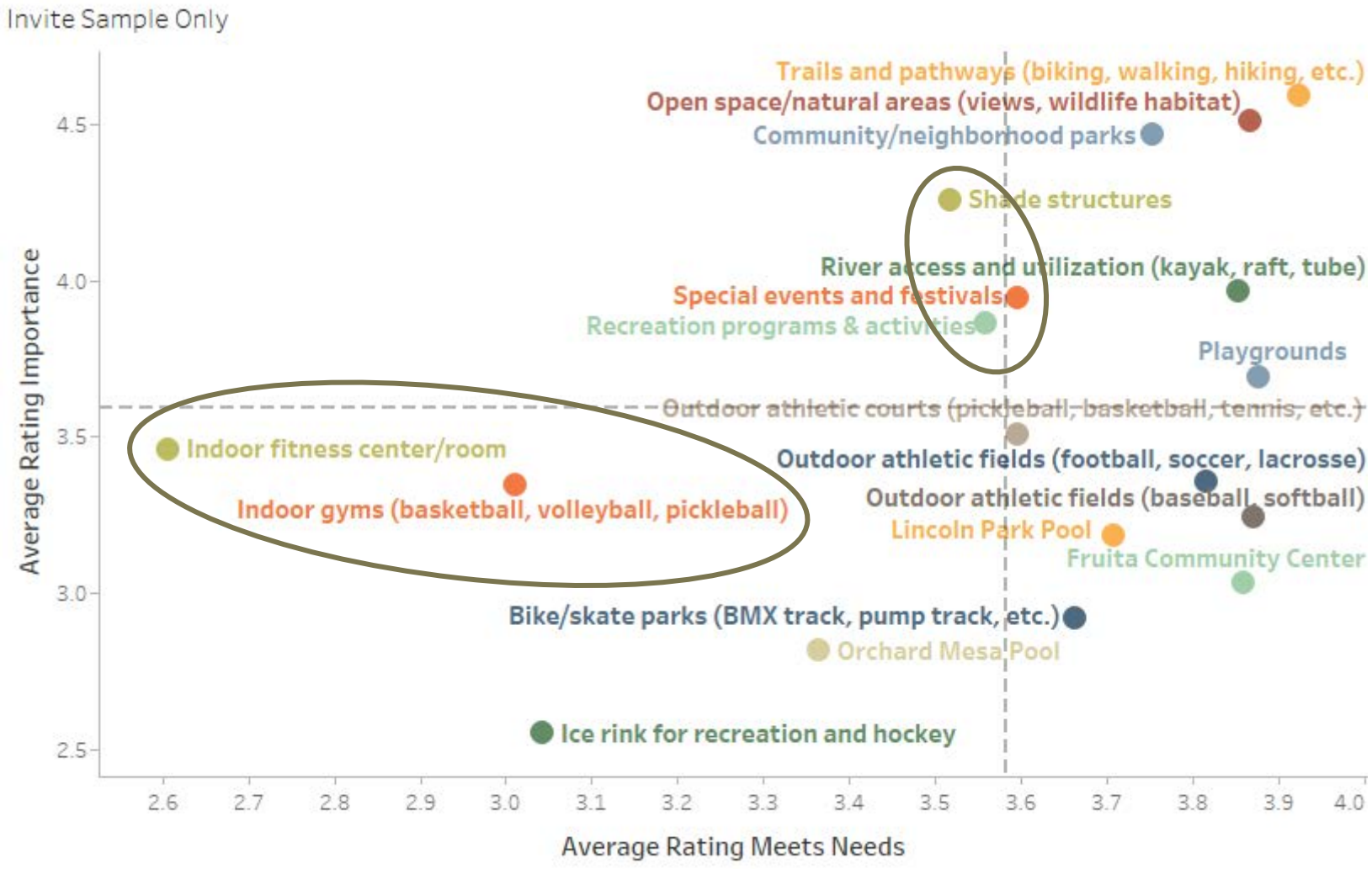
Low importance/ Low needs met

Current levels of support appear to be adequate. Future discussions evaluating whether the resources supporting these facilities/programs outweigh the benefits may be constructive.

Low importance/ High needs met

Importance/Performance Matrix

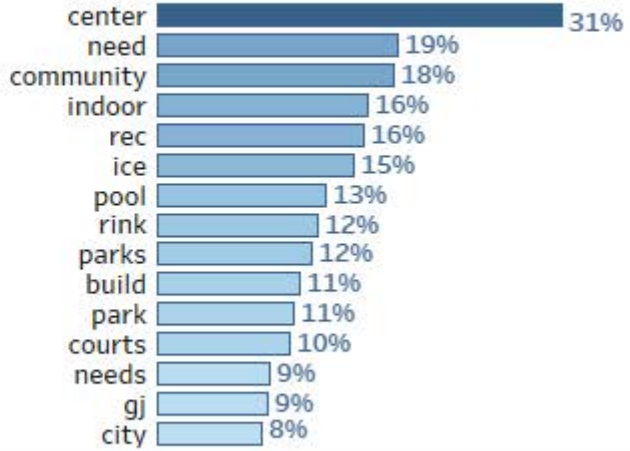
"Shade structures" and "recreation programs and activities" received above average importance ratings but below average needs-met ratings. These may be key areas for improvement. Indoor fitness center/room, while slightly below average in terms of importance, received the lowest average needs-met ratings by a significant margin.



Source: RRC Associates and GreenPlay

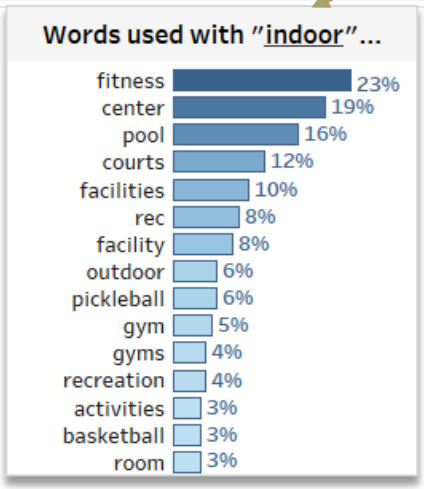
What Can We Do?

Q12: If you indicated any ratings of "1" or "2" (not meeting needs in Grand Junction) in the questions above, what can we do to better serve the community?

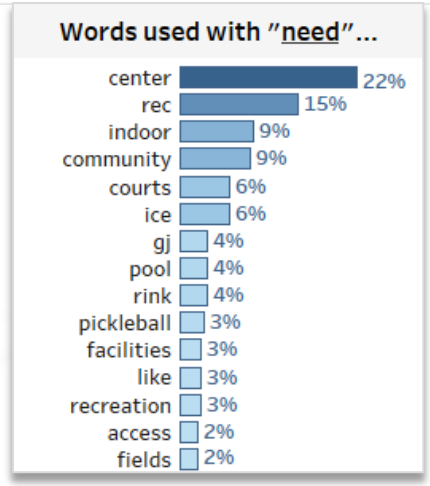


856 comments :

*All respondents, Invite and Open Combined



241 comments contained the word "need." The majority of these referred to a recreation center. The bar chart at right shows the words most frequently used with "need." Notably, the share of comments that referred to a rec center was similar in both the Invite and Open link samples.

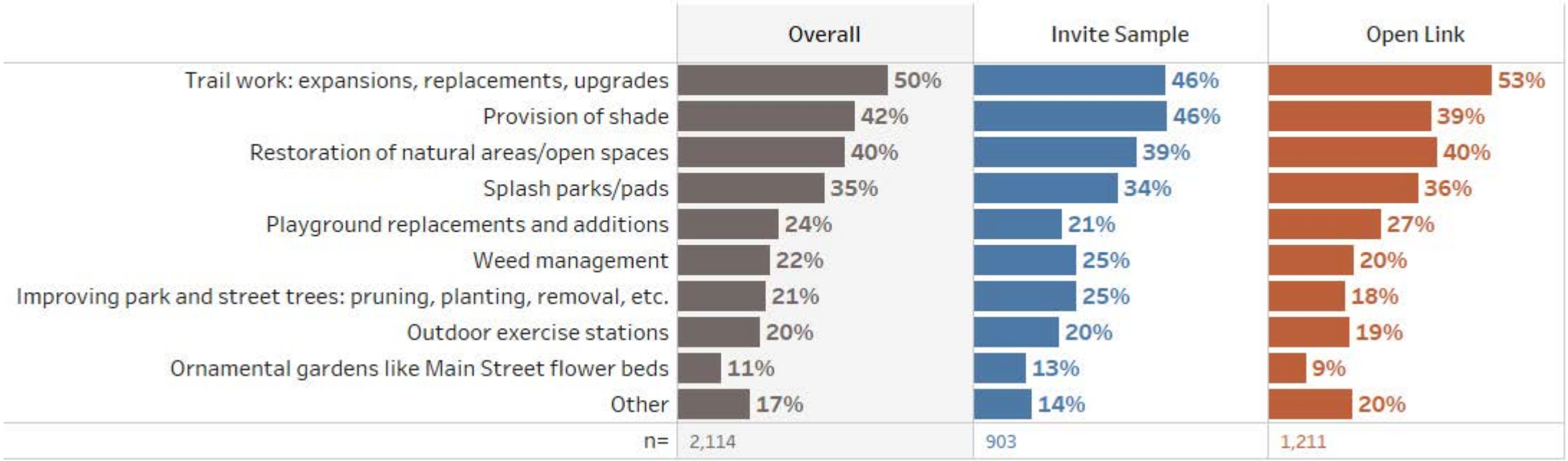


Facility Improvements

Trail work was identified most often as an improvement needed at existing facilities. Provision of shade and restoration of natural areas/Open spaces were also identified as necessary improvements. These improvements are fitting given that these three factors were also rated as highly important. Common “other” suggestions included addressing issues arising from homelessness in parks (more prevalent among the Invite sample) and adding pickleball courts and an ice rink (more common in the Open link sample).

Q 13: What top THREE improvements are needed at existing facilities?

Invite vs. Open Link



Source: RRC Associates and GreenPlay

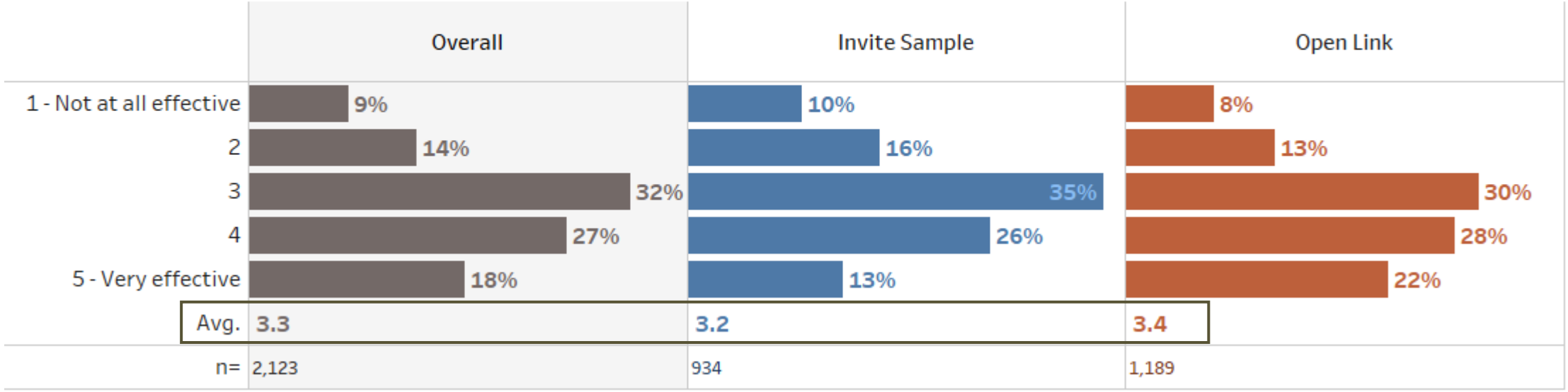
Communication

Effectiveness of Communications

Thirty-nine percent of Invite respondents rated the City of Grand Junction effective or very effective (4 or 5) in terms of effectiveness at reaching them with information on parks and recreation facilities, services, and programs. The average rating of the Invite sample was 3.2, slightly above neutral. Communication effectiveness among the Open link sample is slightly higher at 3.4. This finding is not surprising, the Open link responses included many that are on local email lists.

Q 14: How effective is the City of Grand Junction at reaching you with information on parks and recreation facilities, services, and programs?

Invite vs. Open Link



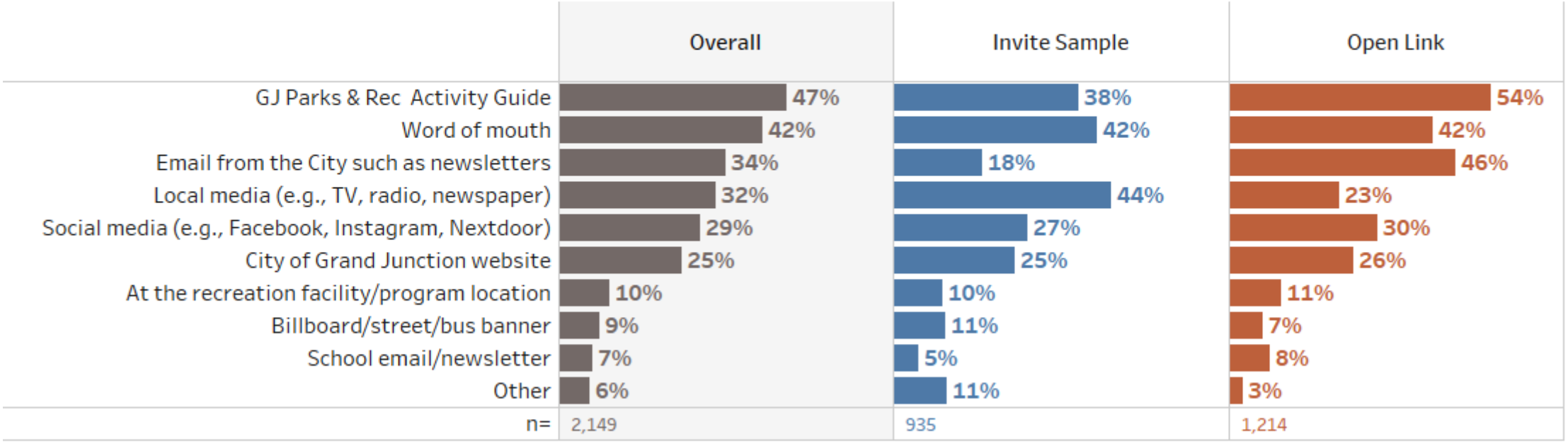
Source: RRC Associates and GreenPlay

Ways of Receiving Information

Forty-four percent of Invite respondents currently receive information via local media, followed by word of mouth (42%), and the GJ Parks & Rec Activity Guide (38%). The top sources of information differed among the Open link sample; however, respondents in both groups are unlikely to get information at the facility/program location, from billboard/street/bus banner, or via a school email/newsletter. The most common "Other" response was mail.

