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CITY OF Grand Junction COLORADO

CITY COUNCIL AGENDA
WEDNESDAY, MAY 19, 2021
250 NORTH 5TH STREET
VIRTUAL MEETING - LIVE STREAMED
BROADCAST ON CABLE CHANNEL 191

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

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming May 16 - 22, 2021 as Emergency Medical Services Week in the City of Grand Junction

Proclaiming May 22, 2021 as St. Mary's Medical Center 125th Birthday in the City of Grand Junction

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 four options for providing Citizen Comments: 1) in person during the meeting, 2) Virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on May 19, 2021, or 4) submitting comments online until noon on May 19, 2021 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

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

1. Approval of Minutes

a. Summary of the May 3, 2021 Workshop

b. Minutes of the May 5, 2021 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. Introduction of an Ordinance for Supplemental Appropriations Amending the 2020 Budget and Setting a Public Hearing for June 2, 2021

b. Quasi-judicial

i. Introduction of an Ordinance Rezoning Three Parcels Totaling Approximately 2.49 Acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) Located at the Southwest Corner of 26 ½ Road and Northacres Road and Setting a Public Hearing for June 2, 2021

3. Contracts

a. Contract Approval for the Design & Build of the Canyon View Light Poles

b. 2021 Spending Authorization for Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects

c. Contract for Street Maintenance - 2021 Asphalt Overlay Project

4. Resolutions

a. A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

REGULAR AGENDA

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

5. Public Hearings

a. Legislative

i. Presentation, Discussion, and Possible Direction on the City of Grand Junction's Proposed Patterson Road Access Control Plan (ACP), Volume III, Title 38 of the Municipal Code

ii. An Ordinance to Amend and Extend Ordinance No. 4967 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications

b. Quasi-judicial

i. Appeal of Community Development Director's Administrative Decision Pertaining to Acceptance of Open Space Fees in Lieu of Land Dedication for the Lowell Village Townhome Phase 2 Development

6. Contracts

a. Contracts for Advertising Deployment, Ad Measurement, and Verification Service

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, recovering from a global pandemic, we recognize now more than ever that emergency medical services are a vital public service; and

Whereas, the members of emergency medical service teams are ready to go beyond the call to provide lifesaving care to those in need 24 hours a day, seven days a week; and

Whereas, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

Whereas, emergency medical service providers have traditionally served as the safety net of America's health care systems; and

Whereas, emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, emergency nurses, emergency physicians, and others; and

Whereas, the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

Whereas, the citizens of Grand Junction benefit daily from the knowledge, skills, and selfless service of these highly trained individuals; and

Whereas, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by recognizing Emergency Medical Services Week.

NOW, THEREFORE, I, C. B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 16 – May 22, 2021 as

"Emergency Medical Services Week"

in the City of Grand Junction and encourage the community to observe this week with appropriate programs, ceremonies, and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19th day of May 2021.

_____

Mayor



City of Grand Junction, State of Colorado

Proclamation

Whereas, St. Mary's Medical Center was established by the Sisters of Charity of Leavenworth with the opening of Grand Junction's first hospital on May 22, 1896; and

Whereas, for the past 125 years, St. Mary's Medical Center has grown to become the largest medical center between Denver and Salt Lake City, serving the communities in western Colorado and eastern Utah; and

Whereas, St. Mary's is a faith-based, nonprofit provider and part of SCL Health, providing top-notch health services in a wide variety of disciplines; and

Whereas, St. Mary's continues to follow the mission to reveal and foster God's healing love by improving the health of the people and communities we serve, especially those who are poor and vulnerable; and

Whereas, St. Mary's vision, inspired by faith, will partner with its patients and communities to exceed their expectations for health; and

Whereas, St. Mary's supports its core values of caring spirit, excellence, good humor, integrity, safety, and stewardship; and

Whereas, St. Mary's Medical Center is committed to following in the footsteps of its founding sisters by continuing to serve through compassionate care, clinical excellence, a top-notch medical facility, and healing space; and

Whereas, St. Mary's Medical Center's excellence in caring results from 125 years of collaboration, hard work, and outstanding people, including the people of Grand Junction and beyond, whose support has played a significant factor over the past 125 years in its success.

NOW, THEREFORE, I, C. B. McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim May 22, 2021 as the

"125th Birthday of St. Mary's Medical Center"

in the City of Grand Junction and urge residents to join the celebration as we acknowledge the importance of St. Mary's Medical Center to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 19th day of May 2021.

_____

Mayor

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 3, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at 250 North 5th Street, live streamed, and broadcast on cable channel 191.

Meeting Adjourned: 8:33 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart and Mayor Pro Tem Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Senior Planner Lance Gloss, General Services Director Jay Valentine, City Clerk Wanda Winkelmann and Deputy City Clerk Janet Harrell.

Mayor Pro Tem McDaniel called the meeting to order. The order of items discussed at the workshop was:

a. Discuss the Regulation of Marijuana Businesses as Enabled by Voter Approval of Measures 2A and 2B (April 6, 2021 Municipal Election)
b. Procurement Process for Capital Construction Projects, and
c. Future Election Options

Agenda Topic 1. Discussion Topics

a. Discuss the Regulation of Marijuana Businesses as Enabled by Voter Approval of Measures 2A and 2B (April 6, 2021 Municipal Election)

Senior Planner Gloss noted that Referred measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing City Council with the opportunity to consider establishing tax rates and regulations for marijuana businesses. For discussion and consideration were the following questions:

1. Should regulations be developed? If so, should licensing be simultaneous or staggered by type?
2. By what date(s) should an ordinance be adopted and the licensing process be opened?
3. Should a numerical cap be applied? If so, what type of selection process should be used?
4. What type of public engagement should be sought?
5. What tax rate should be adopted?
6. What policy goals should be prioritized?

Discussion ensued regarding the purpose of workshops, if direction can be given at a workshop, if a decision can be made in a workshop, whether motions can be made at a workshop, and the applicability of Robert's Rules of Order to a workshop. Councilmember Simpson made a motion to direct staff to develop regulations establishing marijuana businesses; seconded by Councilmember Stout. A voice vote was taken and the motion failed with Councilmember Simpson voting, "Yes" and Councilmembers Herman, Pe'a, Reitz, Stout, Taggart and Mayor Pro Tem McDaniel voting, "No." It was indicated that those voting, "No," did so because no formal decisions can be made at a workshop and therefore motions should not be made.

Support was expressed on the following items:

1. Staff should proceed with the development of draft regulations.
2. License types should be staggered for the purposes of regulation development and licensing. Stores should be considered first, then product manufacturers, and then cultivation.
3. The draft timeline targeting January 1, 2022 for first issuance of store licenses and other license types staggered at approximately 6-month intervals thereafter is generally acceptable.
4. Public engagement is a priority, and should adhere to the following:
    a. Should be facilitated by the development of several policy alternatives for each topic, similar to the working group format.
    b. Should provide a creative and wide-reaching set of opportunities for engagement.
    c. Should include at least one Council listening session on each topic, such as stores, taxation, and enforcement respectively.
5. A revised outline of staff, Planning Commission, and working group recommendations is requested.
6. A summative packet containing public comment to date, maps demonstrating buffering, and similar is requested.

Additional City Council conversation is needed on the following items:

1. Should a numerical cap be applied?
2. If so, what type of selection process should be used?
3. What type of policy priorities should be served in selection criteria for stores?

Next Steps

1. Strategize for community engagement per Council Direction.
2. Develop a packet of "alternatives" for presentation to the public on each sub-topic for the purpose of community engagement.
3. Develop an in-depth policy memo focused on taxation.

4. Develop an in-depth policy memo focused on a numerical cap and the options for selection.

b. Procurement Process for Capital Construction Projects

General Services Director Jay Valentine noted this discussion was held at the request of City Council prior to the May 5 City Council meeting when the contract for the construction of Fire Station #3 will be considered.

Mr. Valentine reviewed the duties and purpose of the Procurement Division. The procurement methods of *Design-Bid-Build (DBB)* and *Construction Manager/General Contractor (CM/GC)* were explained and the pros and cons of both methods were discussed.

For the procurement of Fire Station #3, the DBB method of delivery was used. This method involves selecting an architect to complete the design of the building first and then put the project out to bid. The winning firm is the lowest bid received and, with the Fire Station #3 solicitation, FCI was the lone bid received.

City Council will discuss the award of Station #3 at the May 5 City Council meeting.

c. Future Election Options

City Clerk Winkelmann stated that the purpose of this item is for a City Council discussion regarding two options for future elections: 1) move April elections to November or 2) the City conduct its own election. While Mesa County Elections (MCE) has contracted with the City for many years to conduct the City's April elections, MCE has indicated they no longer wish to conduct the April elections and requested that the City switch to November elections.

Ms. Winkelmann reviewed the advantages and disadvantages of both options. Discussion ensued regarding the purchase vs. rental of tabulation equipment, the cost of past elections, the permanent and temporary personnel needed to run an election, the use of an election manager during non-election periods, additional furniture/equipment needed, needed ballot processing space, using MCE equipment, election judge pool, extending Councilmember terms, a full explanation of costs, risk of running elections and the validity of elections, other municipalities who hold November elections, dedicated MCE staff to run elections, need for Charter amendments, Home rule municipalities who have switched to November elections, if the other Mesa County municipalities will conduct their own elections in 2022, voter fraud, non-partisan elections, public knowledge of this issue, and timing of development of ballot language.

Next steps include a memo with the additional data requested, such as the cost to run an April election and information from the other municipalities (Fruita, Palisade, and Collbran) about their plans for their future elections.

d. Making Council Less Formal

Due to the length of the workshop, this item was continued for a future discussion.

Agenda Topic 2. City Council Communication

Councilmember Stout stated it would be helpful to discuss the social and ceremonial events that City Council is invited to – who should attend?

Councilmember Simpson inquired into the upcoming Chamber of Commerce events and the respective dates.

Councilmember Herman noted that City Council receives general voicemails and emails – who will respond? Mayor Pro Tem McDaniel replied that he will respond.

Councilmember Stout commended City Manager Caton for his handling of a recent concern by a neighborhood regarding recent a series of accidents and the favorable outcome of a lower speed in the neighborhood.

Councilmember Reitz commended staff for a well-edited packet.

Councilmember Herman appreciated the new Council orientation sessions.

Councilmember Simpson liked the format of the "Future Election Options" staff materials.

Agenda Topic 3. Next Workshop Topics

Mr. Caton is developing a calendar of future Workshop topics and will provide it to City Council.

Agenda Topic 4. Other Business

There was no other business.

Adjournment

The Workshop adjourned at 8:33 p.m.

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

May 5, 2021

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 5th day of May 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Council President Pro Tem Chuck McDaniel.

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

Council President Pro Tem McDaniel called the meeting to order and Matilda "Tilly" Stephens-Marner and Lawson Taylor led the Pledge of Allegiance. Councilmember Stout spoke in honor of Tracey Garchar, former Mesa County Human Services Director, which was followed by a moment of silence in his memory.

Citizen Comments

Matilda Stephens-Marner asked citizens to get the COVID-19 vaccine and continue to wear masks.

Richard Swingle congratulated the new councilmembers and encouraged citizens to participate in their local government.

Randy Spydell spoke in favor of and provided Council information on ranked choice voting.

Eric Neiderkruger spoke about citizens killed in police custody, recent policy changes, and suggested a local Police Accountability Board be formed.

Proclamations

Proclaiming May 2 - 8, 2021 as Drinking Water Week in the City of Grand Junction

Councilmember Simpson read the proclamation. Utilities Director Randi Kim accepted the proclamation.

Proclaiming May 9 - 15, 2021 as Police Week in the City of Grand Junction

Councilmember Pe'a read the proclamation. Deputy Police Chief Mike Nordine accepted the proclamation.

Appointments

Election of Council President/Ex-Officio Mayor and Council President Pro Tem/Ex-Officio Mayor Pro Tem

Council President Pro Tem McDaniel opened the floor for nominations for Council President/Ex-Officio Mayor. Councilmember Taggart nominated Council President Pro Tem McDaniel and Councilmember Stout seconded the motion. Council President Pro Tem McDaniel asked for any other nominations; there were none. Councilmember Stout moved to close the nominations. Councilmember Pe'a seconded the motion. Nominations were closed with a unanimous voice vote. Councilmember Stout moved to elect by voice vote Chuck McDaniel to Council President/Ex-Officio Mayor. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Council President Pro Tem McDaniel opened the floor for nominations for Council President Pro Tem/Ex-Officio Mayor Pro Tem. Councilmember Herman nominated Councilmember Stout. Councilmember Simpson seconded the motion. Council President McDaniel asked for any other nominations; there were none. Councilmember Simpson moved to close the nominations. Councilmember Taggart seconded the motion. Nominations closed by voice vote with Councilmember Pe'a voting no. Councilmember Reitz moved to elect by voice vote Anna Stout to Council President Pro Tem/Ex-Officio Mayor Pro Tem. Councilmember Simpson seconded the motion. Motion carried by voice vote with Councilmember Pe'a voting no.

City Clerk Wanda Winkelmann administered the oaths of office to Council President McDaniel and Council President Pro Tem Stout.

Appointments

To the Parks and Recreation Advisory Board

Councilmember Pe'a moved to appoint Gary Schroen and Michelle Vion to the Parks and Recreation Advisory Board for three-year terms expiring June 2024 and appoint Cindy Enos-Martinez to the Parks and Recreation Advisory Board for a one-year term expiring June 2022. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

To the Zoning Board of Appeals/Planning Commission

Councilmember Pe'a moved to appoint Andrea Haitz for a term ending October 2024 and appoint Sandra Weckerly for a term ending October 2022 to the Planning Commission, and appoint Shanon Secrest to the Zoning Board of Appeals/Planning Commission 1st Alternate for a term ending October 2021. Councilmember Herman seconded the motion. Motion carried by unanimous voice vote.

To the Urban Trails Committee

Council President McDaniel moved to appoint Ellynne Bannon to the Urban Trails Committee for a three-year term ending June 2024 and appoint Valerie Dobbs for a two-year term ending June 2023 to the Urban Trails Committee. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

City Manager Report

City Manager Greg Caton did not have a report.

Council Reports

Councilmember Stout provided an overview of what is typically included in Council Reports.

Councilmember Reitz said he is eager to begin his term.

Councilmember Simpson corrected his statement from the May 3rd Workshop regarding the number of ballots that were not counted at a previous election from 5,000 to 500. He then asked for procedural clarification regarding contacting staff directly. Councilmember Taggart explained it is a courtesy to go through the City Manager.

Councilmember Stout said the Commission on Arts and Culture hosted a Cultural Plan Meeting to begin work on a new two-year Strategic Cultural Plan and the Downtown Grand Junction Development Authority/Business Improvement District hosted an open house regarding traffic flow for 4th and 5th Streets.

Councilmember Pe'a encouraged the new councilmembers to become familiar with the new Visit Grand Junction "Where Life Leads" branding which Council recently adopted.

Councilmember Herman commented on how helpful and supportive staff has been and that he is impressed with staff's professionalism and upcoming City projects.

Council President McDaniel attended the Airport Authority Board Workshop where they talked about adopting new bylaws and said that he will be stepping down from that Board.

CONSENT AGENDA

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

1. Approval of Minutes

a. Minutes of the April 19, 2021 Executive Session

b. Minutes of the April 21, 2021 Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance to Amend and Extend Ordinance 4967 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications and Setting a Public Hearing for May 19, 2021

b. Quasi-judicial

i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Blue Mesa Estates Annexation of 13.33 Acres, Located at 3085 D ½ Road, and Setting a Public Hearing for June 16, 2021

ii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Reed Annexation of 0.73 Acres, Located at 2733 B ¼ Road, and Setting a Public Hearing for June 16, 2021

3. Contracts

a. Contract Approval for Trucking for Chip Seal Road Oil

c. Contract Approval for Chip Seal Road Oil - 2021

4. Resolutions

a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program

b. A Resolution Authorizing the City Manager to Accept Airport Authority Grant Offer No. 67

c. A Resolution Authorizing the City Manager to Accept Airport Authority Grant Offer No. 68

REGULAR AGENDA

City Attorney John Shaver provided an overview of the differences between Legislative and Quasi-judical hearings and Council's role for each.

An Ordinance Rezoning the Northern 21.53 Acres of a 43.31 Acre Parcel from an I-1 (Light Industrial) to a R-5 (Residential - 5 du/ac) Zone District, Located at 853 21 ½ Road

Applicant Senergy Builders, LLC requested to rezone a portion 853 21 ½ Road from an I-1 (Light Industrial) zone district to an R-5 (Residential - 5 dwelling units per acre) zone district.

Senior Planner Lance Gloss, and applicant representative, River City Consultants Project Coordinator Tracy States presented this item.

Discussion included that the Brookfield North Development will be completed soon, this area is designated as Tier 2 suburban/residential in the 2020 Comprehensive Plan, there are other areas within the City that can be zoned residential, and this property was annexed in 2009.

The public hearing opened at 6:36 p.m.

There were no public comments.

The public hearing closed at 6:36 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 4999, an ordinance rezoning H & M Trust Properties from I-1 (Light Industrial) to R-5 (Residential – 5 du/ac), located at the northern 21.53 acres of 853 21 ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Taggart seconded the motion. Motion carried by unanimous roll call vote.

Award of Contract for Fire Station #3 Construction

Request to award a construction contract to build Fire Station #3 at 582 25 ½ Road to FCI Constructors through a Design-Bid-Build with a Lump Sum price.

Fire Chief Ken Watkins, General Services Director Jay Valentine, and FCI Contractors, Inc. Project Manager Mark Litzen presented this item.

Discussion included clarification that staff recommends this project not be reopened to a new bidding process and why (only one bid received, contractors present at the pre-bid meeting contacted and found to be too busy), it is Council's decision to accept current contract or

reopen the bidding process, what concessions were made from the original to the current bid (City (owner) contingency, shared risk project), comparison of Station #3 construction costs to Station #6 (no landscaping included for #6, current material costs are higher), the demolition and parking lot costs are included in the budgeted amount but may be higher when that work begins, and due to increased market costs the project may be come in higher than when budgeted.

The comment period opened at 7:05 p.m.

There were no comments.

The comment period closed at 7:05 p.m.

Councilmember Reitz moved to authorize the City Purchasing Division to enter into a construction contract with FCI Constructors, Inc for the Fire Station #3 construction project in the Guaranteed Maximum Price (GMP) amount of $4,570,069.00. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

Lawson Taylor said he does not like wearing masks and has been disappointed with closures and restrictions due to COVID-19. He looks forward to a full reopening without any mask mandates.

Other Business

Council President McDaniel suggested scheduling a policy discussion to include topics of making Council less formal and Council speaking directly to staff.

Councilmembers Simpson requested scheduling City budget discussions sooner in the year and have more detailed information provided to Council.

Councilmember Reitz requested information on the City's budget process, Council's role in it, and what details are included in the budget for Council.

Councilmember Taggart suggested adding more workshops in June.

Councilmember Stout thanked students Matilda Stephens-Marner and Lawson Taylor for attending the whole meeting.

Adjournment

The meeting adjourned at 7:17 p.m.

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Wanda Winkelmann, MMC
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: May 19, 2021

Presented By: Jodi Welch, Finance Director

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriations Amending the 2020 Budget and Setting a Public Hearing for June 2, 2021

RECOMMENDATION:

Staff recommends approval of the ordinance making supplemental appropriations amending the City of Grand Junction's 2020 Budget and setting a public hearing for June 2, 2021.

EXECUTIVE SUMMARY:

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. The original budget and appropriation are amended by a supplemental appropriation. This supplemental appropriation is for 2020 and is for the City Council authorized refunding of the 2012 Riverside Parkway Bonds that occurred in 2020.

While the 2020 fiscal year is completed, this supplemental appropriation ordinance is presented to remain fully transparent and in compliance with State law.

BACKGROUND OR DETAILED INFORMATION:

In 2019 the voters authorized the issuance of $70 million in debt in order to fund expansion improvements to the City's transportation network. At the City Council work session on January 13, 2020 City Council discussed the proposed debt financing structure which included refunding the Riverside Parkway 2012 Bonds as well as phase one of new debt issuance in the amount of $50 million. The refunding of the

2012 Parkway bonds was proposed to take advantage of historically low interest rates and create debt capacity to service the new debt. Ordinance No. 4902 was passed by City Council on February 5, 2020. Ordinance No. 4902 authorized the issuance of debt for the expansion projects and the refunding (refinancing) of the 2012 Parkway bonds. The Ordinance and question, which was approved by voters, authorized expenditures and obligations for specific purposes; however, the debt issuance for refunding the 2012 Parkway bonds and the new funding was budgeted on a net basis rather than a gross basis. The net basis means only the debt service payments and issuance costs were budgeted in 2020 and in order to budget for the proceeds distributed to the trustee for debt service of the old debt, a supplemental appropriation for 2020 is needed.

City Council authorizes spending at a fund level with its appropriation ordinance, and from time to time the original budget and appropriation are amended by a supplemental appropriation ordinance(s) for any spending authority needed after the budget is adopted. For purposes of the Parkway refunding a supplemental appropriation is needed and if not approved a note will be added to the December 31, 2020 Financial Statements indicating that spending authority has been exceeded. The Local Government Budget Law of Colorado (C.R.S. 29-2-101 et. seq.) requires appropriations be clearly made in support of budgeted obligations. While the ballot question and subsequent Council authorization was clear and created apparent authority the supplemental appropriation confers actual authority and in order to remain fully transparent and in compliance with State law, staff is recommending a supplemental appropriation ordinance for 2020.

FISCAL IMPACT:

The Local Government Budget Law of Colorado (C.R.S. 29-2-101 et. seq.) requires appropriations be clearly made in support of budgeted obligations. While the 2020 fiscal year has been completed, this supplemental appropriation ordinance is presented to remain fully transparent and in compliance with State law. If not approved a note will be added to the December 31, 2020 Financial Statements indicating that spending authority has been exceeded.

When the 2020 debt was issued for the refunding of the 2012 Parkway Bonds concurrent with the issuance of new debt for transportation expansion projects, the proceeds to refund the 2012 Parkway Bonds were distributed to the Trustee to continue to pay the bonds according to the original issuance terms.

Because the amount of the supplemental appropriation was received in proceeds from the debt issuance, this action does not have a direct fiscal impact, increase net actual spending, or change projected fund balances of the City.

SUGGESTED MOTION:

I move to introduce an ordinance making Supplemental Appropriations to the 2020 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2020 and ending December 31, 2020 and set a public hearing for June 2, 2021.

Attachments

1. Supplemental Appropriations050721
2. ORD-Supplemental Appropriation 2020 051121

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Members of City Council

FROM: Greg Caton, City Manager
Jodi Welch, Finance Director

CC: John Shaver, City Attorney

DATE: May 7, 2021

SUBJECT: 2020 Supplemental Appropriations Regarding 2012 Parkway Bond Refunding.

Voters authorized the issuance of $70 million in debt in order to fund expansion improvements to the City's transportation network in 2019. City Council then discussed the proposed debt financing structure during the City Council work session on January 13, 2020. This discussion included refunding the Riverside Parkway 2012 Bonds as well as phase one of new debt issuance in the amount of $50 million.

The refunding of the 2012 Parkway bonds was proposed to take advantage of historically low interest rates and create debt capacity to service the new debt. Ordinance No. 4902 was passed by City Council on February 5, 2020. Ordinance 4902 authorized the issuance of debt for the expansion projects and the refunding (refinancing) of the 2012 Parkway bonds. The Ordinance and question, which was approved by voters, authorized expenditures and obligations for specific purposes; however, the debt issuance for refunding the 2012 Parkway bonds and the new funding was budgeted on a net basis rather than a gross basis. The net basis means only the debt service payments and issuance costs were budgeted in 2020 and in order to budget for the proceeds distributed to the trustee for debt service of the old debt, a supplemental appropriation for 2020 is needed.

City Council authorizes spending at a fund level with its appropriation ordinance, and from time to time the original budget and appropriation are amended by a supplemental appropriation ordinance(s) for any spending authority needed after the budget is adopted. For purposes of the Parkway refunding a supplemental appropriation is needed and if not approved, a note will be added to the December 31, 2020 Financial Statements indicating that spending authority has been exceeded. The Local Government Budget Law of Colorado (C.R.S. 29-2-101 et. seq.) requires appropriations be clearly made in support of budgeted obligations. While the ballot question was clear and created apparent authority, the supplemental appropriation confers actual authority and in order to remain fully transparent and in compliance with State law, staff is recommending a supplemental appropriation ordinance for 2020.

Staff will place a supplemental appropriation ordinance in the amount of $14,834,000 on the City Council agenda for first reading on May 19, 2021 setting a public hearing for June 2, 2021.

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2020 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE YEAR BEGINNING JANUARY 1, 2020 AND ENDING DECEMBER 31, 2020.

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

That the following sums of money be appropriated, as authorized by the passage of the November 5, 2019 ballot measure and Ordinance No. 4902, from revenues to the fund indicated for the object and purposes provided therein for the year ending December 31, 2020 to be expended from such fund all as follows:

Fund Name	Fund #	Appropriation
General Debt Service Fund	610	$ 14,834,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 19th day of May 2021.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this 2nd day of June 2021.

_____
C.B. McDaniel
President of the Council

Attest:

_____
Wanda Winkelmann
City Clerk

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: May 19, 2021

Presented By: Jace Hochwalt, Senior Planner

Department: Community Development

Submitted By: Jace Hochwalt, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Rezoning Three Parcels Totaling Approximately 2.49 Acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) Located at the Southwest Corner of 26 ½ Road and Northacres Road and Setting a Public Hearing for June 2, 2021

RECOMMENDATION:

Planning Commission heard this request at its May 11, 2021 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Vortex Engineering and Architecture Incorporated, acting on behalf of the property owner, WDM Corporation, is requesting the rezone of three parcels totaling approximately 2.49 acres from R-2 (Residential - 2 units/acre) to R-12 (Residential - 12 units/acre) located at the southwest corner of 26 ½ Road and Northacres Road. The requested R-12 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium.

BACKGROUND OR DETAILED INFORMATION:

The proposed rezone comprises three parcels totaling 2.49 acres situated at the southwest corner of 26 ½ Road and Northacres Road. The parcels are part of the Northacres Subdivision, which was a seven-lot residential subdivision recorded in 1965. The subject parcels are currently zoned R-2 (Residential – 2 units/acre) and have remained vacant since they were subdivided in 1965.

The site is surrounded primarily by residential and church uses. Adjacent to the north is the American Lutheran Church and Four Pines Subdivision (10-lot subdivision zoned R-2). To the south is the Northacres Subdivision, the Solstice Senior Living Center (approximate density of 6.2 units/acre), vacant land with an approved plan proposed as the Village Co-op Senior Apartments (proposed density of 17.3 units/acre). To the east is the St. Paul Evangelical Lutheran Church, Capella at Grand Junction Assisted Living Facility (approximate density of 8.8 units/acre). To the west is the Grand Valley canal, followed by vacant School District 51 property and the Northridge Estates Subdivision (zoned R-4). In addition, to the southeast of the site there are two residential condominium developments: the Glen at Horizon Drive Condos (approximate density of 9.5 units/acre) and the Westwood Estates Condos (approximate density of 12.4 units/acre).

As indicated, the subject site is currently zoned R-2 and sits vacant. This area was identified in the 2010 Comprehensive Plan as having a future land use designation of Residential Low, which could support up to 5 units/acre. In late 2020, the 2020 One Grand Junction Comprehensive Plan was adopted, which reclassified the subject property and surrounding area to the Residential Medium land use classification, which would support a density range from 5.5 to 12 units/acre. This would indicate that the current Comprehensive Plan supports an R-8 zone (5.5-8 units/acre) and R-12 zone (8-12 units/acre). The reasoning for the revision to the land use classification was based on a number of factors. Infill development was a key topic of discussion throughout the nearly 2-year public process of developing the 2020 Comprehensive Plan. This process included hundreds of city and noncity residents providing input into how Grand Junction should grow moving forward, looking at the next 10 to 20 years and beyond. As such, growing inward and concentrating growth within the existing urban areas and service centers became a priority for the purposes of mitigating sprawl and greenfield development on the fringes of the City limits. The subject site has existing infrastructure services and is near existing employment and commercial centers. In addition, 26 ½ Road will be widened to a three-lane section from Horizon Drive to Summer Hill Way, with dedicated bike lanes and a sidewalk as part of the Referred 2A Ballot Measure that passed in November of 2019. This project is expected to begin within the next few years and will provide better pedestrian access and circulation to the site.

A topic brought up by some nearby residents was the possibility of a bridge connection that would connect Northridge Drive to Northacres Road over the Grand Valley Irrigation Canal. The bridge connection is not a part of the rezone proposal. Instead, any bridge connection would be contingent on the development of the subject parcels, and more importantly, the development of the vacant School District 51 property adjacent to the west. If the properties do not develop, or develop in a fashion where a secondary connection into the North Ridge Subdivision is not warranted, the bridge connection may never occur.

Another topic of discussion from neighborhood residents was how and if Sage Court will be improved, and if access will be changed for the existing residences in the Northacres Subdivision. The proposed rezone will not spur any improvements to Sage Court. However, depending on the future development of the subject site, Sage Court will likely be built out, and the existing gravel access off 26 ½ Road will be eliminated. This existing access to the Northacres Subdivision is not a public right-of-way, there appears to be no ingress/egress easements in place, and it does not meet city standards per the Traffic Engineering Design Standards (TEDS).

As the site currently sits, each of the three parcels could be developed to R-2 standards, which would indicate that each lot could contain one single-family residence. The Applicant provided no proposed development plans for the subject site, however, if the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process. This would likely be in the form of a Major Site Plan Review or Major Subdivision Review, depending on the proposal.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on April 14, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant and City staff were present, along with approximately 35 area residents who attended the meeting. After the Applicant provided a presentation of the proposal, neighbors addressed their concerns related to density, traffic impacts, the possible connection of Northacres Road and Northridge Drive, and the 2020 One Grand Junction Comprehensive Plan land use designations and implementation process.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on March 31, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 30, 2021. The notice of the Planning Commission public hearing was published on May 4, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

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

The recently adopted 2020 One Grand Junction Comprehensive Plan identifies the subject properties as having a land use designation of Residential Medium. The Residential Medium category supports a residential density range of 5.5 to 12 units per acre. As such, supported zone districts include the R-8 (Residential - 8 units/acre) and R-12 (Residential - 12 units/acre) zone districts. While the current zoning designation of R-2 was supported by the previous 2010 Comprehensive Plan (which categorized the subject parcels as Residential Low), it is no longer supported per the newly adopted Comprehensive Plan.

Infill development was a key topic of discussion throughout development of the 2020 One Grand Junction Comprehensive Plan. This process included hundreds of city and noncity residents providing input into how Grand Junction should grow moving forward, looking at the next 10 to 20 years and beyond. Growing inward and concentrating growth within the existing urban areas and service centers became a priority for the purposes of mitigating sprawl and greenfield development on the fringes of the City limits. Given the site location, nearby existing employment centers with ample infrastructure and existing services, it was determined that the subject site was conducive to a Residential Medium land use designation.

While the site can be developed under its current zoning designation of R-2, the adoption of the 2020 One Grand Junction Comprehensive Plan has invalidated the original zoning premise. Therefore, staff finds this criterion has been met.

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

As previously indicated, the subject site was platted as part of the Northacres Subdivision, which is a seven-lot residential subdivision recorded in 1965. The other lots within the subdivision were built out between 1940 and 1980. Nearby, there has been some recent development activity. The Capella at Grand Junction Assisted Living Facility is the newest development in the area and was constructed in 2016. This development is adjacent to the east of the subject site, and has an approximate density of 8.8 units/acre. The American Lutheran Church, adjacent to the north was constructed in 2007. The other residential uses nearby were constructed at or before 2002. It is also noteworthy to mention that the Village Co-op Apartments are proposed a short distance south of the subject site. This development has a proposed density of 17.3 units/acre and will be catered (but not exclusive) to senior citizens. The development has been conditionally approved, but no planning clearance has been issued due to a holdup for stormwater permit issuance. In addition, 26 ½ Road will be widened to a three-lane section from Horizon Drive to Summer Hill Way, with dedicated bike lanes and a sidewalk as part of the Referred 2A Ballot Measure that passed in November of 2019. This project has been funded, and is expected to begin within the

next few years and will provide better pedestrian access to the site.

With that said, 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 R-12 zone district. The type and scope of land-use allowed within the R-12 zone district is similar in character and extent to the existing land-use of some nearby properties, which contain a mix of large lot single family, small lot single family, condos, and apartments. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). Commercial and employment opportunities such as Saint Mary's Regional Hospital (second largest employer in Grand Junction), retail, general offices, and medical offices are less than half a mile from the subject site along Patterson Road. Additionally, multi-modal access to the site is sufficient, and will expand in the next five years due to the passage of the Referred 2A Ballot Measure that passed in November of 2019. In addition, there are multiple Grand Valley Transit (GVT) routes and bus 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 City is broadly in need of medium-density residential zoning if it is to accommodate anticipated growth in population while retaining housing accessibility. Infill, of which the subject property is a prime example, is a central strategy for meeting housing needs as outlined in the 2020 One Grand Junction Comprehensive Plan. While there may not be a lack of vacant land within the City's Urban Development Boundary, the Comprehensive Plan explicitly identifies the relative lack of land with existing infrastructure suitable for infill development and urban intensification. In addition, the R-12 zone district is least common residential zone district, only accounting for 0.4% of all land within the City of Grand Junction. Of that land zoned R-12, there is less than six acres that sits vacant.

The Applicant has not expressed a specific proposal at this time. However, there is a shortage of infill lots that could accommodate the housing types and density range within the R-12 zoning designation. This is particularly important not only to allow more

density, but to act as a buffer between the Residential High land use designation to the south and southeast, and Residential Low land use designation that surrounds to the north, east, and west. Based on these considerations, staff finds that this criterion has been met.

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

The community and area will benefit from this proposed rezone request by allowing a higher residential density range at an infill location north of the City Center already well-served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. 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:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

i. Tier 1: Urban Infill
ii. Tier 2: Suburban Infill
iii. Tier 3: Rural Areas and County Development

Plan Principle 5.1.c. Housing Types – Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Paxton Valley Rezone, RZN-2021-183, rezoning three parcels totaling 2.49 acres from R-2 (Residential 2 units/acre) to R-12 (Residential 12 units/acre) for the property located at the southwest corner of 26 ½ Road and Northacres Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;

2. In accordance with Section 21.02.140 of the Grand Junction Zoning and

Development Code, one or more of the criteria have been met.

Therefore, Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning approximately 2.49 acres from a R-2 (Residential 2 units/acre) zone district to an R-12 (Residential 12 units/acre) zone district located at the southwest corner of 26 1/2 Road and Northacres Road and set a public hearing for June 2, 2021.

Attachments

1. Exhibit 1 - Application Packet Dated March 12, 2021
2. Exhibit 2 - Maps and Exhibits
3. Exhibit 3 - Neighborhood Meeting Documentation
4. Exhibit 4 - Public Correspondence Through May 12
5. ORD-Exhibit 5 Northacres Zoning

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: Residential Medium
Existing Zoning: R2
Proposed Land Use Designation: No change
Proposed Zoning: R12

Property Information

Site Location: South of Northacres Road, between 7th St & GV Canal
Site Acreage: 2.49 acres
Site Tax No(s): 2945-023-13-001; 2945-023-13-002; 2945-023-13-003
Site Zoning: R2
Project Description: Rezone from R2 to R12

Property Owner Information	Applicant Information	Representative Information
Name: WDM CORPORATION	Name: Robert W. Jones II	Name: Robert W. Jones II
Street Address: 2525 N 8th ST	Street Address: 861 Rood Avenue	Street Address: 861 Rood Avenue
City/State/Zip: GJ, CO 81501	City/State/Zip: GJ, CO 81501	City/State/Zip: GJ, CO, 81501
Business Phone #:	Business Phone #: 970-245-9051	Business Phone #: 970-245-9051
E-Mail:	E-Mail: rjones@vortexeng.us	E-Mail: rjones@vortexeng.us
Fax #:	Fax #: 970-245-7639	Fax #: 970-245-7639
Contact Person:	Contact Person: Robert W. Jones II	Contact Person: Robert W. Jones II
Contact Phone #:	Contact Phone #: 970-245-9051	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: Robert W. Jones II — Date: 03/09/21

Signature of Legal Property Owner: William D. Michael — Date: 3-12-21

Project Report
for
Northacres Rezone

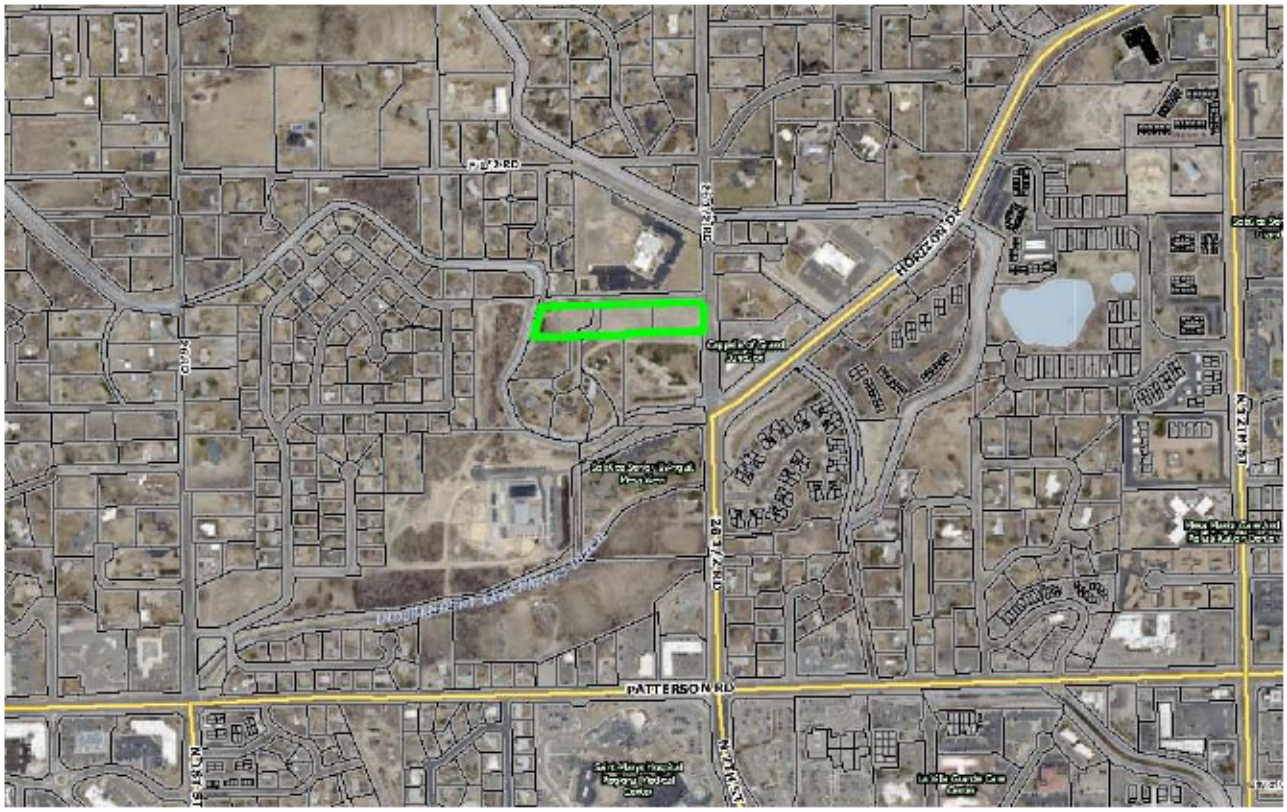
Date:	March 2, 2021
Prepared by:	Robert W. Jones II, P.E. Vortex Engineering and Architecture, Inc. 861 Rood Avenue Grand Junction, CO 81501 (970) 245-9051 VEAI# F20-114
Submitted to:	City of Grand Junction 250 N. 5th Street Grand Junction, CO 81501
Type of Design:	Rezone
Property Owner:	WDM Corporation 2525 N. 8th Street Grand Junction, CO 81501
Applicant:	Robert W. Jones II, P.E. Vortex Engineering and Architecture, Inc. 861 Rood Avenue Grand Junction, CO 81501
Property Address:	No assigned addresses 3 lots on Northacres Road Grand Junction, CO 81506
Tax Parcel No:	2945-023-13-001 2945-023-13-002 2945-023-13-003

1. Project Intent

This application is made to request a rezone of three lots on Northacres Road from the R2 zone district to the R12 zone district, which supports the recently adopted 2020 Comprehensive Plan. The applicant's intent is to prepare the property for future residential development in a manner that is consistent with the goals and policies of the recently adopted 2020 Comprehensive Plan.

2. Project Description

The subject property includes 3 individual lots (with no assigned addresses) located on the south side of Northacres Road between 7th Street to the east and the Grand Valley Canal to the west. The property is approximately 2.49 acres. A portion of the Sage Court right-of-way is located between two of the three lots on the west end toward the Grand Valley Canal. The Sage Court right-of-way has never been constructed.



Legal Description

The legal description of TPN **#2945-023-13-001** is:
LOT 1 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN **#2945-023-13-002** is:
LOT 2 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN **#2945-023-13-003** is:
LOT 7 NORTHACRES SUB SEC 2 1S 1W

3. Public Notice

On Monday, March 1, 2021, a Neighborhood Meeting was held via Zoom in accordance with the City's COVID-19 policy. A presentation of the rezone request was made by the applicant; information regarding the City's review process for a rezone request was also presented including opportunities about how citizens can participate and provide comments throughout the City's review process.

The meeting was well attended by approximately twenty-eight citizens. The following is a synopsis of the primary concerns raised during the meeting:

- Concern with current and future traffic impacts
- The current condition and future extension of Northacres Road
- Recent notification by the City of vacation of resident's existing driveway easement
- Concern with the request to rezone to R12 and the allowable density
- Concern with an existing irrigation easement
- Concern about extending Northacres Road over the canal with construction of a bridge

The meeting was held from 5:30 pm to 7:36 pm.

Public notice for this application will be provided in accordance with Sec. 21.02.080(g) of the Grand Junction Municipal Code, including posting the subject property on all public rights-of-way.

4. Comprehensive Plan

In January 2020, the Grand Junction City Council adopted a new Comprehensive Plan and a Future Land Use map that shows the type of anticipated development for the next 10-15 years in the City and within the Urban Development Boundary. All new development must be consistent with the new Comprehensive Plan and Future Land Use map.

The Comprehensive Plan's Future Land Use Map shows the subject property as Residential Medium which anticipates residential development with a density range between 5.5 to 12 dwelling units per acre. The R8 and R12 are the only zone districts implement this land use classification.

The current zoning of the subject property is R2 which was based on the older **2010** Comprehensive Plan and Future Land Use map. It will be necessary for the property to be

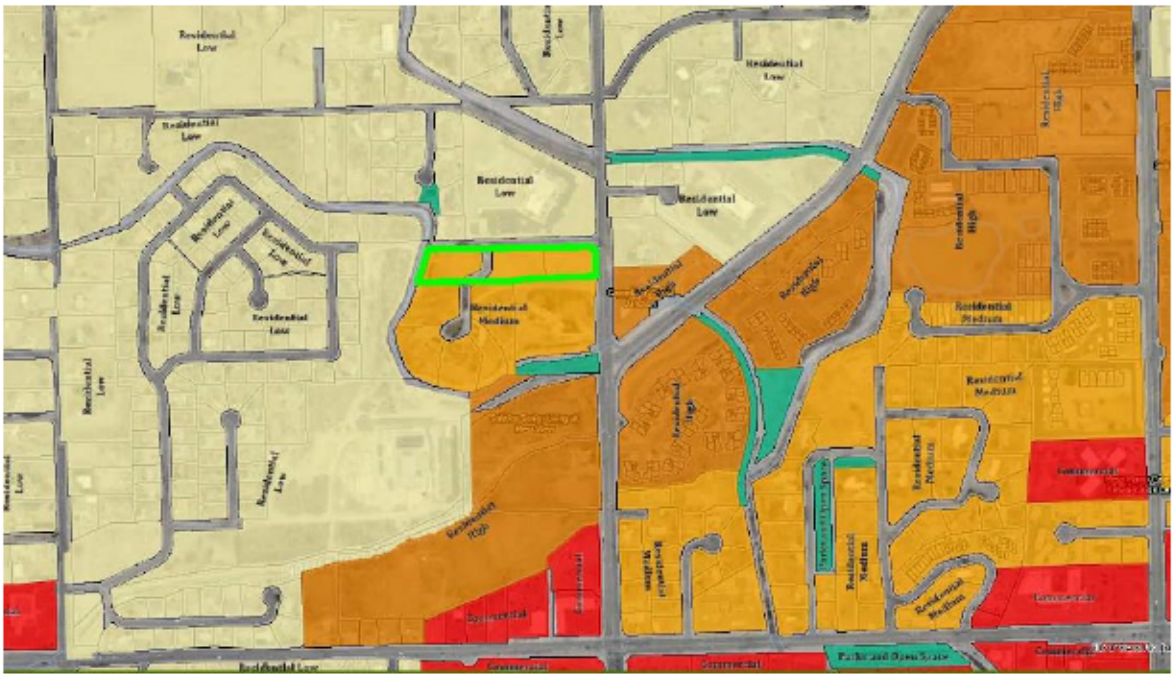
rezoned in order to achieve the type of development anticipated by the current 2020 Comprehensive Plan.

The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth
Limited Supply of Land: The timing and location of development in Grand Junction today are influenced by several interconnected factors, including available land, infrastructure, and services as well as the Persigo Agreement and market demand. While there is no lack of vacant land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City. Balancing the need for investments in new infrastructure to support greenfield development with the need for improvements to existing infrastructure in established areas of the city to support infill and redevelopment is an ongoing challenge.

Plan Principle 3: Responsible and Managed Growth
Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Policy 1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
Policy 1-C: HOUSING TYPES. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.



5. Zoning and Surrounding Areas

The applicant is requesting a rezone from the current R2 (Residential, 2 du/ac) zone to the R12 (Residential, 8-12 du/ac) zone district. This request is consistent with the 2020 Comprehensive Plan's Future Land Use Map classification of Residential Medium which seeks to achieve a variety of housing types, particularly near areas of employment and services.

Surrounding area zoning and land uses include:

North – R1 and R2 with a large church and single-family residential land uses
South – R2 with single-family residential land uses
West – R4 with vacant land use
East – R4 and Planned Development (PD) with a large church and single-family residential land uses

Note: Existing zoning is based on the previous Growth Plan and the 2010 Comprehensive Plan Future Land Use map. The majority (but not all) of existing residential housing units in this area were constructed in the mid-1980s to early 1990's. Since that time, development on the Patterson Road and 7th Street corridors has increased substantially with employment centers, professional and personal services and medical services. The expansion of the employment centers has increased the demand for housing in the vicinity of the applicant's property. Creating housing that is within walking distance or a short commute to employment and service centers is consistent with the vision and goals of the 2020 Comprehensive Plan.



It will be necessary for the property to be rezoned in order to achieve the type of development anticipated by the current 2020 Comprehensive Plan. The R8 and R12 are the only zone districts implement this land use classification.

6. Utility Providers

All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the development have the capacity and willingness to serve the development. Public facilities such as medical, schools, parks and public safety are available to serve development on this site.

Utility providers for the site are as follows:

Sewer: City of Grand Junction/Persigo Wastewater Treatment Plant
Water: Ute Water Conservation District
Drainage: Grand Valley Drainage District
Electric: Xcel Energy
Irrigation: Grand Valley Irrigation Company

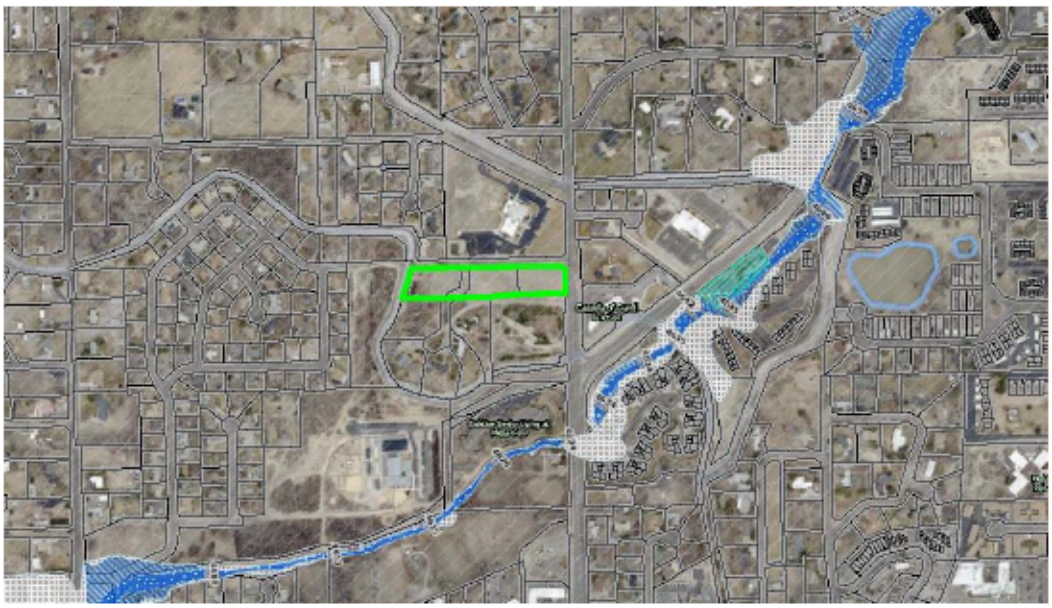
All utilities shall be constructed to the standards and specifications of the service provider at the time of construction.

7. Drainage

The drainage and stormwater management will be addressed at the time of actual development of the site.

8. Wetlands and Floodplain

There are no known wetlands or floodplains associated with the subject property.



9. Approval Criteria

Section 21.02.140(a), Approval Criteria, states that 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: Adoption of the 2020 Comprehensive Plan changed the Future Land Use classification of the subject property and substantially increased the anticipated density of the area in response to the need for a variety of housing types in the community. The Plan recognizes the need for more efficient development that grows inward and upward in the core of the City in areas near employment and service centers such as along Patterson Road and 7th Street. The land use classification of Residential Medium is implemented by the R8 and R12 zone districts. In order to meet the anticipated density of the new 2020 Comprehensive Plan, it will be necessary to rezone the subject property.
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
Response: The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City, and to increase density in areas with existing infrastructure for more efficient development. Although this area has seen increased development with construction of the Lutheran Church to the north and the Capella Assisted Living facility to the east, the area is better characterized as being in transition between the lower density single-family residential trends from twenty to thirty years ago, to the current housing trends of increased density (or intensity with nonresidential uses). This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that seeks a variety of housing types, encourage infill and efficient development.
This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Response: There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.
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
Response: A review of the Future Land Use map and the City's current zoning map indicates that there is very little medium high to high density zoned land within the City; the

majority of land is zoned for lower to medium density. The community and City Council undertook a months-long process to review and discuss the housing needs of the community prior to adoption of the new Plan. The recently adopted 2020 Comprehensive Plan which changed the land use classification for the subject property demonstrates that more density will be needed if the City is to achieve its goals for a variety of housing types. Rezoning to the R12 will support the new Comprehensive Plan and is consistent with many of its goals and policies including Principle 5, Policies 1 and 1C specifically.
This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
Response: The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary's hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business.

More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.
This criterion has been met.

10. Development Schedule

A development schedule for the subject property will be included with a development application at the time of development.

11. Conclusion

After demonstrating how the proposed rezone request from the R2 to R12 zone district meets the goals and policies of the 2020 Comprehensive Plan and the approval criteria of the Zoning and Development Code, the applicant respectfully requests approval of the request to rezone to the R12 zone district.

12. 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.

Legal Description (Paxton Valley Development)

The legal description of TPN #2945-023-13-001 is: LOT 1 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN #2945-023-13-002 is: LOT 2 NORTHACRES SUB SEC 2 1S 1W

The legal description of TPN #2945-023-13-003 is: LOT 7 NORTHACRES SUB SEC 2 1S 1W

March 2, 2021

Grand Junction Planning Dept.
Jace Hochwalt, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501

RE: Neighborhood Meeting -
Paxton Valley Development Rezone
Date: Monday, March 1, 2021
Time: 5:30 p.m. – 7:36 p.m.
Location: Virtual meeting via ZOOM

Dear Jace,

On Monday, March 1, 2021, a Neighborhood Meeting was held from 5:30 – 7:36 pm via Zoom Meeting for the proposed Paxton Valley Development Rezone. An overview of the proposed rezone from R2 to the R12 zone district was presented by Stephen Swindell of Vortex Engineering, Inc.

The meeting was attended by Jace Hochwalt, Senior Planner with the City of Grand Junction, Stephen Swindell and Adam Asgari from Vortex Engineering, and twenty-eight area residents.

The following is a synopsis of the primary concerns raised during the meeting:

1. Concern with current and future traffic impacts
2. The current condition and future extension of Northacres Road
3. Recent notification by the City of vacation of resident's existing driveway easement
4. Concern with the request to rezone to R12 and the allowable density
5. Concern with an existing irrigation easement
6. Concern about extending Northacres Road over the canal with construction of a bridge

Mr. Swindell addressed the questions from the residents and Jace Hochwalt provided information regarding the City's adoption of the 2020 Comprehensive Plan, the review process to rezone property and how citizens can participate in that process. After discussion of the proposed rezone request the meeting was closed at 7:36 p.m.

Should you have any questions regarding the neighborhood meeting, please do not hesitate to contact me at 970-245-9051, or by email at rjones@vortexeng.us.

Sincerely,

Robert W. Jones II, P.E.
Vortex Engineering, Inc.

cc: File

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) WDM Corporation ("Entity") is the owner of the following property:

(b) Lots 1, 2, and 7, Northacres Subdivision, Section 2, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado

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) President 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) Development Application for Rezone

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

(e)

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: William D. Merkel, President

Printed name of person signing: William D. Merkel, President

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 26 day of March, 2021

by William Merkel

Witness my hand and seal.

My Notary Commission expires on Feb 12, 2023

PAIGE HERRON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20194006033
My Commission Expires February 12, 2023

Paige Herron
Notary Public Signature

Reception No. _____ _____ Recorder.
Recorded at _____ o'clock _____ M., _____

WARRANTY DEED

Grantor(s).

PATRICIA MORTON-KEPHART,

BOOK 2016 PAGE 438

1657352 03:06 PM 10/19/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 7.00

whose address is 545 North Avenue, Grand Junction, 81501

*County of Mesa, State of Colorado, for the consideration of SEVENTY THOUSAND AND NO/100 ($70,000.00)---------- dollars, in hand paid, hereby sell(s) and convey(s) to WDM CORPORATION, A COLORADO CORPORATION,

whose legal address is 2525 North 8th Street, Grand Junction, Colorado 81501

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of Colorado, to wit: Lots 1, 2, and 7 in NORTHACRES SUBDIVISION, Mesa County, Colorado

Together with any and all water, water rights, ditches and ditch rights thereunto appertaining and/or used in connection therewith

also known by street and number as Vacant Land on Sage Court, Grand Junction, Colorado

with all its appurtenances, and warrant(s) the title to the same, subject to 1993 taxes due and payable in 1994 and subsequent years; easements; reservations; restrictions; and rights of way of record, if any.

Signed this 15th day of October, 19 93.

Patricia Morton-Kephart

NOTARY PUBLIC TAMMY BALLAGH STATE OF COLORADO

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 15th day of October, 19 93 by Patricia Morton-Kephart.

My commission expires February 2, 1994. Witness my hand and official seal.

Tammy Ballagh
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. 897. Rev. 6-92. WARRANTY DEED (Short Form) 93-8-168

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 8-92

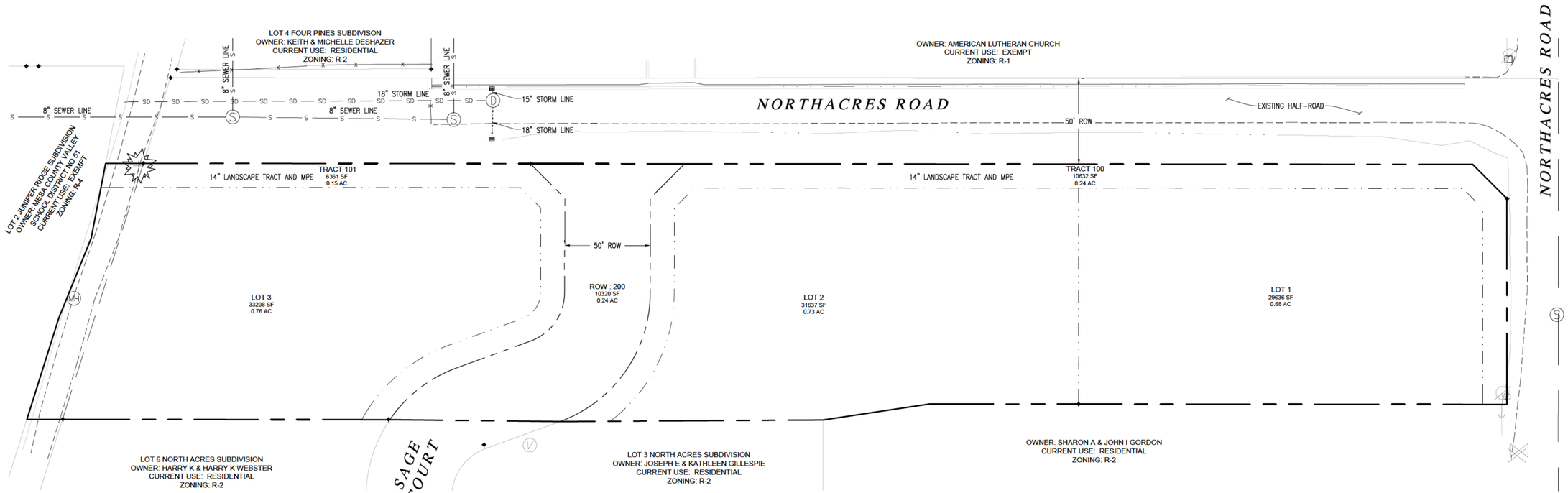
UTILITY PROVIDERS INFORMATION		
UTILITY	*PROVIDER*	*PHONE NUMBER*
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	XCEL ENERGY	800-895-4999
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	833-780-1880

N

SCALE IN FEET

30 15 0 30 60

1" = 30'



SITE MAP

SCALE: 1" = 30'

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.

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

STEPHEN E. SWINDELL
PROFESSIONAL ENGINEER
COLORADO LICENSE No. 57688

Copyright ©2021, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building design and content of this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc., who retain the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication of this drawing without the written consent of Vortex Engineering, Inc. is prohibited.

REV. DATE	COMMENT	BY

Site Plan

Paxton Valley Development

Northacres Subdivison Lots 1,2, & 3
Grand Junction, Colorado 81506

PROJECT NO: F20-114
DATE: 03/16/2021
f20-114 site.dwg

~SHEET~

C1.0

RECEPTION#: 2907307, at 12/19/2019 3:22:39 PM, 1 of 2
Recording: $18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity[1] named
W & D Merkel Family Limited Liability Limited Partnership

2. The type of entity is a:

[ ]	Corporation	[ ]	Registered Limited Liability Partnership
[ ]	Nonprofit Corporation	[X]	Registered Limited Liability Limited Partnership
[ ]	Limited Liability Company	[ ]	Limited Partnership Association
[ ]	General Partnership	[ ]	Government or Governmental Subdivision or Agency
[ ]	Limited Partnership	[ ]	Trust
[ ]			

3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **2525 No. 8th Street, Grand Junction, CO 81501**
5. 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

   William D. Merkel – General Partner

6. The authority of the foregoing person(s) to bind the entity: x is not limited ____ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: **N/A**
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.[2]
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 17 day of December, 2019

William D. Merkel

William D. Merkel, General Partner

---

1 This form should not be used unless the entity is capable of holding title to real property.
2 The statement of authority must be recorded to obtain the benefits of the statute.

RECEPTION#: 2907307, at 12/19/2019 3:22:39 PM, 2 of 2
Recording: $18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

State of **Colorado**)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 17 day of December, 2019
by **William D. Merkel, General Partner of W & D Merkel Family Limited Liability Limited Partnership**

Witness my hand and official seal.
My commission expires: 2/5/22

Notary Public

WHEN RECORDED RETURN TO: _____

JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002415
My Commission Expires February 5, 2022

County of Mesa

RECEPTION#: 2851997, at 8/22/2018 2:26:28 PM, 1 of 1
Recording: $13.00, Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

\

STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named
WDM Corporation
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: **corporation**

3. The mailing address for the entity is:
2525 N. 8th Street, Grand Junction, CO 81501

4. The entity is formed under the laws of: **Colorado**

5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
William D. Merkel, President **Darlyne Merkel, Secretary**

6. The authority of the foregoing person(s) to bind the entity is [X] Not limited OR [ ] Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:
None

Dated this 21st day of August, 2018

WDM Corporation, a Colorado corporation

By: William D. Merkel Darlyne Merkel
William D. Merkel, President **Darlyne Merkel, Secretary**

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of August, 2018, by **William D. Merkel, as President and Darlyne Merkel, as Secretary of WDM Corporation, a Colorado corporation.**

Witness my hand and official seal.
Sonya K. Kearl
Notary Public

SONYA K. KEARL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20001015649
My Commission Expires December 30, 2020

Statement of Authority
Order No. 53230SK

https://recording.mesacounty.us/LandmarkWeb//Document/GetDocumentForPrintPNG/?re... 7/14/2020

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 R052516
Acres 0.000
Assessed To

Parcel 294502313001

WDM CORPORATION
2525 N 8TH ST
GRAND JUNCTION, CO 81501-8845

Legal Description
LOT 1 NORTHACRES SUB SEC 2 1S 1W

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	$1,892.84	$0.00	$0.00	$0.00	$1,892.84
Total Tax Charge					$1,892.84
Grand Total Due as of 03/09/2021					**$1,892.84**

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5020000	$13.83
MESA CNTY ROAD & BRIDGE-GRA	0.2740000	$7.55
CITY OF GRAND JUNCTION	8.0000000	$220.40
GRAND RIVER MOSQUITO CTRL	1.3620000	$37.52
GRAND VALLEY DRAINAGE DIST	1.8560000	$51.13
LIBRARY DISTRICT	3.0230000	$83.28
COUNTY - DEVELOP DISABLED	0.2570000	$7.08
COUNTY GENERAL FUND	9.4580000*	$260.59
COUNTY ROAD & BRIDGE-1/2 LE	0.2740000	$7.55
SOCIAL SERVICES	1.6860000	$46.45
COUNTY TRANSLATOR TV FUND	0.0280000	$0.77
SCHOOL DIST# 51 GENERAL	24.3930000*	$672.03
SCHOOL DIST# 51 BOND	9.4120000	$259.30
SCHOOL DIST# 51 OVERRIDE 96	2.7220000	$74.99
SCHOOL DIST# 51 2006 OVERID	2.0790000	$57.28
SCHOOL DIST# 51 2017 OVERRI	3.3790000	$93.09
Taxes Billed 2020	68.7050000	$1,892.84

* Credit Levy

Values	Actual	Assessed
RESIDENTIAL VACANT LOTS	$95,000	$27,550
Total	$95,000	$27,550

Account	As of Date	Parcel Number	Owner
R052516	03/09/2021	294502313001	WDM CORPORATION

Legal: LOT 1 NORTHACRES SUB SEC 2 1S 1W

Situs Address:

Year	Tax	Total Due
2020	$1,892.84	$1,892.84
Total	$1,892.84	$1,892.84

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 R052517 | Parcel 294502313002

Acres 0.000

Assessed To

WDM CORPORATION
2525 N 8TH ST
GRAND JUNCTION, CO 81501-8845

Legal Description

LOT 2 NORTHACRES SUB SEC 2 1S 1W

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	$1,892.84	$0.00	$0.00	$0.00	$1,892.84
Total Tax Charge					$1,892.84
Grand Total Due as of 03/09/2021					**$1,892.84**

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
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MESA CNTY ROAD & BRIDGE-GRA	0.2740000	$7.55
CITY OF GRAND JUNCTION	8.0000000	$220.40
GRAND RIVER MOSQUITO CTRL	1.3620000	$37.52
GRAND VALLEY DRAINAGE DIST	1.8560000	$51.13
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COUNTY TRANSLATOR TV FUND	0.0280000	$0.77
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SCHOOL DIST# 51 2017 OVERRI	3.3790000	$93.09
Taxes Billed 2020	68.7050000	$1,892.84

* Credit Levy

Values	Actual	Assessed
RESIDENTIAL VACANT LOTS	$95,000	$27,550
Total	$95,000	$27,550

Account	As of Date	Parcel Number	Owner
R052517	03/09/2021	294502313002	WDM CORPORATION

Legal: LOT 2 NORTHACRES SUB SEC 2 1S 1W

Situs Address:

Year	Tax	Total Due
2020	$1,892.84	$1,892.84
Total	$1,892.84	$1,892.84

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 R052518 | Parcel 294502313003

Acres 0.000

Assessed To

WDM CORPORATION
2525 N 8TH ST
GRAND JUNCTION, CO 81501-8845

Legal Description

LOT 7 NORTHACRES SUB SEC 2 1S 1W

Situs Address

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2020	$1,892.84	$0.00	$0.00	$0.00	$1,892.84
Total Tax Charge					$1,892.84
Grand Total Due as of 03/09/2021					**$1,892.84**

Tax Billed at 2020 Rates for Tax Area 10301 - 10301

Authority	Mill Levy	Amount
COLORADO RIVER WATER CONSER	0.5020000	$13.83
MESA CNTY ROAD & BRIDGE-GRA	0.2740000	$7.55
CITY OF GRAND JUNCTION	8.0000000	$220.40
GRAND RIVER MOSQUITO CTRL	1.3620000	$37.52
GRAND VALLEY DRAINAGE DIST	1.8560000	$51.13
LIBRARY DISTRICT	3.0230000	$83.28
COUNTY - DEVELOP DISABLED	0.2570000	$7.08
COUNTY GENERAL FUND	9.4580000*	$260.59
COUNTY ROAD & BRIDGE-1/2 LE	0.2740000	$7.55
SOCIAL SERVICES	1.6860000	$46.45
COUNTY TRANSLATOR TV FUND	0.0280000	$0.77
SCHOOL DIST# 51 GENERAL	24.3930000*	$672.03
SCHOOL DIST# 51 BOND	9.4120000	$259.30
SCHOOL DIST# 51 OVERRIDE 96	2.7220000	$74.99
SCHOOL DIST# 51 2006 OVERID	2.0790000	$57.28
SCHOOL DIST# 51 2017 OVERRI	3.3790000	$93.09
Taxes Billed 2020	68.7050000	$1,892.84

* Credit Levy

Values	Actual	Assessed
RESIDENTIAL VACANT LOTS	$95,000	$27,550
Total	$95,000	$27,550

Account	As of Date	Parcel Number	Owner
R052518	03/09/2021	294502313003	WDM CORPORATION

Legal: LOT 7 NORTHACRES SUB SEC 2 1S 1W

Situs Address:

Year	Tax	Total Due
2020	$1,892.84	$1,892.84
Total	$1,892.84	$1,892.84

City of Grand Junction
Review Comments

Date: April 26, 2021 **Comment Round No.** 1 **Page No.** 1 of 3
Project Name: Paxton Valley Rezone **File No:** RZN-2021-183
Project Location: Southwest corner of 26 ½ Road and Northacres Road

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

Property Owner(s): WDM Corporation
[ ] **Mailing Address:** 2525 N. 8th Street, Grand Junction, CO 81501
[X] **Email:** Not Given **Telephone:** Not Given
[ ] **Date Picked Up:** _____ **Signature:** _____

Representative(s): Vortex Engineering Attn: Robert Jones II
[ ] **Mailing Address:** 861 Rood Avenue, Grand Junction CO 81501
[X] **Email:** rjones@vortexeng.us **Telephone:** (970) 245-7639
[ ] **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Jace Hochwalt, Senior Planner
Email: jaceh@gjcity.org **Telephone:** (970) 256-4008

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

City of Grand Junction
REQUIREMENTS
(with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from R-2 (Residential 2 units/acre) to R-12 (Residential 12 units/acre). Existing property contains 3 parcels that total approximately 2.5 acres in size. Comprehensive Plan Land Use Map identifies the property Residential Medium. The proposed R-12 zone district is supported by the Residential Medium category.
No response required.