Q 15: How do you currently receive information on parks and recreation facilities, services, and programs? (Check all that apply)

Invite vs. Open Link

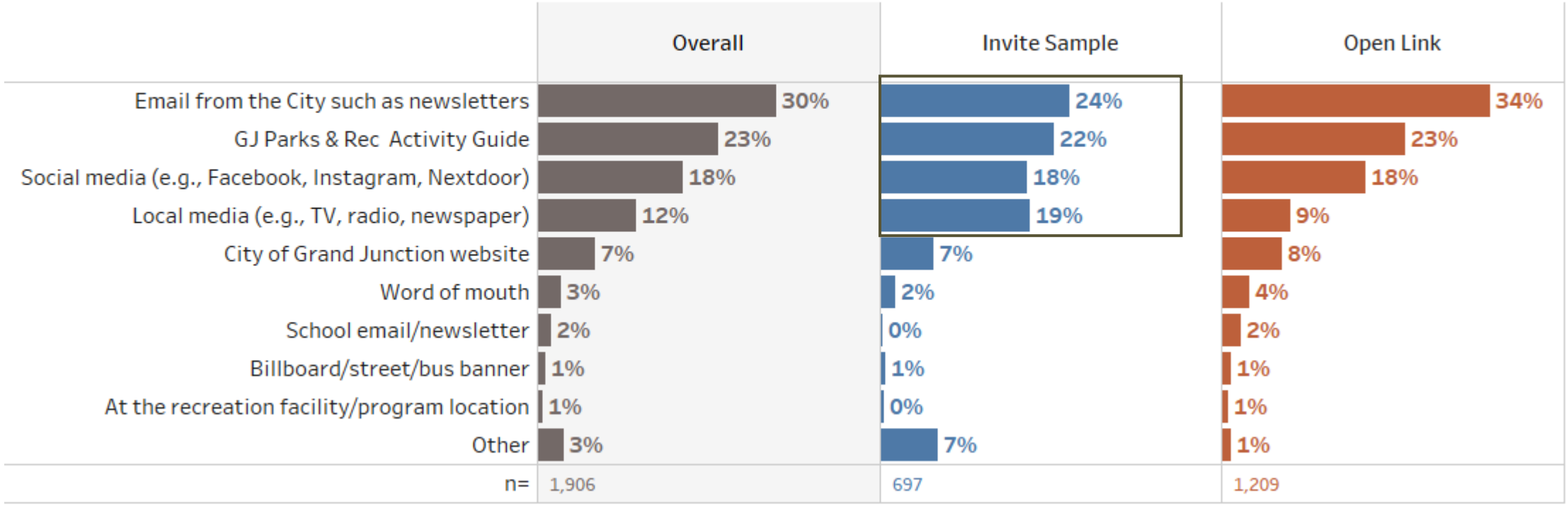


Source: RRC Associates and GreenPlay

Best Way to Receive Information

The best way to receive information is through emails from the City; however, email ranked relatively low (6 out of 9) in terms of how people currently receive information. Email should be considered an effective form of communication that could perhaps be better utilized. The figure on the following slide compares the Invite sample responses to these two questions. As in the previous question, the most common “other” response was mail.

Q 16: What is the best way for you to receive information on parks and recreation facilities, services, and programs?
Invite vs. Open Link

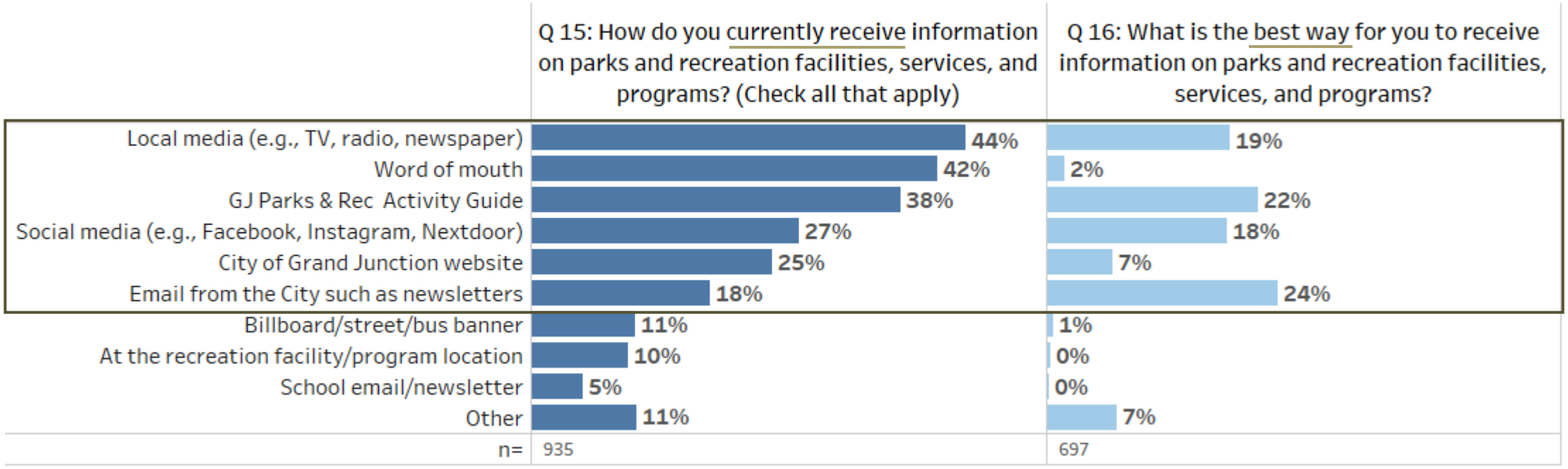


Source: RRC Associates and GreenPlay

Information Sources

Comparing the Invite survey results on the Most Used sources of information compared to the "Best" way suggests major differences. The following slide shows that these differences are explained partly by the age of respondents.

Invite Sample Only



Source: RRC Associates and GreenPlay

Best Way to Receive Information

By Age

Social media is a preferred way of receiving information among those 34 or younger, followed by email, and local media (TV, radio, newspaper). Older respondents are much more likely to receive information from local media. The survey shows a sharp difference in the use of social media by age –it works for the younger segments, but older residents will continue to require other forms of communication.

Q 16: What is the best way for you to receive information on parks and recreation facilities, services, and programs?

Invite Sample by Age

	Overall Invite	Invite Sample				
		34 or younger	35 – 44	45 – 64	65 and older	75 or over
Email from the City such as newsletters	24%	26%	25%	25%	22%	12%
GJ Parks & Rec Activity Guide	22%	12%	25%	29%	28%	17%
Social media (e.g., Facebook, Instagram, Nextdoor)	18%	30%	22%	13%	6%	7%
Local media (e.g., TV, radio, newspaper)	19%	16%	8%	13%	27%	57%
City of Grand Junction website	7%	5%	8%	9%	8%	
Word of mouth	2%	3%	2%	1%	2%	1%
School email/newsletter	0%			1%		
Billboard/street/bus banner	1%	1%		1%	1%	
At the recreation facility/program location	0%		1%	1%	1%	
Other	7%	7%	9%	8%	6%	5%
n=	697	74	97	246	197	75

Source: RRC Associates and GreenPlay

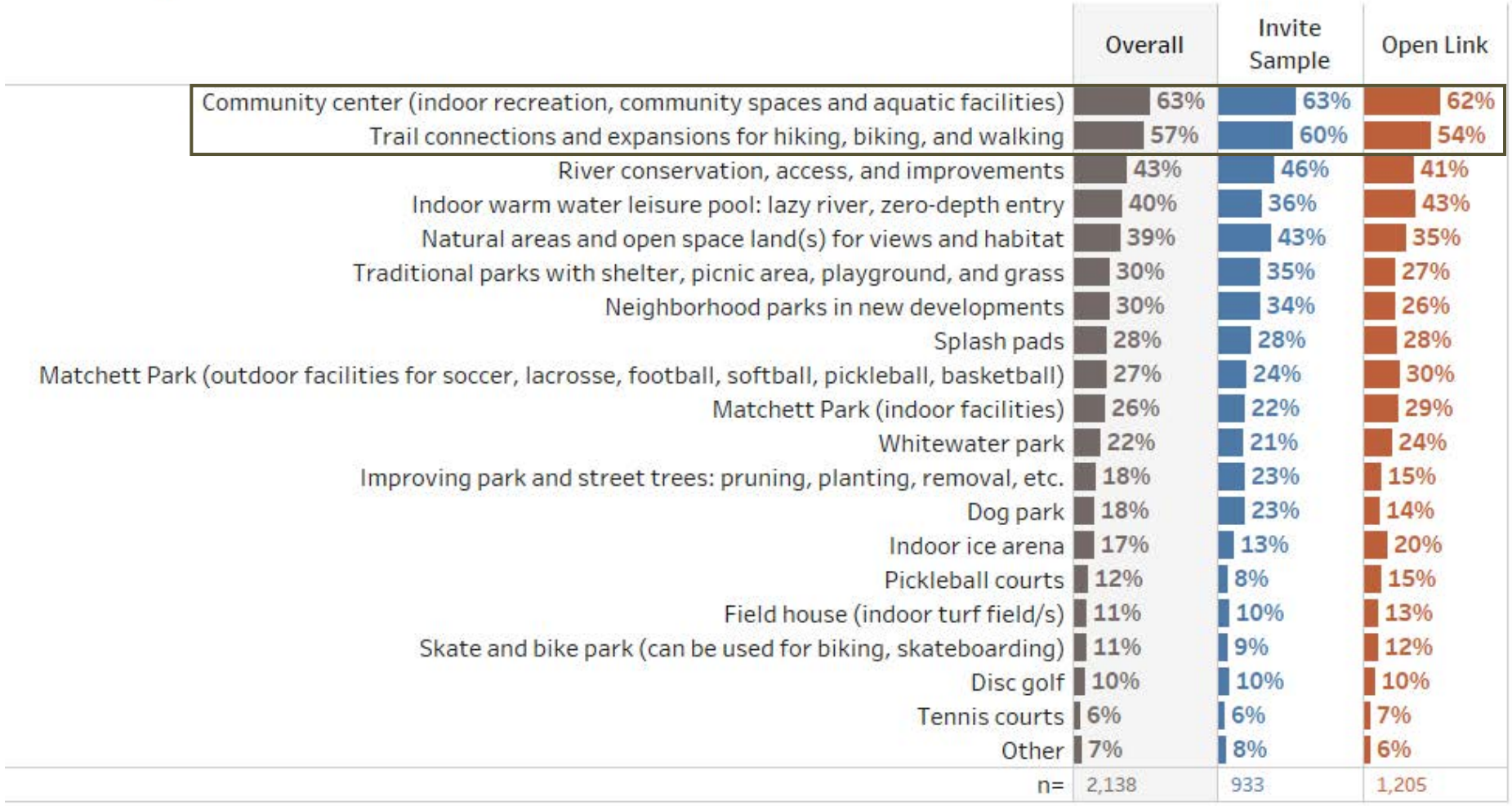
Future Facilities & Programs

New/Additional Outdoor Amenities

The survey probed a long list of facility and program needs. A community center was identified most often, followed by trail connections and expansions for hiking, biking, and walking. River conservation/access /improvements, and natural areas and Open space are also top considerations. In general, the priorities from Invite and Open respondents are similar but not identical..

Q 17: What new/additional parks, trails, open space, recreational facilities, and amenities would you like to see provided? Check your top SIX choices.

Invite vs. Open Link



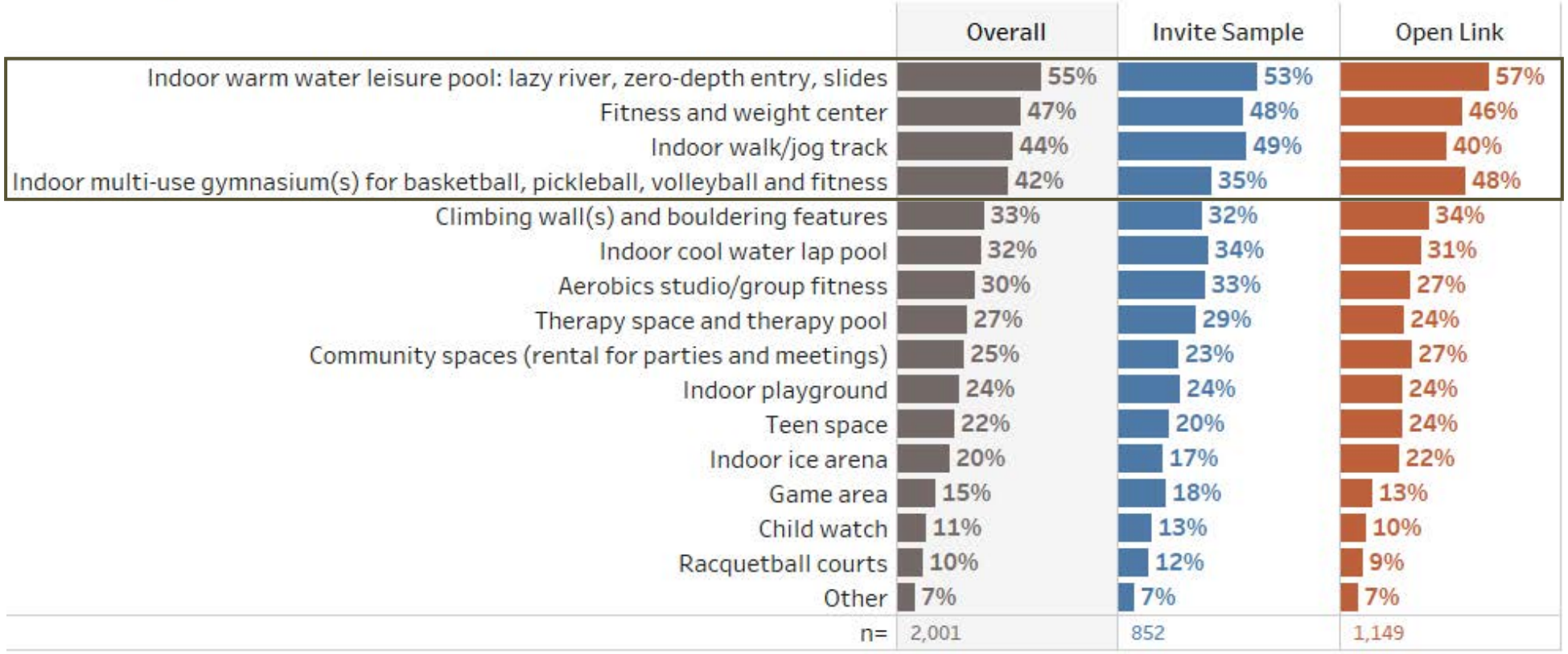
Source: RRC Associates and GreenPlay

Indoor Recreation Amenities

An indoor warm water leisure pool, fitness and weight center, indoor walk/jog track, and indoor multi-use gymnasiums emerged as the indoor recreation amenities most-needed by Grand Junction residents.

Q 18: What indoor recreation amenities are most needed by you and your family? Check your top SIX choices.

Invite vs. Open Link



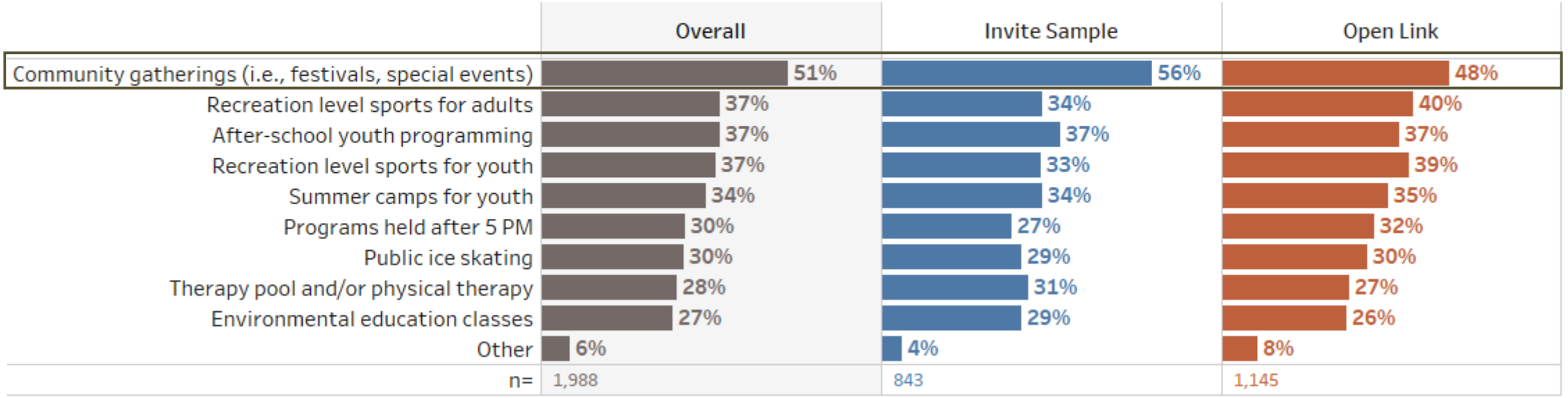
Source: RRC Associates and GreenPlay

New/Expanded Parks & Recreation Offerings

By a significant margin, community gatherings was identified most often as the program or activity the respondents would like to see the Parks and Recreation Department add or expand. Behind community gatherings, there are a variety of desired programs and activities. Again, Invite and Open responses are generally similar.