2. There has been significant public correspondence received since the neighborhood meeting, which took place on March 1, 2021. A supplemental document has been provided with public correspondence through April 26, 2021 for the Applicant's records.
No response required.

3. Planning Commission and City Council Public Hearings:
Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager has tentatively scheduled application for the following public hearing schedule:

a. Planning Commission review of request: Tuesday, May 11, 2021.
b. First Reading of request by City Council: Wednesday, May 19, 2021.
c. Second Reading (Hearing) of request by City Council: Wednesday, June 2, 2021.

Please plan on attending the May 11th Planning Commission meeting and the June 2nd City Council Meeting. The May 19th meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. All meetings will begin at 5:30 PM at City Hall in the Council Chambers.
No response required.

4. Since the meetings will likely be in a hybrid virtual/in-person fashion, we will require that a pre-recorded presentation be completed a week before the Planning Commission Meeting so we can post to GJ Speaks platform. Please complete a voiceover presentation and send to Project Manager by the end of the day on Monday, May 3rd.
No response required.

CITY DEVELOPMENT ENGINEER – Rick Dorris – rickdo@gjcity.org (970) 256-4034

No concerns on the rezone. The City wants to partner with the developer and other owners on the west side of the canal to connect Northacres to Northridge Dr.
No Response Required.

CITY FIRE DEPARTMENT – Matt Sewalson – mattse@gjcity.org (970) 549-5855

The GJFD Fire Prevention Bureau has no objections to the proposed rezone. Comments will be provided during the site plan review.
No Response Required.

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

While this has no impact on the rezone, the Site Plan shows the north-south road labeled as Northacres Road (it should be 26 1/2 Road). No further comments.
No Response Required.

PERSIGO WASTEWATER TREATMENT FACILITY – Stephen Stortz – stephens@gjcity.org (970) 256-4164

No comments.
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: Xcel Energy
Contact Name: Brenda Boes
Email / Telephone Number: Brenda.k.boes@xcelenergy.com (970) 244-2698

No Comments provided.
No Response Required.

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

No objection to re-zone.
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 related to the rezoning.
No Response Required.

Review Agency: Regional Transportation Planning Office (RTPO)
Contact Name: Andrew Gingerich
Email / Telephone Number: andrew.gingerich@mesacounty.us (970) 683-4339

1. The site is within the Grand Valley Transit service area and is less than ½ mile to stops serving Routes 2 and 7, which together provide direct connections to all three of GVT's main transfer locations: Downtown, Clifton, and West (near Patterson and 24 ½ Rd)

2. RTPO and GVT to be included in development review process. Future comments will focus on access; traffic safety; internal site circulation for people walking, biking, driving, and accessing nearby transit service.
No Response Required.

REVIEW AGENCIES

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

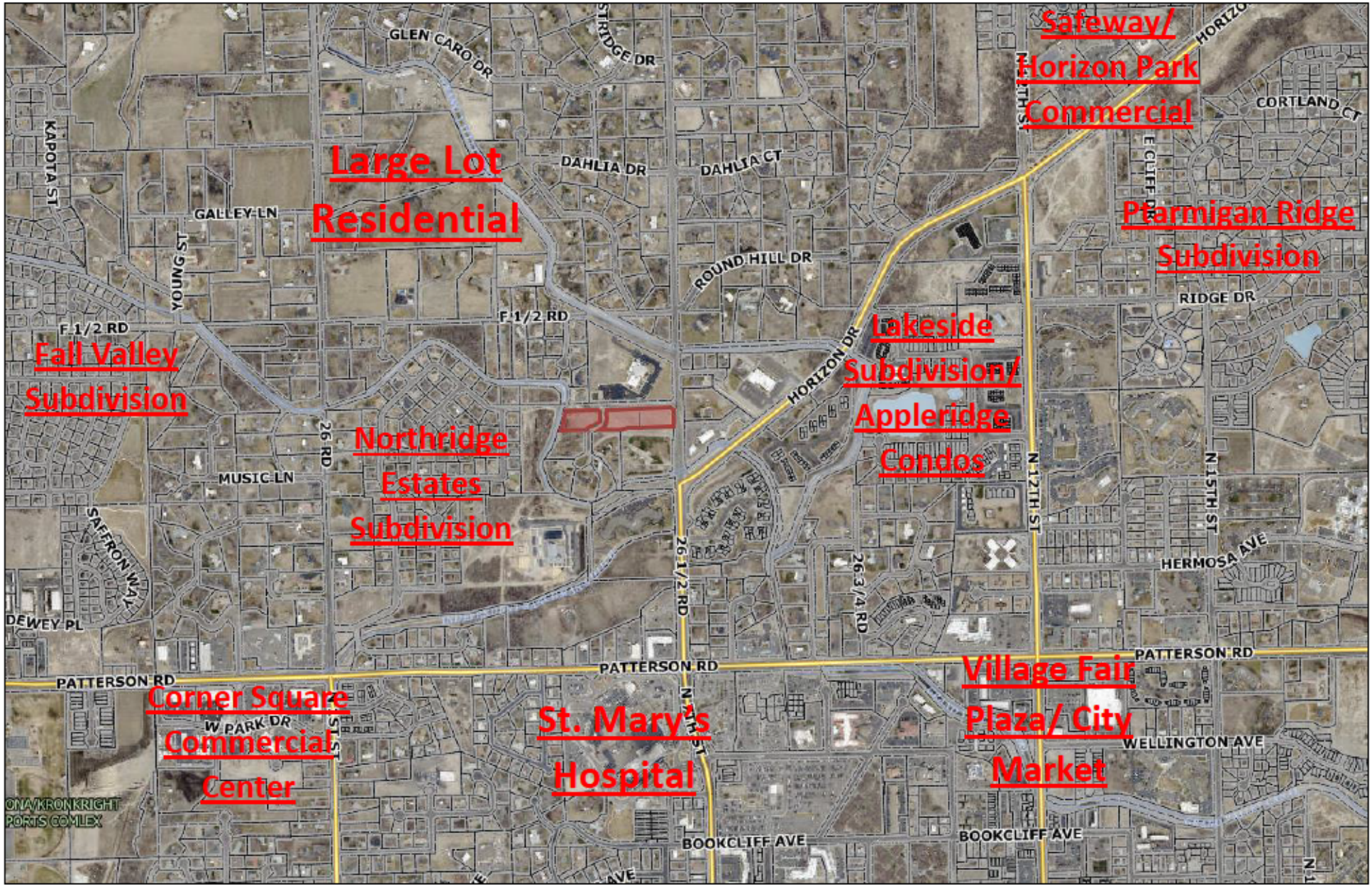
The following Review Agencies have not responded as of the comment due date.

1. Grand Valley Irrigation Company
2. Charter Communications
3. Bureau of Reclamation
4. CenturyLink

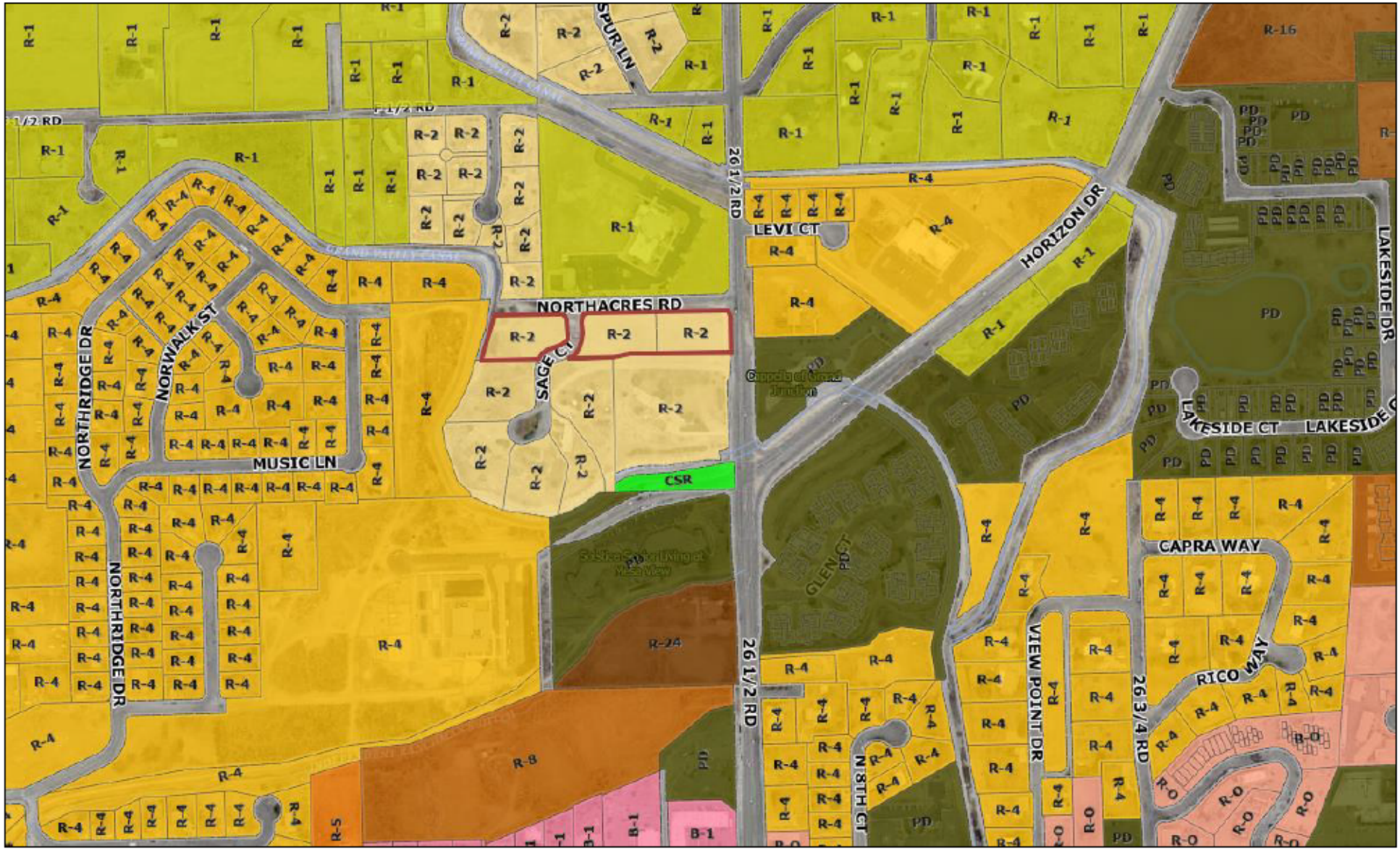
Vicinity Map



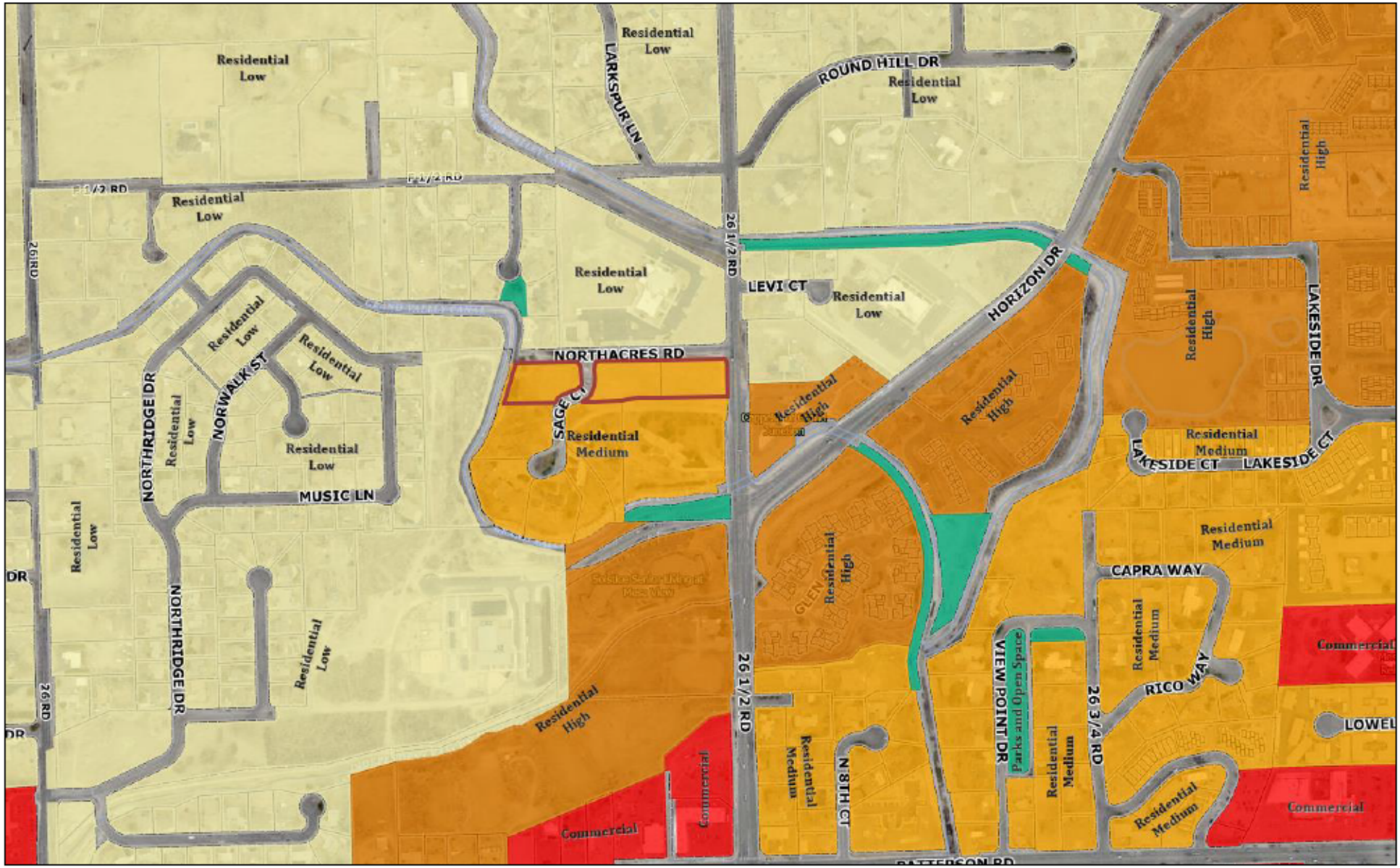
Vicinity Map (Expanded View)



Zoning Map


NORTH ACRES RD
LEVI CT
SAGE CT
MUSIC LN
NORWALK ST
NORTHRIDGE DR
NORTHRIDGE DR
CSR
HORIZON DR
LAKESIDE DR
LAKESIDE CT
LAKESIDE
CAPRA WAY
RICO WAY
VIEW POINT DR
N 8TH CT
GLEN CT
SPUR LN
26 1/2 RD
26 1/2 RD
26 3/4 RD
R-1
R-2
R-4
R-8
R-16
R-24
R-5
R-O
B-1
PD

Comprehensive Plan Land Use Map (2020 Adoption)



2010 Comprehensive Plan Future Land Use Map



Residential Density Map



March 2, 2021

Grand Junction Planning Dept.
Jace Hochwalt, Senior Planner
250 N. 5th Street
Grand Junction, CO 81501

RE: Neighborhood Meeting - Paxton Valley Development Rezone
Date: Monday, March 1, 2021
Time: 5:30 p.m. – 7:36 p.m.
Location: Virtual meeting via ZOOM

Dear Jace,

On Monday, March 1, 2021, a Neighborhood Meeting was held from 5:30 – 7:36 pm via Zoom Meeting for the proposed Paxton Valley Development Rezone. An overview of the proposed rezone from R2 to the R12 zone district was presented by Stephen Swindell of Vortex Engineering, Inc.

The meeting was attended by Jace Hochwalt, Senior Planner with the City of Grand Junction, Stephen Swindell and Adam Asgari from Vortex Engineering, and twenty-eight area residents.

The following is a synopsis of the primary concerns raised during the meeting:

1. Concern with current and future traffic impacts
2. The current condition and future extension of Northacres Road
3. Recent notification by the City of vacation of resident's existing driveway easement
4. Concern with the request to rezone to R12 and the allowable density
5. Concern with an existing irrigation easement
6. Concern about extending Northacres Road over the canal with construction of a bridge

Mr. Swindell addressed the questions from the residents and Jace Hochwalt provided information regarding the City's adoption of the 2020 Comprehensive Plan, the review process to rezone property and how citizens can participate in that process. After discussion of the proposed rezone request the meeting was closed at 7:36 p.m.

Should you have any questions regarding the neighborhood meeting, please do not hesitate to contact me at 970-245-9051, or by email at rjones@vortexeng.us.

Sincerely,

Robert W. Jones II, P.E.
Vortex Engineering, Inc.

cc: File

VORTEX
ENGINEERING & ARCHITECTURE, INC.

VIA: US Mail
Zoom Neighborhood Meeting

February 19, 2021

Adjacent Property Owner
Grand Junction, CO

RE: Paxton Valley Development
Northacres Drive – 3 vacant lots
Grand Junction, CO 81501

VEAI #: F20-114

Dear Property Owner:

The above referenced property will soon be the subject of a Rezone application with the City of Grand Junction's Community Development Department. A Neighborhood Meeting is being held to introduce the rezone request to you and to answer any questions that you might have.

The subject area encompasses approximately 2.49 acres of land located on the south side of Northacres Road, between 7th Street and the Grand Valley Canal. The property is currently zoned R2, which is not consistent with the City's recently adopted Comprehensive Plan. The property must be rezoned for any development to occur. The rezone request will be to the R12 zone which is consistent with the new 2020 Comprehensive Plan.

A Neighborhood Meeting will be held via ZOOM in compliance with the City of Grand Junction's COVID Neighborhood Meeting process. The ZOOM meeting is designed to present information for you to learn more about the proposed project in a safe meeting environment. The meeting is scheduled for ***Monday, March 1, 2021 at 5:30 P.M.***

To attend and participate in the virtual ZOOM meeting, follow the link below and enter the meeting ID and password. You will be joined into the meeting and will have an opportunity to ask questions after the presentation has been completed that provides information about the proposed rezone request.

ZOOM meeting link:

https://zoom.us/j/97407248059?pwd=dm5DVVBxZUhWdklHZ01kUGVBcEswZz09

Meeting ID: 974 0724 8059
Password: 171588

The Neighborhood Meeting is held to allow the neighborhood an opportunity to learn about the rezone request and to answer questions. The property owner's representative and a City Planner will be at the meeting to discuss the rezone process.

A Site Location Map has been included on the back of this page that shows the location of the subject property.

Please do not hesitate to contact me at 970-245-9051 should you have any questions about this project.

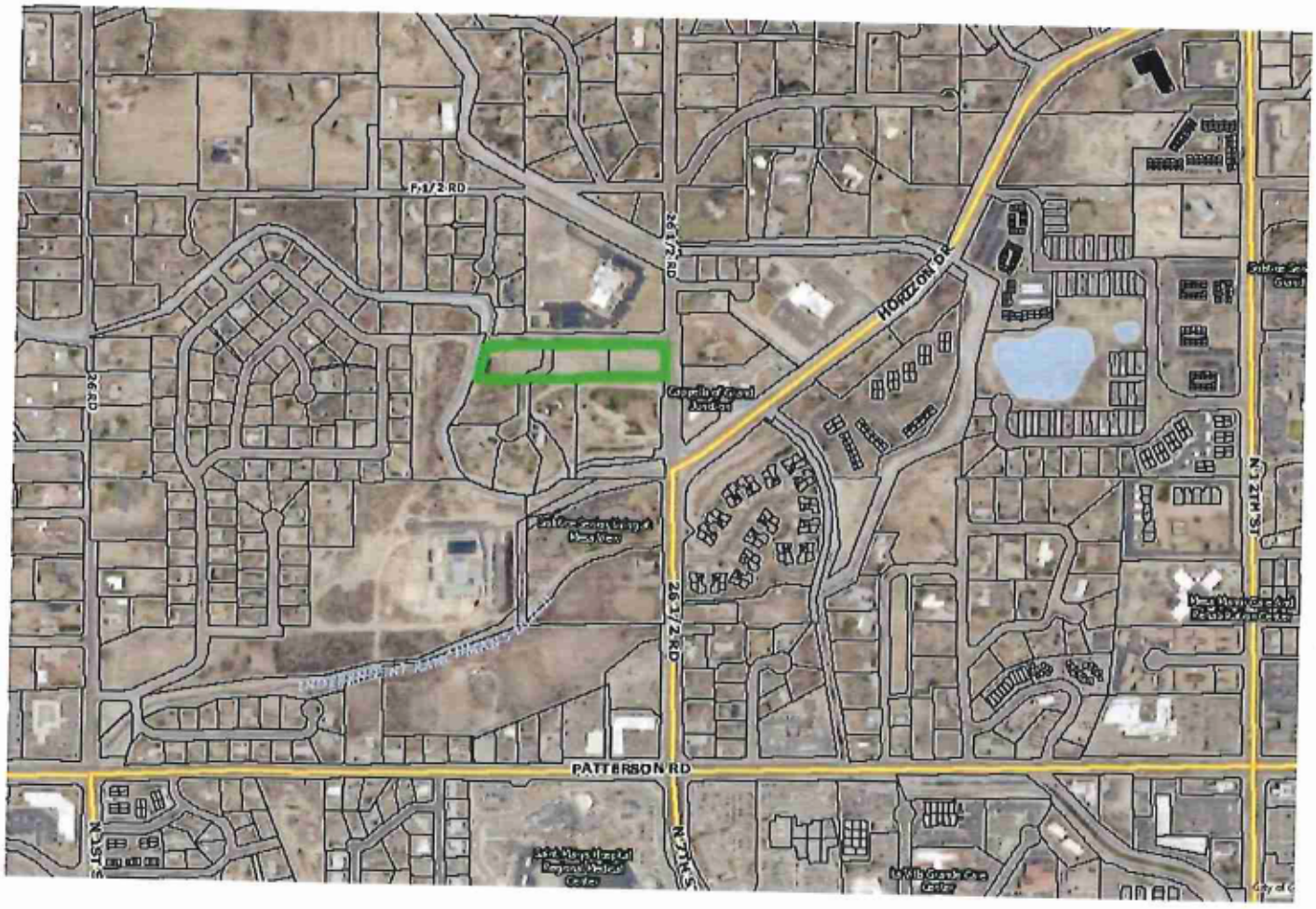
Sincerely,

Vortex Engineering, Inc.

Robert W. Jones, II, P.E.

Cc: Jace Hochwalt, City Planning

Site Location Map



Jace Hochwalt

From: Ann Baldwin <dagswin@bresnan.net>
Sent: Wednesday, March 17, 2021 2:44 PM
To: Council
Subject: Proposed north acres rezoning and bridge proposal that would impact traffic through Northridge

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

To whom it may concern:
We are extremely concerned about the increase in traffic that this proposal, if allowed to happen, would have on the Northridge subdivision. It's extremely upsetting and frustrating that the homeowners haven't been informed about this possibility, invited to come to the meetings, and allowed to voice an opinion. Many of us just found out about this and we can't believe this is the last meeting!!
This neighborhood can not handle all the traffic that would materialize if the rezoning happens and if a bridge is built allowing access into Northridge Drive and Music Lane. We have many young families that have moved into this neighborhood. More traffic allowed in would be a huge safety issue for our young children. Will the value of homes will be driven down and no will want to move into the neighborhood with the increased traffic? It makes us shutter to think about how many cars will be moving through as well as those who will NOT go slowly. It feels like our neighborhood will no longer be a safe desirable family neighborhood.
Please reconsider how you are handling this matter and get input from ALL parties involved not just Juniper Ridge school and the the entity pushing for the rezone of North Acres. People can't come if they don't have info.
Thank you,
Dave and Ann Baldwin
3010 Northridge Drive
Grand Junction, Colorado

Sent from my iPhone

Jace Hochwalt

From: Amy Gustavson <AJGusto@hotmail.com>
Sent: Wednesday, March 17, 2021 3:48 PM
To: Council
Subject: Northacre and Northridge

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hello City Council,
I am concerned that I am just now hearing TODAY via our Northridge Estates HOA that the city is planning to build a bridge across the canal and start building around the Northridge subdivision. The last meeting before the election is tonight at 5:30. This is not enough notice for me to plan to attend in person to voice any concerns.

We have one entrance into our neighborhood from 26 Rd (north 1st street near Patterson Rd). This entrance serves residents on Willowbrook, as well as residents in Northridge. For most of this school year, we have also had an increasing number of parents from Juniper Ridge Charter School using Northridge Drive to get to Kingswood Drive to drop off and pick up their children from Juniper Ridge Charter school from what is supposed to be a fire/ police exit only.

Please do not add any more buildings to the forest around Juniper Ridge, nor to the northeast side of Northridge behind Music Lane or near the Lutheran church. If you must, please make it low density and add another entrance/ exit and consider speed bumps, stop signs, curbs, and other features that will make it safer for public use.

Parents serving on the Juniper Ridge Charter School board of directors, and School District 51 representatives (John Williams who was a board member at the time, and Phil Onofrio) told the Northridge HOA at the annual member meeting that our neighborhood would not be used for JRCS access. That there would be an exit at Kingswood Dr as required by city code for fire or police exit in case of an emergency. That parents would be required to use 7th street to access JRCS. There has not been any enforcement of this and many parents are not honoring it as respect for their neighbors. I recently posted a sign on a log that blocks the gravel frontage road "No pick up/ drop off. Us 7th street." and 2 no parking signs and a large wooden sign reminding parents to use 7th street for access and within 24 hours they had taken them down (and stolen them).

I am concerned that if the city wants to develop this area, there has not been enough thought into how it is already functioning (not well). It could use more study and community input before decisions are made.

Thank you for considering this request.
Sincerely,
Amy Gustavson

Carol Bergman
628 Sage Court
Grand Junction,
CO 81506
3-24-2021
970-261-6920

Rick Dorris
Community Development Engineer
250 North 5th Street
Grand Junction, CO 81501

Rick Dorris,

Please consider the following as you review the proposed zoning change for the property named as North Acres subdivision or Paxton Valley located on 26 ½ Road south of F ½. Road. It is being considered for a rezone from R-2 to as much as R-12. This property is positioned north of a neighborhood of homes (Sage Court) built out at one per acre. Until recently, Sage Court was considered low density. It is unreasonable to think Sage Court will ever change to less than one per acre, thus should continue to be considered low density. The property under consideration for much higher density is north of Sage Court. East of the property across 26 ½ Road is a church and another neighborhood that is low density. To the north west is Four Pines, also low density. Initially, developers of Four Pines requested R-12. City Council wisely recognized that this was inconsistent with the land use of neighboring properties and limited development to low density R-4. Even so, the neighborhood is crowded and has difficulty accommodating visiting vehicles.

To the west of the proposed Paxton Valley project is North Ridge, also built out at low density. In fact, low density designations wrap around our hill to the north, west and southwest. A review of the map shows that Sage Court has a natural geographic barrier to the south, the Grand Valley Main Line Canal. Further south is Solstice Mesa View and the proposed Village Co-op, then undeveloped pastureland, then commercial property along the north side of Patterson. Thus, there is an already established transition (one of the suggestions regarding development) from higher density from Patterson northward to our properties which are built as one per acre. Properties to the north of the proposed project are low density for miles, R-1, R-2 and R-4. Any way you look at it, this impending change either makes our neighborhood which has been in existence as one -per-acre for years into a spot development or the proposed project at medium density into spot development with no consideration for the transition that already exists and flows northward into low density R-1, R-2 and R-4 properties all the way to the Bookcliffs. I recognize that the focus of your studies/reports is on many different aspects, but I think it is important that you realize that this spilling of extra color on the map and "renaming" our low-density neighborhood to middle density does not make sense and reeks of a move made solely to help someone market their property for sale for denser development while depreciating the neighboring character and property values.

This letter addresses significant traffic concerns. Currently, 26 ½ Road, also known as the 7th Street Corridor, is a very busy street. It accommodates traffic from residences to the north which is

about to grow by many houses (an estimated 300 drivers) from Summerhill filings and Emerald Ridge Estates and possibly more development. Additional traffic from Holy Family School, Capella (which marketed their project as using Horizon Drive as their primary access, but does not), influx from Horizon Drive, Juniper Ridge Community School and the soon-to-be-built Village Co-op to the south. If Paxton Valley is built out at the proposed R-12, it will dump traffic from 30 units onto this stressed corridor which is just on the cusp of being overburdened already. Be aware that at the proposed site, 26 ½ Road is only two lanes. Further south of the property, there are five lanes, two northbound, two southbound and one turn lane. Currently, northbound drivers often "race" through the Horizon Drive intersection and just north of it to get into position to be "first" as the road narrows. A northbound vehicle attempting a left-hand turn onto North Acres Road, the access for the property in question, will have to stop traffic behind it as it waits for southbound traffic to pass. This seems to be an accident-waiting-to-happen. My review of future plans for bridge and road work on 26 ½ Road does not indicate any proposed adjustments for all of this new traffic. Thirty units are likely to generate at least sixty cars until the units are sublet to college students who will likely have more drivers per unit.

As you do your traffic study, please do not choose spring break, times when school traffic is not in play or times when road construction in the vicinity changes the traffic flow. Those issues existed during the Juniper Ridge Community School traffic study. Please drive or park in the area between 8:00 and 8:20 in the morning and 2:55 and 3:25 in the afternoon Monday through Thursday. Traffic is often backed up on all three sides of the Horizon / Seventh Street intersection. Tope Elementary is also on the corridor less than a mile south. Another consideration for the study is that if Sage Court residents are required to use North Acres Road to access their homes, additional numbers will have to be computed into the formula for access from those residences to 26 ½ Road. The timing of the traffic study, while convenient for a developer, will not accurately portray the pressure on the 7th Street Corridor without adding in the projected traffic from new development already underway on north 26 1/2 Road and the Village Co-op which claims to have pre-sold the majority of their units prior to final approval from the Planning Commission and City Council.

During the Neighborhood meeting, the City planner indicated the likelihood of connecting the Northridge subdivision to North Acres Road via a bridge over the canal in the future. Somehow, the traffic that connection would generate needs to be calculated and taken into consideration for adding to both the 7th Street Corridor and to the often-congested west entrance to the Northridge subdivision off 26 Road.

Sage Court should be considered low density as it has always been and will continue to be. The name and density change removes some conditions and protections that were part of residents' decisions to buy or build there.

Paxton Valley should not be built out at maximum density. It is highly inconsistent with the character of surrounding low-density, one residence per acre properties. The current road infrastructure cannot support it.

Sincerely,

Carol Bergman

Carol Bergman

Carol Bergman
628 Sage Court
Grand Junction, CO 81506
3-28-2021
970-261-6920

Rick Dorris
Community Development
250 North 5th Street
Grand Junction, CO 81506

Dear Rick Dorris,
When we purchased our home, we inquired about the vacant land next to our access and discovered it was platted as Northfield Estates Subdivision, 3 lots that could each support one residence. Ten years later, we were surprised to discover it had, at some time, been rezoned to R-2 which could possibly mean two residences per acre. In 2004, Four Pines was being proposed at 12 per acre. Upon examining that area in person, representatives of the City wisely recognized that was not appropriate and would not fit the character of the surrounding area. They reduced the development to R-4. It was built accordingly around 2005 and remains low density.