Q 19: What recreational programs or activities would you like to see the Parks and Recreation Department add or expand? Check your top FOUR choices.

Invite vs. Open Link



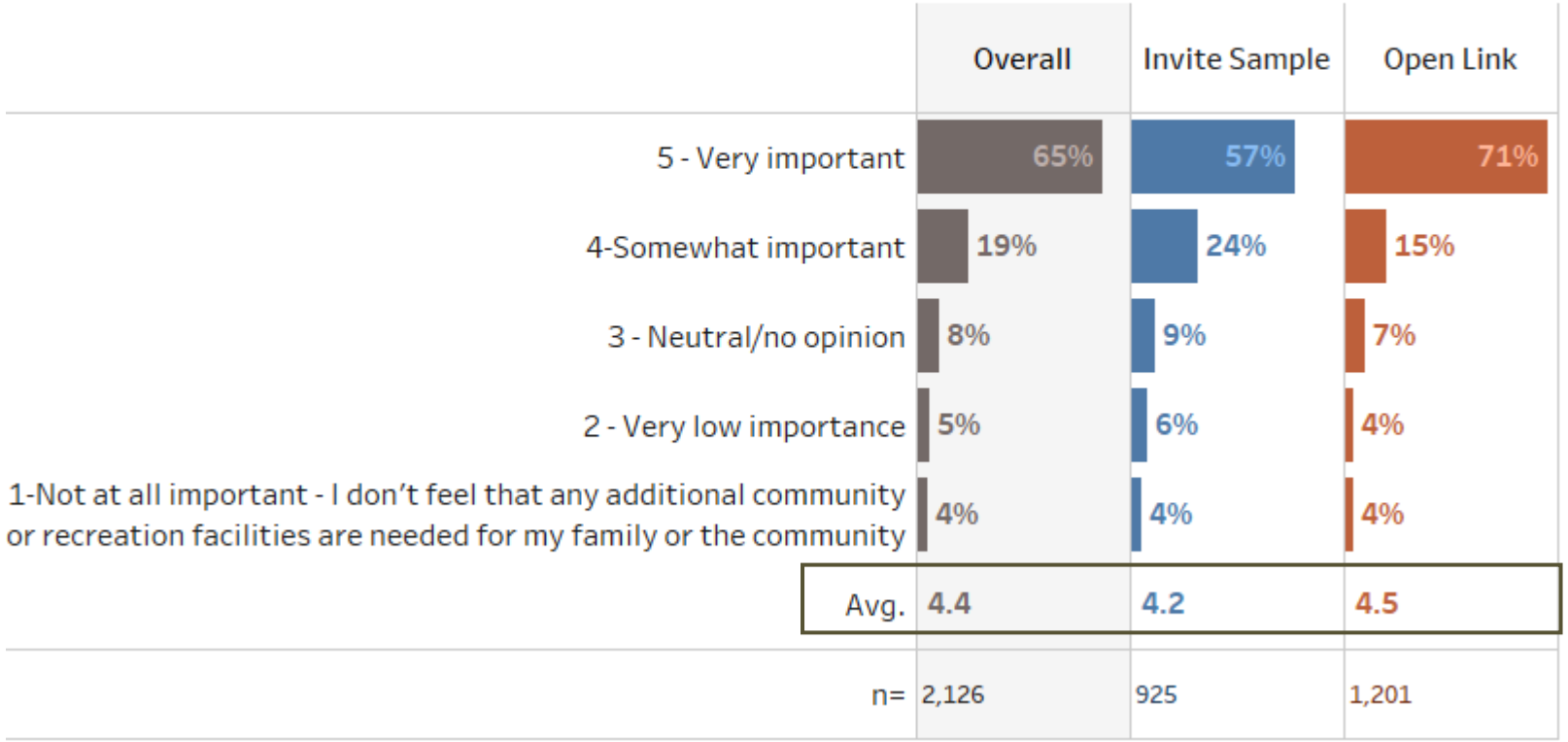
Source: RRC Associates and GreenPlay

Importance of Indoor Community Center

Overall, there is support for an indoor community center, with 81% of Invite respondents and 86% of Open link respondents rating it important or very important. Just 4% of respondents feel that “any additional community or recreational facilities are not needed by their family or the community.”

Q 20: In your opinion, how important is it to develop an indoor Community Center at some point in the City of Grand Junction?

Invite vs. Open Link

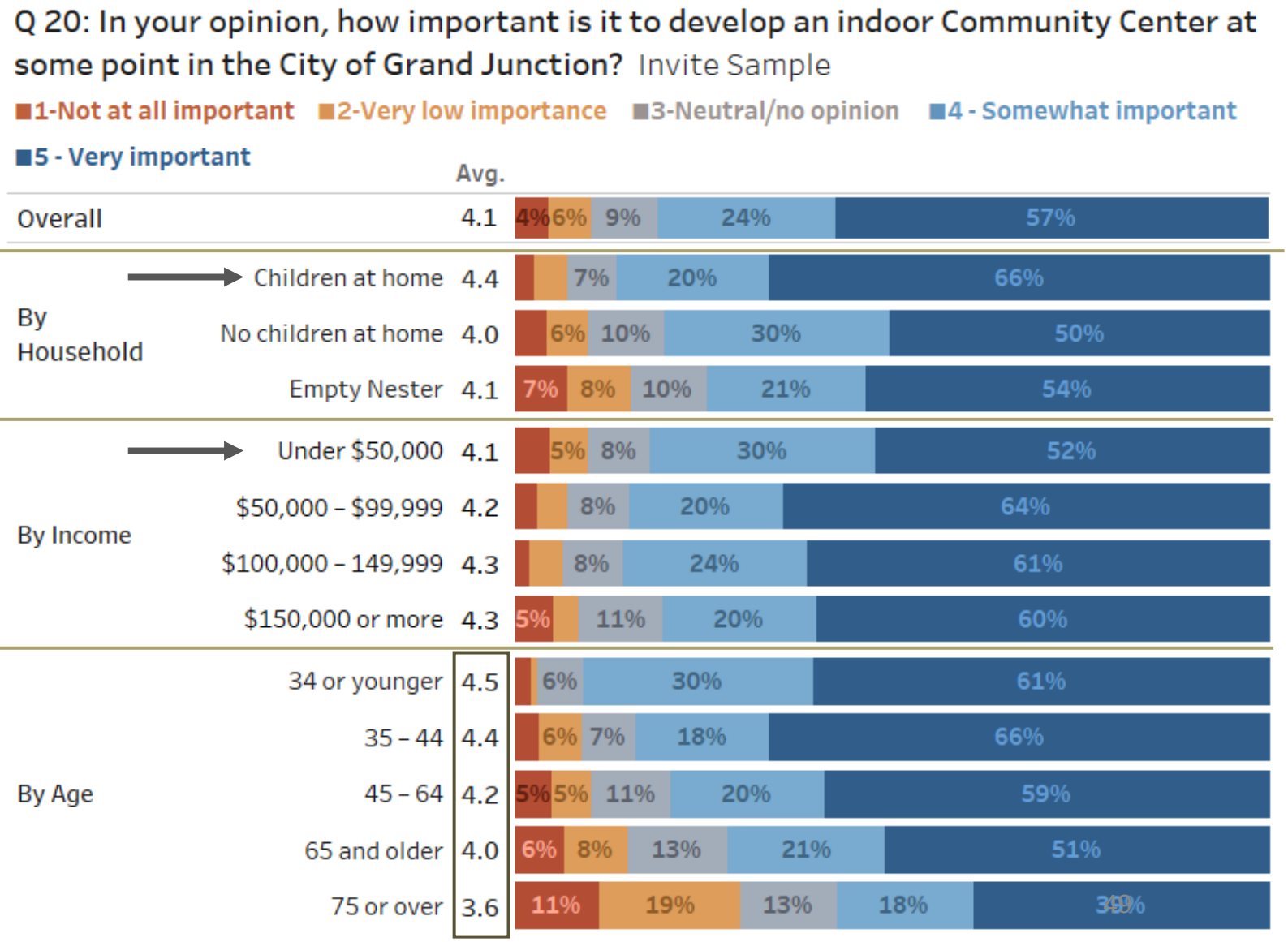


Source: RRC Associates and GreenPlay

Importance of Indoor Community Center

Overall Invite Sample, by Presence of Children, HH Income, and Age

- Developing an indoor community center is of greater importance to respondents with children at home.
- Those earning less than $50K annually think an indoor community is less important relative to more affluent respondents.
- The degree to which respondents think a community center is important tends to decrease with age.

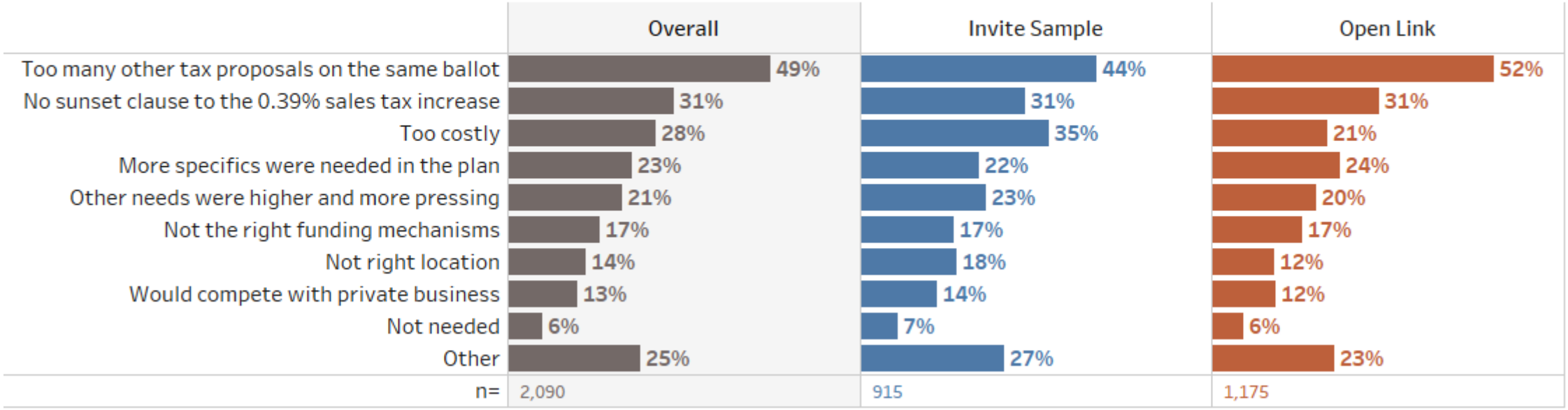


Reasons for Ballot Proposal Failure

The perception among both the Invite and Open link respondents is that the previous ballot proposal for a Community Center failed primarily due to too many other tax proposals on the same ballot. Too costly, and no sunset clause to the .29% sales tax increase were also top reasons identified for why it failed. Notably, “Not needed” was the least identified reason for the failure. Respondents that selected “other” often wrote comments related to taxes, both that they should be reduced and that they are beneficial. Some commented that there is an anti-tax bias in Grand Junction that prevented the 2019 ballot proposal from passing.

Q 21: In your opinion, why did the April 2, 2019 ballot proposal for a Community Center fail, where 45% said yes and 55% said no? (Check all that apply)

Invite vs. Open Link



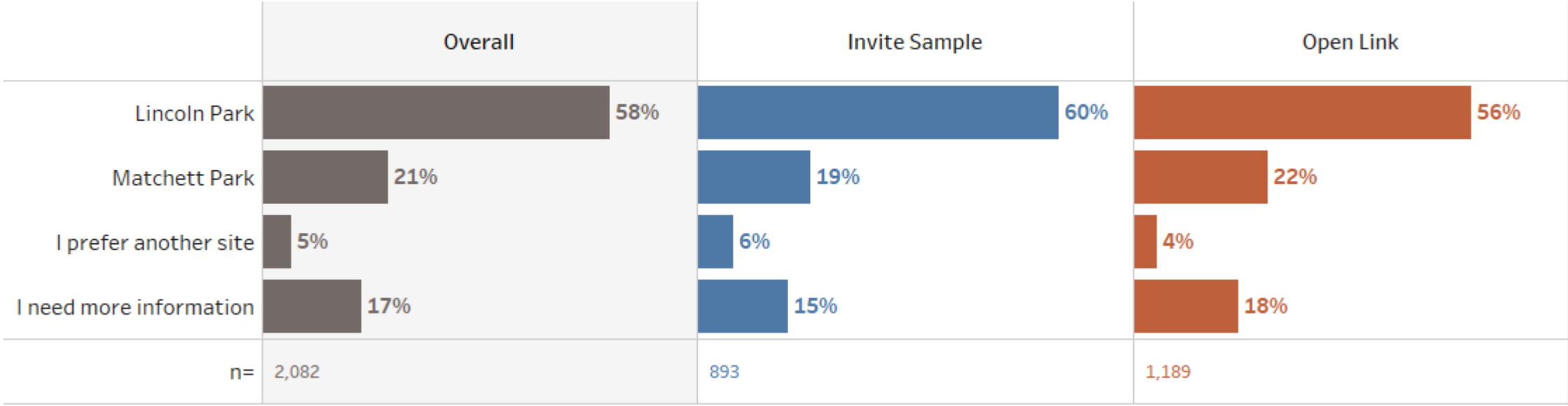
Source: RRC Associates and GreenPlay

Preferred Site for Community Center

Three in five invitation respondents (60%) identified Lincoln Park as their preferred site for a potential Community Center, while 19% identified Matchett Park. Six percent of Invite respondents prefer another site, while 15% “need more information.” These results indicate strong support for further evaluation of the Lincoln Park site. The following slide illustrates that there are some differences in opinion based on geography, although Lincoln Park was the favored location among all ZIP Codes.

Q 22: What site do you prefer as the primary location for further evaluation of a potential Community Center?