As the reworking of the Future Comprehensive Plan began, we were told not to be concerned because the vacant property was still R-2. Now, we are being told the final Plan will allow for R-12. Sometime during the process, changes occurred. In addition, there was also an error in the color coding of Sage Court making our one-per-acre lots mistakenly colored as medium use. Nothing on Sage Court changed to warrant a change to medium density. This is a misrepresentation that masks the true character of this area, but looks good from the "30,000-foot fly-over." It masks the inappropriateness of the proposal to change the adjacent property to R-12! Renaming us medium density seems to be an effort to justify rezoning the three lots to the north. We fear this mistake removes some zoning code protections we feel we had when we purchased and later improved our properties.

On the east side of 26.5 Road and slightly north but south of where F ½ Road would be if it continued, the area is defined as low density. Properties north of this area on both sides of 26.5 Road are R-1, R-2, and R-4. North Ridge, west and south west of Sage Court including Willow Brook, along the north side of Patterson at 26 Road are labeled low density and are built out to one residence per ¼ to 1/3 acre lots.

Sage Court is built out at an average of one per acre or more.

Both the Future Comprehensive Plan and Land Use Plans refer to a need for transitions between different types and densities of residences. We believe that transition has already been established.

Travelling north from Saint Mary's Hospital on the west side of 26.5 Road, there is:

a commercial strip mall
undeveloped area
the future Village Cooperative to include 62 units
Solstice Senior Living at Mesa View
Grand Valley Irrigation Main Line forming a natural geological transition barrier

then

Sage Court-1 home built along 26.5 Road, and 5 on Sage Court - built as 1 home per 1- 1+ acre

then

Property in question at 630 26.5 Road - 2.49 acres zoned R-2.
American Lutheran Church R-1
F ½ Road
Another Grand Valley Irrigation canal
Properties north of that are mainly one per acre, R-1 or R2.



Land Use Map: Sage Court

The area in bright blue is Sage Court located on a hill.

The green boxes to the north are three lots zoned R-2, but proposed as R-12.

The light tan areas are all low density, Willowbrook, North Ridge, Four Pines and north.

The dark blue line represents the natural geographical border of the Main Line canal between higher density to the south and our one-per-acre Sage Court.

Gold horizontal line represents Patterson Road between 26 and 26.5 Road.

The density diminishes from Patterson northward to the Main Line canal which also offers a natural border. Sage Court begins residential single homes. Transition has occurred by that point. The character of neighborhoods from that point northward are residential low. Noise levels are what would be expected in low density.

Numerous places in the Comprehensive Plan refer to character as important. To redefine the property in question at Medium and build it out at 12 per acre makes Sage Court an island, a splinter of 1 per acre houses. We have deer, fox, raccoons, Gambles quail, hawks and owls residing in or visiting our rural-like area. We function as low density. The city has never provided any curbs or gutters or other amenities for medium density. The neighborhood owns and maintains a private park. Our properties are larger than or equal to the residential properties south west, west, north west and north east of Sage Court. They are larger or equal to most properties along the 7th Street corridor north until Interstate 70. That said, our properties could not and should not ever be subdivided or "apartmentalized". Just because the

city planner suggested we could now "demolish our houses to build apartments too" does not mean that would be appropriate or even feasible. Our neighborhood character matters!

Placing up to 30 units next door with our access possibly being through a densely populated area will likely depreciate our home values as it surely changes the rural character of our subdivision.

Adding traffic from 30 units onto 26.5 Road just north of the Horizon Drive / 7th Street intersection, Juniper Ridge Community School entrance and the Village Cooperative Development may just be the breaking point for that less-than-one-quarter-mile stretch that also attracts traffic off of Horizon Drive. Is the additional traffic that will be generated by new developments currently in progress on North 26.5 Road being considered? The 7th Street corridor is already unfriendly to walkers and bikers. There are few businesses accessible to pedestrians. The traffic study has identified the intersection of 26.5 Road and Patterson as a traffic problem intersection. Adding so many units just north of it does not seem to be addressing that problem.

I believe there has been a mistake in the final printing of the Comprehensive Plan. I am thankful a pathway to correct that exists. In chapter five, the section entitled *Minor Amendments to One Grand Junction Comprehensive Plan* allows "corrections to text or map errors", "revisions..." and "changes to maps, such as the Land Use Map, Tiered Growth Map..." (p. 89) It is erroneous to spill extra ink on the Sage Court neighborhood, residences built out to one per acre, and suddenly call them medium density.

Sage Court should be relisted as low density. The three lots to the north that are under consideration for a development called Paxton Valley are currently zoned R-2 and should be listed low density. That is appropriate and would accommodate three to five single family residences that would be a better fit with the surrounding neighborhoods in all directions. Contrary to the marketing, the property does not HAVE to be rezoned to be developed.

Paxton Valley at twelve units per acre, a possible/probable 30 units in the project, is not an appropriate fit!

Please come see the area before you push this development. Consider visiting during the drop-off time for students at Juniper Ridge when traffic backs up across 7th Street eastward down Horizon Drive as well as north and south on 7th Street. Then imagine it with the extra vehicles from the new developments north and 20-30 more cars in the morning just from Paxton Valley.

A Minor Amendment is definitely warranted. Changing this area to medium density is a mistake.

Thank you,

Carol Bergman

Carol Bergman

Walt Bergman
628 Sage Court
Grand Junction
CO 81506
3-29-2021

Tamra Allen
Community Development
250 North 5th Street
Grand Junction, CO 81501

Dear Tamra Allen,

There are several issues I would like to address regarding the proposed Zoning change for the property just south of North Acres Road and west of 26 ½ Road: traffic, current zoning, home devaluation, precedent, transitional error.

Just past Horizon Drive, 7th Street narrows from five lanes – two lanes southbound, one turn lane and two lanes northbound - to only two lanes. Cars driving north often "race" to get into position to converge into one lane to proceed north. If the proposed projects went in, there are only about 50 yards before anyone turning west across traffic would have to negotiate their turn. This would create a very dangerous situation that will only get worse from all of the development with its subsequent traffic that is happening on that corridor.

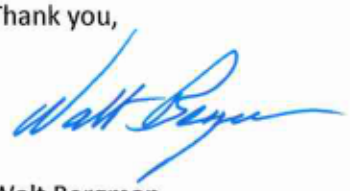
Before I bought my house on Sage Court, I checked to see what the plans were for the vacant area north of our subdivision. I was given a blueprint of a platted subdivision to be built out at one house per acre. With that information, I made the largest purchase of my lifetime. At some point in time, the area was rezoned from R-1 to two per acre or R-2. We had no idea that had happened or when. It didn't seem right that it just doubled overnight, and now they are asking to bump it to twelve, R-12! If that project is approved, owners in our neighborhood will have to drive through 30 apartments, possibly through 60 vehicles (more when college students take over) just to get out to 7th Street. An "expert" informed me that if the project were to occur at such high density, it would cost 5% to 20% of my home's value.

The Four Pines Subdivision borders the land being considered for rezone to the northwest. In 2004, there was a similar proposal to build that subdivision to 12 units per acre. The City Council voted it down because it would be inappropriate, calling it a "spot development", inconsistent with the character of the surrounding neighborhoods. In my opinion, a precedent was set to keep all the neighborhoods in that area at low density. How could it be inappropriate then, but alright now?

In order to make the Future map look like a smooth transitional zone, "from 30,000 feet," they colored our neighborhood the medium density color. Our neighborhood matters! No one is going to "demolish" their homes to put in 12 apartments on their lots as was suggested by the city planner. Every home in our neighborhood has had recent upgrades, additions, landscape, paint, etc. No one intends to change the character of our neighborhood. If one would actually view our location from lower than 30,000 feet, one would see the proposed change would transition from low density (our neighborhood at one per acre) to medium density (the proposed R-12) and then back to low density (everything north). This is not a transition. This is a spot development!

As a life long resident of Grand Junction, as a citizen with a long history of volunteering to make G.J. a better place, I ask you to do the right thing: keep this area low density as it should be.

Thank you,



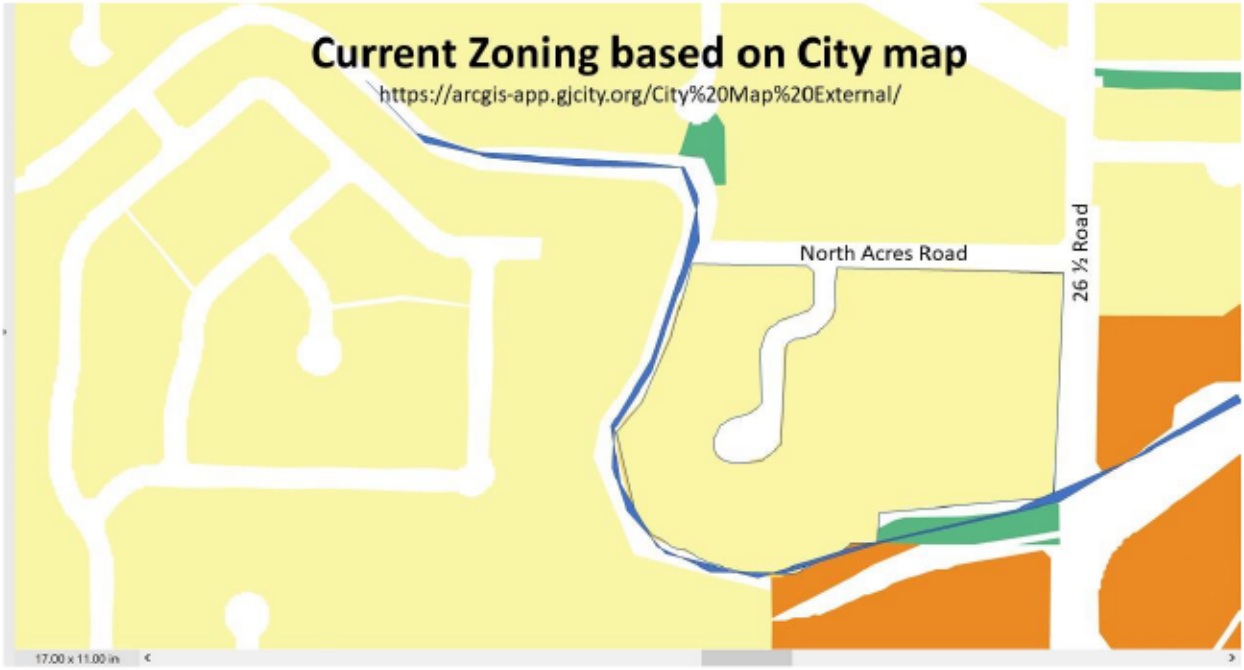
Walt Bergman

March 19, 2021

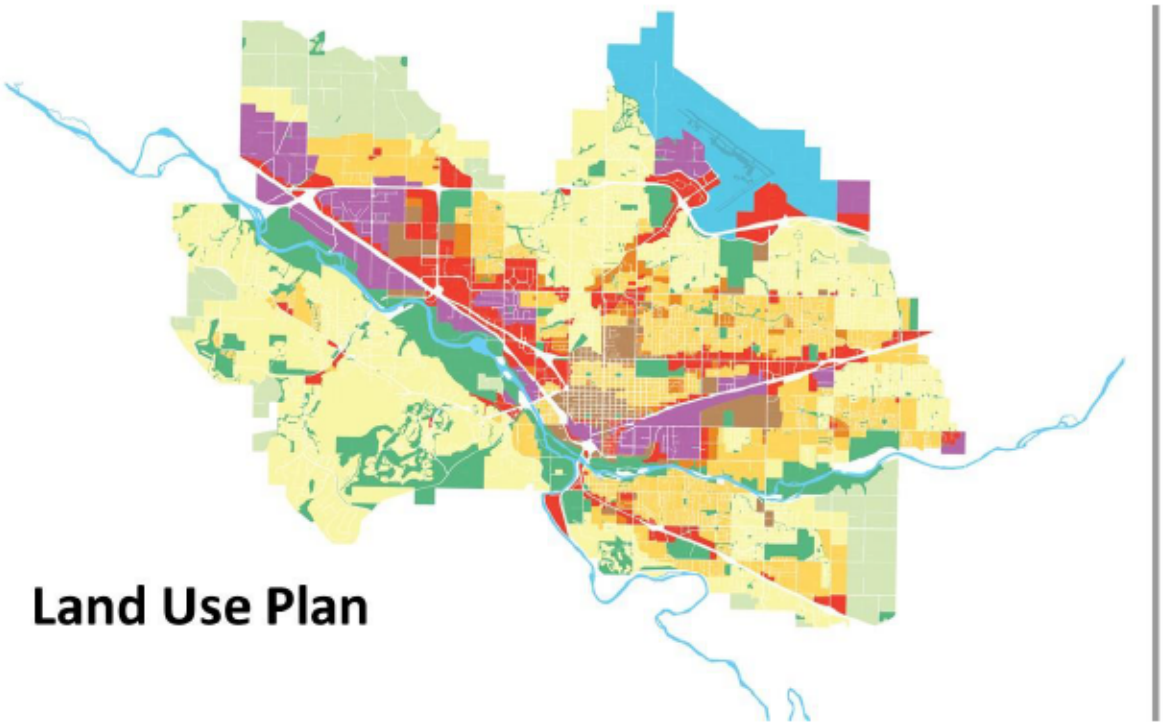
Dear Tamra Allen,

In a recent zoom meeting with a city official, our sub-neighborhood became aware that the Land Use Plan had recently been updated. Unfortunately, we were unaware that the updated Land Use Plan would pave the way for a transformation of our sub-neighborhood. I am providing the following description of our sub-neighborhood so you know the properties in question.

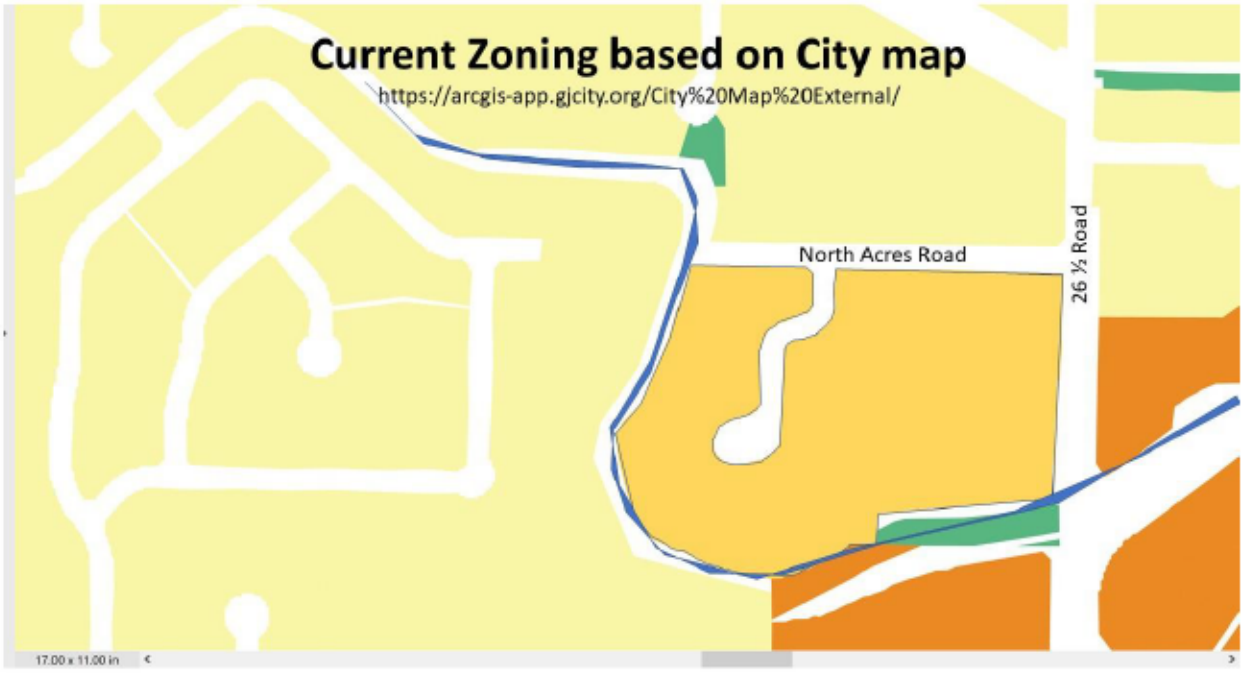
Our sub-neighborhood is located in the Southwest corner of the Horizon neighborhood along North Acres road. More specifically, our sub-neighborhood as outlined below is bordered by North Acres Road, 26 ½ Road, and the Main Line Grand Valley Canal.



Our sub-neighborhood learned from the recent virtual meeting that a newly newly updated "land Use Plan" was implemented by the city (see https://www.gjcity.org/359/Long-Range-Planning).



During this process, our property was changed from "residential low" to "residential medium." As you know, this means that anywhere from 5.5 to 12 residential units could be built in our neghborhood. No one in our neghborhood was aware of the change or notified by the city. The new change in our neighborhood designation is shown below.



The map below shows the current density of homes and buildings in our sub-neighborhood. The section that was changed from residential low to residential medium is already developed as R-1 and R-2 property except for 2.5 acres of property shown in the dark color. Apparently, our sub-neighborhood was recently changed in the updated Land Use Plan to pave the way for changing the zoning of the 2.5 acre strip and allow a developer to infill this small property with high density housing. We were informed at the city zoom meeting that the developer wants the property rezoned to R-12.

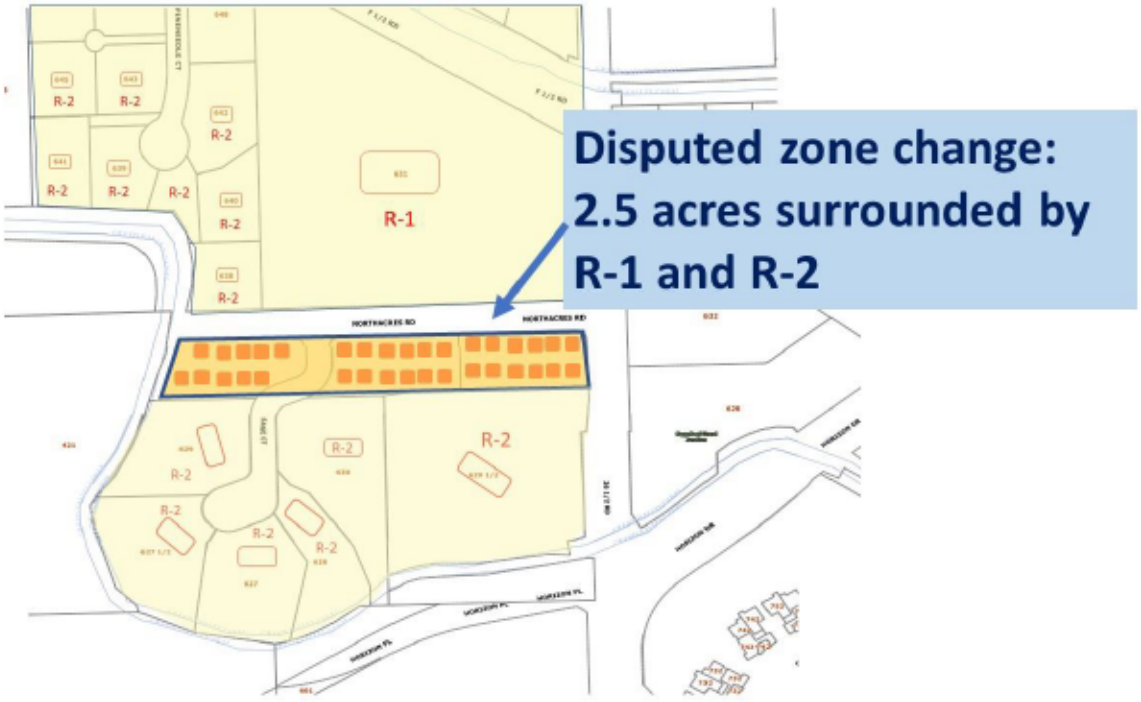


The land in question is listed as three separate parcels: 2945-023-13-001 (0.801415 acres), 2945-023-13-002, (0.85514 acres), and 2945-023-13-003 (0.84342 acres) all purchased in 2003 by a property speculation corporation (WDM Corporation). The lawyer at the zoom meeting representing the developer argued that the vacant land had been idle for 20 years as an R-2 property and that it was necessary to change the property to R-12 to provide incentive to develop the property and meet the goals of the city to infill. In fact, the property has laid vacant and undeveloped because it was held by a property speculation company that was unmotivated to sell until local property values increased. By changing the zoning designation from R-2 to R-12, the city is basically incentivizing property speculation and rewarding corporations that hold land inventory. Holding inventory effectively reduces available inventory driving up property costs and making it even more difficult and expensive for city residents to afford housing. It would seem that city planners would benefit city residents more by disincentivizing land speculation within the city rather than rewarding them for holding-out property.

As it stands, in our case, it appears the city has incentivized this type of land speculation by changing the Land Use Plan for the small area encompassing the 2.5 acre parcel of land that hasn't been developed and advocating that the zoning be changed from R-2 to R-12. Such a zoning change will allow up to 30 homes or units to be built on this small parcel of land as shown below.



This type of infilling is not consistent with the surrounding neighborhoods and would impact the surrounding residents as far as traffic, noise, and quality of life. As shown below, this property is completely surrounded by R-1 and R-2 property.



We realize the city wants to infill and make more homes available for a growing population. We are not against development. We would welcome the development of the vacant property as it was intended and consistent with the surrounding neighborhoods. Currently, the three parcels are zoned to allow five homes to be built. Further development on vacant land and infilling can be thoughtfully done throughout the city without negatively impacting the current residents of Grand Junction.

One of the attractive features of the city of Grand Junction is the opportunity to purchase a residence in a neighborhood that doesn't have the conjestion and feel of a large city. With the pandemic, buisnesses have realized that residents can be very productive and efficient by teleworking multiple days a week. It is no longer necessary to live in a city center to be close to work as it was before the pandemic. This will change the need for infilling near the city center and allow city residents a less congested living environment and higher quality of life. We would encourage the city to not fall into the practice of infilling low density neighborhoods with high density housing. Grand Junction is a small city and there is plenty of wide open space for higher density housing without negatively impacting the neighborhoods of current resisdents.

As further follow-up on this issue, we want to investigate the curcumstances surrounding the efforts to rezone the 2.5 acre property. Does Grand Junction adhere to the Freedom of Information Act or a similar policy? Could you direct me on the procedure to access all public records and correspondence pertaining to the efforts to change the Land Use Plan and rezone this property?

Thank you for your kind attention,

Gregory M. Glenn

Phone: 707-307-3065

Email: gmelglenn@gmail.coms

Dear Mr. Hochwalt,

I am following-up on the neighborhood zoom meeting held on March 1 regarding the development proposal of Paxton Valley Development for the three parcels of vacant land located at Northacres road.

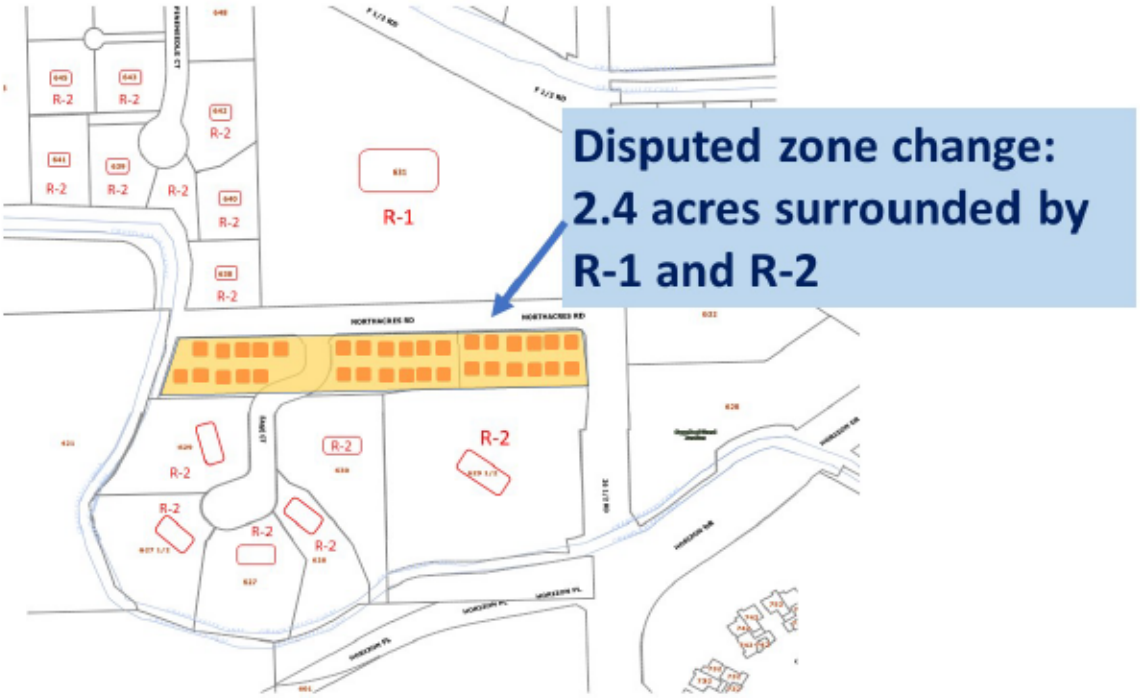
As stated in the Grand Junction Comprehensive Plan, Grand Junction is a quality place to live with its historic downtown, easy access to open spaces, and quality residential neighborhoods. As stated in the Plan (pg. 19), most residents prefer single-family homes. Grand Junction is a relatively small city and as stated in the Plan, it has "no lack of vacant land to accommodate new growth." For many residents, Grand Junction is a wonderful community because it has quality neighborhoods unlike many larger cities where excessive infill, congestion, and high-density housing degrade the overall living quality of its residents. The "quality" neighborhoods in Grand Junction is a strong attraction. Once a neighborhood is infilled, it will never have the same quality for the surrounding residents. This is the reason for the concern regarding the plans to rezone our neighborhood to allow infill.

The city Plan states that some residents have expressed a preference for a variety of new home types and homes located in neighborhoods that are located close to local shopping, dining, and other amenities and that are walkable. The downtown area of Grand Junction is certainly an area like that. City residents enjoy walking through and shopping in the downtown area and frequenting the parks. However, the Northacre location is not pedestrian friendly. It is not within walking distance of the downtown area or any shopping. It is not close to any parks comparable to those in the downtown area. Even with the apartment complex located at Lakeside Drive and Horizon and much closer to the nearby Safeway shopping complex than the Northacre location, there is almost no foot traffic. In short, any potential residents of the Northacres development would be very unlikely to move there because it is within walking distance of any shopping or business of employment. There is virtually no foot traffic along Patterson Drive, Horizon Drive, and 26 ½ road even though there are apartment complexes scattered about the area.

As for residents wanting to be close to shopping, restaurants, and retail stores, what does that mean? If you are driving, it means being able to get around in 10-15 minutes. That opens up virtually any area within the city. Grand Junction businesses are spread for miles along the Horizon Drive, Patterson Drive, North Avenue, Downtown, and highway 50 corridors. Any future residents of Northacres will have to drive to reach these scattered business and places of employment. Grand Junction businesses are not concentrated in one small area of the city which undermines the reasoning and need for infilling and intensification. The city Plan states that "residents have suggested a much stronger focus on infill and redevelopment or 'urban intensification' is needed." Does the city have documentation to support this statement? Was a survey done? How many residents have provided this suggestion and to which areas of the city are they referring?

As for the Northacres property being close to shopping, there are many potential development sites in the city that are closer to shopping and businesses that would not drastically impact surrounding neighborhoods. The property speculation corporation that purchased the Northacre property purchased it as an R-1 or R-2 property and has made little effort to sell or develop it for the last 20 years. Does the city want to set the precedent of rewarding corporations that hold vacant inventory with favorable zoning changes? We would ask that the city consider the impact of zoning changes on surrounding city residents and preserve long-standing zoning designations of established neighborhoods that contribute so much to the appeal and quality of living in our city. Please let me reiterate that we are not anti-

development. WDM Corporation has every right to develop the land as currently zoned. As an R-2 property, the developer could build five homes on the Northacre property. This would allow a moderate amount of infilling while not drastically transforming an established neighborhood. As you can see in the map below, our neighborhood was actually developed as R-1 property even though it is currently zoned as R-2.



As our neighborhood residents discuss these important issues, we ask that the city please provide us more information. Could you please provide information/documentation on the following:

1. When is the next scheduled event where we can engage the city further on this proposal?
2. One of our neighbors claimed he reviewed a 2020 draft of the Comprehensive Plan. Our neighborhood was designated as "residential low" in the version he reviewed. Can you please tell me which draft introduced the Northacres neighborhood as "residential medium." Can you please provide the date this change was added to the Plan?
3. Paxton Valley Development, LLC is the entity that applied for the change from R-2 to R-12 in the zoning of the Northacres property. Paxton Valley Development, LLC incorporated December 8, 2020 which is one week before the Grand Junction Comprehensive Plan was adopted (December 16, 2020). What can the city reveal regarding this newly formed development company? Does the city have publicly available information regarding those that have a financial interest in this new company?

As you know, Robert W. Jones II, P.E. of Vortex engineering and Architecture, Inc. prepared the Paxton Valley rezone application "Plan Number: RZN-2021-183." I would contend that there are several statements in the application that need clarification.

Page 4 of the General Project Report:

Policy 1-C: HOUSING TYPES. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Comment: The developer mentions duplexes, triplexes, multiplexes, ect. perhaps with the intent of building such units in order to attain the maximum allowable occupancy on the property. As most home owners purchase single-family homes, these units will most likely be rental units. It will not be possible to maintain the neighborhood character by infilling high density units including rental units.

Page 5 of the General Project Report:

Note: Existing zoning is based on the previous Growth Plan and the 2010 Comprehensive Plan Future Land Use map. The majority (but not all) of existing residential housing units in this area were constructed in the mid-1980s to early 1990's. Since that time, development on the Patterson Road and 7th Street corridors has increased substantially with employment centers, professional and personal services and medical services. The expansion of the employment centers has increased the demand for housing in the vicinity of the applicant's property. Creating housing that is within walking distance or a short commute to employment and service centers is consistent with the vision and goals of the 2020 Comprehensive Plan.

Comment: As stated in the Plan, there is no lack of available space for expansion. Were there not areas to develop within the city, the limited number of units that the Northacres property could accommodate might be needed. But, that is not the case. This report would lead you to conclude that walking distance to professional and personal services and medical services is needed and will be provided by developing Northacres into high density housing. As explained above, this is misleading. There is virtually no pedestrian traffic to stores, businesses, and employment centers now even though there are currently multi-unit buildings along the Horizon Drive corridor. Residents are not going to walk 1-2 miles to a grocery store and then carry bags home. As with the Horizon apartments, residents in the area drive where they need to go. Once in your car, you can drive almost anywhere in the city in 10 minutes or less. Housing prices and housing quality are much more important to city residents than walking distance to businesses. Part of the issue with walking is not only the distance but also the traffic. It is noisy and unpleasant walking along a busy street including Horizon Drive and Patterson Drive. Secondly, medical professionals and others who can afford a single family residence are not going to be interested in living in a duplex or multi-unit building. Were the property developed as R-2, five single-family homes could be built and would be attractive to medical professionals or other city residents who enjoy the quality housing and lifestyle a single-family home provides.

Page 8 of the General Project Report:

Approval Criteria

(1) Criterion 1 can only be met by redesignating Northacres neighborhood as "residential medium."

(2) Criterion 2 can only be met by redesignating Northacres neighborhood as "residential medium."

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

Response: There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.

Comment:

Having medical, educational, retail sales and personal services within walking distance is a misleading statement. There is very little available locally that can be accessed by walking. The Patterson and Horizon Ave are very noisy and unpleasant for walking. Currently, there is very little pedestrian traffic from local residents. Grocery stores are too far for carrying groceries. There are no parks within walking distance. The canal access is barricaded with gates with no trespassing signs. Current residents of the neighborhood travel by car to other locations for walking, shopping, and access to bike paths or parks. The location is beyond walking distance from Colorado Mesa University.

(4) Criterion 4 can only be met by redesignating Northacres neighborhood as "residential medium."

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

Response: The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary's hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business. More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.

This criterion has been met.

Comment:

The benefit is over-stated and the disadvantages were ignored. Infilling low density neighborhoods with high density housing permanently impacts the quality of the entire neighborhood. Developing this property as it was originally intended would provide five single-family homes that would provide a high quality living environment for medical professionals from St. Mary's hospital or other professionals the developer proports as being future potential residents. It would appeal to families looking to experience the quality of living environment that is unique in Grand Junction and not found in large urban areas. Excessive infilling of the Northacre property will likely result in construction of multi-unit buildings that will not be appealing to medical professionals or other local professionals whom the developer claims would find the development attractive. Those professionals would far more likely prefer, as with most residents of the city, a single-family home. With the prospect of multi-unit buildings, it is most likely that the units will be filled with random residents that neither work nor recreate nearby. The proposed development plan is not in the best interest of the city or the neighborhoods that will be impacted as a result.

Dear Mr. Hochwalt,

I have had a chance to review the Vortex application and justification for rezoning the Northacres property. I have provided arguments to support why this rezoning application should be denied and why it is in the best interests of the city that this property remain as R-2.