Invite vs. Open Link



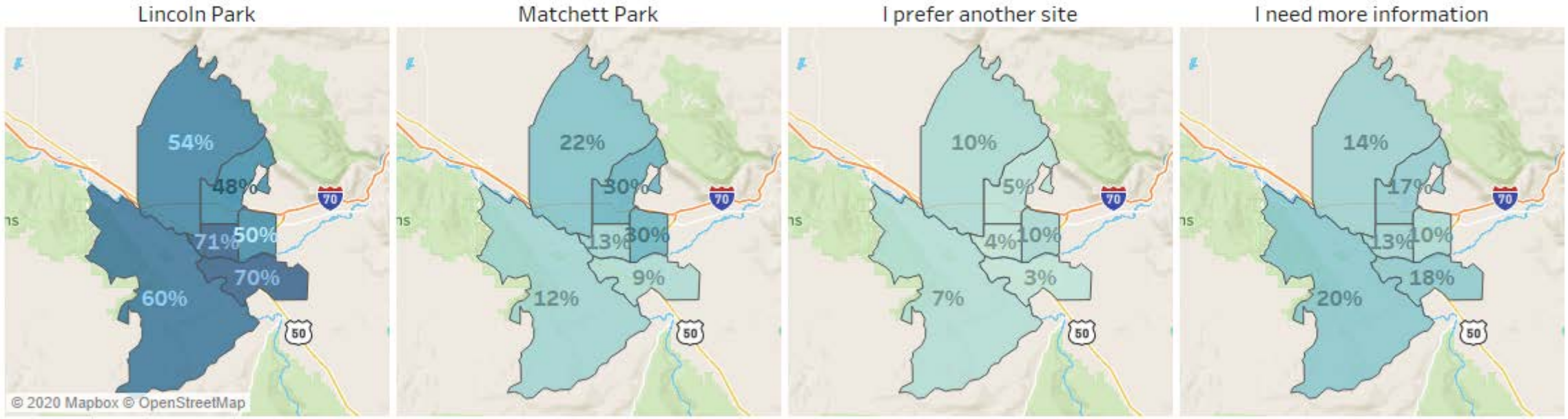
Source: RRC Associates and GreenPlay

Preferred Site for Community Center

By ZIP Code

Q 22: What site do you prefer as the primary location for further evaluation of a potential Community Center?

Invite Sample



	Overall	81501	81506	81507	81504	81505	81503
Lincoln Park	60%	71%	48%	60%	50%	54%	70%
Matchett Park	19%	13%	30%	12%	30%	22%	9%
I prefer another site	6%	4%	5%	7%	10%	10%	3%
I need more information	15%	13%	17%	20%	10%	14%	18%
n=	893	244	212	149	75	117	88

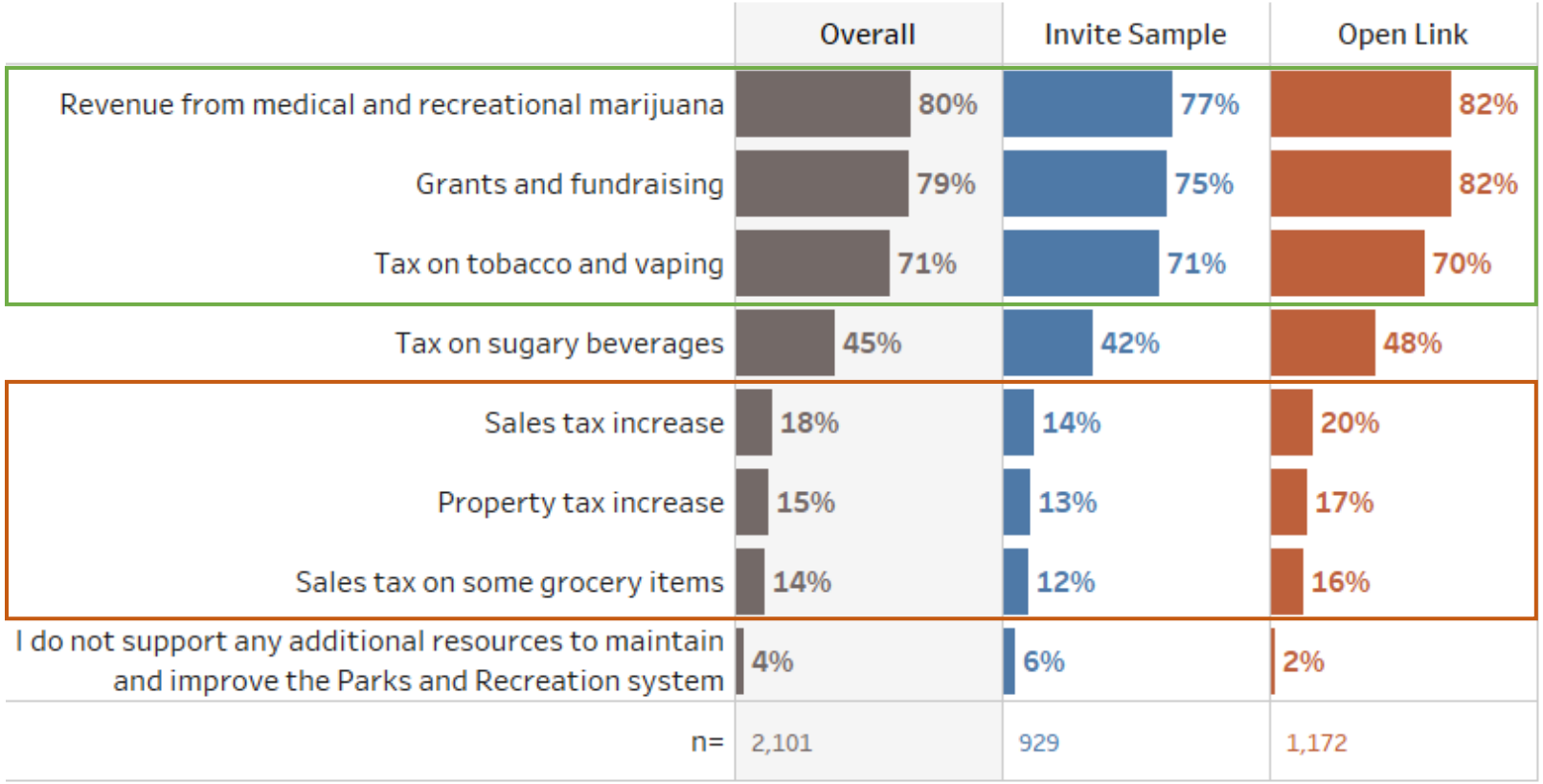
Funding Sources

Funding Mechanisms

The funding mechanisms likely to garner the most support are revenue from medical and recreational marijuana, grants and fundraising, and a tax on tobacco and vaping. A sales tax increase, property tax increase, or sales tax are some grocery items are relatively less popular funding mechanisms. Just 6% of the Invite sample and 2% of the Open link sample would <u>not</u> support any additional resources to maintain and improve the Parks and Rec system.

Q 23: In concept, what funding mechanisms would you support to fund the priorities identified in the PROS Master Plan? Keep in mind, this is a plan that will cover the next 5 to 8 years (Check all that apply)

Invite vs. Open Link



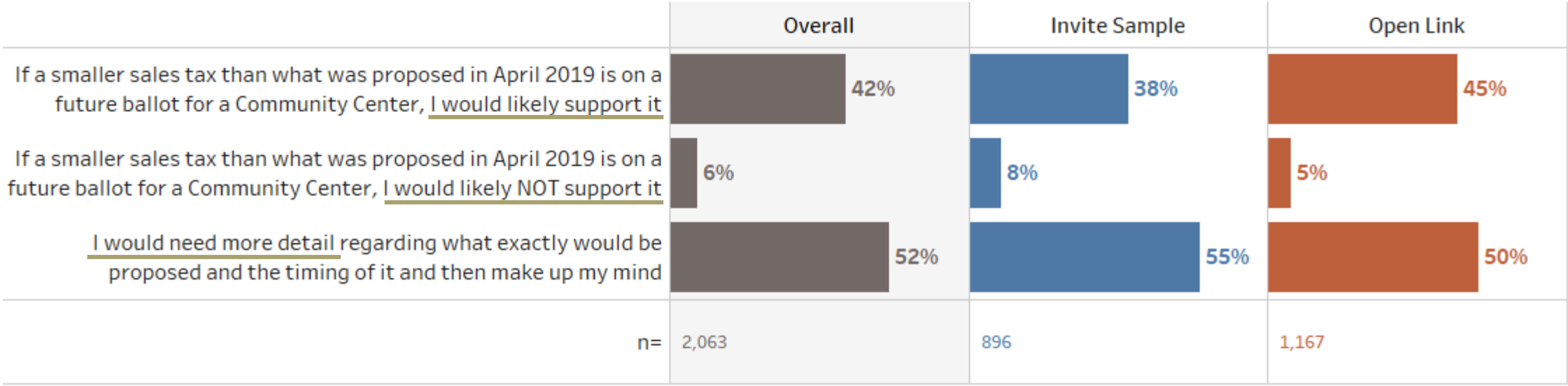
Source: RRC Associates and GreenPlay

Opinion Regarding Tax Increase

Over half (55%) of respondents indicated that they would need more detail regarding a tax increase before making up their mind. Thirty-eight percent of Invite respondents would support a tax increase, while 8% would not. Support for a tax increase was higher among Open link respondents, although half would still require more information.

Q 24: If a Community Center emerges as the top priority, which statement best describes your opinion regarding a tax increase to fund the construction, maintenance and operation of a Community Center (if and when funded, it would not open for at least 2 years)?

Invite vs. Open Link

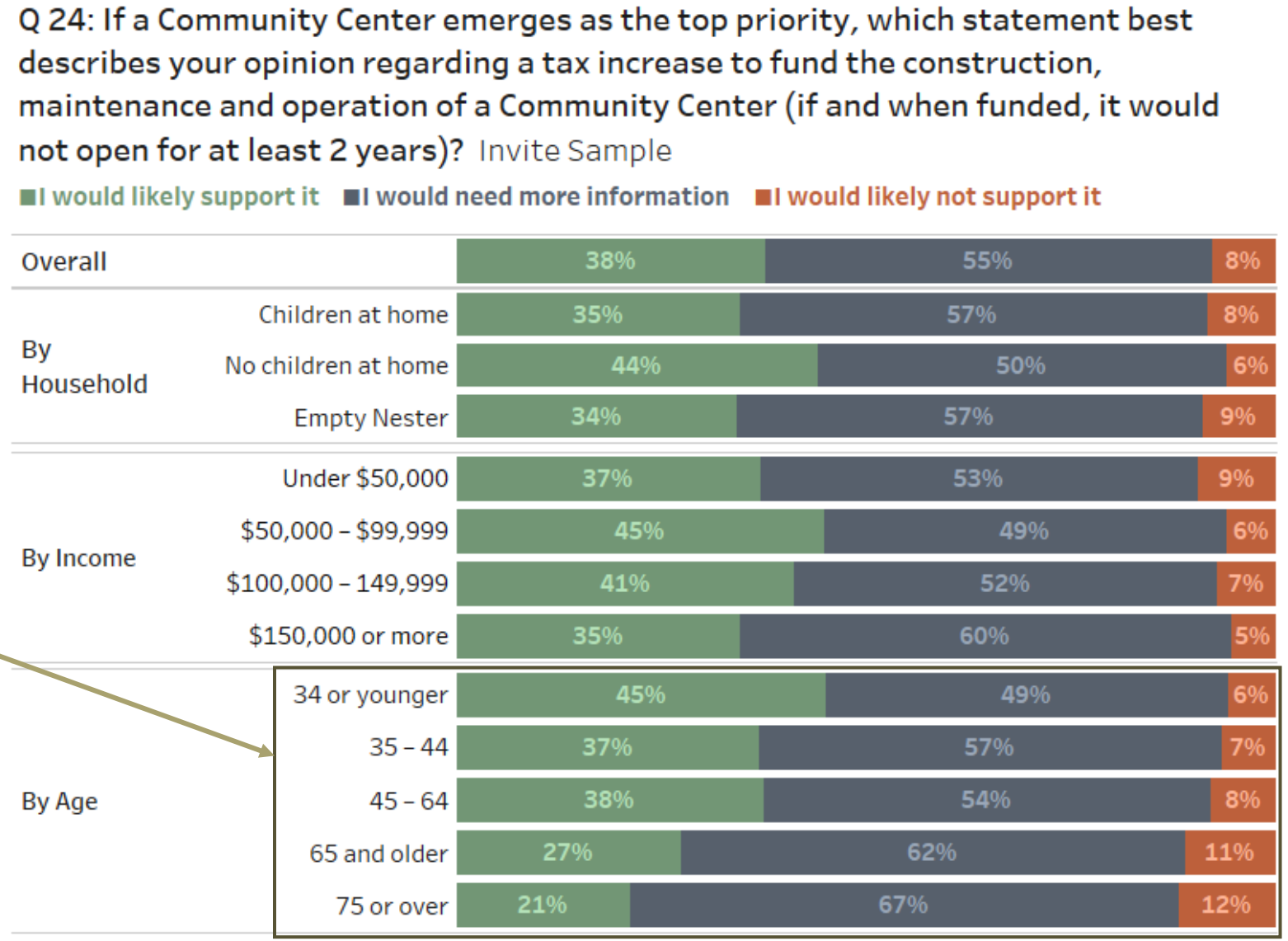


Source: RRC Associates and GreenPlay

Opinion Regarding Tax Increase

Overall Invite Sample, by Presence of Children, HH Income, and Age

Exploring the survey responses by three key variables, household makeup, income, and age provides additional insight on community opinion about a tax increase. Age is the strongest predictor of opinions. These results should be considered when planning for an election.

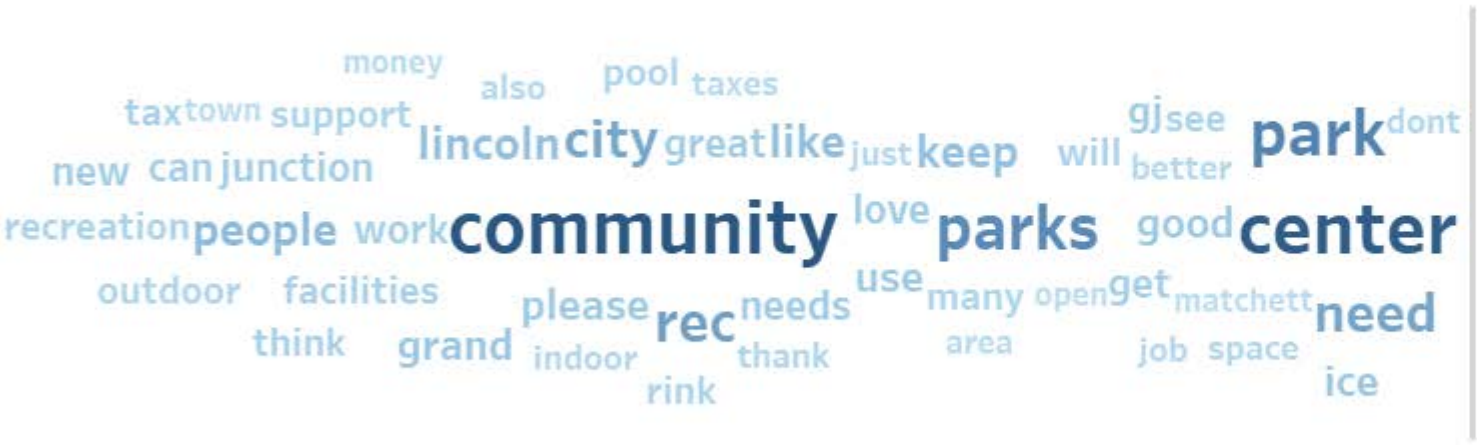


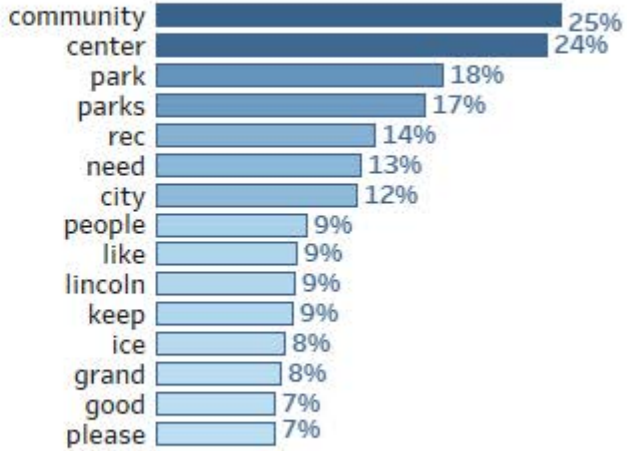
Community Comments

Additional Comments

Respondents were given the opportunity to provide any additional comments or suggestions related to the future of parks and recreation in Grand Junction. Comments addressed a diverse range of topics. A random selection of comments follows.