9. Approval Criteria

Section 21.02.140(a), Approval Criteria, states that 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: Adoption of the 2020 Comprehensive Plan changed the Future Land Use classification of the subject property and substantially increased the anticipated density of the area in response to the need for a variety of housing types in the community. The Plan recognizes the need for more efficient development that grows inward and upward in the core of the City in areas near employment and service centers such as along Patterson Road and 7th Street. The land use classification of Residential Medium is implemented by the R8 and R12 zone districts. In order to meet the anticipated density of the new 2020 Comprehensive Plan, it will be necessary to rezone the subject property.

This criterion has been met.

Rebuttal: The local residents question the reasoning for the change of the Northacres neighborhood from "residential low" to "residential medium." It seems the change was done specifically to pave the way for the 2.5 acre Northacre property to be rezoned. All of the surrounding properties are developed as "residential low" properties.

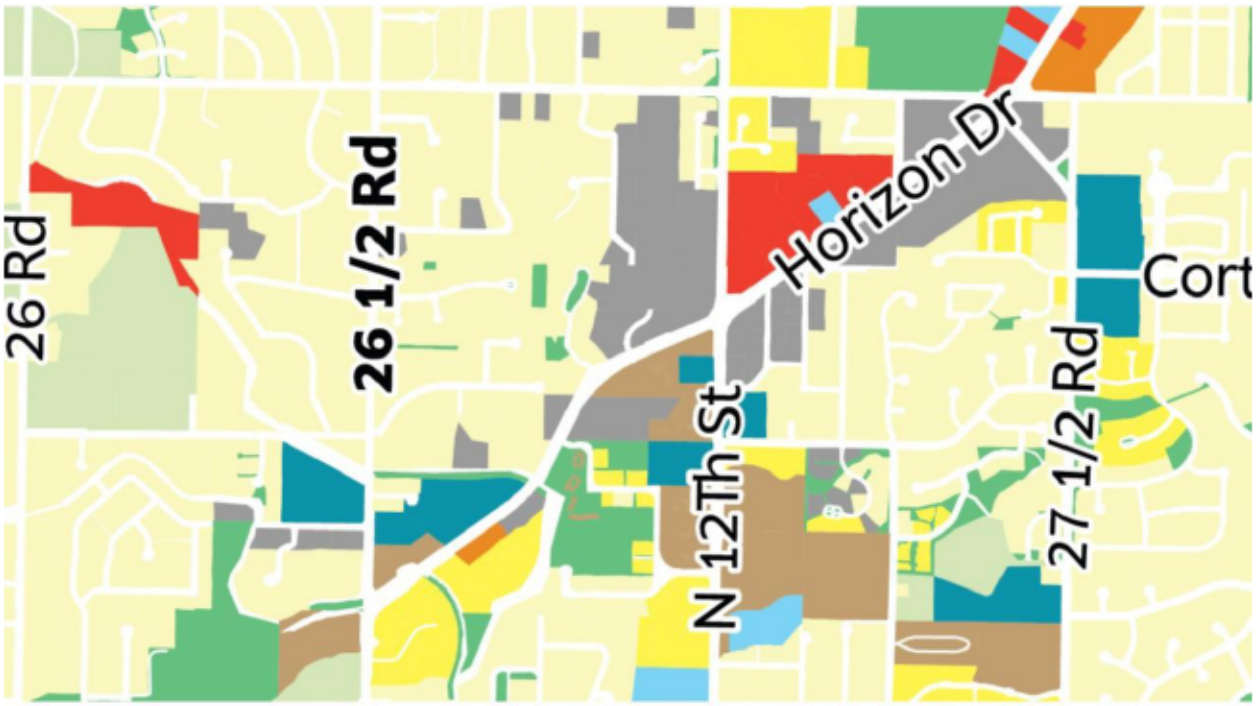
(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The intent of the 2020 Comprehensive Plan is to encourage infill development of vacant and under-utilized parcels within the City, and to increase density in areas with existing infrastructure for more efficient development. Although this area has seen increased development with construction of the Lutheran Church to the north and the Capella Assisted Living facility to the east, the area is better characterized as being in transition between the lower density single-family residential trends from twenty to thirty years ago, to the current housing trends of increased density (or intensity with nonresidential uses). This rezone request is consistent with the recently adopted 2020 Comprehensive Plan that seeks a variety of housing types, encourage infill and efficient development.

This criterion has been met.

Rebuttal: This area has already been developed as a "residential low" neighborhood except for the 2.5 acre property in question. There is no prospect for further development within this neighborhood over the next 20 years. The property to the East has been developed. The neighborhood is bordered on the West by a canal. The property to the North was developed as R-1 where the Luthern church is located. The Sage Court properties to the South were developed as R-1 properties (6 single family homes on 8.78 acres). We don't believe it is in the best interest of the city to indiscriminately insert pockets of high density housing within a low density neighborhood just for the sake of infilling. Such

indiscriminate infilling impacts the surrounding neighborhood and detracts from what most city residents find so attractive about the city-- housing that doesn't have the congested feel and traffic of larger cities. As the Comprehensive Plan has already noted, the preference for most city residents is for single-family homes. There may be a shortage of multi-unit housing in the city but there is also a shortage of single-family residences that are close to all of the amenities mentioned in the Comprehensive Plan. If the 2.5 acre property were developed as currently zoned (R-2), it would allow for 5 single family homes. This would more than double the density compared to the surrounding neighborhood and thus meet the objective of densification as prescribed by the Comprehensive Plan. At the same time, it would make available more single-family homes which medical and other local professionals would find attractive. It should also be noted that there is not a lack of vacant property nearby where infilling with multi-unit housing would not negatively impact established neighborhoods. As seen in the map below from the Comprehensive Plan, these potential sites are even closer to amenities (Safeway shopping center) than the Northacres property (vacant property is shown in gray color).



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

Response: There are public and community facilities to serve the future development of the subject property. Medical, educational, retail sales and personal services are all within walking distance of the site; pedestrian and bicycle trails on the nearby canal and streets provide easy recreation opportunities; grocery stores and additional restaurants are within 1-2 miles of the site. There are many services and facilities that are within a walkable distance from the subject property.

This criterion has been met.

Rebuttal: As mentioned above, there are other vacant properties closer to Horizon Drive and Patterson Drive businesses, grocers, and restaurants that have a better "Walk Score." Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. A very high Walk Score (70-89) means a location is Very Walkable and that most errands can be accomplished on foot. According to Zillow, the Walk Score for the adjacent property (Sage Court) is only 26 which means that the location is car dependent and that almost all errands require a car. The low Walk Score can easily be validated by monitoring the amount of pedestrian traffic currently observed at near-by multi-unit complexes along the Horizon corridor.

The Vortex document claims there are pedestrian and bicycle paths along the canal. However, this information is inaccurate. These paths are blocked with gates and are posted with no trespassing signs.



There are bike paths on 26 ½ road but the traffic moves fast along the corridor. As a result, there is very little bicycle traffic along these paths and certainly no family or children would feel safe biking along the road. Biking families and adults typically drive to established and safe bike paths in order to enjoy biking activities.

The Sage Court neighborhood has a Transit score of 22 which indicates minimal public transportation availability. For residents that rely on public transit (BRT), they would typically prefer living within close walking distance from the transit lines. There are no stops close to the Northacres location (see the BRT map in the Comprehensive Plan). The Public Transit map shows that Northacres residents would need to walk to Patterson Avenue to reach public transit. The intersection of Patterson and 26 ½ road is considered problematic or dangerous due to the occurrence of car, bike, and pedestrian accidents at this location according the Problematic Intersections map in the Comprehensive Plan. The Patterson and 26 ½ Road corridors have fast moving traffic which not only contributes to the danger to pedestrians and bicyclists, but it is also noisy and unpleasant to walk along those corridors.

(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: A review of the Future Land Use map and the City's current zoning map indicates that there is very little medium high to high density zoned land within the City; the

majority of land is zoned for lower to medium density. The community and City Council undertook a months-long process to review and discuss the housing needs of the community prior to adoption of the new Plan. The recently adopted 2020 Comprehensive Plan which changed the land use classification for the subject property demonstrates that more density will be needed if the City is to achieve its goals for a variety of housing types. Rezoning to the R12 will support the new Comprehensive Plan and is consistent with many of its goals and policies including Principle 5, Policies 1 and 1C specifically.

This criterion has been met.

Rebuttal: As previously mentioned and as shown in the map above, there is no lack of available vacant land that could be developed for multi-unit complexes. The map above just shows vacant land along a part of the Horizon Ave corridor. There are many other vacant properties available throughout the city that are already zoned for development. The Northacre property was zoned to allow development of additional single-family residences. The inventory for single-family residences close to the city center is very low (see Zillow.com). Building five single-family homes on the Northacre property not only accomplishes the goal of the Comprehensive Plan to increase home density compared to the surrounding neighborhood, it also would help increase the inventory of single-family homes which are in short supply. It is in the best interest of the city to maintain the Northacre property as R-2.

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

Response: The community will derive the benefit of higher density residential development that is in close proximity and walking distance to employment centers such as St. Mary's hospital, numerous medical offices, out-patient surgical facilities and other small retail and personal service employers and places of business.

More compact development will provide more housing variety and efficient use of existing infrastructure, thereby reducing urban sprawl and the cost to maintain urban infrastructure which is a benefit to the overall community.

This criterion has been met.

Rebuttal: As stated earlier, the Walkability Score, Transit score, and biking prospects are poor for the Northacres site. Furthermore, the Comprehensive Plan shows that access to city parks is beyond walking distance. The facts show that residents will need a car for almost all errands which undermines the justification for rezoning this property. We feel strongly that it is in the best interest of the city to allow this property to be developed as R-2 with the potential of developing 5 single family residences. This would provide moderate densification relative to the surrounding neighborhood and help alleviate the demand for single-family homes which is what most city residents prefer. We agree that a variety of housing options are needed in the city and that more multi-unit properties would fill a need for a certain percentage of city residents. However, there are better options than the Northacres property that have much better walkability scores and are closer to parks, transit and other amenities city residents prefer.

Carol Bergman
628 Sage Court
Grand Junction, CO 81506
3-28-2021
970-261-6920

Tamra Allen
Community Development
250 North 5th Street
Grand Junction, CO 81506

Dear Tamra Allen,
When we purchased our home, we inquired about the vacant land next to our access and discovered it was platted as Northfield Estates Subdivision, 3 lots that could each support one residence. Ten years later, we were surprised to discover it had, at some time, been rezoned to R-2 which could possibly mean two residences per acre. In 2004, Four Pines was being proposed at 12 per acre. Upon examining that area in person, representatives of the City wisely recognized that was not appropriate and would not fit the character of the surrounding area. They reduced the development to R-4. It was built accordingly around 2005 and remains low density.

As the reworking of the Future Comprehensive Plan began, we were told not to be concerned because the vacant property was still R-2. Now, we are being told the final Plan will allow for R-12. Sometime during the process, changes occurred. In addition, there was also an error in the color coding of Sage Court making our one-per-acre lots mistakenly colored as medium use. Nothing on Sage Court changed to warrant a change to medium density. This is a misrepresentation that masks the true character of this area, but looks good from the "30,000-foot fly-over." It masks the inappropriateness of the proposal to change the adjacent property to R-12! Renaming us medium density seems to be an effort to justify rezoning the three lots to the north. We fear this mistake removes some zoning code protections we feel we had when we purchased and later improved our properties.

On the east side of 26.5 Road and slightly north but south of where F ½ Road would be if it continued, the area is defined as low density. Properties north of this area on both sides of 26.5 Road are R-1, R-2, and R-4. North Ridge, west and south west of Sage Court including Willow Brook, along the north side of Patterson at 26 Road are labeled low density and are built out to one residence per ¼ to 1/3 acre lots.

Sage Court is built out at an average of one per acre or more.

Both the Future Comprehensive Plan and Land Use Plans refer to a need for transitions between different types and densities of residences. We believe that transition has already been established.

Travelling north from Saint Mary's Hospital on the west side of 26.5 Road, there is:

a commercial strip mall
undeveloped area
the future Village Cooperative to include 62 units
Solstice Senior Living at Mesa View
Grand Valley Irrigation Main Line forming a natural geological transition barrier

then

Sage Court-1 home built along 26.5 Road, and 5 on Sage Court - built as 1 home per 1- 1+ acre

then

Property in question at 630 26.5 Road - 2.49 acres zoned R-2.
American Lutheran Church R-1
F ½ Road
Another Grand Valley Irrigation canal
Properties north of that are mainly one per acre, R-1 or R2.



Land Use Map: Sage Court

The area in bright blue is Sage Court located on a hill.

The green boxes to the north are three lots zoned R-2, but proposed as R-12.

The light tan areas are all low density, Willowbrook, North Ridge, Four Pines and north.

The dark blue line represents the natural geographical border of the Main Line canal between higher density to the south and our one-per-acre Sage Court.

Gold horizontal line represents Patterson Road between 26 and 26.5 Road.

The density diminishes from Patterson northward to the Main Line canal which also offers a natural border. Sage Court begins residential single homes. Transition has occurred by that point. The character of neighborhoods from that point northward are residential low. Noise levels are what would be expected in low density.

Numerous places in the Comprehensive Plan refer to character as important. To redefine the property in question at Medium and build it out at 12 per acre makes Sage Court an island, a splinter of 1 per acre houses. We have deer, fox, raccoons, Gambles quail, hawks and owls residing in or visiting our rural-like area. We function as low density. The city has never provided any curbs or gutters or other amenities for medium density. The neighborhood owns and maintains a private park. Our properties are larger than or equal to the residential properties south west, west, north west and north east of Sage Court. They are larger or equal to most properties along the 7th Street corridor north until Interstate 70. That said, our properties could not and should not ever be subdivided or "apartmentalized". Just because the

city planner suggested we could now "demolish our houses to build apartments too" does not mean that would be appropriate or even feasible. Our neighborhood character matters!

Placing up to 30 units next door with our access possibly being through a densely populated area will likely depreciate our home values as it surely changes the rural character of our subdivision.

Adding traffic from 30 units onto 26.5 Road just north of the Horizon Drive / 7th Street intersection, Juniper Ridge Community School entrance and the Village Cooperative Development may just be the breaking point for that less-than-one-quarter-mile stretch that also attracts traffic off of Horizon Drive. Is the additional traffic that will be generated by new developments currently in progress on North 26.5 Road being considered? The 7th Street corridor is already unfriendly to walkers and bikers. There are few businesses accessible to pedestrians. The traffic study has identified the intersection of 26.5 Road and Patterson as a traffic problem intersection. Adding so many units just north of it does not seem to be addressing that problem.

I believe there has been a mistake in the final printing of the Comprehensive Plan. I am thankful a pathway to correct that exists. In chapter five, the section entitled *Minor Amendments to One Grand Junction Comprehensive Plan* allows "corrections to text or map errors", "revisions..." and "changes to maps, such as the Land Use Map, Tiered Growth Map..." (p. 89) It is erroneous to spill extra ink on the Sage Court neighborhood, residences built out to one per acre, and suddenly call them medium density.

Sage Court should be relisted as low density. The three lots to the north that are under consideration for a development called Paxton Valley are currently zoned R-2 and should be listed low density. That is appropriate and would accommodate three to five single family residences that would be a better fit with the surrounding neighborhoods in all directions. Contrary to the marketing, the property does not HAVE to be rezoned to be developed.

Paxton Valley at twelve units per acre, a possible/probable 30 units in the project, is not an appropriate fit!

Please come see the area before you push this development. Consider visiting during the drop-off time for students at Juniper Ridge when traffic backs up across 7th Street eastward down Horizon Drive as well as north and south on 7th Street. Then imagine it with the extra vehicles from the new developments north and 20-30 more cars in the morning just from Paxton Valley.

A Minor Amendment is definitely warranted. Changing this area to medium density is a mistake.

Thank you,

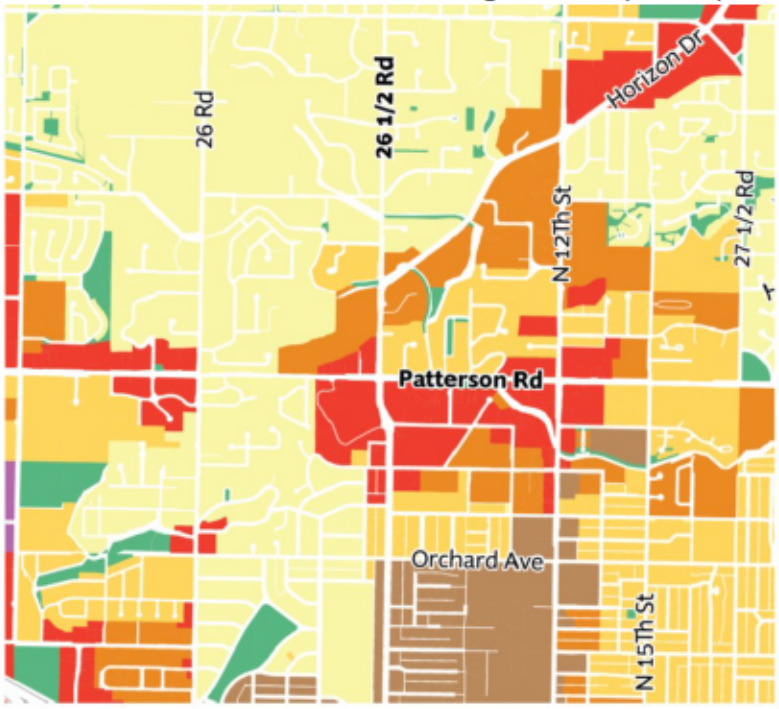
Carol Bergman

Carol Bergman

Dear Mr. Thornton and Mr. Hochwalt,

I have gone back and reread the emails you sent me. Thank you for the responses. I should tell you why my neighbors thought our neighborhood should have remained "residential low."

1. We are not along the Horizon Avenue corridor. The Grand Junction Comprehensive Plan (GJCP) states "Thanks to the City's policies, redevelopment and infill occur, especially along major corridors such as North Avenue, Patterson Road, State Highway 50 in Orchard Mesa, and along Horizon Drive." The developments you showed on your map were almost all on the South side of Horizon Drive. Capella is also along the Horizon corridor but on the North side.
2. If the City's priority was to infill in areas that are closer to the City core, businesses, and restaurants, Horizon Drive and Patterson Drive, there are many more "residential low" areas of the City that are better candidates for conversion to "residential medium" than the Northacres neighborhood (see map below from GJCP Pg. 58)



Map 1.

3. All of the properties surrounding the 2.5 acres are low density including the American Lutheran Church (R-1) as shown in the light yellow color below.

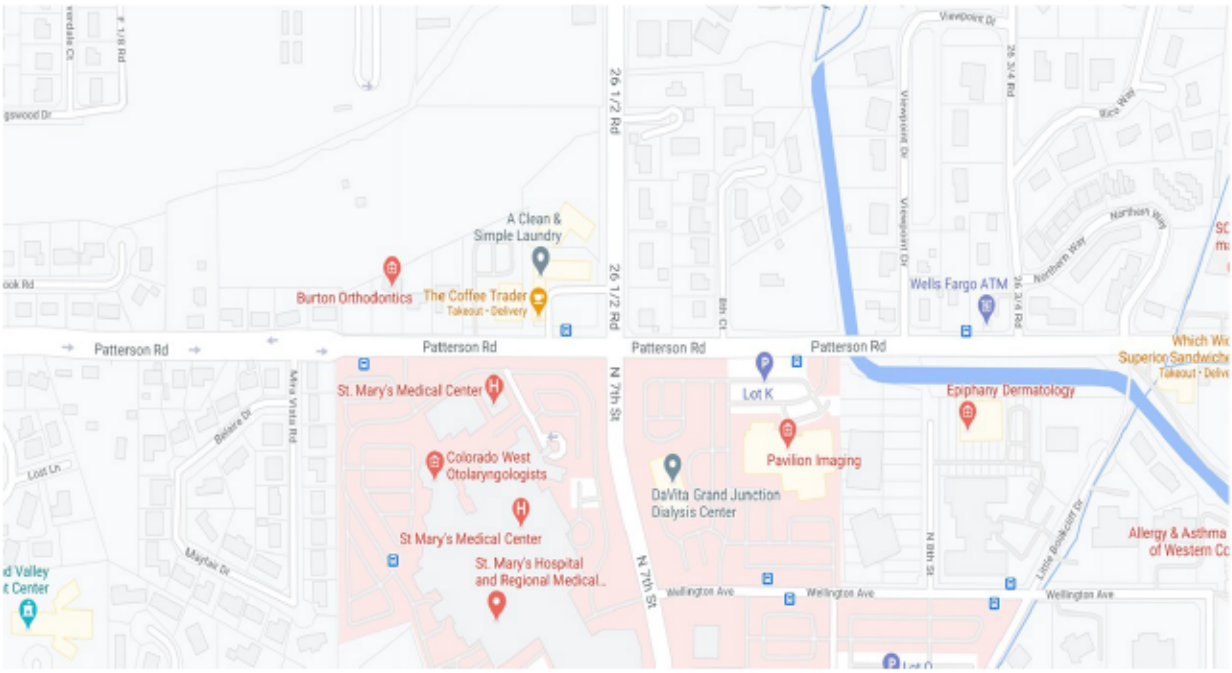


Map 2.

4. The GJCP (Pg. 60) states that the characteristics of "residential medium" are the following: "typically located in areas within walking distance of services and amenities and public transit." The Northacres property has a low walkability score (26; car is necessary for almost all errands), a low transit score (22; no public transportation

within walking distance), poor bicycle access (only paths are on busy streets and corridors), the Patterson Avenue/26 ½ road intersection is a known problematic intersection (GJCP, pg. 100) with known bicycle and pedestrian accidents. There are no walkable parks (GJCP, pg. 106).

5. The other characteristic of "residential medium" property is that it is near commercial and employment areas. As shown in the map below, there are very few commercial areas near the intersection of Patterson and 26 ½ Road. As you know, there are no commercial areas along the nearby section of Horizon Drive or further North of the Northacres neighborhood. There are many other "residential low" neighborhoods that are much closer to commercial areas (see map 1 above). Northacres doesn't meet this criterion.

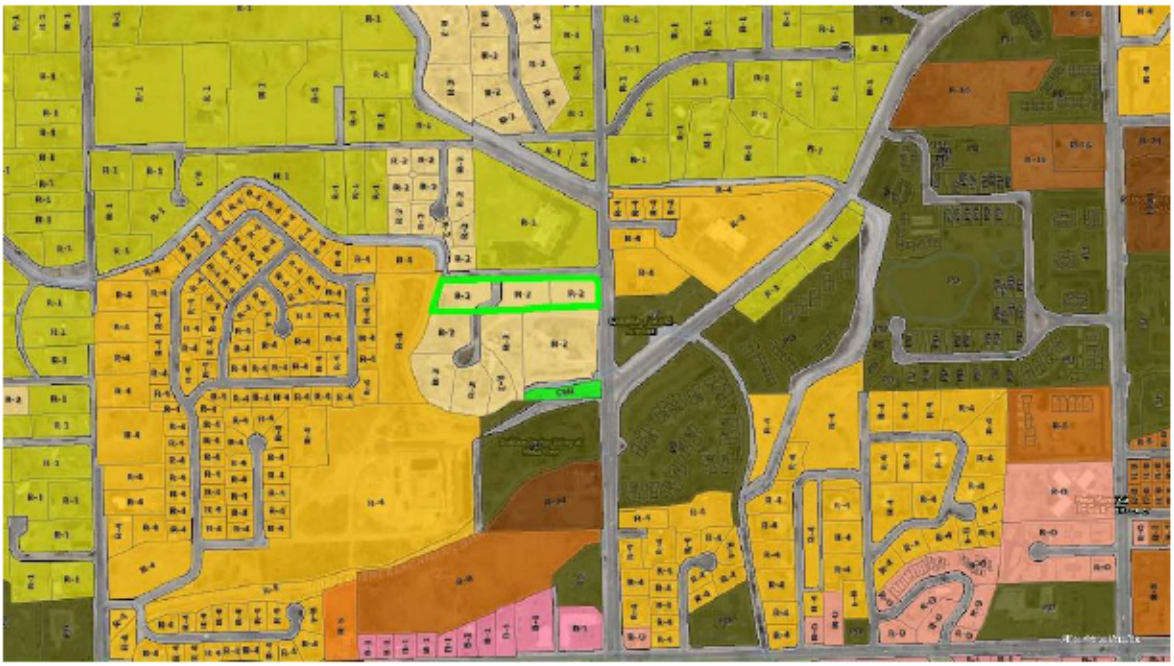


6. The proximity of Northacres to employment could be a consideration for some residents. It wasn't important to me when I moved into the neighborhood. Years ago, I lived in an area where the closest housing I could afford was 25 miles from my workplace. My commute each day was 3-3.5 hours total. Some employees at my workplace commuted more than 50 miles. Proximity to employment was a premium in that area. It is not really relevant in Grand Junction. The City is small and very driveable such that the majority of City districts can be accessed by car in less than 10 minutes (GJCP, pg. 113). As evidence, homes in the new Arabesque development are in high demand because of affordability and because residents prefer single-family detached homes that offer a degree of privacy. It is not a deterrent that the Arabesque development is not near large areas of employment. It just isn't an important consideration in a small town like Grand Junction.

In summary, for the reasons stated above, we felt confused about the redesignation of our neighborhood as "residential medium." That said, I should make it clear that we are supportive of moderate infill that would still be in keeping with the goals of the GJCP and the character of the surrounding neighborhood. We realize that WDM Corporation who has held the property as a long-term investment (almost 30 years), has a right to sell its land and that a developer has a right to develop a profitable project. A view of the map below shows various nearby developments in the "residential low" areas that were developed as R-4 neighborhoods. If the Northacres property were rezoned to R-4 as in the Northridge development (on adjacent West side) or the Levi Court development on the adjacent East side or even the Arabesque development currently being constructed on the fringes of the City limit, we feel the development would provide the "infill" the public and City envisioned and would provide much needed single-family housing that could be sold under the $400,000 price range similar to the Arabesque development. Such housing is scarce and a needed housing type as stated in the Comprehensive Plan (GJCP, pg. 53). The Plan also recognizes that most City residents prefer single-family

homes. The inventory of such homes is scarce, particularly in the greater Northacres area (see Zillow). A rezone of the Northacres property as R-4 would have complied with the following statement you included in your letter:

> *"A feature of the 2020 Comprehensive Plan is the elimination of utilizing zone districts that are less intensive and dense for rezones in land use decisions and growth. For example the 2020 Comprehensive Plan does not include R-2, R-1 and Residential Estate (RE) as zone districts that implement the Residential Low Land Use Category."*



So why are the Northacre neighbors feeling disenfranchised? On March 1, 2021, the City held a neighborhood zoom meeting to inform us that a developer was planning to develop the Northacres property as R-12. Our neighborhood was shocked at the announcement. We were informed that this was all made possible because the newly adopted GJCP had changed the designation of our neighborhood from "residential low" to "residential medium." Is the GJCP considered the final word on development matters or can the public have input still? You stated in your email, the City had a:

> *".....2 year planning process that included in person community meetings, virtual meetings as well as online questionnaires and various opportunities for public input."*

What is becoming apparent is that the City outreach efforts were inadequate for our neighborhood. How many residents knew what the Land Use Map was and how important it would be to the future development of their neighborhood? I had the misfortune of buying into the neighborhood two days before the new GJCP was adopted so I had no opportunity to give input. Others in our neighborhood were studying a zoning map which showed no changes to our neighborhood. They didn't realize that the zoning map was irrelevant. Better neighborhood outreach could have helped the neighborhood feel more engaged and informed of what was at stake. A neighborhood meeting such as the one that occurred March 1, 2020 would have been very helpful if it had occurred during the GJCP planning process so that neighbors could have provided feedback before it the GJCP was adopted.

City records do not show that any Northacre neighborhood outreach meetings occurred during the 2 year GJCP planning process. However, City records do show there were meetings scheduled with realtors and/or developers and City officials to discuss rezoning the Northacres property before the GJCP was adopted on December 16, 2020. Furthermore, there is one prominent City official that had a financial interest in the disposition of the Northacres property (documentation available). What this shows is that there really weren't any City officials looking out for the interests of the Northacres neighborhood residents. These are the sorts of actions that make residents feel "steam rolled" and

disenfranchised. This could all have been avoided by having greater outreach and communication throughout the process rather than having a neighborhood meeting after the fact.

So what are our current options? As you stated in your letter,

> *"The……..existing zoning of the five existing one acre lots in North Acres remains intact."*

Yes, but that just reinforces that the only reason our neighborhood was changed to "residential medium" was to target the 2.5 acre parcel the developers now want rezoned.

> *"The Residential Medium Land Use Category in the 2020 One Grand Junction Comprehensive Plan establishes densities between 5.5 dwellings units per acre to 12 dwelling units per acre. Zoning with less than those densities are still valid and not automatically changed."*

Option 1. The current R-2 zoning of the Northacres vacant parcels is still valid. If the current rezone application were rejected, the developer could build up to five units on the property as R-2.

Option 2. Rezone the property as R-4. This option isn't available in the "residential medium" designation of the GJCP. However, my understanding is that the GJCP is simply a guide and not a rigid, strict document that dictates all city zoning decisions. In our opinion, the rezone to R-4 is still the best option. It will allow moderate infill while not completely transforming the neighborhood and it is consistent with the Levi Court and Northridge neighborhoods.

Option 3. Rezone the property as R-8 and develop 5.5 to 8 units per acre. Is it the developer's prerogative to select development at 5.5 or 8 units/Acre or can it be stipulated that only the 5.5 units/acre is allowed?

> *" It also doesn't mean that only a rezone to R-12 is appropriate for a given property. The Land Use category establishes a range, therefore the R-8 (5.5 to 8 dwelling units per acre) zone district would also be supported by the 2020 Comprehensive Plan's "Residential Medium" Land Use category."*

Option 4. Rezone the property as R-8 with 8 units per acre

Option 5. Rezone to R-12 (complete disregard to neighborhood input).

I believe the five options listed above cover all possibilities. I also believe the best option is the rezone from R-2 to R-4 which will provide moderate infill while maintaining the character of the neighborhood.

Respectfully,

Greg Glenn

To: Grand Junction Planning Commission
From: Bill Graham, 3025 Cloverdale Court, City

RE: Proposal to rezone property described as "Paxton Valley", (RZN-2021-183)

As a resident homeowner in the neighborhood adjacent (Northridge Subdivision) to the properties in question ("Paxton Valley"), I oppose the change in zoning of those lots from the current R-2, to R-12. I have a number of objections to the request.

These lots (Paxton Valley) are all surrounded by houses in small neighborhoods zoned as R-1, or R-2, or R-4. The lots in question are themselves currently zoned R-2. Why would the city want to drop this higher density into the middle of long-established neighborhoods and essentially disrupt the existing uses in the area?

The area doesn't even remotely meet the Comprehensive Plan's criteria for "Infill." In the Plan, the purpose of infill is to satisfy the "desire for homes that are located close to local shopping, dining, and other amenities and that are walkable." I dare say no one on the Commission or in the Planning Department has attempted to walk to any of these "services" from "Paxton Valley." Certainly no one in a future "Paxton Valley" will be walking to the grocery store, or walking to dining. 26 1/2 road is a major collector road that the city plans to three-lane in the near future. It leads south to Patterson Road and one of the most dangerous pedestrian intersections in the city! To the north, it leads only into an area of R-1, R-2, and R-4 residential areas with absolutely none of the glowingly extolled amenities that the Plan cites as key criteria for infill. There is no exit west out off of Northacres Drive and any future west exit would require bridging a canal, constructing a road to connect with Northridge Drive, and significantly improving Northridge Drive all the way to 26 Road-not to mention that such a road would destroy another single family residential neighborhood by creating a throughway between 26 1/2 and 26. Increasing the density with this proposed rezone will lead only to more traffic being dumped onto 26 1/2.

The "Infill" designation is intended in the plan to foster "urban intensification" in the center city and core Downtown areas where the ability to walk to work, dining, services, and recreation exists. "Paxton Valley" is not in the center city as defined in the Comprehensive Plan. It is in one of the older "suburban" areas of the city. It is, in fact, in an area totally devoid of the amenities that the Plan defines as essential features of an area to make it suitable for infill.

My strongest objection to the rezone relates to the whole twisted use of the Comprehensive Plan's concept of "Infill" to become a tool to essentially pre-approve zoning changes without going through the normal process of notification to adjacent property owners (those within 500 feet) of plans to change zoning in our neighborhoods. (For clarification, the Comprehensive Plan also changes the "use" on a substantial amount of land adjacent to my home to "Infill." That property being the land now occupied by the Juniper Ridge Community School and owned by School District 51.) While the Comprehensive Plan had opportunities for public input, that "input" was largely collected in general meetings focusing on large areas or in meetings with city-selected "community representatives." There was no effort to meet directly with neighbors whose property is nearest to areas being essentially targeted for higher density. The resulting "infill" designation then becomes a green light to owners and developers and a red light to nearby neighbors because the burden to make the case for greater density shifts from owners/developers to a burden on adjacent property owners to make the case for preserving existing densities and use patterns! Changing the existing zoning on these lots is simply spot zoning to benefit the owner of the properties to the detriment of everyone in the immediate and nearby neighborhoods.