Q30: Do you have any additional comments or suggestions about the future of parks and recreation in Grand Junction?





718 comments :

*All respondents, Invite and Open Combined

A Selection of Additional Comments

From the beginning of the discussions regarding a community center, I have thought that considering the size of our city we need smaller neighborhood community centers. I thought that the Burkey Park property should have been considered as the location for a smaller neighbor community Center. Lincoln Park for downtown, the Orchard Mesa pool for Orchard Mesa and a Redlands location. Matchett Park could then serve as an outdoor recreation space. All of the smaller rec centers could bring local neighbors together for meetings, swimming and other exercise. I used to live in fruita and used the community center several times a week.
A huge yes on revamping Lincoln park to make indoor playground, climbing wall, basketball/volleyball and game room area, and indoor/outdoor pool like Montrose would be amazing!!! Everything the Montrose facility has minus the study rooms and work out space to not kill local gyms. Horizon park for community play ground and water feature--great views of Grand Mesa.
Please find a solution to the homeless issue. They are taking over the parks that we citizens pay for. And please no marijuana sales in GJ
Grand Jct continues to grow - thinking two community centers will be better in the long run; otherwise there will be overcrowding at the center
I feel that Parks and Rec is doing a fantastic job with the staff and limited funding that they have available to them currently!!
I feel the parks and rec overall do a good job. I would continue to push for friendly city employees as they are representing our community.

A Selection of Additional Comments

Community Center voted down 2x, don't ask again! The city builds things like amphitheater, but never provides enough parking. I've lived here for 23 years and only once was the city here to prune tree. I now have to pay to have it sprayed and trimmed myself.
It is important to me that the Parks Dept operate in a way that allows for the continued upkeep & maintenance of existing facilities and does not focus solely on expansion and development of new facilities/programs at the cost of letting existing facilities fall to disrepair, become unsafe, or have landscapes that are poorly managed (uncontrolled noxious weeds, etc.) Thank you for the opportunity to comment.
It's embarrassing that smaller places such as Fruita and Delta have community or recreation facilities but we do not. We're not meeting citizen needs
Matchett Park is not central. As the virus has shown, bike riding is the one activity that has flourished. We also need a bigger water park example: Salida and Steamboat Springs. We should take more advantage of the river and offer more clean activities on it.
Parking sucks at most downtown locations during busy times. If parking isn't addressed no matter where you build you will get a no vote
Pickleball is a growing sport ... mainly old people ... with perhaps money to pay for taxes. I have always voted for the community center. And I will always support parks and rec.

12/23/20

Dear members of the Grand Junction City Council:

As Chairman of the Park and Recreation Advisory Board (PRAB), I am submitting this letter in support of the Park, Recreation and Open Space Master Plan (PROS) and our hope that you will adopt this plan to guide the city and Park and Rec Department for the next 10 years and beyond. The letter also serves as evidence of official action taken by PRAB at the December 15th PRAB meeting. There was a motion, second and unanimous positive vote by PRAB to recommend adoption.

As you know, PRAB is a citizen committee, appointed by Council, to advise the Council and the Department on issues related to Parks and Recreation. We appreciate your vote of confidence to help make our parks and recreation facilities and services the best they can be. We meet monthly or more if needed to offer advice on a wide range of projects, programs and other park and recreation related issues. You recently saw fit to increase our number from 7 to 9 members, adding Nancy Strippel and Lisa Whalen to help diversity our board. This has helped our Board before more effective and Ms. Strippel and Ms. Whalen are both actively contributing.

We have been discussing the PROS Master Plan for months, during our regular meetings and also many special meetings along with the PROS Advisory Committee. These meetings have included the methodology, community input via meetings and surveys, a findings presentation, a draft version and, now, the final version of the plan now ready for your consideration.

We are very happy with the final product and unanimously voted to support its adoption. It is a great road map and we would be excited to see a good chuck on the priorities and projects completed, which of course will ultimately depend upon available resources such as securing grants.

We understand a wide range of recommendations arise from the plan, including:

1. First and most important, recommending the completion of the feasibility study for the highest priority need: a Community Center. The plan wisely prescribes this to be built at Lincoln Park, finally addressing our greatest deficiency and picking an established, central location.

2. Recognizing a strong desire for more trails and open space.

3. Appreciating a desire for more river access, as started by the hugely popular River Park at Las Colonias.

4. Bringing neighborhood parks to within walking distance of all residents, by using the dedication of land and new impact fee funding to add parks in new, larger subdivisions.

5. To better communicate with citizens of all ages using a range of media.

6. And to devise a plan to build out stockpiled park land from years ago and also to upgrade those existing parks that are becoming long in the tooth.

In conclusion, we hope this plan gets rapidly adopted and we can move on to the hard but fun job of helping you and the Park and Rec Department getting it implemented step by step.

Sincerely,

William Findlay M.D. (retired)
Chairman PRAB

RESOLUTION NO. 06-21

A RESOLUTION ADOPTING THE

2021 PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Recitals:

In 2001, the City created the first Parks, Recreation and Open Space (PROS) Master Plan. With many projects being completed, 19 years having passed since its adoption and with Grand Junction continuing to see growth, an update to the PROS Master Plan was strongly needed. The City earned a Great Outdoors Colorado planning grant in the middle of 2019 to support this Master Planning Process, which began in March of 2020 and continued for the rest of 2020.

Throughout this time, public input has driven the plan creation and priorities in the form of focus groups, continual engagement with the Council Appointed Parks and Recreation Advisory Board and the PROS Master Plan Advisory Committee and surveys including a statistically valid survey that produced results representative of the opinion of all Grand Junction voters. This engagement has been critical to ensure the PROS Master Plan is the community's plan for the community's parks and recreation system.

The 2021 PROS Master Plan has been carefully and diligently considered and put into words by community members through expressions, input and articulation of the community's needs and desires. The resultant plan provides clear direction for the community's parks and recreation system to best serve the public.

By and with this resolution, the City Council adopts, approves and endorses the 2021 PROS Plan.

Furthermore, the City Council thanks the community for its participation in the development of the plan.

The executive summary of the PROS Plan is as follows:

EXECUTIVE SUMMARY
Process highlights:
• Over 3,000 people engaged through: 997 statistically valid invite community needs survey responses; 1,481 Open Link community needs survey responses; 350 participants in focus groups and community meetings; 339 preliminary survey responses; 4 sets of process update meetings with City Council, Boards, Committees and the general public.

Parks and Recreation Currently Maintains:
• 350 acres of developed parks in 35 parks, 598 acres of Open Space with recreation opportunities, 55 acres of school playgrounds, fields, and exterior grounds, 111 acres of cemeteries, 500+ acres of right-of-ways, medians, and roundabouts, 20+ miles of hard surface trails, 37,000 publicly-owned trees, 1 indoor pool and 1 outdoor pool, and landscaping and exterior grounds maintenance at many City facilities, such as Police and City Hall

DRAFT

#1 Community-voiced Additional Amenity to be Provided:
Community Center for indoor recreation, aquatic facilities and community spaces

#2 Community-voiced Additional Amenity to be Provided:
Trail connections and expansions

#3 Community-voiced Additional Amenity to be Provided:
River conservation, access and improvements

#4 Community-voiced Additional Amenity to be Provided:
Indoor warm water leisure pool

Top Preferences for New Funding for Priority Projects According to the Community Survey
• Revenue from medical and recreational marijuana: 80% of statistically valid survey respondents
• Grants and fundraising: 79% of statistically valid survey respondents
• Tax on tobacco and vaping: 71% of statistically valid survey respondent

The City Council and City staff will use the PROS Master Plan to guide budget decisions, grant strategies and operational practices over the next 8 to 10 years. The overall purpose of the PROS plan is to ensure a positive evolution of the parks and recreation system and to maximize the personal and community benefits that are delivered by parks and recreation, namely community building and bettering the quality of life in Grand Junction.

The 2021 PROS Master Plan communicates the City's priorities and focus related to parks and recreation and provides a direction for the City and the department staff to attend to those priorities in a defined, deliberate and consistent way.

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

The 2021 Parks, Recreation and Open Space Master Plan is hereby approved and adopted as generally and specifically provided therein and in accordance with this resolution.

PASSED, ADOPTED AND APPROVED this 6th day of January 2021.

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

ATTEST:

_____
Wanda Winkelmann
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #6.b.

Meeting Date: January 6, 2021

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

A Resolution to Authorize $3 Million Loan Contract with the Colorado Water Conservation Board for the Carson Dam Rehabilitation Project

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

A Resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board (CWCB) for a loan in the amount of $3,030,000.00 for the construction of the Carson Dam Rehabilitation Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction owns and operates Carson (aka Hogchute) Reservoir located in Mesa County, Colorado within the Grand Mesa National Forest on Kannah Creek. The reservoir provides water storage for the City's domestic water supply, downstream irrigation use, and fishing recreation.

Carson Dam is classified as a high hazard jurisdictional dam as defined by Colorado Dam Safety of the Division of Water Resources. The State Engineer's Office completed a Comprehensive Dam Safety Evaluation (CDSE) in 2017 and rated the dam as "Conditionally Satisfactory" and provided guidance in planning needed dam improvements. The Carson Dam Rehabilitation Project is intended to address dam safety issues including rehabilitating the existing spillway, outlet works, toe drain seepage collection system,

instrumentation, and an early warning system. The estimated construction cost for the rehabilitation project is $3 million.

Typically, the Water Enterprise will borrow funds to pay for larger capital projects and pay back the loan over time with revenue generated by water service charges. The Colorado Water Conservation Board (CWCB) Water Project Loan Program provides low-interest loans for municipal water supply projects. The current interest rate for low-income (for which Grand Junction qualifies) municipal loans is 1% for a 10-year term.

CWCB approved the loan at its November 18th board meeting. A City Council resolution is required by the terms of the loan contract. The resolution will authorize the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of $3,030,000.00 for the construction of the Carson Dam Rehabilitation Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

FISCAL IMPACT:

The City has four existing loans that requires debt service from the Water Enterprise Fund revenues; three from the Colorado Water Resources and Power Development Authority and one with CWCB. Total outstanding debt is $4.95 million and annual debt service is $656,000. The current average monthly water bill is $22.65 and rates have been steady in recent years. Staff anticipates that rates will need to be increased by 2 to 5 percent per year in order to fund this project and several other capital improvements over the next ten years. Security for this loan will be a pledge of Water Enterprise revenues.

The project and loan will be in 2021 with the debt service payments starting in 2022.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 07-21, a resolution authorizing the City Manager to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan in the amount of $3,030,000.00 for the construction of the Carson Dam Rehabilitation Project; to perform and observe all contractual terms, conditions and obligations; and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

Attachments

1. Contract
2. Resolution

STATE OF COLORADO
INTERGOVERNMENTAL LOAN CONTRACT
COVER PAGE

State Agency Colorado Department of Natural Resources Colorado Water Conservation Board (CWCB) 1313 Sherman St, Room 718 Denver, CO 80203	**Loan Contract Number** CMS 164699 CT2021-3110
Borrower's Name and Address City of Grand Junction Acting by and through the water activity enterprise **Entity type** Governmental	**Loan Contract Project Performance Beginning Date** The Loan Effective Date **Loan Contract Project Performance End Date** Four (4) years from the Project Performance Beginning Date or upon the Project Performance End Date stated within CWCB's "Notice of Project Substantial Completion."
Base Loan Amount (Amount in CORE) $3,000,000.00 **One Percent (1%) Loan Origination Fee** $30,000.00 **Total Loan Amount (Includes One Percent (1%) Origination Fee** $3,030,000.00	**Loan Effective Date** The date the State Controller or an authorized delegate signs this Loan Contract **Loan Contract Terms** 1.00% for 10 years
Project Name Carson Reservoir Rehabilitation Project	**Contract Authority** Authority to enter into this Contract exists in §37-60-119 (2), C.R.S., §37-60-120, C.R.S., and §37-60-121, C.R.S.

Contract Purpose

The Purpose of the Project is ensure the City's continued ability of the Carson Lake Dam to safely impound water.

Appendices and Order of Precedence

The following Appendices are included with this Contract:

1. Appendix 1, Project Summary
2. Appendix 2, Sample Option Letter
3. Appendix 3, Promissory Note
4. Appendix 4, Resolutions or Ordinance
5. Appendix 5, Security Agreement

In the event of a conflict or inconsistency between this Contract and any Appendices such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

1. Colorado Special Provisions in §24 of the main body of this Contract.
2. The provisions of the other sections of the main body of this Contract.
3. Appendix 3, Promissory Note
4. Appendix 5, Security Agreement
5. All other Appendices

Principal Representatives

For the State:
Cole Bedford, Project Manager
Colorado Water Conservation Board
1313 Sherman St., Room 718
Denver, CO 80203
cole.bedford@state.co.us
303-866-3441 ext. 3234

For Borrower:
Randi Kim, Utilities Director
City of Grand Junction
250 N. Fifth Street
Grand Junction, CO 81501
randik@gjcity.org
970-244-1429

SIGNATURE PAGE
THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

Each person signing this Contract represents and warrants that the signer is duly authorized to execute this Contract and to bind the Party authorizing such signature.

BORROWER City of Grand Junction, Acting by and through the water activity enterprise By: _____ (Signature) Name: _____ Title: _____ Date: _____	**STATE OF COLORADO** Jared Polis, Governor Colorado Department of Natural Resources Dan Gibbs, Executive Director Colorado Water Conservation Board (CWCB) By: _____ (Signature) Name: Kirk Russell, P.E., Section Chief Date: _____
ATTEST: By: _____ (Signature) Name: _____ Title: _____ Date: _____	**LEGAL REVIEW** Phil Weiser, Attorney General By:_____N/A_____ Assistant Attorney General Date: _____

In accordance with §24-30-202, C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By:_____

Name:_____

Title:_____

Effective Date:_____

CMS 164699
CT2021-3110

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1. PARTIES

This Contract is entered into by and between Borrower named on the Cover Page for this Contract (the "Borrower"), and the STATE OF COLORADO acting by and through the State agency named on the Cover Page for this Contract (the "State" or "CWCB"). Borrower and the State agree to the terms and conditions in this Contract.

2. TERM AND EFFECTIVE DATE

A. Loan Effective Date

The Loan Effective Date means the date on which this Contract is approved and signed by the Colorado State Controller or designee, as shown on the signature page for this Contract. This Contract shall not be valid or enforceable until the Loan Effective Date. The State shall not be bound by any provision of this Contract before the Loan Effective Date, and

shall have no obligation to pay the Borrower for any expense incurred before the Loan Effective Date or after the expiration or sooner termination of this Contract.

B. Project Term

The Parties' respective performances, of the Project, under this Contract shall commence on the Contract Project Performance Beginning Date shown on the Cover Page for this Contract and shall terminate on the Loan Contract Project Performance End Date shown on the Cover Page for this Contract unless sooner terminated or further extended in accordance with the terms of this Contract. **This Project Term does not include the full repayment period for the Loan or this Contract.**

C. Loan Expiration Date

The loan expiration date is the date on which this Contract expires. The loan expiration date is when the *full repayment period for the loan ends*.