Dear Members of the City of Grand Junction Planning Commission,

We are writing as owners/residents of Sage Court, regarding the recent request by Paxton Valley Development to change the zoning of the adjacent property (Northacres Subdivision) from R-2 to R-12. While long recognizing that this parcel will be developed, and, that it is part of the City of Grand Junction's plan to increase density in this corridor, I respectfully ask that you consider the following as you move towards a decision on this matter:

- The current neighborhood profile of families on larger lots and property values that will largely decrease if the development goes to full R-12.
- The increase of density already in motion for this stretch of 7th street with Juniper Ridge and the soon to be senior townhome complex north of Solaris.
- The impact of that level of density on irrigation, utilities and other infrastructure that will have to be built to accommodate.

As someone who works with nonprofits and knows the crisis of affordable and available housing for our community, I recognize the City's responsibility and response in supporting increased housing for our residents. I believe all of the neighbors understand this issue and are not asking for the zoning to remain R-2 but for the Planning Commission to consider something in between that maintains some of the character of ours and the surrounding neighborhoods while still increasing more units per acre. I know this same issue was resolved in a similar fashion for the 4-Pines neighborhood just north of Northacres.

Our additional concern is being one of the only two residents of Sage Court that own the property (630) that runs across the current gravel road access and abuts the new development. I have major concerns about the current road being considered for dual access to the Paxton Valley development not only for the impact on our property but for what I will have to do to legally uphold the integrity of our access and property that will potentially be in the middle this construction, development, access and density.

We respectfully ask the members of the Planning Commission to consider the above and will look forward to a positive engagement and resolution to this matter.

K. Tedi and Joseph Gillespie

To: Jace Hochwalt
Jaceh@gjcity.org
City Council
council@gjcity.org

April 30,2021

Re: RZN 2021-183
Paxton Valley Development

At this point in the process, I believe this letter can be brief:

The Sage Court neighborhood of six homes, each sitting on one plus acre lots, valued from $475,000 to over $725,000 are custom built and unique. All but one are over 50 years old.

Going from r-1 to r-2 to r-12 rentals makes no sense. While it is a financial win for the seller and buyer, it is a complete loss both financially and regarding quality of life for all neighborhoods adjoining the property. The city at large,and consequently taxpayers, would lose. 26and1/2 would need widening. and the bridge "nobody wants" into Northridge would be costly.

Res ipsa loquitur - - *the thing speaks for itself*. Color code a map of the area by zoning and the "thing" jumps out like a very sore thumb.

We do not believe it is in the city's best interest to sweeten a land deal for a buyer and seller at the expense of existing homeowners.

Respectfully,
H.K. Webster
Ruth H. Webster
Scott H. Webster

Planning Commission:

My name is Andrew Scott. I moved to Grand Junction with my parents in 1981 and have called Grand Junction my home ever since. I grew up north of town near paradise hills and learned to love the peacefulness and joy that comes with living in the country. I am currently a practicing dentist within walking distance of my office. My family lives on Sage ct and I am writing you to express my concern with the medium density designation of the Northacres vacant land.
I purchased our current home on Sage ct 4years ago with the idea of raising my young family here. When I purchased our house the designation was low density. Our neighborhood is very small (5houses) with each house sitting on a little more than 1acre. Our close nit neighborhood has a common space where I feel comfortable allowing my young children to play. Our neighborhood is what I love about Grand Junction. We are able to live close to the amenities that we desire but still have the benefits of a more rural residence.

The proposal to designate this area to medium density(R-8 or R-12) is not in line with the values of the adjacent subdivisions. The surrounding subdivisions (Paradise Hills, Sage Ct. and Four Pines) will all be negatively impacted by zoning the Northacres property at medium density.

The increase in traffic that would come with a medium density development in this area is the largest concern. Juniper Ridge school was built only 18 months ago. This school sits adjacent to Mesa View retirement home. The amount of traffic from the school and retirement home is overwhelming. Because they exit onto Horizon drive there are becoming large traffic backups at 26 ½ rd and Horizon and 26 ½ rd and Patterson. Within the last two years the Cappella of Grand Junction has also opened just north of 26 ½ rd and Horizon. This has also added to traffic concerns. Paradise Hills and Holy Family Catholic School add an incredible amount of traffic as well.

With a medium density designation the Northacres property could house around 30 dwellings. This would further congest 26 ½ Rd especially at Horizon Drive and Patterson Road. It does not follow the values of current residents and is not in the cities best interest. Zoning of the Northacres property should be set at low density. This would be in line with the adjacent subdivisions and better curtail the growing traffic concerns.

Please consider designating the Northacres property as low density. It would lesson the growing congestion in the area and provide for a safer community. Doing so would be the right thing for the surrounding subdivisions and overall community.

Thank you,
Andrew Scott
970-640-4076
andrewscott2@hotmail.com

Dear Planning Commission,

My Name is Katya Scott and I live on Sage Court .There is currently a proposal to allow the adjacent vacant land (North Acres) to be re-zoned to R-12. I am writing to convey my concerns. I live in one of five houses in our neighborhood. I have two children and am a nurse at St. Mary's Medical Center. When we bought this property, its greatest attraction was the neighborhood. All of our neighbors are good friends and we depend on each other. I grew up in Palisade and loved the small community and knowing each and every one of my neighbors. Today, my kiddos play in the front yard without concern of traffic and personal safety. The traffic from 26 ½ road is one of our greatest concerns. Already with the increased traffic from Holy Family Catholic School and Juniper Ridge School, nothing has been addressed form the City of Grand Junction to meet the needs of increased traffic...let alone from a new development that proposes increased housing.

This re-zoning is very concerning to me because of the high density proposed. I understand the increased need for housing in Grand Junction, but the proposal is overly ambitious for the surrounding area. This proposal changes the dynamic of the surrounding area and is not appropriate. Thank you for your time and consideration.

Sincerely,
Katya Scott

Subject: Rezoning of Northacres property from R-2 to R-12.

1. **The need for infill.**
   City planners in large urban cities or metroplex areas try to address issues such as traffic and suburban sprawl that strain city resources. They begin to think high rises, old warehouses repurposed into loft apartments, and other multi-family housing as a means to address future growth (https://www.mymetrotex.com/2017424pros-and-cons-of-high-density-housing/). These large cities often have to project growth in the millions. Among the major drawbacks to high density infill are the increase in traffic and reduction of outdoor spaces that offer quality of life to residents. These drawbacks can be ameliorated to some degree by infilling in areas that are walkable and that are close to shopping, parks, and employment.

   The benefits of infill to the city are:

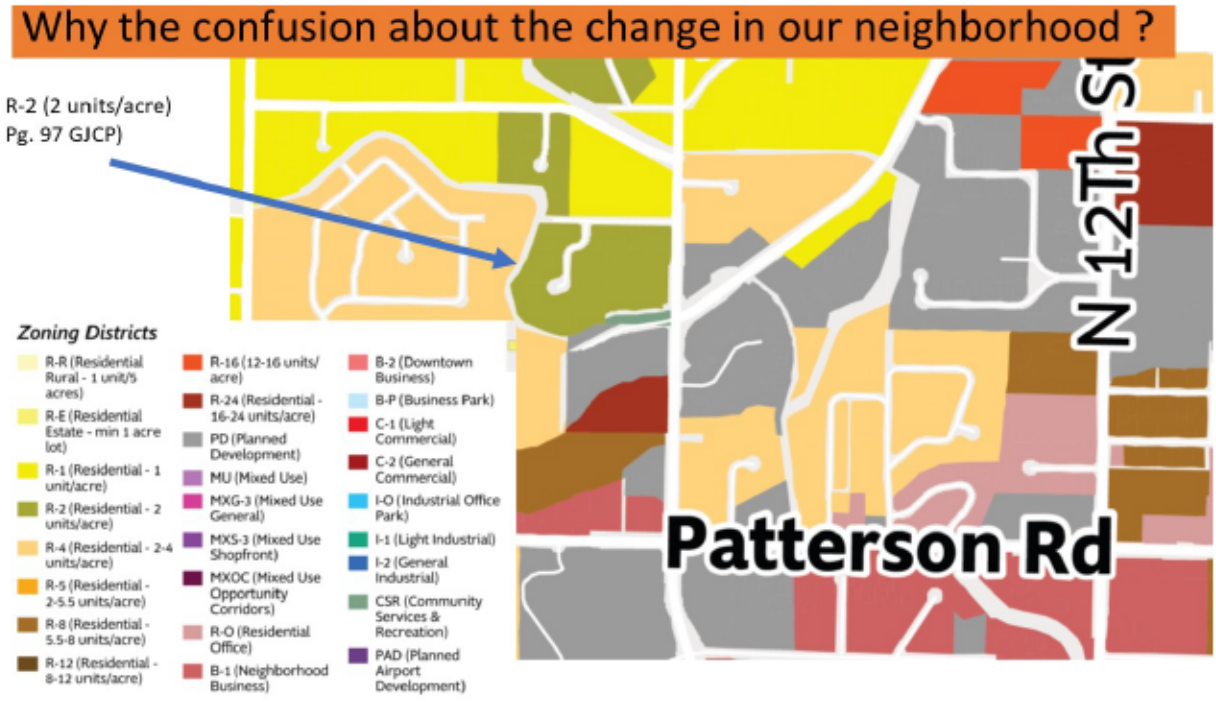
   - Geographically easier to manage school districts. Sprawling school districts are costlier to manage.
   - Lower cost to maintain infrastructure for governments.
   - Sprawl doesn't pay the bills. Low density developments often do not provide a large enough tax base to cover the costs of public services.
   - Gets rid of urban blight. Infill development to repurposes unused or abandoned lots and buildings into vibrant, tax-paying and revenue-generating parts of the community.

   Our city can certainly benefit from infill. However, the type of infill should be done with careful consideration. One of the reasons Grand Junction is attractive to newcomers is that it doesn't have the congestion and crowded housing of large urban areas. Grand Junction is fortunate that there is "no lack of vacant land to accommodate new growth within the City's Urban Development Boundary" (GJCP, pg. 19). The highest demand for housing is for single-family detached homes. There is also a need for higher density multi-unit complexes in some areas. "Residents currently express a preference for homes in neighborhoods that are walkable and are located near amenities such as shopping and dining or that have access to parks and trails (Pg. 25 of GJCP." The city has prioritized infill "…. along major corridors such as North Avenue, Patterson Road, State Highway 50 in Orchard Mesa, and along Horizon Drive" (GJCP, Pg. 19). The Northacres property is not on the Horizon Drive corridor. It has a poor walkability score, poor public transit score, no walkable parks, and no walkable restaurants or shopping areas. It is not a good candidate for R-12 multi-unit housing. Infill doesn't necessarily mean R-12, multi-unit housing. Infill also includes single-family detached homes such as those of R-4 which would be in keeping within the character of the surrounding neighborhood.

2. **Northacres change from "residential low" to "residential medium" allows rezone to R-12**

   A neighborhood zoom meeting with City Senior Planner and Robert Jones of Vortex occurred on March 1, 2021. Our neighborhood residents were informed our neighborhood had been changed from" residential low" to "residential medium" in the Land Use Plan of the updated GJCP that was adopted on December 16, 2020. The change to "residential medium" meant that

our neighborhood could be rezoned to R-12 (up to 12 units per acre). The neighborhood residents were shocked and unaware that such a high-density development could be built in a low-density neighborhood. The city informed the residents that they had been given ample time to have input on the "Land Use Plan" before it was adopted. The GJCP was "……2 year planning process that included in person community meetings, virtual meetings as well as online questionnaires and various opportunities for public input." However, there are no city records indicating that there were any neighborhood meetings before March 1, 2021 to discuss plans to change our neighborhood to "residential medium." Some residents were confused by the different maps in the GJCP. The GJCP Zoning Districts map on page 97 shows the Northacres neighborhood as R-2. Residents thought our neighborhood was staying as an R-2 neighborhood in the updated GJCP. They didn't realize that this map was irrelevant and that the Land Use Plan was the key map for future projections.



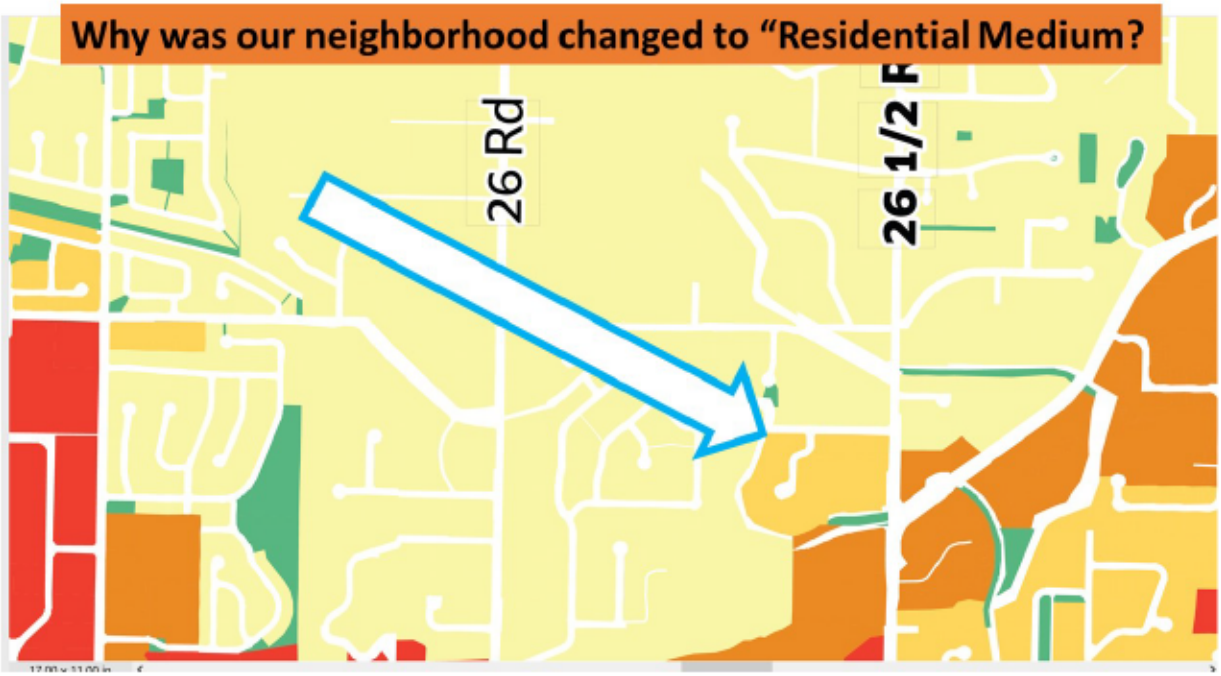
City records show that the group that was very active behind the scenes in learning about the Northacres neighborhood and its rezoning options included the realtors (including the spouse of a city official) and the developers.

11/09/2020 (Request date. Actual meeting with planning staff 11/23/2020). General Meeting MTG-2020-661 Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district. SW corner of 26 1/2 Rd & Northacres Rd. Applicant: Mike Park (represents the realtor).

11/20/2020 (City record: MTG-2020-661) Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district.

12/02/2020 (Request date. Actual meeting with Jace Hochwalt: 12/14). General Meeting MTG-2020-709 Request information about developing two parcels totaling 1.656555 acres in an R-2, (Residential 2 du/ac) zone district. SW corner of Northacres Dr & 26 1/2 Rd., Applicant: Eric Momin.

12/16/2020 – Updated Grand Junction Comprehensive Plan is adopted.



Notice in this map that there are "residential low" properties (yellow color) still on the Horizon Drive corridor and further down into the core of the city in areas much closer to parks and shopping and city amenites. After several letters to the city, it has become apparent why our neighborhood was changed to "residential medium." It was to specifically allow the infilling of the 2.5 acre Northacre property. We were informed that our properties would stay R-2 and that only the 2.5 acre Northacre property would be changed to R-12. Changing our neighborhood on the Land Use Plan to "residential medium" was necessary to allow for an island of R-12 housing in an otherwise R-2 neighborhood.

One of the key characteristics of a "residential medium" area is that it is "Typically located in areas within walking distance of services and amenities and public transit" (GJCP, Pg. 60). The Northacres neighborhood has a very low walkability score, very low public transit score, is not within walking distance of any parks, is close to a dangerous (problematic) intersection, has bike paths only along busy highways (not conducive to family biking), and is not within walking distance of restaurants and shopping.



In summary, we ask that the city reject the Vortex application to rezone the Northacre property as R-12 and let the property be developed with moderate infill (R-4) that is characteristic of the surrounding neighborhoods.

Regards,

Greg Glenn

629 Sage Court

Email: susanjw2008@yahoo.com
Phone: [970-985-8583]

Paxton Valley Rezone Consideration



Background of Neighborhood

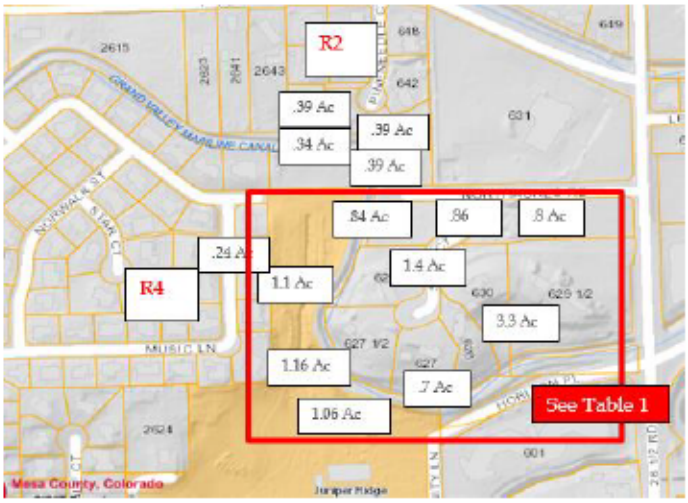
Kent and Ruth Webster…

Bought their lot from the family doctor, Paul Wubben (who owned the historic Vorbeck ranch at 627), in the late 60's, design-building their home in 1969 (I was 2). They still reside there and have every intent to die there without losing that sunset view of the Bookcliffs that sustains them daily. This photo was taken from their front porch, not the back, so they understand development is inevitable but…



In February of this year, we were notified by Vortex Engineering of a developer's rezone request from the current R2 to an R12, claiming it was "consistent with the new Comprehensive Plan 2020." We contend that although the Comprehensive Plan may allow for "medium density", starting at R5, the proposed R12 is simply too large and ***not*** consistent with the nature of the homes and neighborhoods in the area.
Additionally, we will compare against a similar project at 2711 G Rd. under development now that would be far better suited at R12 but has instead maintained R5 zoning.

Acreage Analysis



Address	Acreage	%
629	1.1	
627 1/2	1.16	
627	1.06	
628	0.7	
630	1.4	
629 1/2	3.3	
	8.72	78%

Proposed Rezone	Acreage	%
Rezone Lot 1	0.84	
Rezone Lot 2	0.86	
Rezone Lot 3	0.8	
	2.5	22%
Total	11.22	

Table 1

An analysis of the homes in the existing neighborhood and the proposed lots shows the proportion of acreage of the century old neighborhood affected to be 78% and the proposed development at 22%. This demonstrates that the new structures would not be consistent with existing properties, and if democracy works, that majority rules.

The surrounding subdivisions of North Ridge and Four Pines are R4 and R2 respectively. Four Pines is the more recent subdivision and they successfully petitioned to have the zoning maintained at R2. In addition, they had significant water table issues that required pump remediation. We would request that due diligence be done on the soils and water table to determine whether the property can support the proposed use without negative consequences to existing homes and their irrigation needs. More importantly would be the traffic studies and costs, tangible and not, of bringing a bridge across the canal. As a child growing up when the bridge and trestle were there, and North Ridge was not, I can assure you that it will be a large attraction to adventurous Juniper Ridge students already exploring environs in their new home.

Why it doesn't work



No room for this type of structure and parking

2020 Comprehensive Plan



Residential Medium

Range of Density

Between 5.5 and 12 dwelling units per acre.

Characteristics

- Comprised of residential uses with a range of housing types and densities.
- Typically located in areas within walking distance of services and amenities and public transit.
- Provides housing near commercial and employment areas.

Land Uses

- Primary: residential, home-based businesses.
- Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses.

Implementing Zone Districts

- Residential-8 (R-8 du/ac)
- Residential-12 (R-12 du/ac)
- Community Services and Recreation (CSR)
- Mixed Use Residential (MXR-3)
- Mixed Use General (MXG-3)
- Mixed Use Shopfront (MXS-3)

(h) R-12: Residential – 12.
(1) Purpose. To provide for high density development allowing several types of residential units within specified densities. R-12 may serve as a transitional district between single-family and trade districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood. This zone may be appropriate as a part of a mixed use center.
(2) Performance Standards.
(i) For purpose of calculating density on any parcel, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.
(ii) The creation of a two-family dwelling via the cons
to a
that
the
and
arch
dwe
(iii)
(iv)
of 2
stru
prin

Existing in area 1 per acre, max 4

Trade/commercial up steep hill or ½ mile away

No parks, disappearing open space/habitat

Traffic congestion increase, especially school hours

Policy 1-C: HOUSING TYPES. **Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.**

Not!

Quoted from Vortex Project Report

What about them?

This property is under development and is similarly “Residential Medium”, but with more amenities including a grocery store, bus transportation, motels and restaurants. The property is surrounded by newly built PD and C1, not historic R2. If infill and removing blight were the goal, then this lot should have been equally considered for rezoning to larger capacity.



In conclusion, while we understand we missed our opportunity for input during the Comprehensive Plan 2020 public comment process, we also know that reasonable requests for redirection should and can be considered, as noted in Chapter 5, page 89 of the One Grand Junction Comprehensive Plan. Please allow us the opportunity to live out the remainder of our 91 and 96 years in the home in which we invested our family’s future, without losing our priceless neighborhood character and perspective. Thank you for your consideration.

Most sincerely and respectfully,
H.K. and Ruth Webster
By Susan Webster

Jace Hochwalt

From: gail west <queengg1@gmail.com>
Sent: Tuesday, May 11, 2021 8:47 AM
To: gail west; Jace Hochwalt
Subject: SW corner of 26 1/2 Rd & north acres Rd

Follow Up Flag: Follow up
Flag Status: Flagged

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Regarding rezoning :
Higher density drastically changes the dynamics of a neighborhood. Most of the residents in the area affected are life long or long time residents who never would of imagined when they purchased their homes that this parcel would be considered for rezoning to such a scale as proposed here.
With increased population comes increased traffic, noise and crime threatening our peace of mind and life style.
Please considering reducing considerably the number of units or preferably single family residences.
Thank you
James & Gail West
652 Levi Ct
Grand Junction

Grand Junction Speaks
Published Comments for May 11, 2021 Planning Commission Meeting
Paxton Valley Rezone

Our family moved to the Northridge subdivision 20 years ago and have been very happy to be part of this neighborhood. We are concerned that rezoning of neighboring area from R2 to R12 and/or extending Northacres Road would negatively affect the safety and integrity of our neighborhood. I feel that in the best interest of the affected property owners, there should not be any rezoning and/or extending of Northacres Road.

05/10/2021 4:26 pm

Suzanne Steel
361 Music Lane
Grand Junction, 81506

Hello-
I am opposed to the Paxton Valley Rezone application. We recently purchased our home in Northridge Estates and one of the most appealing features was the quiet, small, well kept neighborhood. There is only one way in and out which keeps traffic down. Light traffic allows our children and the other children in the neighborhood to play outside, the small number of neighbors allows us to get to know each other and feel safe letting our children go outside. The neighborhood is well kept because people love it here and take pride in owning a home in a coveted neighborhood. Adding 30 'affordable' housing units and a bridge to the mix will diminish the sense of community and safety. Traffic will surely increase within the neighborhood and put more strain on an already busy section of Patterson Rd. Other high density housing and commercial projects have yet to be completed along Patterson Rd. Approving another multi unit project before the true impact of the projects in progress is measured is premature and could have negative impacts on more than just our small neighborhood. Yes, the demand for housing is high right now, but there are better places in Grand Junction for multi unit housing, and there are other ways for the developer and the City to make money on this 2.5 acres, so I urge you to deny this application. Thank you.

05/10/2021 4:16 pm

Thomas Wright
3313 Northridge Drive
Grand Junction , 81506

We have lived in Northridge Estates for 45 years. When we moved here, there was no mall; Patterson was 2-lane; there were stop signs on Patterson and 1st and none on 1st Street; and little traffic. I am appalled you want to change the rezoning from 2 to 12. If anyone on the planning commission lived in our area, I might, maybe, perhaps understand it; but I think that this comes down to dollars. Sure, there will be development fees, and then after it

is built, we are stuck with a horrible idea and a horrible bridge to ruin our neighborhood.
Miriam Grafe

05/10/2021 1:33 pm

Miriam Grafe
3224 Northridge Drive
Grand Junction, 81506

I am against approving the rezone application for R-12. I have attached a detailed PDF file with the reasoning.

05/10/2021 1:27 pm

Attachments

Gregory M. Glenn
627 Sage Court
GRAND JUNCTION, 81506

Due to all the development north of Patterson, the 1st Street intersection is extremely difficult to go south east or west on Patterson Road. This backup is the worst in the 7:30 to 8:30 a.m. timeframe by adding another bridge and access to Northridge Drive will exasperate the situation. Please reconsider Paxton Valley as it will isolate Sage court and will put a horrible burden on Northridge Estates. Thank you.

05/10/2021 1:21 pm

Jaye Sarapata
3037 Clover Dale Court
Grand Junction, 81506

We are against the high density in this area our traffic is already horrible this is not a walkable neighborhood now. I worked at Saint Mary's for 20 years you can't walk there from here. If this is approved over there on 7th street they should enter and exit on 7th Street there is no reason to ever put a bridge across this canal to the Northridge area. Our whole Northridge subdivision of 160 homes has only one exit in the whole subdivision; you may be confused about this because on a Grand Junction City Map it does show that there is another exit out of this subdivision near the canal and F 1/2 Road that was never done that is now private land there is still only one way out. So, if you put a bridge across people are going to try to come through here wander up and down through the hills, through the subdivision and exit only at the only exit which is almost at Patterson Road on 1st and opposite a surgery center, mind you, so the traffic is almost impossible to get out of here now. So, please do not put a bridge across here and have people wandering around through here. This is already a huge high traffic area as you know if Patterson that everything is exiting on the Patterson, and it's very very crowded you're trying to do something about the traffic there now. You can't widen the road so try not to do really high density housing just think about it and the future of Grand Junction. Thank you.

05/10/2021 11:02 am

Nancy Psencik
314 Northridge Drive

Grand Junction Colorado, 81506

I am a Personal Representative for a property on Northridge Drive. I believe that rezoning the area to a higher density after a lower density has been the make up of these properties that are existing in the area is a very bad decision. The people that have trusted you when they voted to look out for their best interests will be looking at their property values dropping. This also allows for traffic problems and I am not sure a proper traffic study has been done, as it appears that property would be land locked and other ways of relieving the traffic issue would create congestion for other properties already in existence. Not sure that all areas of planning have been looked at as to infrastructure and how they will provide for such a density problem. Thank you.

05/10/2021 11:02 am

Lonnie Grossnickle
3421 NORTHRIDGE DR
Grand Junction, 81506

Accepting the change in zoning for this property from R2 to R12 would greatly diminish the very nature and long term success of the surrounding areas and neighborhoods adjacent to these three lots. We moved to Northridge Estates, from downtown, last fall for the very reason this is a safe, quiet, low development zone with one entrance/exit from the neighborhood where kids can play freely. The amount of activity and safety enjoyed in the neighborhood by all ages would be greatly affected by opening these lots to r12 development. The justification by city development for "Infill" are inappropriate for this particular area. We are not the city center nor would it be conducive to walk to any of the mentioned amenities or businesses. Ultimately this would be detrimental to the integrity of surrounding neighborhoods by increasing traffic, speed of traffic, litter, noise, and access. We are growing and housing is needed. I agree. Appropriate housing is needed but R12 is not appropriate for this area. Land is not as limited at city planning makes it sound. Drive around this town. Many areas are more appropriate for R12 zoning. Allowing development of R2 levels on these parcels are still an asset to the developer, the future homeowners, and the current homeowners who have chosen to live here because of the low zoning levels and the lifestyle that comes along with those zoning levels.

05/10/2021 10:50 am

Nicole Burkey
3313 Northridge Drive
Grand Junction, 81506

I'd like to comment on this high density R-12 zoning on the apartments up there by Sage. I think it's ludicrous that they're going to put more traffic that would put more traffic on both 7th Street which is two lane, and on 1st Street because if you actually put a bridge over the canal and run some of that traffic to Northridge there's only one exit out of Northridge and Willowbrook, it's a two lane, the streets are very narrow in Northridge going to have a lot of traffic problems there plus some days it's very hard to get on 1st Street from the traffic that's there now if you increase it's going to be worse, and I don't think that this is the

proper thing for a 30 unit multi purpose apartment house anyway that's my comment I'm definitely opposed. Thank you.

05/10/2021 9:45 am

Robert L Cherveny
221 Willowbrook Road
Grand Junction, 81506

Dear Planning Commission,

I am writing to express my strong opposition to the Paxton Valley proposal and the Main Line Bridge over the Grand Valley Canal. The proposed rezoning of 2.49 acres just south of North Acres Road on 26.5 Road from an R-2 designation to R-12. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Northridge Estates neighborhood are completely opposed to the addition of multi-family housing that will destroy our neighborhoods community, cause traffic and safety problems, and potentially lower the property values of the existing community.

This plan will destroy our neighborhood. We specifically bought our home in Northridge Estates because it is a quiet, small, family-style neighborhood. One of the things we love about this neighborhood is that there is only one entrance and exit, which prevents heavy traffic and people who are not from our community in our neighborhood. The March 1, 2021 plan to build a bridge over the Main Line of the Grand Valley Canal that would connect North Acres Road and Northridge Drive will drastically change the flow of traffic in our neighborhood along with the safety of our community. This is a small neighborhood where everyone knows each other and kids are constantly at play outside. It is the neighborhood that so many of us are nostalgic about or dream of with the summer block parties to get together, endless summer nights of kids playing baseball or other neighborhood games, and is a quiet, peaceful place in the center of Grand Junction. Your plan will destroy this neighborhood by increasing the volume of traffic and people.

In addition, I am greatly concerned about how this proposal will impact the value of property in our community. Recently, two prominent realtors from different companies stated that a project at this density next to our one-house-one acre neighborhoods will decrease the value of our homes and property. These 30+ units will become investment rental properties, which will bring inconsistency to our neighborhood. Again, we chose to live here because it was a quiet, child-center, low density neighborhood with minimal traffic.

Finally, I am very upset with the lack of transparency and direct community outreach concerning the March 1, 2021 plan to build a bridge over the Main Line of the Grand Valley Canal as well as the Paxton Valley rezoning plan. I had to find out about both of these plans through our HOA President which is inexcusable from your City Planners team. Your team's lack of communication and outreach suggests you are more motivated by the dollar amounts projected by developers and than the well-being of the communities that will be directly impacted by these changes. Why has there not been letters consistently sent out to our communities disclosing these proposals? Have you toured through our community to talk with us about the change this would inflict on our community? Would you be willing to have this happen to your neighborhood?

I urge you to disapprove the proposed rezoning and bridge development from happening in our community. I know my opinions are shared by many who have not managed to attend

meetings or write letters and emails from my recent meetings and discussions with my neighbors.

Thank you for your consideration and for standing up for the well-being of our communities.

05/09/2021 10:13 pm

Jessica Miley
3362 Northridge Drive
Grand Junction, 81506

I have been a property owner and full time resident of Northridge subdivision for over twenty eight years. I believe the proposal to to change zoning of the Paxton Valley property at North Acres Road to an R-12 designation is not congruent with the area and I oppose the rezoning to higher density. Furthermore, I oppose a bride being built over Grand Valley Canal that would connect North Acres Road and Northridge Drive. Northridge Drive is a residential street and the likely increased traffic through a residential neighborhood is undesirable.

05/09/2021 8:41 pm

William Feely
237 Music Lane
Grand Junction, 81506

My concerns to the Paxton Valley Rezone has to do with the future development of the 2.5 acres located at the southwest corner of 26 1/2 Road and Northacres Road. Since the Applicant provided no proposed development plans for the subject site, I have to assumed a total of 30 residential units could, and probably would be built in the 2.5 acres in consideration. Even though there are a few higher density sites in the nearby area, such as The Capella Assisted Living Facility, Solstice Senior Living Center, and the proposed Village Co-op Senior Apartments, the future development on this site would be much different. The housing types that could be built on these 2.5 acres would consist of duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units. These housing types provide different dynamics to the existing neighborhoods than do Senior Assisted Living Centers or Senior Apartments. These housing types would not maintain the character of this neighborhood as stated under item 5 of the Analysis section of the recommendation to approve the rezoning from R-2 to R-12 to the Grand Junction City Council by Senior Planner Jace Hochwalt. This does not even address the future possibilities of increased traffic flow through the Northridge Estates Subdivision where I currently live. Based on these concerns I request the Paxton Valley Rezone not be recommended for approval to the Grand Junction City Council.

05/09/2021 8:40 pm

Leslie W Perich
362 Music Lane
Grand Junction, 81506

May 9, 2021
Dear Members of the Mesa County Planning Commission and Grand Junction City Council,

We have purchased our home and pay property taxes to live in an area that is not high density because this is the manner of living that we desire. Our home is our place to come to where we feel balanced and safe, as well as our lifetime investment. Our subdivision and the surrounding areas are of non-high density living and the chosen transient lifestyles that high density allows. Our subdivision and surrounding areas do not have the infrastructure to well-tolerate the traffic and impact that high density building would bring. Please do not allow the Paxton Valley Rezone project to come to fruition in the area proposed. Please know that I respect and wish for others to enjoy our valley and enjoy their lifestyle choices, but also please understand that continuity in building and residential areas are sought after for all of the reasons above. Please help us keep it this way.
Sincerely,
Lori A. Sommers
Home Owner in Northridge Subdivision.