D. Project Extension Term - State's Option

The State, at its discretion, shall have the option to extend the Project Performance End Date under this Contract under the same terms specified in the Contract (each such period a "Project Extension Term"). In order to exercise this option, the Borrower shall provide written justification to CWCB and CWCB will provide written authorization for the Project Extension Term.

E. Early Termination in the Public Interest

The State is entering into this Contract to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Contract ceases to further the public interest of the State, the State, in its discretion, may terminate this Contract in whole or in part. A determination that this Contract should be terminated in the public interest shall not be equivalent to a State right to terminate for convenience. This subsection shall not apply to a termination of this Contract by the State for breach by Borrower, which shall be governed by **§18.**

i. Method and Content

The State shall notify Borrower of such termination in accordance with **§21.** The notice shall specify the effective date of the termination and whether it affects all or a portion of this Contract, and shall include, to the extent practicable, the public interest justification for the termination.

ii. Obligations and Rights

Upon receipt of a termination notice for termination in the public interest, Borrower shall be subject to the rights and obligations set forth in **§20**.

iii. Payments

If the State terminates this Contract in the public interest, the State shall pay Borrower an amount equal to the percentage of the total reimbursement payable under this Contract that corresponds to the percentage of Work satisfactorily completed and accepted, as determined by the State, less payments previously made.

3. DEFINITIONS

The following terms shall be construed and interpreted as follows:

A. **"Base Loan Amount"** means the amount disbursed to the Borrower, which does not include the one percent (1%) Loan Origination Fee.

B. "**Breach of Contract**" means the failure of a Party to perform any of its obligations in accordance with this Contract, in whole or in part or in a timely or satisfactory manner. The institution of proceedings under any bankruptcy, insolvency, reorganization or similar law, by or against Borrower, or the appointment of a receiver or similar officer for Borrower or any of its property, which is not vacated or fully stayed within 30 days after the institution of such proceeding, shall also constitute a breach. If Borrower is debarred or suspended under §24-109-105, C.R.S. at any time during the term of this Contract, then such debarment or suspension shall constitute a breach.

C. "**Business Day**" means any day other than Saturday, Sunday, or a Legal Holiday as listed in §24-11-101(1), C.R.S.

D. **"Contract**" means this agreement, including all attached Appendices, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future modifications thereto.

E. "**Contract Funds**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Contract.

F. "**CORA**" means the Colorado Open Records Act, §§24-72-200.1, *et. seq.*, C.R.S.

G. "**Incident**" means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access, loss, disclosure, modification, disruption, or destruction of any communications or information resources of the State, which are included as part of the Work, as described in §§24-37.5-401, *et. seq.*, C.R.S. Incidents include, without limitation, (i) successful attempts to gain unauthorized access to a State system or State Information regardless of where such information is located; (ii) unwanted disruption or denial of service; (iii) the unauthorized use of a State system for the processing or storage of data; or (iv) changes to State system hardware, firmware, or software characteristics without the State's knowledge, instruction, or consent.

H. **"Loan Effective Date**" means the date on which this Contract is approved and signed by the Colorado State Controller or designee, as shown on the Signature Page for this Contract.

I. **"Loan Origination Fee"** means CWCB's Origination Fee of one percent (1%), added to the Base Loan Amount in accordance with CWCB Policy No. 16, resulting in the Total Loan Amount shown on the Cover page of this Contract.

J. **"Parity Indebtedness"** means any existing parity debt and additional indebtedness that may be secured in the future.

K. "**Party**" means the State or Borrower, and "Parties" means both the State and Borrower.

L. **"Pledged Revenues"** means the revenues that consist solely of the Borrower's revenues pledged for repayment of this loan, as defined in the Resolution and set forth in the Security Agreement.

M. **"Project Extension Terms-State Option"** means the time period defined in **§2.D**.

N. **"Project Term"** means the time period defined in **§2.B**.

O. **"Promissory Note"** means the document issued to secure repayment of this loan.

P. **"Resolution" or "Ordinance"** means the Borrower's written authority to enter into this Contract.

Q. **"Security Agreement"** means the document that provides a security interest in a specified revenue pledged to repay this loan.

R. **"State Confidential Information"** means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, PHI, PCI, Tax Information, CJI, and State personnel records not subject to disclosure under CORA. State Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to the State, which has been communicated, furnished, or disclosed by the State to Borrower which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Borrower without restrictions at the time of its disclosure to Borrower; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Borrower to the State; (iv) is disclosed to Borrower, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any State Confidential Information.

S. "**State Fiscal Rules**" means that fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a), C.R.S.

T. "**State Fiscal Year**" means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

U. "**State Records**" means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

V. **"Total Loan Amount"** means the total of the Base Loan Amount plus the Origination fee of one percent (1%).

Any other term used in this Contract that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

4. AMENDMENTS AND OPTION LETTERS

In the event that the Borrower does not use the full amount authorized, the Parties shall amend this Contract or the State may exercise an Option Letter (attached as Appendix 2) and incorporated herein, to decrease the Total Loan Amount including an adjustment of the Origination Fee to reflect 1% of the actual amount disbursed to the Borrower. An amendment to this Contract shall be executed for the following changes including, but not limited to, a change in Pledged Revenues, an increase in Total Loan Amount, and a decrease in Total Loan Amount with a change in the annual loan payment. Additionally, upon substantial completion of the Project, the following applies:

A. **Upon substantial completion of the Project** with a decrease in the Total Loan Amount and if the Borrower requests a change in the annual loan payment; the Parties may amend this Contract to modify the annual loan payment accordingly.

B. **Upon substantial completion of the Project** with a decrease in the Total Loan Amount but no change in the annual payment, which then results in a shortened term of the loan, the State may exercise an option and shall provide written notice to the Borrower in form substantially equivalent to Appendix 2 to decrease the term of the loan. If exercised, the provisions of the Option Letter and supporting documentation shall become part of and be incorporated into this Contract for the total duration of this Contract.

5. CONTRACT AMENDMENT SERVICE FEES

Under certain circumstances, the Borrower may be assessed a service fee for amending the Contract.

A. A service fee may be imposed on the Borrower for amendments processed for the benefit of the Borrower and necessary for the Borrower's course of business but not necessary for the CWCB, including, but not limited to, a change in the Borrower's name, assignment of Contract, substitution of Pledged Revenues, loan payment deferments in excess of three (3) per loan, and loan consolidation. Amendments in the course of CWCB business will be processed at no additional charge to the Borrower.

B. The amount charged shall be in accordance with the service fee rate structure set forth in the CWCB Loan Service Charge Policy in effect at the time the Borrower shall request an amendment. The current service fee for an amendment is one thousand and no/100 dollars ($1,000).

C. The Borrower shall remit the service fee to the CWCB prior to initiation of the amendment. Any service fee remitted to the CWCB cannot be refunded.

6. PROMISSORY NOTE PROVISIONS

The Promissory Note shall identify the Total Loan Amount. The CWCB agrees to loan to the Borrower an amount not to exceed the Total Loan Amount and the Borrower agrees to repay the loan in accordance with the terms as set forth in the Promissory Note, (attached as Appendix 3) and incorporated herein.

7. INTEREST PRIOR TO PROJECT COMPLETION

For all loan funds disbursed by the CWCB to the Borrower prior to the Contract Project Performance End Date, interest shall accrue on the disbursed funds at the rate set by the CWCB for this loan. The CWCB shall calculate the amount of the interest that accrued prior to the Project's substantial completion (as determined by the CWCB) and notify the Borrower of such amount. The Borrower shall repay that amount to the CWCB either (1) within thirty (30) days from the date of notification from the CWCB, (2) at the CWCB's discretion, said interest shall be deducted from the final disbursement of loan funds that the CWCB makes to the Borrower, or (3) at the CWCB's discretion, said interest shall be rolled into the Total Loan Amount due.

8. RETURN OF UNUSED LOAN FUNDS

Any loan funds disbursed but not expended for the Project in accordance with the terms of this Contract shall be remitted to the CWCB within thirty (30) calendar days from notification from the CWCB of either (1) completion of the Project or (2) determination by the CWCB that the Project

will not be completed. Any such loan funds so remitted to CWCB shall be applied to the principal payment of amounts due on the Loan.

9. BORROWER'S AUTHORITY TO CONTRACT

The Borrower warrants that it has full power and authority to enter into this Loan Contract. The execution and delivery of this Contract and the performance and observation of its terms, conditions and obligations have been duly authorized by all necessary actions of the Borrower. The Borrower's Authorizing Resolution(s) or Ordinance (attached as Appendix 4) and incorporated herein, include the authority to enter into this Loan Contract.

10. BOND COUNSEL'S OPINION LETTER

Prior to the final execution of this Contract the Borrower shall submit to the CWCB a letter from its bond counsel stating that it is the attorney's opinion that:

A. The Contract has been duly executed by officers of the Borrower who are duly elected or appointed and are authorized to execute the Contract and to bind the Borrower; and

B. The Resolutions (or Ordinances) of the Borrower authorizing the execution and delivery of the Contract were duly adopted by the governing bodies of the Borrower; and

C. There are no provisions in the Borrower's articles of incorporation or bylaws or any state or local law that prevent this Contract from binding the Borrower; and

D. The Contract will be valid and binding against the Borrower if entered into by the CWCB subject to typical limitations related to bankruptcy, police power and creditor's rights generally.

E. The Borrower was formed as a water authority (or water conservancy district) pursuant to the provisions of C.R.S. 37-45.1-101, et. seq., and is operated as a water activity enterprise pursuant to the provisions of C.R.S. 37-45.1-101, et. seq., and is a government-owned business authorized to issue its own revenue bonds and receiving fewer than 10% of annual revenue in grants from all Colorado state and local governments combined within the meaning of Article X, Section 20 of the Colorado Constitution.

11. PLEDGE OF REVENUES

The Borrower irrevocably (but not exclusively) pledges to the CWCB, for the purpose of repaying the Total Loan Amount, the Pledged Revenues, in such amount as is necessary to make each annual payment due under this Contract. Such pledge of the Pledged Revenues is on parity with the debt identified in Section 5 of Appendix 1 (Schedule of Existing Debt) and any additional indebtedness that may be secured by the Pledged Revenues in the future that is incurred in accordance with Section **11.E**., hereof, and together with the Existing Parity Debt, shall be the Borrower's "Parity Indebtedness."

A. **Segregation of Pledged Revenues.** The Pledged Revenues shall be accounted for and maintained in an account separate from other Borrower revenues at all times. The Pledged Revenues shall be used first to pay debt service on the Total Loan Amount and all other Parity Indebtedness on an equal basis and thereafter may be used for any and all other expenses.

B. **Establish Security Interest.** The Borrower has duly executed a Security Agreement, (attached as Appendix 5) and incorporated herein, to provide a security interest to the CWCB in the Pledged Revenues. The lien of this Contract on the Pledged Revenues shall have

priority over all other competing claims with respect to the Pledged Revenues, except for the parity lien on the Pledged Revenues of any Parity Indebtedness.

C. **Assessment Covenant.** Pursuant to its statutory authority and as permitted by law, the Borrower shall take all necessary actions consistent therewith during the term of this Contract to establish, levy and collect rates, charges and fees as described in Appendix 5, in amounts sufficient to pay this loan as required by the terms of this Contract and the Promissory Note, to cover all expenditures for operation and maintenance and emergency repair services, and to maintain adequate debt service reserves.

D. **Debt Service Reserve Account or Fund.** To establish and maintain the debt service reserve account or fund, the Borrower shall deposit an amount equal to one-tenth (0.1) of an annual payment into its debt service reserve account or fund on the due date of its first annual loan payment and annually thereafter for the first ten years of repayment of this loan. In the event that the Borrower applies funds from this account to repayment of the loan, the Borrower shall replenish the account within ninety (90) days of withdrawal of the funds. The debt service reserve account or fund requirement is in effect until the loan is paid in full.

E. **Additional Debts or Bonds.** The Borrower shall not issue any indebtedness payable from the Pledged Revenues or have a lien thereon which is superior to the lien of this loan. The Borrower may issue parity debt only with the prior written approval of the CWCB, provided that:

i. The Borrower is currently and at the time of the issuance of the parity debt in substantial compliance with all of the obligations of this Contract, including, but not limited to, being current on the annual payments due under this Contract.

ii. The Borrower provides to the CWCB a Parity Certificate from an independent certified public accountant certifying that, based on an analysis of the Borrower's revenues, for twelve (12) consecutive months out of the eighteen (18) months immediately preceding the date of issuance of such parity debt, the Borrower's revenues are sufficient to pay its annual operating and maintenance expenses, annual debt service on all outstanding indebtedness having a lien on the Pledged Revenues, including this loan, and the annual debt service on the proposed indebtedness to be issued. The analysis of revenues shall be based on the Borrower's current rate structure or the rate structure most recently adopted. No more than ten percent (10%) of total revenues may originate from tap and/or connection fees;

iii. The Borrower acknowledges and understands that any request for approval of the issuance of additional debt must be reviewed and approved by the CWCB prior to the issuance of any additional debt.

F. **Annual Statement of Debt Coverage.** Each year during the term of this Contract, the Borrower shall promptly submit, to CWCB, a copy of the annual audit report of an audit performed on Borrower's records that relates to this Contract or the Project.

G. **Pledged Revenues During Loan Repayment**. The Borrower shall not sell, convey, assign, grant, transfer, mortgage, pledge, encumber, or otherwise dispose of the Pledged Revenues, so long as any of the principal, accrued interest, and late charges, if any, on this loan remain unpaid, without the prior written concurrence of the CWCB.

12. RELEASE AFTER LOAN IS REPAID

Upon complete repayment to the CWCB of the entire principal, all accrued interest, and late charges, if any, as specified in the Promissory Note, the CWCB agrees to release and terminate any and all of the CWCB's right, title, and interest in and to the Pledged Revenues.

13. WARRANTIES

A. The Borrower warrants that, by acceptance of the loan under this Contract and by its representations herein, the Borrower shall be estopped from asserting for any reason that it is not authorized or obligated to repay the loan to the CWCB as required by this Contract.

B. The Borrower warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Borrower, to solicit or secure this Contract and has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this Contract.

C. The Borrower warrants that the Pledged Revenues for this loan are not encumbered by any other deeds of trust or liens of any party other than the CWCB or in any other manner, except for the Existing Parity Indebtedness which sets forth the position of the lien created by this Contract in relation to any existing lien(s). Documentation establishing the relative priorities of said liens, if necessary, is attached to the Project Summary and incorporated herein.

14. OPERATION OF PROJECT

The Borrower shall, without expense or legal liability to the CWCB, manage, operate, and maintain the Project continuously in an efficient and economical manner.

15. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Confidentiality

Borrower shall keep confidential, and cause all Subcontractors to keep confidential, all State Records, unless those State Records are publicly available. Borrower shall not, without prior written approval of the State, use, publish, copy, disclose to any third party, or permit the use by any third party of any State Records, except as otherwise stated in this Contract, permitted by law or approved in Writing by the State. Borrower shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines. If Borrower or any of its Subcontractors will or may receive the following types of data, Borrower or its Subcontractors shall provide for the security of such data according to the following: **(i)** the most recently promulgated IRS Publication 1075 for all Tax Information and in accordance with the Safeguarding Requirements for Federal Tax Information attached to this Contract as an Exhibit, if applicable, **(ii)** the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, **(iii)** the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and **(iv)** the federal Health Insurance Portability and Accountability Act for all PHI and the HIPAA Business Associate Agreement attached to this Contract, if applicable. Borrower shall

immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Borrower may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Contract. Borrower shall ensure all such agents, employees, assigns, and Subcontractors sign agreements containing nondisclosure provisions at least as protective as those in this Contract, and that the nondisclosure provisions are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Borrower shall provide copies of those signed nondisclosure provisions to the State upon execution of the nondisclosure provisions.

C. Use, Security, and Retention

Borrower shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Borrower shall provide the State with access, subject to Borrower's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Contract, Borrower shall return State Records provided to Borrower or destroy such State Records and certify to the State that it has done so, as directed by the State. If Borrower is prevented by law or regulation from returning or destroying State Confidential Information, Borrower warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Borrower becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. Unless Borrower can establish that none of Borrower or any of its agents, employees, assigns or Subcontractors are the cause or source of the Incident, Borrower shall be responsible for the cost of notifying each person who may have been impacted by the Incident. After an Incident, Borrower shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State. The State may, in its sole discretion and at Borrower's sole expense, require Borrower to engage the services of an independent, qualified, State-approved third party to conduct a security audit. Borrower shall provide the State with the results of such audit and evidence of Borrower's planned remediation in response to any negative findings.

E. Data Protection and Handling

Borrower shall ensure that all State Records and Work Product in the possession of Borrower or any Subcontractors are protected and handled in accordance with the requirements of this Contract, including the requirements of any Exhibits hereto, at all times.

16. CONFLICTS OF INTEREST

A. Actual Conflicts of Interest

Borrower shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Borrower under this Contract. Such a conflict of interest would arise when a Borrower's employee, officer or agent were to offer or provide any tangible personal benefit to an employee of the State, or any member of his or her immediate family or his or her partner, related to the award of, entry into or management or oversight of this Contract.

B. Apparent Conflicts of Interest

Borrower acknowledges that, with respect to this Contract, even the appearance of a conflict of interest shall be harmful to the State's interests. Absent the State's prior written approval, Borrower shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Borrower's obligations under this Contract.

C. Disclosure to the State

If a conflict or the appearance of a conflict arises, or if Borrower is uncertain whether a conflict or the appearance of a conflict has arisen, Borrower shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration. Failure to promptly submit a disclosure statement or to follow the State's direction in regard to the actual or apparent conflict constitutes a breach of this Contract.

17. INSURANCE

The Borrower is a "public entity" within the meaning of the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA") and shall maintain at all times during the term of this Loan Contract such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the GIA. Borrower shall ensure that any Subcontractors maintain all insurance customary for the completion of the work done by that Subcontractor and as required by the State Risk Manager, Department of Personnel and Administration or the GIA.

18. BREACH OF CONTRACT

In the event of a Breach of Contract, the aggrieved Party shall give written notice of breach to the other Party. If the notified Party does not cure the Breach of Contract, at its sole expense, within thirty (30) days after the delivery of written notice, the Party may exercise any of the remedies as described in **§19**., for that Party. Notwithstanding any provision of this Contract to the contrary, the State, in its discretion, need not provide notice or a cure period and may immediately terminate this Contract in whole or in part or institute any other remedy in this Contract in order to protect the public interest of the State; or if Borrower is debarred or suspended under §24-109-105, C.R.S., the State, in its discretion, need not provide notice or cure period and may terminate this Contract in whole or in part or institute any other remedy in this Contract as of the date that the debarment or suspension takes effect.

19. REMEDIES

A. State's Remedies

i. Loan Default Remedies

Upon default in the payments to be made by the Borrower under this Contract, or default in the performance of any covenant or agreement contained herein, the CWCB, at its option, may do any of the following:

a. Suspend this Contract and withhold further loan disbursements pending corrective action by the Borrower and if the Borrower does not cure the default as provided for below, permanently cease loan disbursements and deem the Project substantially complete.

b. Declare the entire unpaid principal amount of the Promissory Note, accrued interest, and late charges, if any, then outstanding immediately due and payable.

c. Exercise its rights under any appendices to this Contract, including, but not limited to, the Promissory Note and Security Agreement securing Pledged Revenues.

d. Take any other action deemed appropriate by the CWCB.

The CWCB shall provide written notice to the Borrower of any such default and shall give the Borrower an opportunity to cure within sixty (60) days of receipt of such notice. All remedies described herein may be simultaneously or selectively and successively enforced. The CWCB may enforce the provisions of this Contract at its option without regard to prior waivers of previous defaults by the Borrower, through judicial proceedings to require specific performance of this Contract, or by such other proceedings in law or equity as may be deemed necessary by the CWCB to ensure compliance with provisions of this Contract and the laws and regulations under which this Contract is executed. The CWCB's exercise of any or all of the remedies described herein shall not relieve the Borrower of any of its duties and obligations under this Contract.

B. Borrower's Remedies

If the State is in breach of any provision of this Contract and does not cure such breach, Borrower, following the notice and cure period in **§19.A.i.d.,** and the dispute resolution process in §**20**., shall have all remedies available at law and equity.

20. DISPUTE RESOLUTION

A. Initial Resolution

Except as herein specifically provided otherwise, disputes concerning the performance of this Contract which cannot be resolved by the designated Contract representatives shall be referred in writing to the board for review, who will determine a resolution to the dispute.

B. Resolution of Controversies, Not Involving Loan Default

If the initial resolution described in **§20.A**., fails to resolve the dispute within ten (10) Business Days, Borrower shall submit any alleged breach of this Contract by the State to the Procurement Official of the State Agency named on the Cover Page of this Contract as described in §24-101-301(30), C.R.S. for resolution in accordance with the provisions of §§24-109-101.1 through 24-109-505, C.R.S., (the "Resolution Statutes"), except that if Borrower wishes to challenge any decision rendered by the Procurement Official, Borrower's challenge shall be an appeal to the executive director of the Department of Personnel and Administration, or their delegate, under the Resolution Statutes before Borrower pursues any

further action as permitted by such statutes. Except as otherwise stated in this Section, all requirements of the Resolution Statutes shall apply including, without limitation, time limitations.

21. NOTICES AND REPRESENTATIVES

Each individual identified as a Principal Representative on the Cover Page for this Contract shall be the principal representative of the designating Party. All notices required or permitted to be given under this Contract shall be in writing, and shall be delivered **(A)** by hand with receipt required, **(B)** by certified or registered mail to such Party's principal representative at the address set forth below or **(C)** as an email with read receipt requested to the principal representative at the email address, if any, set forth on the Cover Page for this Contract. If a Party delivers a notice to another through email and the email is undeliverable, then, unless the Party has been provided with an alternate email contact, the Party delivering the notice shall deliver the notice by hand with receipt required or by certified or registered mail to such Party's principal representative at the address set forth on the Cover Page for this Contract. Either Party may change its principal representative or principal representative contact information, or may designate specific other individuals to receive certain types of notices in addition to or in lieu of a principal representative by notice submitted in accordance with this section without a formal amendment to this Contract. Unless otherwise provided in this Contract, notices shall be effective upon delivery of the written notice.

22. STATEWIDE CONTRACT MANAGEMENT SYSTEM

If the maximum amount payable to Borrower under this Contract is $100,000 or greater, either on the Effective Date or at any time thereafter, this section shall apply. Borrower agrees to be governed by and comply with the provisions of §§24-106-103, 24-102-206, 24-106-106, and 24-106-107, C.R.S. regarding the monitoring of vendor performance and the reporting of contract performance information in the State's contract management system ("Contract Management System" or "CMS"). Borrower's performance shall be subject to evaluation and review in accordance with the terms and conditions of this Contract, Colorado statutes governing CMS, and State Fiscal Rules and State Controller policies.

23. GENERAL PROVISIONS

A. Assignment

Borrower's rights and obligations under this Contract are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Borrower's rights and obligations approved by the State shall be subject to the provisions of this Contract

B. Binding Effect

Except as otherwise provided in **§23.A**., all provisions of this Contract, including the benefits and burdens, shall extend to and be binding upon the Parties' respective successors and assigns.

C. Authority

Each Party represents and warrants to the other that the execution and delivery of this Contract and the performance of such Party's obligations have been duly authorized.

D. Captions and References

The captions and headings in this Contract are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Contract to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

E. Counterparts

This Contract may be executed in multiple, identical, original counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

F. Entire Understanding

This Contract represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Contract. Prior or contemporaneous additions, deletions, or other changes to this Contract shall not have any force or effect whatsoever, unless embodied herein.

G. Digital Signatures

If any signatory signs this agreement using a digital signature in accordance with the Colorado State Controller Contract, Grant and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Contract by reference.

H. Modification

Except as otherwise provided in this Contract, any modification to this Contract shall only be effective if agreed to in a formal amendment to this Contract, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Contract, other than Contract amendments, shall conform to the policies issued by the Colorado State Controller.

I. Statutes, Regulations, Fiscal Rules, and Other Authority.

Any reference in this Contract to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Effective Date of this Contract.

J. External Terms and Conditions

Notwithstanding anything to the contrary herein, the State shall not be subject to any provision included in any terms, conditions, or agreements appearing on Borrower's website or any provision incorporated into any click-through or online agreements related to the Work unless that provision is specifically referenced in this Contract.

K. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract, which shall remain in full force and

effect, provided that the Parties can continue to perform their obligations under this Contract in accordance with the intent of this Contract.

L. Survival of Certain Contract Terms

Any provision of this Contract that imposes an obligation on a Party after termination or expiration of this Contract shall survive the termination or expiration of this Contract and shall be enforceable by the other Party.

M. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described in **§23.A**., this Contract does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this Contract and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this Contract are incidental to this Contract, and do not create any rights for such third parties.

N. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Contract, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

O. CORA Disclosure

To the extent not prohibited by federal law, this Contract and the performance measures and standards required under §24-106-107, C.R.S., if any, are subject to public release through the CORA.

P. Standard and Manner of Performance

Borrower shall perform its obligations under this Contract in accordance with the highest standards of care, skill and diligence in Borrower's industry, trade, or profession.

Q. Licenses, Permits, and Other Authorizations.

Borrower shall secure, prior to the Effective Date, and maintain at all times during the term of this Contract, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under this Contract, and shall ensure that all employees, agents and Subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to this Contract.

R. Indemnification

i. General Indemnification

Borrower shall indemnify, save, and hold harmless the State, its employees, agents and assignees (the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Indemnified Parties in relation to any act or omission by Borrower, or its employees, agents, Subcontractors, or assignees in connection with this Contract.

ii. Confidential Information Indemnification

Disclosure or use of State Confidential Information by Borrower in violation of **§15**., may be cause for legal action by third parties against Borrower, the State, or their respective agents. Borrower shall indemnify, save, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys' fees and costs) incurred by the State in relation to any act or omission by Borrower, or its employees, agents, assigns, or Subcontractors in violation of **§15**.

iii. Intellectual Property Indemnification

Borrower shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys' fees and costs) incurred by the Indemnified Parties in relation to any claim that any Work infringes a patent, copyright, trademark, trade secret, or any other intellectual property right.

24. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts except where noted in italics.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees.

Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. VENDOR OFFSET AND ERRONEOUS PAYMENTS. §§24-30-202(1) and 24-30-202.4, C.R.S.

[Not applicable to intergovernmental agreements] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: (i) unpaid child support debts or child support arrearages; (ii) unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, et seq., C.R.S.; (iii) unpaid loans due to the Student Loan Division of the Department of Higher Education; (iv) amounts required to be paid to the Unemployment Compensation Fund; and (v) other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

K. PUBLIC CONTRACTS FOR SERVICES. §§8-17.5-101, et seq., C.R.S.

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to Contractor that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor (i) shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, (ii) shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if Contractor has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, (iii) shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and (iv) shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If Contractor fails to comply with any requirement of this provision or §§8-17.5-101, et seq., C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, Contractor shall be liable for damages.

L. PUBLIC CONTRACTS WITH NATURAL PERSONS. §§24-76.5-101, et seq., C.R.S.

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Contractor (i) is a citizen or otherwise lawfully present in the United States pursuant to federal law, (ii) shall comply with the provisions of §§24-76.5-101, et seq., C.R.S., and (iii) has produced one form of identification required by §24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

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APPENDIX 1, PROJECT SUMMARY
Loan Contract Number CT2021-3110

Section 1 –Borrower's Name

City of Grand Junction, acting by and through the water activity enterprise

Section 2 – Project Description

A. Description of Project: The Borrower applied to the CWCB for a loan to be used for the Carson Reservoir Rehabilitation Project (Project), located in Mesa County, at a total estimated Project cost of $3,350,000.00. The Purpose of the Project is to ensure the City's continued ability of the Carson Lake Dam to safely impound water.

B. Description of Feasibility Report: Staff of the City's Utilities Department Water Services Division prepared the Loan Feasibility Study titled "Loan Feasibility Study: Carson Dam Rehabilitation." The feasibility study was prepared under the direction of Randi Kim, PE. and is in accordance with CWCB guidelines and includes an analysis of alternatives and estimated costs. The feasibility study is incorporated herein by this reference. Based upon the feasibility report, the CWCB determined the Project to be technically and financially feasible.

Section 3 – Authority

This loan is made pursuant to the provisions of §§39-29-109(1)(a)(l), 37-60-119 and 37-60-120, C.R.S., which authorize the CWCB to loan money for water projects from the CWCB Severance Tax Perpetual Base Fund for the benefit of the people of the state, provided that the Borrower assures repayment of that money.

Section 37-60-122(1)(b) C.R.S., authorizes the CWCB to make loans of up to $10,000,000 from CWCB's Severance Tax Perpetual Base Fund without prior approval from the General Assembly.

Section 4 - CWCB Approval

At its November 2020 meeting, the CWCB approved a Project Loan from the Severance Tax Perpetual Base Fund, to the Borrower, in an amount up to $3,000,000.00 for Project Costs. CWCB's Origination Fee of 1% in the amount of $30,000.00, in accordance with CWCB Policy No. 16, added to the Base Loan Amount results in a Total Loan Amount of **$3,030,000.00**, at an interest rate of 1.00% per annum for a repayment term of ten (10) years

Section 5 – Schedule of Existing Debt

As of the date of the CWCB loan approval, The City has five existing loans tied to its water fund revenue; three from the Colorado Water Resources and Power Development Authority and two with CWCB. CWCB Loan Contract CT2017-916 for the Hallenbeck Reservoir No. 1 Dam Rehabilitation was executed in July 2016 for $1,010,000 and went into repayment in March 2017. The City's payments on this loan are currently up-to-date. The existing obligations constitute *Existing Parity Indebtedness* under the Contract, and will require a Parity Certificate.

EXISTING DEBT

Lender	Original Balance	Current Balance	Annual Payment	Maturity Date	Collateral
2002 CWRPDA	$3,566,522	$721,924	$270,000	2022	Water revenues
2010 CWRPDA	$3,783,923	$2,247,881	$244,738	2030	Water revenues
2016 CWRPDA	$1,615,100	$1,310,493	$91,315	2036	Water revenues
2017 CWCB (CT2017-916)	$764,821	$673,759	$49,759	2037	Water revenues
TOTAL		$4,954,057	$655,812		

The Borrower shall provide, to the CWCB, a Parity Certificate from an independent certified public accountant certifying that, based on an analysis of the Borrower's revenues, for twelve (12) consecutive months out of the eighteen (18) months immediately preceding the date of issuance of the CWCB loan, the debt service requirements related to the portion of existing debt and the proposed loan do not exceed the maximum annual and total repayment cost parameters and that the Borrower has sufficient authorization for the issuance of the loan. The Lenders and the CWCB hereby agree that the CWCB's interest in the pledges revenues resulting from the referenced loan contract shall be on parity with the Lender's existing loans to the Borrower, and in the event of default by the Borrower, the Lenders and the CWCB will divide the available assets on a pro-rata basis. The analysis of revenues shall be based on the Borrower's current rate structure or the rate structure most recently adopted. No more than ten percent (10%) of total revenues may originate from tap and/or connection fees.