05/09/2021 6:06 pm

Lori A. Sommers
237 Music Lane
Grand Junction, 81506

To the GJ Planning Commission:

The Paxton Valley Rezone is an unnecessary and unwanted proposal. Currently zoned for low density residential, as is all the land around it, there is no need to create an island of high density housing, moving from 1 residence per plot to as many as 12. These residences will almost certainly become rental properties in short order. Having previously lived in a neighborhood where the primary housing occupants changed from owners to renter in a period of only a few years, I have had personal experience watching the area quickly change from upbeat, personable, and desirable to overgrown, run-down, vandalized, and unwelcoming. Cramming multiplex housing into an area currently designated for single family changes the dynamic of an area and frequently creates significant problems. It is unsurprising that those who are pushing for such a change are those who would build the housing complexes and reap the financial benefits of such construction, then leave without having to deal with the consequences foisted upon the residents, students, and professionals who currently occupy the area. The land can and should be developed, certainly, but as it is currently zoned and as it was intended to be used.

There is no need for a bridge from 7th through the area, either, which would turn the safety of Northridge Subdivision into through traffic for anyone looking to skip Patterson and not drive to G Road. This would compromise safety for the residents, children, and properties.

The rezoning proposal, of course, notes all of the rose-tinted possible positives without addressing the realities of the situation. People do not walk across 7th or Patterson if they can help it. There are indeed some of the commercial sites available that were mentioned, but they are not in need of jamming 2½ dozen houses into 3 acres a half mile away. Parking would be another problem for the housing, as there is insufficient space for 30 houses plus the parking, and nowhere to overflow to without additional rezones and putting the entire area in disruption. The school, church, senior living, and memory care centers would bear the brunt of the parking problems until then, again endangering safety and security.

Please consider declining the rezoning proposal.

Thank you,
Eric Gustavson M.S., NCC, LPC

05/09/2021 3:34 pm

Eric Gustavson
3111 CLOVERDALE CT
GRAND JUNCTION, 81506

Dear GJ Planning Commission,
The Paxton Valley Rezone south of North Acres Road is a huge concern to area residents. The 3 plots that are currently there should hold 3 residences by current zoning. This makes a lot of sense with surrounding neighborhoods. It does not make sense to re-zone it as R-12 and put in 8-12 units per plot and put in 30 units. The increased traffic to 7th street would decrease safety for St. Mary's Hospital employees and surrounding businesses, as well as Juniper Ridge Community School students and families. I understand that Grand Junction planners want to grow and continue to increase business to our region, however, there are other things that our community could use more than increased residents and increased traffic. Please consider adding more recreation opportunities such as mini-golf, an ice rink, supporting public pools, and other sports opportunities in addition to the parks and trails here. Aside from Bananas and Get Air, there are not many chances for our youth to be active. The 30 units would probably become rental properties over time and this would bring additional problems to the community as it reduces property values and increases crime.
Please consider this request to keep the zoning as-is and maintain the residential community that has already existed here for over 30 years.
Best regards,
Amy Gustavson, M.A. CCC-SLP

05/09/2021 3:03 pm

Amy Gustavson
3111 Cloverdale Court
Grand Junction, 81506

I'm calling about the Paxton Valley Rezone. I have lived in Northridge since 1985 and I am totally against the rezoning. I would like to make that a note that I am not for it; totally against it. Thank you.

05/09/2021 2:30 pm

Julie Jussel
3037 Northridge Drive
Grand Junction Colorado, 81506

I would like to add my input to this matter. This is a similar issue that has come up time and time again from my hometown of Santa Barbara, California. The need for desirable housing to accommodate the need for workers in neighboring areas is important, but that should not compromise the quality of those areas or neighboring areas. Over the years my hometown went from what was called the Riveria of the West Coast to an over populated area due to

poor city planning and is now less desirable to live in than the surrounding cities. It appears that this rezoning causes more harm to the value of the affected areas than it benefits the need for additional housing. In this instance, I would think there must be a better alternative to resolve the need for additional housing as there are currently multiple projects in the works to increase the housing availability for the city. We moved to grand junction 3 years ago so my twin boys could have the type of town to grow up in as I did before Santa Barbara turned it turned into another Los Angeles. I want to see grand junction grow and prosper, but would hope more thought and consideration is taken so it doesn't lose the feeling is has and the intrinsic value that make this town desirable to call home.

05/08/2021 11:23 am

David Roozee
3410 Northridge Drive
Grand Junction, 81506

As a nearby property owner I am greatly opposed to the rezoning of the said property from R-2 to R-12. This would only benefit the pocket books of a selected few and not impact in a positive manner the surrounding neighborhood. The proposed density of R-12 does not reflect the area and would only devalue the existing homeowner's investments. A more reasonable proposal would be to leave it as is and build beautiful homes with safe areas for families or at best R-4 zoning.

Alicia Gleason Morrill

05/07/2021 7:09 pm

Alicia Gleason Morrill
412 Northridge Dr
Grand Junction, 81506

Hi, I would like to leave a comment regarding the Paxton zoning. I think 22 units per acre is inappropriate for the subdivision with the single houses that live south and west of that, and I think that that Duke Wortmann being on the city council and his wife being the realtor for that property is inappropriate. I think you need to keep the character in the value of this part of the valley and mixing and all that high density with really more rural one acre lots that are in those areas inappropriate more appropriate would be at the most 4 units per acre. Thank you.

05/04/2021 9:21 am

Margaret Pilcher
645 26 Road
Grand Junction, Colorado, 81506

Community Development Department
Chairman: GJ Planning Commission
Senior Planner: Jace Hochwalt

May 10, 2021

Re: Paxton Valley Rezone: R2 to R12

The rezone request is quite vague, falling back on the recently completed City Comprehensive Plan (approved Dec. 2020) as rationale to approve. Based on the aforementioned vagueness I oppose the rezone based on the following:

1. This appears to be an infill project (going from 5 residential units to 30) Has a specific residential study (Housing element) been completed?

2. Traffic issues: Has a specific traffic study including, parking element Been drafted?

3. Time lines for proposed projects seem to be non-existent; if approved? When would the project begin? Site development? Roadway changes? Other necessary infrastructure?

4. Cost is also not defined, this could certainly have tax payer liability. Who or what governmental agency will be responsible for start up?

Conclusion: This rezone request should not be approved as the implications for the affected neighborhood are great. Density, traffic, parking, and the potential for devaluing existing property.

At best the request should be continued until specific implications can be addressed.

Respectfully submitted,

Lynn W. DeFreece
3333 Music Lane
Grand Junction, CO 81506
530 526-2512



Good evening Mr. Chairman and Commissioners,
My name is Greg Glenn. I am a resident of 627 Sage court which is within the Northacres neighborhood. I am responding to the rezone application the city received from Vortex Engineering. I appreciate the opportunity to provide public feedback regarding the proposed changes to our neighborhood.



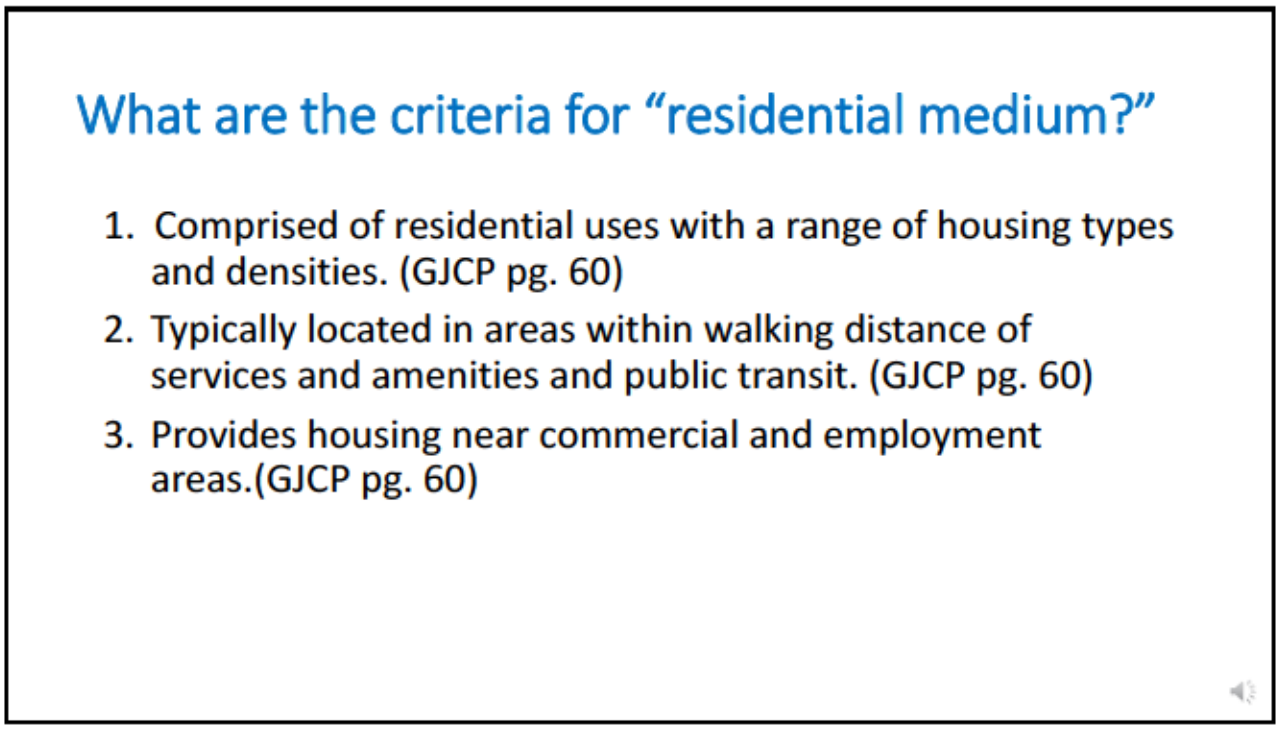
As I am sure you are aware, Realtors and developers only have a financial stake in a property. The impact of their actions on a neighborhood is of little or no consideration as long as profits are maximized. In contrast, residents have much more at stake in what happens in their neighborhood because they have chosen to make their neighborhood their home. For most residents, the greatest investment they will ever make is in the purchase of a home in their neighborhood. Many pay mortgages for 30 years and spend countless hours on home maintenance and improvements. Beyond the financial stake they have in their neighborhood, it is the residents that forge relationships with their neighbors and develop the sense of community that helps make our city a wonderful place to live. With everything city residents have invested in their neighborhoods financially, emotionally, and socially, it is fitting and appreciated when city officials thoughtfully consider the input of residents before making decisions that will permanently change their neighborhood.

Neighborhood Meeting – March 1, 2021

- Neighborhood "land use" classification changed from "residential low" to "residential medium"
- Vortex Engineering would be pursuing rezone from R-2 to R-12



The purpose of this presentation is to share our concerns and perspective on the proposal to rezone the vacant parcels located in the Northacres neighborhood. On March 1, 2021, a neighborhood zoom meeting was held to inform the residents of the intent of Vortex Engineering to apply for a rezone of three vacant parcels of land located on the North section of our neighborhood. We were informed that an R-12 rezone was now possible because the "land use" classification of our neighborhood had been changed from "residential low" to "residential medium" in the new GJCP. The blue arrow is pointing to the Northacres neighborhood. I will present our case for why the land use classification for our neighborhood should have remained "residential low" and why we believe the vacant parcels should be developed at no higher than R-4; consistent with the adjacent neighborhoods.

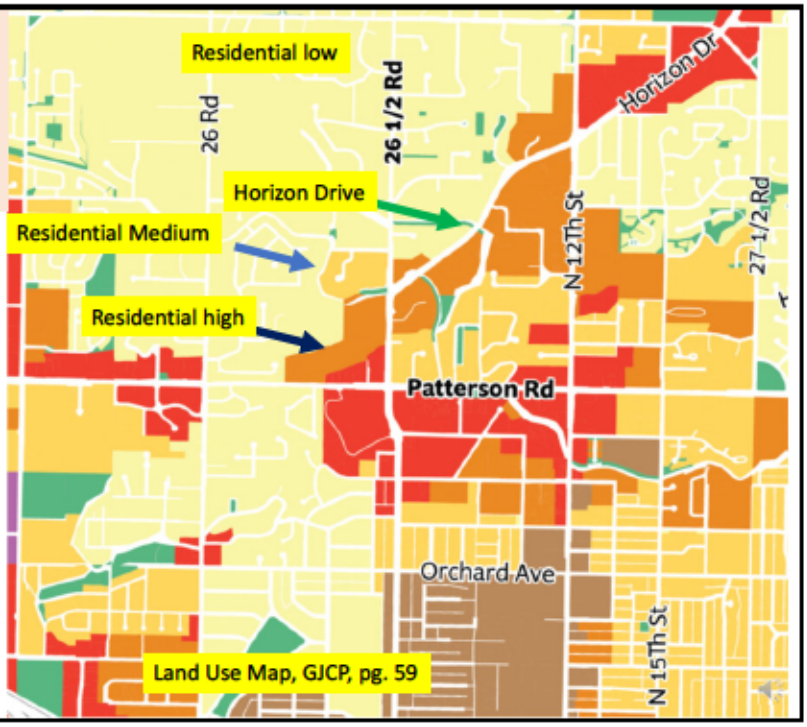


Three of the criteria that distinguish residential low from residential medium are shown here.

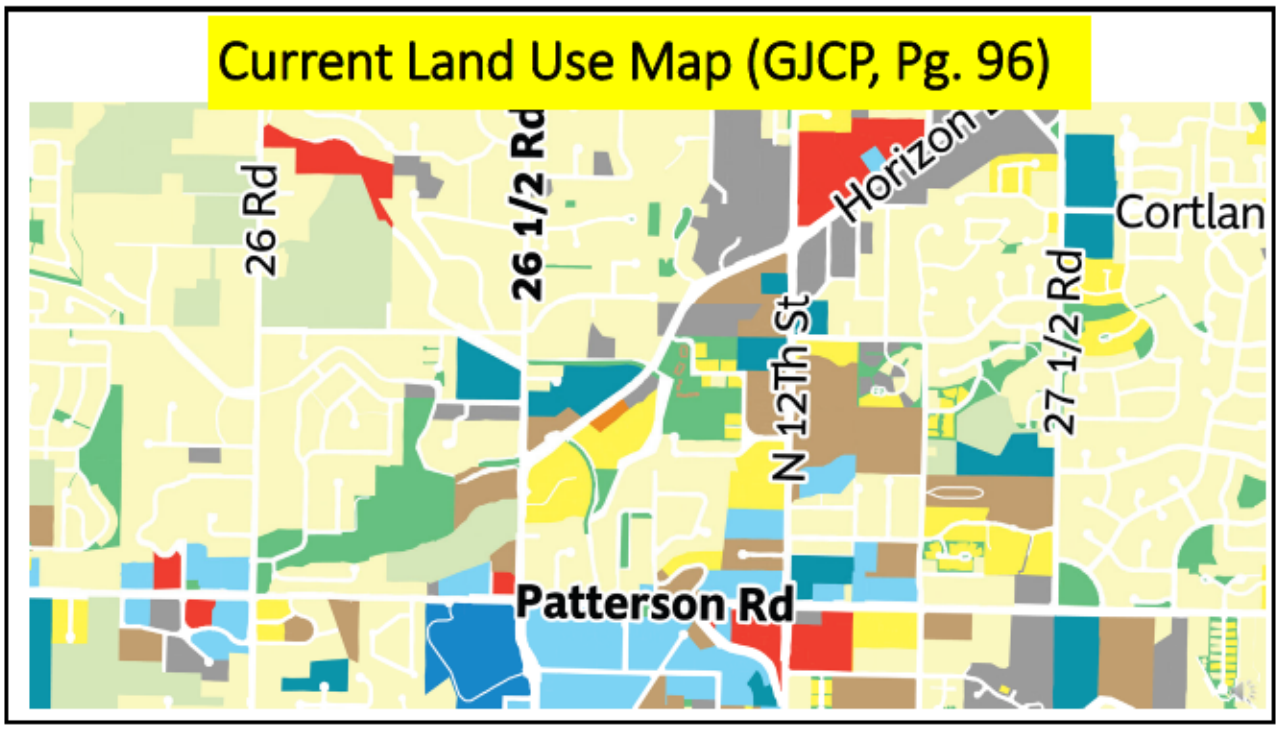
1. Comprised of residential uses with a range of housing types and densities.
2. Typically located in areas within walking distance of services and amenities and public transit.
3. Provides housing near commercial and employment areas.

Criteria for Residential Medium Not Met

1. Comprised of residential uses with a range of housing types and densities. (GJCP pg. 60)



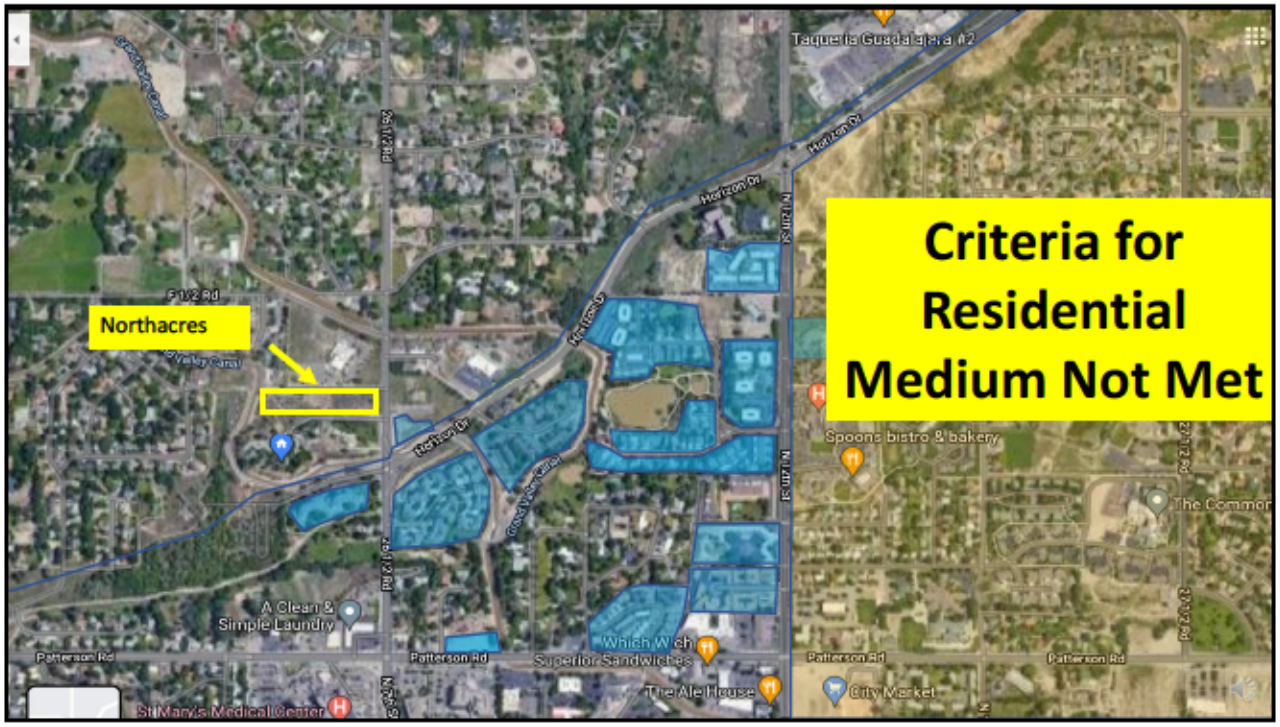
The first criterion for Residential Medium is that the area must be comprised of residential uses with a range of housing types and densities. In this map, the light yellow color represents "residential low and the gold color represents "residential medium." As seen in this land use map, nearly all of the mixed and multi-unit housing in the area is concentrated South of Horizon Drive (please see the green arrow). The area North of Horizon Drive in our area is designated "residential low." Horizon Drive serves as an established transition between residential low and higher density housing to the South. The blue arrow shows our neighborhood which was changed to residential medium. There is not a "range of housing types" North of Horizon Drive.



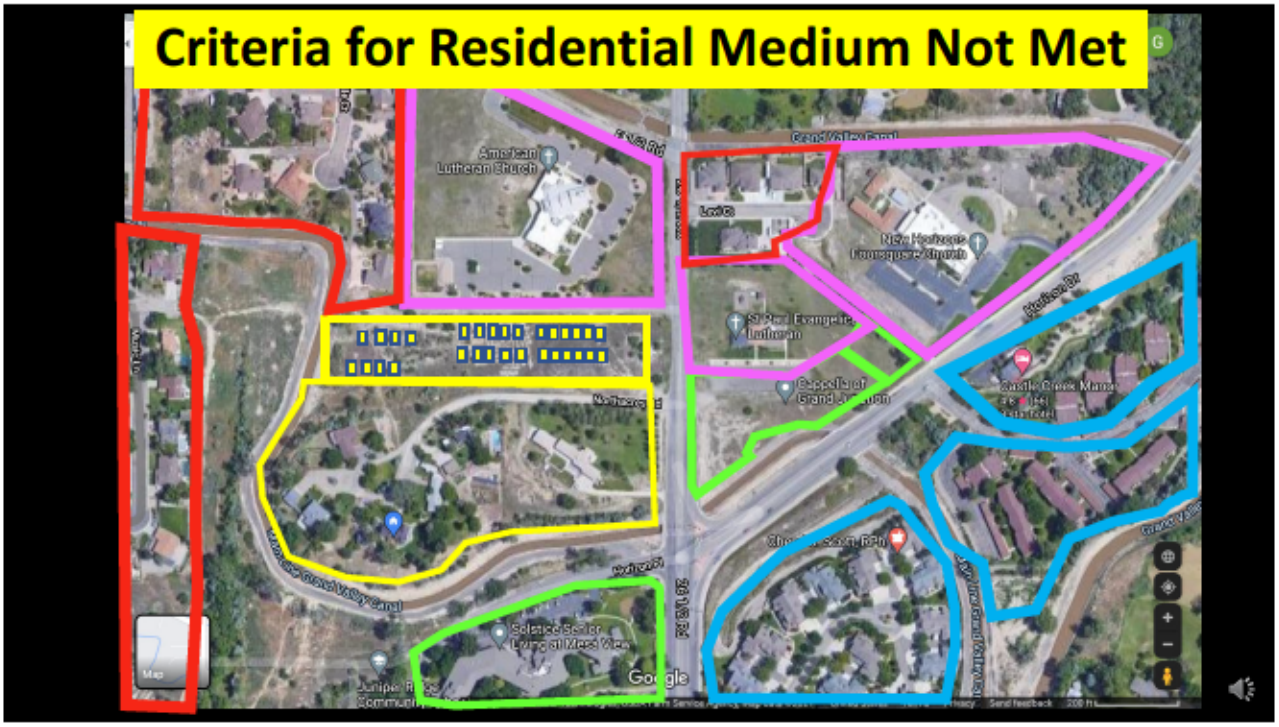
The lack of a range of housing types is also shown on the Current Land Use Map (pg. 96 GJCP). South of Horizon Drive, there are condos (bright yellow) and multi-family units (brown). These housing types are not found North of Horizon Drive. Horizon Drive is a natural transition between mixed housing types and the almost exclusive single-family detached housing North of Horizon Drive. The Green area West and South of Northacres is school property and is where Juniper Ridge Community School is located. The blue sections near Northacres are the properties of three different churches.



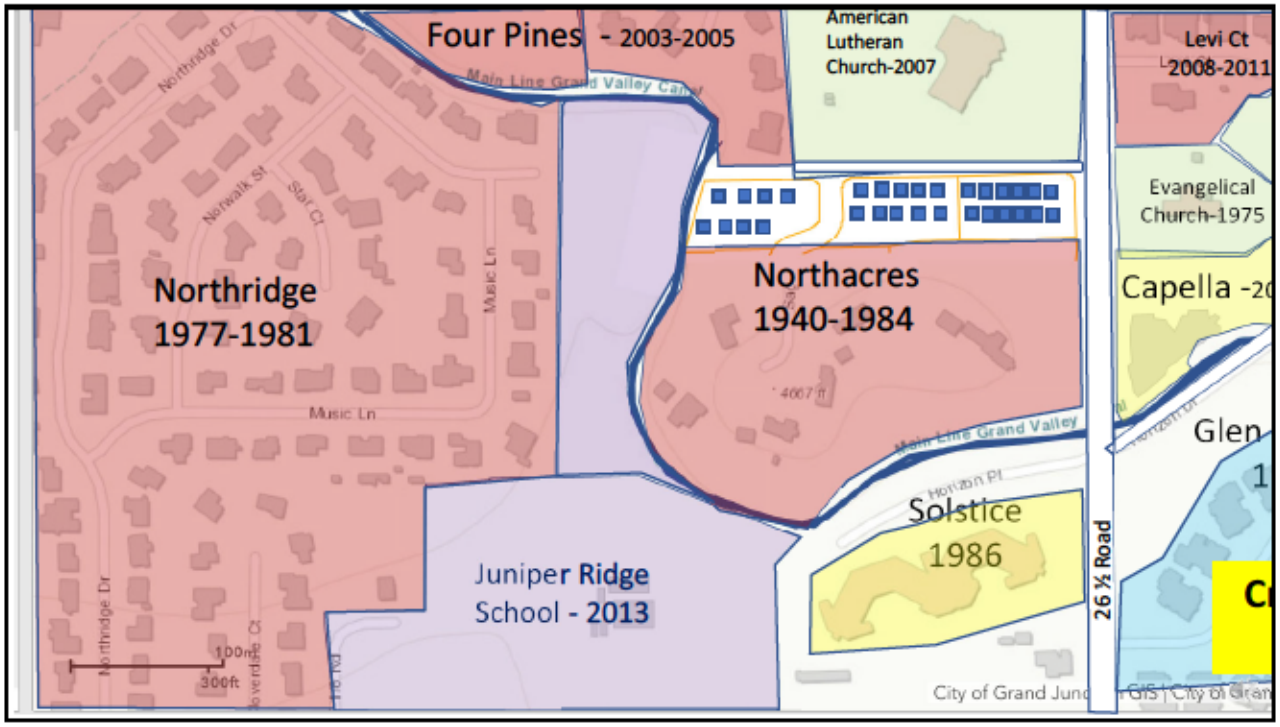
Main Line Grand Valley Canal with its access road runs from the end of Horizon Drive and along the South and West border of Northacres neighborhood providing a natural transition between mult-unit housing and single-family housing.



This picture gives a "bird's eye" satellite view of the Northacres property in relation to the surrounding areas of the city. The yellow arrow is pointing to the location of the three vacant parcels in the Northacres neighborhood. There is almost no multi-unit housing North of Horizon Drive with the lone exception being the Cappella Senior complex. All housing North of Horizon is comprised of single-family detached homes. The right quadrant in the photo also contains multi-unit housing but that wasn't highlighted since it is not adjacent to Northacres.



This satellite image shows the Northacres neighborhood within the highlighted yellow lines with the vacant parcels inside the yellow rectangle. The small yellow squares represent the 30 housing units that could be constructed if the city grants an R-12 rezone of this property. The multi-unit housing in blue. The church properties are shown in pink and are common in "residential low" neighborhoods. The two green sections highlight two nearby senior centers (Capella and Solstice). We make a distinction between senior living facilities and other mixed housing types. Why? Because these housing types are unique and different. Their impact on a neighborhood is similar to that of a church. Senior centers do not contribute to vehicular or pedestrian traffic. They can be located in areas that are not within walking distance of shopping, employment, etc. and they are not available for purchase or rent by families or the general public. The Single-family homes are in the red color. The land South of the Northacres neighborhood is school property and is low density.



The local development occurred at different times. The Northacres homes were built over a period of 1940 to 1984. The Northridge development was built from 1977 to 1981. The Evangelical Church was build in 1975. The Foursquare Church was built in 1978. The next development was the Solstice Senior facility built in 1986. The Glen Condos were built in 1998. The Four Pines residential development was built in 2003 to 2005 and extend adjacent to the vacant Northacre parcels. The Lutheran church was bult in 2007. The Levi Court development was built in 2008 to 2011. Five years later, the Capella Senior Living center was built. As with the Solstice facility, the Capella Senior Center is not a typical multi-unit facility. These facilities do not generate vehicular, bike, or pedestrian traffic. They are not a housing type that is available to the general public. Their impact on a neighborhood is very much diminished.

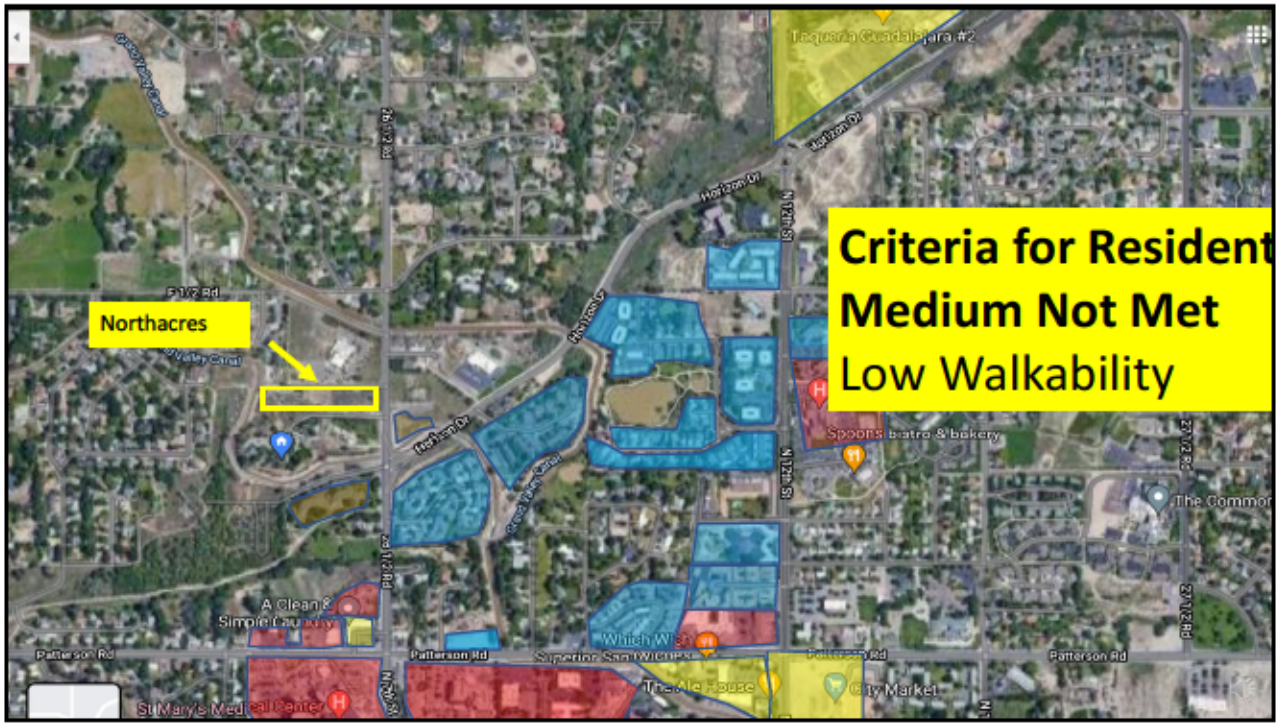
Criteria for Residential Medium Not Met

2. Typically located in areas within walking distance of services and amenities and public transit. (GJCP pg. 60)

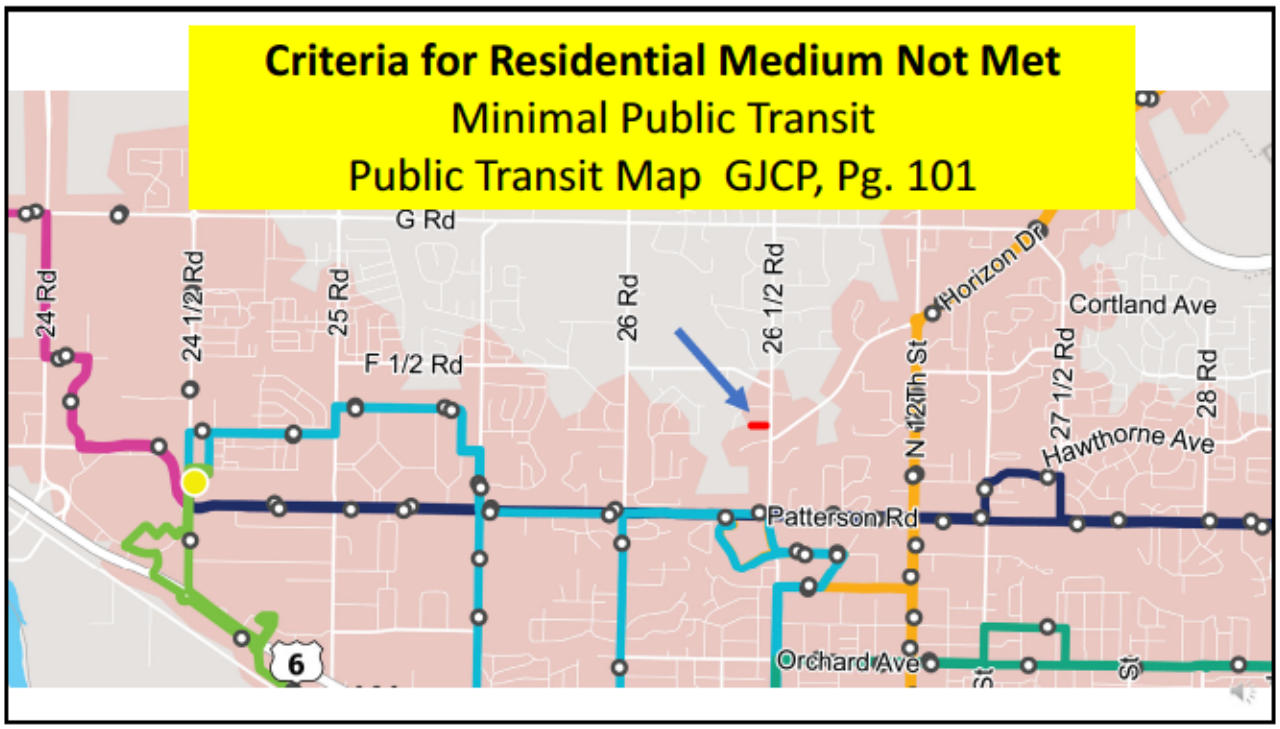
Northacres neighborhood

- Walkability Score = 20; car dependant
- Transit score = 21; minimal transit
- Bike paths only along busy streets
- Problematic Intersection (Patterson and 261/2)
- No walkable parks

The Northacres neighborhood has a very low walkability score (Zillow; 20=driving necessary for almost all errands), low transit score (excessive distance to reach public transit (St. Mary's parking lot has closest transit stop)), bike paths only along busy streets which is not acceptable for families. There are no city parks within walking distance. Furthermore, one of the most problematic (dangerous) intersections in the city is located at Patterson and 7th. Due to the low walkability and distance from public transit, residents will need to drive which could overwhelm the neighborhood with vehicles and traffic congestion just to get in and out of the neighborhood. Since most households have at least two working adults, R-12 zoning could result in 30 units and the likelihood of at least 60 additional vehicles in the neighborhood.