Section 6 – Loan Security

The Security for this loan, as evidenced by the executed Security Agreement (Appendix 5) and incorporated herein, shall be: (i) an irrevocable (but not exclusive) pledge, to the CWCB, of water activity enterprise revenues in such amount as is necessary to make each annual payment due under this Contract; and (ii) an assessment covennant as evidenced by annual financial reporting. All Loan Security shall be in accordance with CWCB Policy No. 5.

Section 7 – Additional Conditions and Requirements

None.

Section 8 – "Loan Program" Procedures for Projects

A. The Borrower shall employ an engineer, registered in the State of Colorado to prepare plans and specifications for the Project.

B. Engineering contracts and the plans and specifications must be submitted to the CWCB staff for verification of compliance with the terms of this Contract when available prior to bidding. Any

modifications, to the plans and specifications that effect changes to the construction costs must be approved in writing by CWCB.

C. For plans and specifications for all jurisdictional dams and reservoirs, as defined by §37-87-105 C.R.S., the Borrower shall provide a letter of approval from the State Engineer's Office prior to construction.

D. The Borrower shall notify CWCB of the bid opening date, time and location. CWCB staff may elect to attend the bid opening.

E. The Borrower shall contract for the construction of the work with responsible and capable Construction Firms, selected by the Borrower and found acceptable by the CWCB staff. CWCB must approve the award of the construction contract.

F. The Borrower must provide a copy of the following construction contract documents: executed contractor's proposal, executed construction contract, executed performance bond, executed payment bond, executed notice of award, proposed notice to proceed, sample change order, and sample field order, as well as the advertisement for bid. After the CWCB staff verifies that these documents comply with the terms of this Contract, the Borrower may issue the notice to proceed to the Construction Firms.

G. The Borrower shall conduct a pre-construction conference at which time the CWCB staff shall have the opportunity to review and approve the construction schedule.

H. If the CWCB staff determines that the Project requires a resident inspector during construction, the Borrower shall employ an inspector who has been approved by the CWCB staff.

I. The Borrower shall construct the Project in accordance with the approved plans and specifications.

J. Upon completion of the Project construction, the Borrower shall provide as-built drawings of the Project to the CWCB staff, or, if required by §37-87-105, C.R.S., the Borrower shall provide the as-built drawings to the State Engineer's Office for approval and filing.

K. Upon completion of the Project construction, the Borrower shall arrange a final inspection for the CWCB staff.

L. The Borrower shall pay all of the expenses related to the Project when such bills are due.

Section 9 – Eligible Expenses

The Borrower shall initiate disbursement requests by invoice to CWCB, in a form and manner approved by CWCB. The following items are eligible for loan disbursements:

A. Engineering associated with the feasibility report prepared as a requirement for this loan.

B. Preparing final designs and specifications for the Project.

C. Preparing bid and construction contract documents.

D. Preparing environmental assessment or environmental impact statements, and otherwise complying with the Federal National Environmental Policy Act.

E. Complying with all federal, state, and local regulatory requirements, including the obtaining of all required permits.

F. Fish and wildlife mitigation measures required by federal, state, or local laws and regulations.

G. Actual construction as called for in the design documents and in change orders approved by the CWCB and the Borrower.

H. Engineering services for construction management, including design and construction management for CWCB approved change orders.

I. Interest prior to completion of the Project pursuant to Section 7., of the Contract.

J. Legal services for reviewing engineering services contracts, reviewing this Contract, reviewing construction contract documents, and for complying with all federal, state, and local regulatory requirements.

K. Project related expenses incurred prior to the Effective Date of this Contract in accordance with the approval of this loan.

Section 10 – Disbursement Schedule

For Project expenses: The Borrower shall prepare a periodic progress report that sets forth a statement of the Project costs expended for that period and shall forward said statement to theCWCB. After receipt of the periodic progress report from the Borrower, and review and acceptance of the items therein as eligible expenses, as described above, the CWCB will pay to the Borrower the amount set forth in the report or such portion as has been approved by the CWCB. Such payment shall be made within thirty (30) days from the CWCB's approval of each progress report.

Section 11 – Time for Performance

Project To Begin: Loan Effective Date.

Project To End: Four (4) years from the Effective Date of this Contract or based upon the date stated within the CWCB Notice of Project Substantial Completion.

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APPENDIX 2, SAMPLE OPTION LETTER
(TO BE USED AT SUBSTANTIAL COMPLETION OF PROJECT)

State Agency Department of Natural Resources Colorado Water Conservation Board (CWCB) 1313 Sherman St, Room 718 Denver, CO 80203	**Option Letter Number**
Borrower	**Original Contract Number** CMS CT
	Option Contract Number
	Loan Contract Effective Date
	Loan Contract Expiration Date

1. OPTIONS:

a. Option to decrease total Contract amount and revise Contract expiration date upon CWCB *Notice of Project Substantial Completion.*

2. REQUIRED PROVISIONS:

a. The amount of the current Loan Contract Amount is decreased by ($ amount of change) from $_____ to $_____ in consideration of substantial completion of the Project. The Total Loan Amount is hereby modified accordingly.
b. This change does not include a change to the annual payment and interest rate.
c. This Option Letter and supporting documentation shall become part of and be incorporated into this Contract for the total duration of the Loan Contract.
d. This Option Letter shall include the written *Notice of Project Substantial Completion*.
e. The Contract Maximum Amount table on the Contract Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown above.

3. OPTION EFFECTIVE DATE:

a. The effective date of this Option Letter is upon approval of the State Controller or an authorized delegate.

STATE OF COLORADO Jared Polis, Governor Department of Natural Resources Dan Gibbs, Executive Director Colorado Water Conservation Board	In accordance with §24-30-202, C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate. **STATE CONTROLLER** **Robert Jaros, CPA, MBA, JD**
By:_____	By:_____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Option Effective Date:_____

APPENDIX 3, PROMISSORY NOTE

Date:	_____, 2020
Borrower:	City of Grand Junction, acting by and through the water activity enterprise
Total Loan Amount:	$3,030,000.00
Interest Rate:	1.00% per annum
Term of Repayment:	Ten (10) years
Loan Contract Number:	CT2021-3110
Annual Loan Payment:	$319,913.69
Payment Initiation Date*:	_____ (To be filled in at Substantial Completion of Project)
Maturity Date*:	_____ (To be filled in at Substantial Completion of Project)

* Payment Initiation Date and Maturity Date fields are filled in *after* the Project has been substantially completed.

1. For Value Received, the Borrower promises to pay the Colorado Water Conservation Board ("CWCB"), the Principal Amount plus Interest for the Term of Repayment, pursuant to the Contract and this Promissory Note.

2. Principal and interest shall be payable in annual equal payments as set forth in "Annual Loan Payment" above, with the first payment due and payable one year from the Payment Initiation Date (the date the CWCB determines that the Project is substantially complete), and annually thereafter. All principal, interest, and late charges, if any, then remaining unpaid shall be due and payable on or before the Maturity Date.

3. Payments shall be made to the Colorado Water Conservation Board at 1313 Sherman Street, Room 718, Denver, Colorado 80203.

4. The CWCB may impose a late charge in the amount of five percent (5%) of the annual payment if the CWCB does not receive the annual payment within sixty (60) calendar days of the due date. At the discretion of the CWCB, and if the Borrower requests in writing with sufficient justification, the late fee may be waived by the CWCB. CWCB will review the request from the Borrower, and may, in its sole discretion, choose to waive the late fee.

5. This Promissory Note may be prepaid in whole or in part at any time without premium or penalty. Any partial prepayment shall not postpone the due date of any subsequent payments or change the amount of such payments.

6. This Promissory Note is issued pursuant to the Contract between the CWCB and the Borrower. The Contract creates security interests in favor of the CWCB to secure the prompt payment of all amounts that may become due hereunder. Said security interests are evidenced by a Security Agreement of even date and amount herewith and cover the Pledged Revenues. The Contract and Security Agreement grant additional rights to the CWCB, including the right to accelerate the maturity of this Promissory Note in certain events.

7. If any annual payment is not paid when due or any default under the Contract or the Security Agreement securing this Promissory Note occurs, the CWCB may declare the entire outstanding principal balance of the Note, all accrued interest, and any outstanding late charges immediately due and payable, and the indebtedness shall bear

interest at the rate of seven percent (7%) per annum from the date of default. The CWCB shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) days of receipt of such notice before the Borrower shall be considered in default for purposes of this Promissory Note.

8. The Borrower hereby agrees that if this Note or interest thereon is not paid when due or if suit is brought, then it shall pay all reasonable costs of collection, including reasonable attorney fees. In the event of any bankruptcy or similar proceedings, costs of collection shall include all costs and attorney fees incurred in connection with such proceedings, including the fees of counsel for attendance at meetings of creditors' committees or other committees.

9. This Promissory Note is authorized pursuant to and in accordance with the Constitution of the State of Colorado and allother laws of the State thereunto enabling. Specifically, but not by way of limitation, the Contract and this Promissory Note are authorized pursuant to and under the authority of Title 31, Article 35; Title 37, Article 45.1; and Title 11, Article 57, Part 2, C.R.S., and in full conformity therewith. Pursuant to Section 11-57-210, C.R.S., and Section 31-35-413, C.R.S., this recital shall be conclusive evidence of the validity and the regularity of the issuance of this Promissory Note and the Promissory Note shall be incontestable for any cause whatsoever after its delivery for value.

City of Grand Junction, acting by and through the water activity enterprise

By:_____
Signature

Name: _____

Title: _____

Date: _____

Attest:

By:_____
Signature

Name: _____

Title: _____

Date: _____

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Appendix 3

APPENDIX 4

APPENDIX 5, SECURITY AGREEMENT

Date: _____, 2020

Borrower: City of Grand Junction, acting by and through the water activity enterprise

Secured Party: Colorado Water Conservation Board

Promissory Note: $3,030,000.00

Terms of Repayment: 1.00% per annum interest for ten (10) years

Loan Contract Number: CT2021-3110

Pledged Revenues: All pledged revenues from the water activity enterprise in such amount as is necessary to make each annual payment due under this Contract and all of Borrower's right to receive said revenues to repay the loan as described in Pledged Revenues provisions of the Contract and Borrower's Resolutions adopted _____, 2020.

To secure payment of the loan evidenced by the Promissory Note payable in accordance with the terms of repayment, or until all principal, interest, and late charges, if any, are paid in full, the Borrower grants to Secured Party a security interest in the above described Pledged Revenues.

BORROWER EXPRESSLY WARRANTS AND COVENANTS:

1. That except for the security interest granted hereby and any other security interests described in Appendix 1, Project Summary, Section 5, the Borrower is the owner of the Pledged Revenues free from any adverse lien, security interest or encumbrances; and that the Borrower will defend the Pledged Revenues against all claims and demands of all persons at any time claiming the same or any interest therein.
2. That the execution and delivery of this agreement by the Borrower will not violate any law or agreement governing the Borrower or to which the Borrower is a party.
3. Except in accordance with Section **11.E**., of the Loan Contract, to not permit or allow any adverse lien, security interest or encumbrance whatsoever upon the Pledged Revenues and not to permit the same to be attached or replevined.
4. That by its acceptance of the loan money pursuant to the terms of the Contract and by its representations herein, the Borrower shall be estopped from asserting for any reason that it is not authorized to grant a security interest in the Pledged Revenues pursuant to the terms of this agreement.
5. To pay all taxes and assessments of every nature that may be levied or assessed against the Pledged Revenues.
6. That the Borrower's articles of incorporation and by-laws do not prohibit any term or condition of this agreement.

UNTIL DEFAULT Borrower may have possession of the Pledged Revenues, provided that Borrower keeps the Pledged Revenues in an account separate from other revenues of Borrower and does not use Pledged Revenues for any purpose not permitted by the Contract. Upon default, Secured Party shall have the immediate right to the possession of the Pledged Revenues.

BORROWER SHALL BE IN DEFAULT under this agreement upon any of the following events or conditions:

a. default in the payment or performance of any obligation contained herein or in the Promissory Note or Contract; or

b. dissolution, termination of existence, insolvency, business failure, appointment of a receiver of any part of the property of, assignment for the benefit of creditors by, or the commencement of any proceeding under any bankruptcy or insolvency law of, by or against the Borrower; or

c. the making or furnishing of any warranty, representation or statement to Secured Party by or on behalf of the Borrower which proves to have been false in any material respect when made or furnished.

Upon such default and at any time thereafter, Secured Party shall have the remedies of a secured party under Section 11-57-208, Colorado Revised Statutes. Secured Party may require the Borrower to deliver or make the Pledged Revenues available to Secured Party at a place to be designated by Secured Party, which is reasonably convenient to both parties. Expenses of retaking, holding, preparing for sale, selling or the like shall include Secured Party's reasonable attorney's fees and legal expenses.

The Secured Party shall give the Borrower written notice of any alleged default and an opportunity to cure within sixty (60) Business Days of receipt of such notice before the Borrower shall be considered in default for purposes of this Security Agreement. No default shall be waived by Secured Party except in writing, and no waiver by Secured Party of any default shall operate as a waiver of any other default or of the same default on a future occasion. The taking of this Security Agreement shall not waive or impair any other security Secured Party may have or hereafter acquire for the payment of the above indebtedness, nor shall the taking of any such additional security waive or impair this Security Agreement; but Secured Party shall retain its rights of set-off against the Borrower. In the event court action is deemed necessary to enforce the terms and conditions set forth herein, said action shall only be brought in the District Court for the City and County of Denver, State of Colorado, and the Borrower consents to venue and personal jurisdiction in said Court.

All rights of Secured Party hereunder shall inure to the benefit of its successors and assigns; and all promises and duties of the Borrower shall bind its successors or assigns.

City of Grand Junction, acting by and through the water activity enterprise

By:_____
Signature

Name: _____

Title: _____

Date: _____

Attest:

By:_____
Signature

Name: _____

Title: _____

Date: _____

CMS 164699
CT2020-3110
Appendix 5

RESOLUTION NO. xx-20

A RESOLUTION AUTHORIZING A LOAN CONTRACT OF STATE FUNDS FOR CARSON RESERVOIR REHABILITATION PROJECT

NOW THEREFORE BE IT RESOLVED THAT the Grand Junction City Council, having been duly advised and considered the matter, hereby authorizes City Manager Greg Caton to enter into a contract with the State of Colorado, Colorado Water Conservation Board for a loan for the construction of the Carson Reservoir Rehabilitation Project (Project.)

Furthermore, the Grand Junction City Council hereby resolves to perform and observe all contractual terms, conditions and obligations, and pledge the revenues of the Water Enterprise Fund to assure repayment of the loan.

The Project will be funded solely by funds made available under Colorado Water Conservation Board (CWCB) Water Project Loan Program which authorizes CWCB to loan money for water projects from the CWCB Severance Tax Perpetual Base Fund for the benefit of the people of the state, provided that the Borrower assures repayment of the money.

The total construction cost of the Project may be up to $3,000,000. The total loan amount will not exceed $3,030,000.00 ($3,000,000.00 for Project costs and CWCB's origination fee of 1% in the amount of $30,000.00) at an interest rate of 10% per annum for a repayment term of ten (10) years.

The Project will benefit the City's water enterprise, which is a government owned business that may incur debt as provided in Article X, Section 20 of the Colorado Constitution, and C.R.S. 37-45.1-101 *et. seq*.

IN CONSIDERATION OF THE FOREGOING, THE RESOLUTION IS PASSED AND APPROVED this 6th day of January 2021.

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

Attest:

_____
Wanda Winkelmann
City Clerk