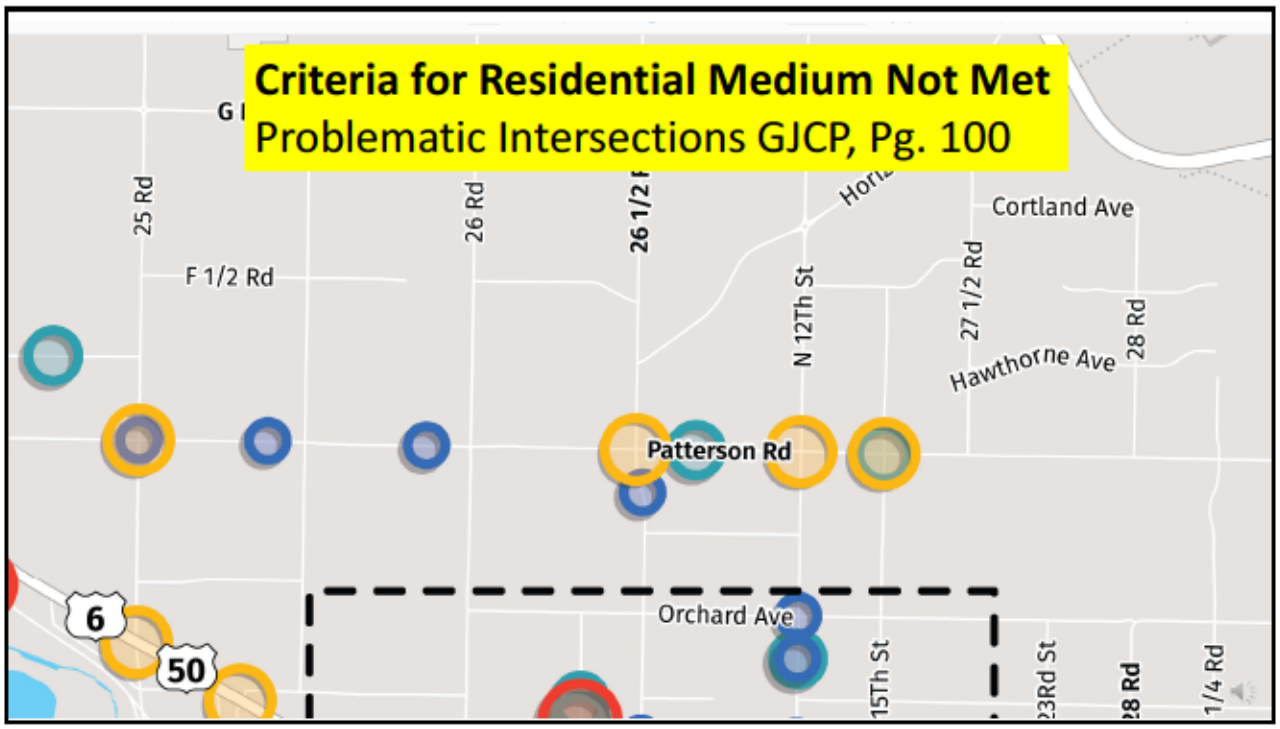
This picture gives a "bird's eye" view of the Northacres property in relation to the surrounding areas of the city. The yellow arrow is pointing to the location of the three vacant parcels in the Northacres neighborhood. The yellow regions mark the nearest retail stores and grocery shopping. The yellow area at the top of the photo marks the Safeway shopping center with a few adjacent restaurants and businesses. The yellow region at the bottom marks the City Market store and a nearby restaurants. The red areas mark the medical offices. The St. Mary's hospital is the lower left area in the photo. The blue areas mark the various multi-unit housing complexes. It will be necessary for Northacres residents to drive for almost all errands. As mentioned previously, an R-12 development could add as many as 60 vehicles to our neighborhood which would negatively impact our neighborhood.



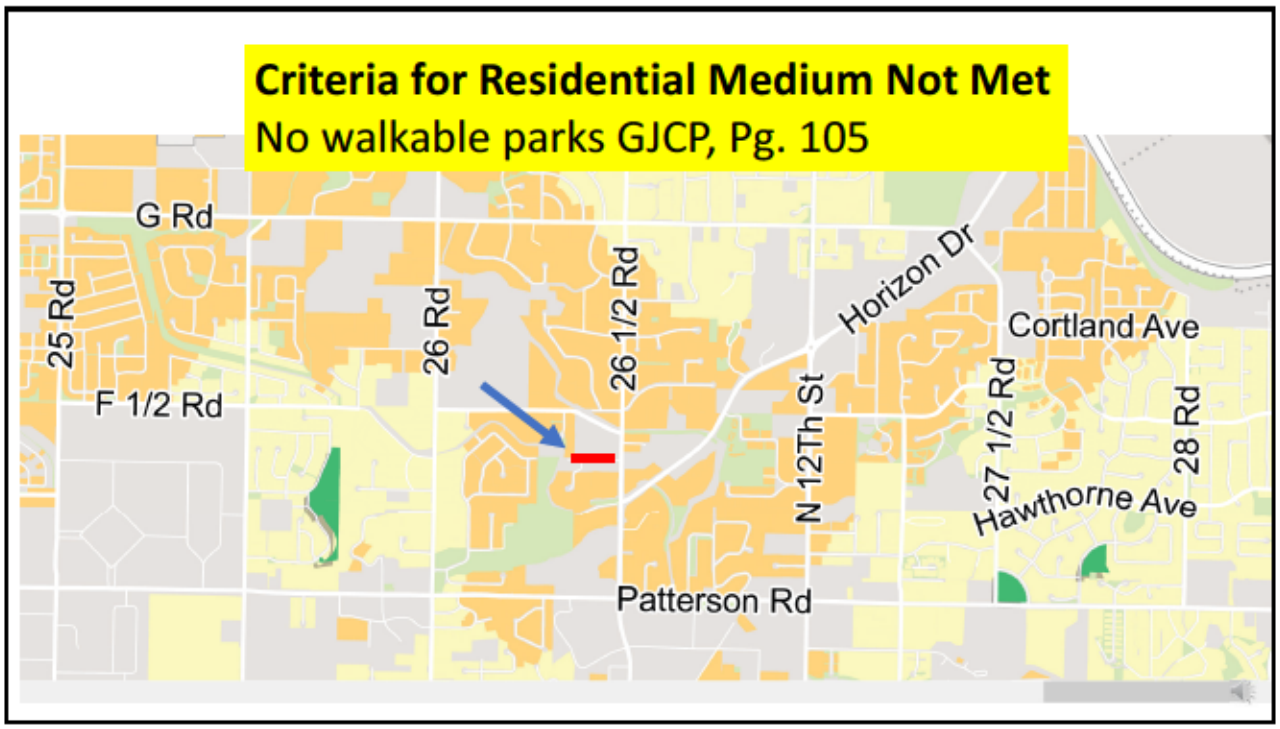
This map shows that there is minimal public transit available. The closest public transit would be at the intersection of Patterson and 26th Road.



This picture shows St. Mary's in the far distance. Residents would have to walk almost that far to reach the bus stop on Patterson Avenue. The only bike paths are along busy roads. This would not be advisable for families. There is no public access for walking or biking along the canal roads. These roads are blocked with gates and posted with no trespassing signs.



How safe is it for pedestrians and cyclists in the area? The intersection at 26 ½ Rd and Patterson Rd is problematic (dangerous). Furthermore, other areas along Patterson Rd are a concern for pedestrians. The blue circles indicate bicycle accidents. The green circles indicate pedestrian accidents.



The park service area map (GJCP Pg. 105) indicates there are no walkable parks. Family activities will require driving which will create additional vehicular traffic.

Criteria for Residential Medium Not Met

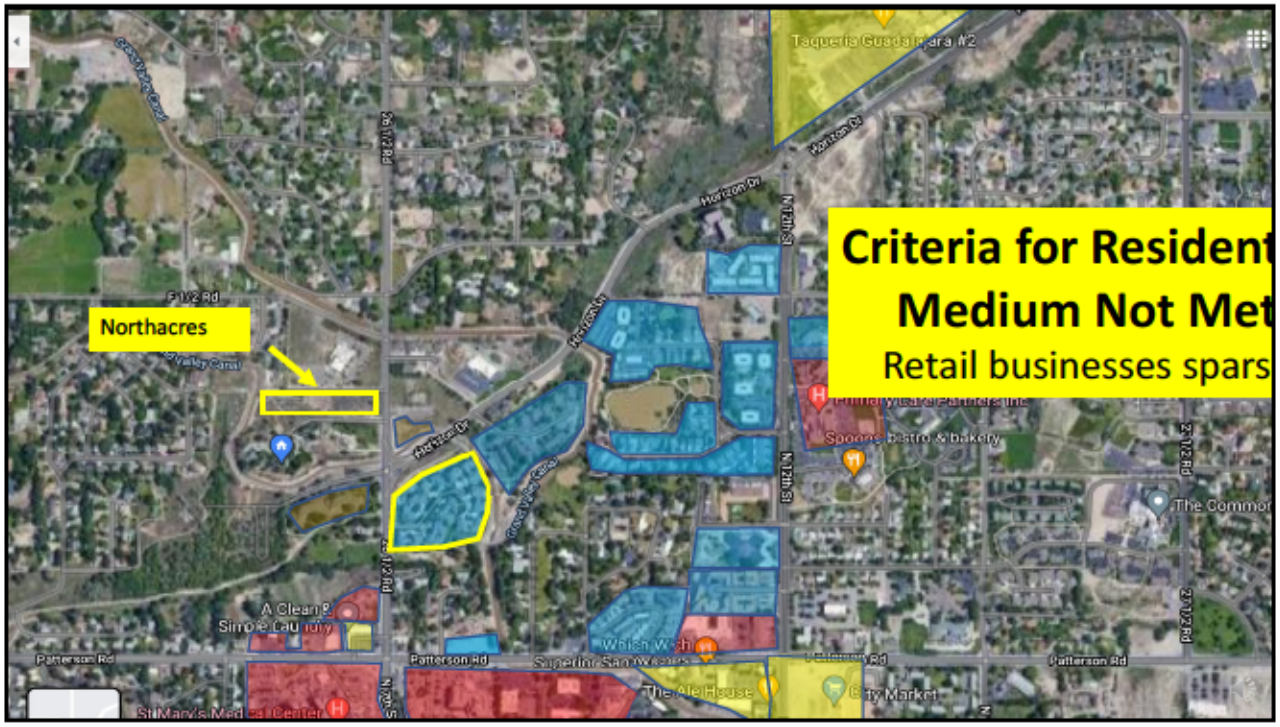
3. Provides housing near commercial and employment areas.(GJCP pg. 60)

Northacres has no walkable shopping/restaurants.

The third criterion for residential medium is that it provides housing near commercial and employment areas. As shown previously, Northacres has no nearby shopping centers or restaurants that are walkable.



The distance to the medical offices near St. Mary's are theoretically walkable but it is highly unlikely to occur as evidenced in the example on the next page.



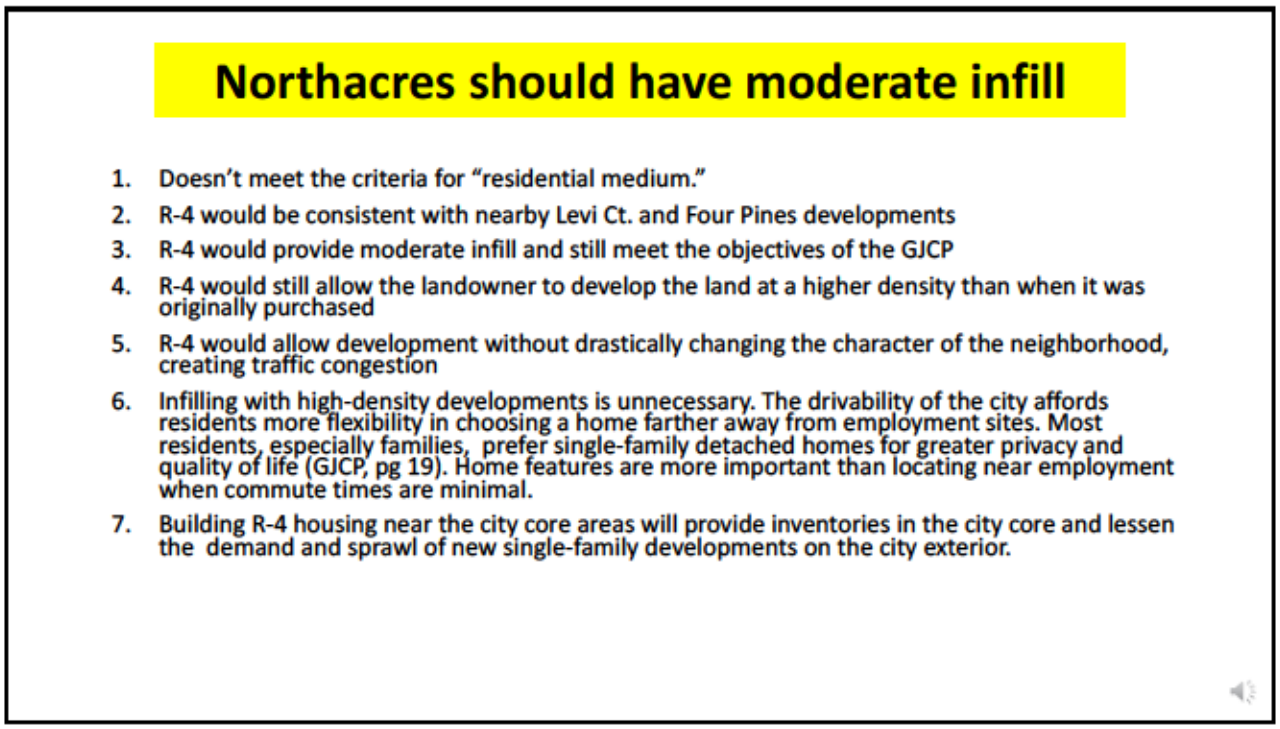
Glen Condo complex which is outlined in yellow in this photo is much closer to St. Mary's and various medical offices than the Northacre property. It is also much larger than the proposed Northacre development with 60 housing units. (Continued on next page).



Criteria for Residential Medium Not Met

No pedestrian traffic from Glen Condos towards St. Mary's

I monitored the pedestrian traffic on a weekday morning from 7-9am from the intersection of Patterson and 26 ½ Rd. There was virtually no pedestrian traffic coming from the Glen Condo development. All of the pedestrian traffic entering St. Mary's was coming from the St. Mary's parking area. Apparently, because the city is very drivable, most medical professionals do not mind living beyond walking distance from their employment. Commute times are very short so their choice of home is likely decided on the school district, proximity to amenities, views, quiet neighborhood or other criteria.



We believe that moderate infill such as R-4 is more appropriate for Northacres.

1. In our opinion, Northacres doesn't meet the criteria for "residential medium."
2. R-4 would be consistent with the most recent developments; Levi Ct., Four Pines.
3. R-4 would provide moderate infill and still meet the objectives of the GJCP
4. R-4 would still allow the landowner to develop the land at a higher density than when it was originally purchased
5. R-4 would allow development without drastically changing the character of the neighborhood with "overfill" and creating traffic congestion
6. Infilling with high-density developments is unnecessary. The drivability of the city affords residents more flexibility in choosing a home farther away from employment sites. Most residents, especially families, prefer single-family detached homes for greater privacy and quality of life (GJCP, pg 19). Home features are more important than locating near employment when commute times are minimal.
7. Building R-4 housing near the city core areas will provide inventories in the

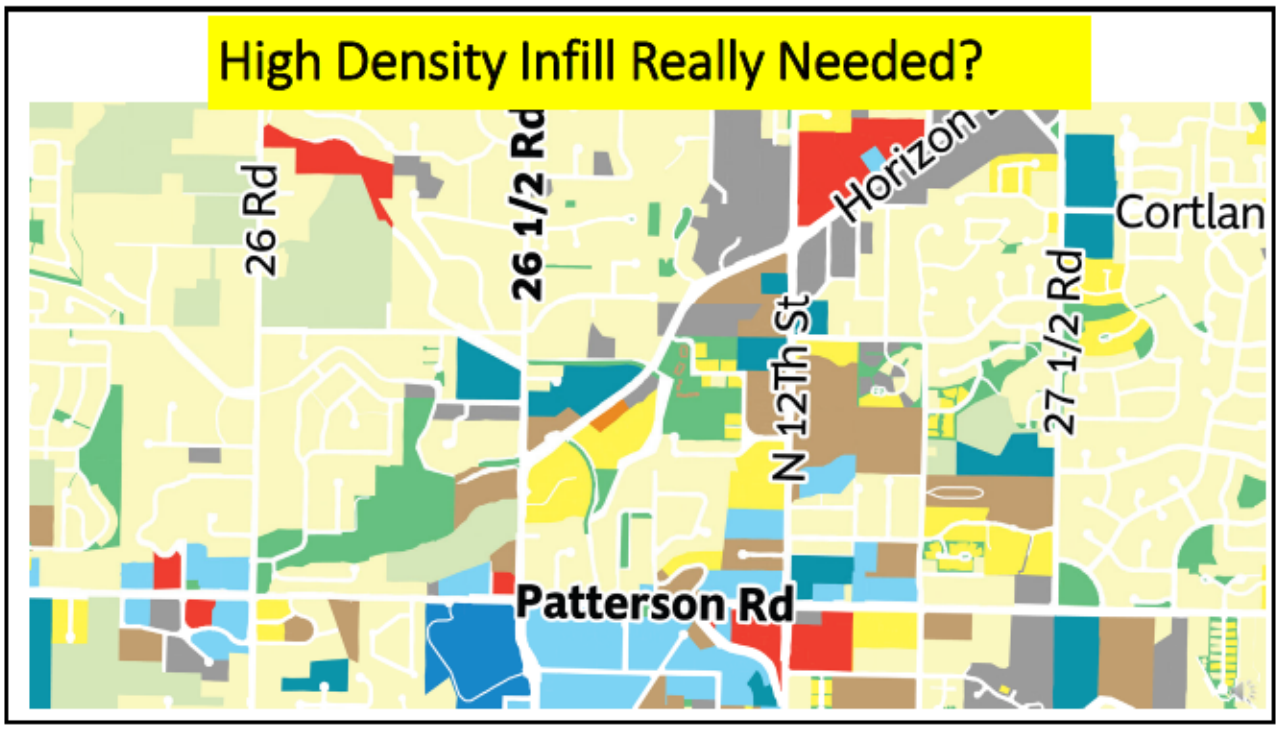
city core and lessen the demand and sprawl of new single-family developments on the city exterior.

Northacres should be developed as R-4



1. Doesn't meet the criteria for "residential medium."
2. R-4 development would be consistent with nearby Levi Ct.

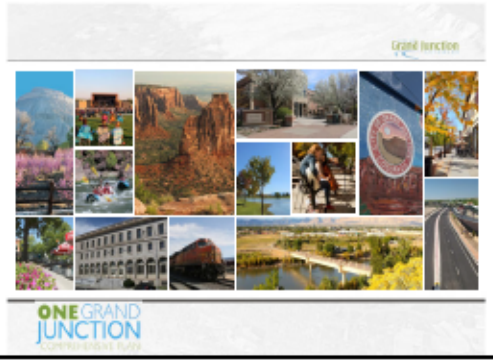
The nearby Levi Court development provides a recent example of the type of R-4 development that could be built on Northacres.



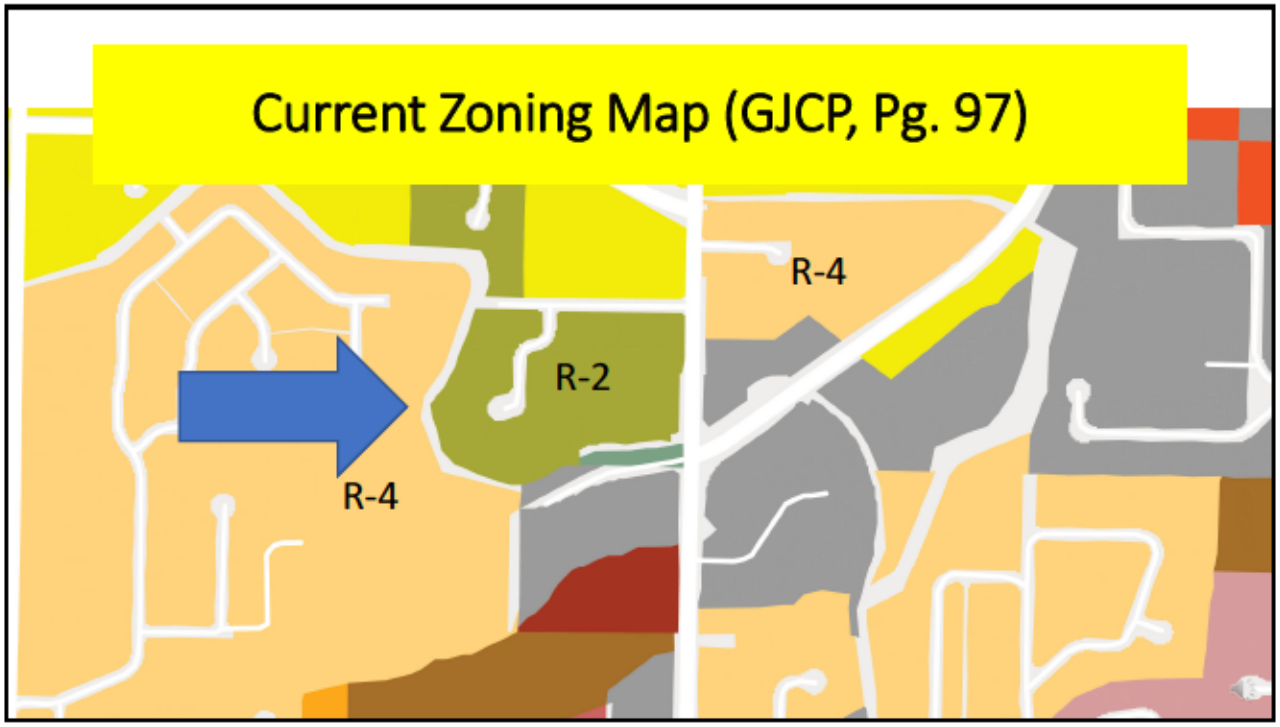
Grand Junction is a small community that is very drivable. The community lies in a large valley with vacant space that will support growth for many decades to come. With so much available space, is it really necessary to infill low density neighborhoods with high density housing? One of the attractive features of the city is its quality neighborhoods that are not available in large urban areas of big cities. The Exisitng Land Use Map (GJCP, pg. 96) shows a considerable amount of vacant land along the Horizon Drive corridor (gray areas). Page 19 of the GJCP states that "while there is no lack of vacant land to accommodate new growth within the City's Urban Development Boundary, there is a lack of land with the existing urban infrastructure required by the City." The R-4 zoning of the Northacres property would provide a balance in the need to infill and better utilize urban infrastructure while not sacrificing the quality of life of its neighborhoods with "extreme infill." Ultimately, as the city grows, the city will have to invest in expanding urban infrastructure. Maintaining quality neighborhoods (not overly crowded) will ensure that residents will enjoy living near the city core rather than migrating to the city fringes.

City Relationship with Owners/Developers/Residents

Balance between competing interests



The city has the task of balancing the interests of property owners and developers who have a financial stake in a new development with the interests of the city residents. If the city "sells out" the residents, the developers will simply build the most profitable development with no regard to the residents who have to live in the neighborhood. On the other hand, if the city "sells out" the developer, they may not find the project profitable and the project will halts. The city has its own objectives for future development as laid-out in the GJCP. The Comprehensive Plan included a *".....2 year planning process that included in person community meetings, virtual meetings as well as online questionnaires and various opportunities for public input."*



In spite of such outreach efforts, residents in our neighborhood were not aware of the changes in the GJCP and the significance of the Land Use Plan. They were unaware of how changes in the Land Use Plan could impact their neighborhood. Some looked at the Zoning District map which showed our neighborhood as R-2. They thought we would remain an R-2 neighborhood under the updated GJCP. When told later that our neighborhood had changed to residential medium, it didn't seem to make sense when the current zoning map (GJCP, Pg. 97) showed our neighborhood was R-2; lower than the R-4 neighborhoods on the East and West. Why was our neighborhood changed to "Residential Medium" when the surrounding neighborhoods were not?

Who Provided the Public Input?

11/23/2020). General Meeting MTG-2020-661 Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district. SW corner of 26 1/2 Rd & Northacres Rd. Applicant: Mike Park (represents the realtor).

11/20/2020 (City record: MTG-2020-661) Request information about rezoning 0.801415 acres in an R-2 (Residential 2 du/ac) zone district.

12/02/2020 (Request date. Actual meeting with Jace Hochwalt: 12/14). General Meeting MTG-2020-709 Request information about developing two parcels totaling 1.656555 acres in an R-2, (Residential 2 du/ac) zone district. SW corner of Northacres Dr & 26 1/2 Rd., Applicant: Eric Momin.

12/08/2020 – Paxton Valley Development, LLC incorporated (one week before the updated GJCP was adopted).

12/16/2020 – Updated Grand Junction Comprehensive Plan is adopted.

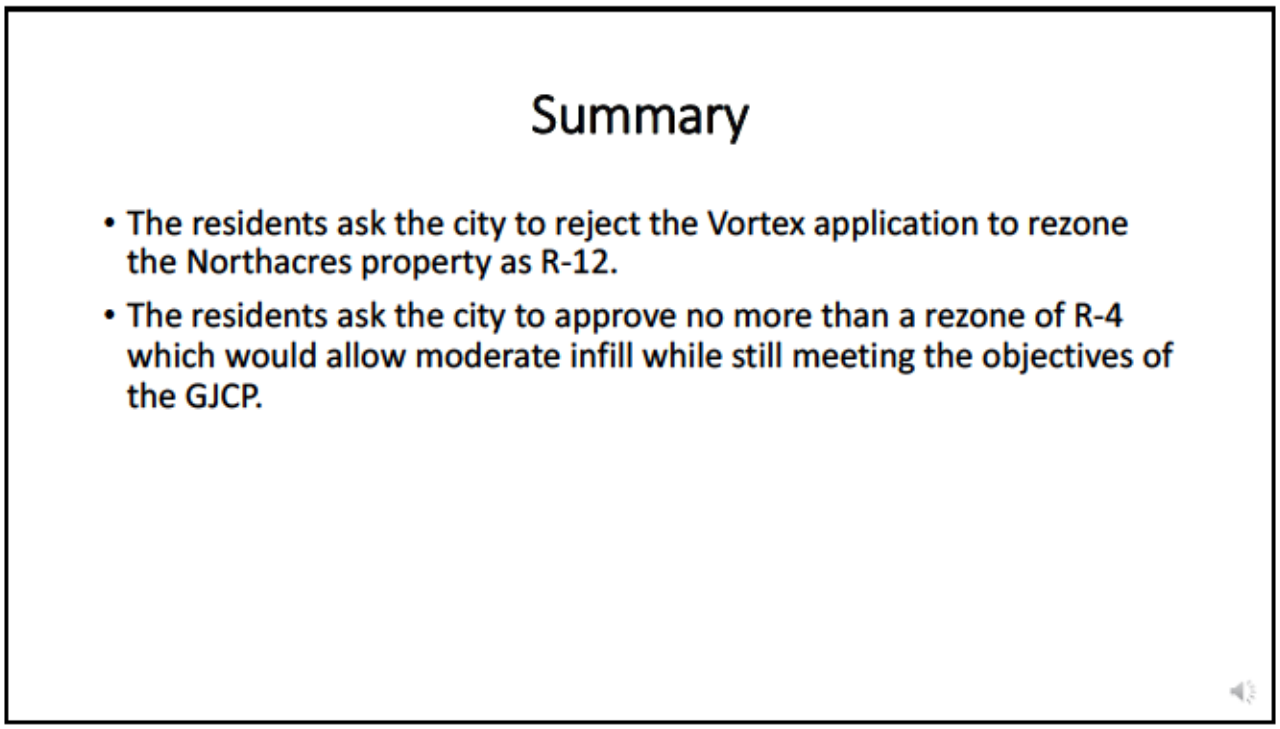
If the city got public input on the planning of the GJCP, it wasn't from the residents. It is likely that the only public input that was provided during the planning process of the GJCP came from realtors, the land owner (WDM Corp.), and other associated individuals that had a financial incentive in the sale and development of the vacant Northacres parcels. There were no official neighborhood meetings organized to bring together all the stakeholders to discuss plans to change the land use designation of our entire neighborhood. The only public records available were for closed meetings between the city and parties with a financial interest in rezoning the Northacres property to R-12.

Residential Medium (GJCP, pg. 60)

- **Range of Density** - Between 5.5 and 12 dwelling units per acre
- What the Comprehensive Plan is: it is a guidance document that describes what the community would like to become and what steps and actions, partnerships, and policies will move the City forward to achieving its vision (GJCP, Pg. 7).

- What the Comprehensive Plan is not: "It is not a definitive course of action or a legally binding obligation of what must be done. " GJCP, pg. 7

Based on whatever input they received, the city planners decided to change our neighborhood to "residential medium." This land use designation allows for a range of 5.5 to 12 dwelling units per acre. The land owner/developer (Paxton Valley Development, LLC) are seeking a rezone for the maximum density of 12 dwellings/acre. The question residents asked at the March 1st neighborhood meeting was what options we had at this point now that the neighborhood was classified as "residential medium." After learning more about the Comprehensive Plan, we learned that it is not "set in stone." The Comprehensive Plan is a guidance document. It is not a definitive course of action or a legally binding obligation of what must be done.



In summary, The residents ask the city to reject the Vortex application to rezone the Northacres property to R-12. Such a development would essentially create an island of high density housing, cause traffic congestion, over-crowding, and completely transform our neghborhood. The residents ask the city consider the impact of its decision on the Northacres neighborhood and only approve a moderate infill level such as at the R-4 level. Such moderate infill would provide a balanced compromise for all stakeholders and still help the city achieve the objectives of the GJCP.

Thank you for your consideration,

Greg Glenn

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING THREE PARCELS TOTALING APPROXIMATELY 2.49 ACRES FROM R-2 (RESIDENTIAL 2 UNITS/ACRE) TO R-12 (RESIDENTIAL 12 UNITS/ACRE)

LOCATED AT THE SOUTHWEST CORNER OF 26 ½ ROAD AND NORTHACRES ROAD

Recitals:

WDM Corporation (Owner) owns three parcels totaling approximately 2.49 acres located at the southwest corner of 26 ½ Road and Northacres Road (referred to herein and more fully described below as the "Property"). The Property is designated by the Comprehensive Plan Land Use Map as having a Residential Medium designation. The Owner proposes that the property be rezoned from R-2 (Residential 2 units/acre) to R-12 (Residential 12 units/acre).

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 R-12 (Residential 12 units/acre) zone district, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium 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 R-12 (Residential 12 units/acre) zone district is in conformance with at least one of the stated criteria of §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 R-12 (Residential 12 units/acre):

Lot 1, Lot 2, and Lot 7 of Northacres Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #922133 in the records of the Mesa County Clerk and Recorder.

Introduced on first reading this 19th day of May, 2021 and ordered published in pamphlet form.

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

ATTEST:

_____	_____
Wanda Winkelmann	C.B. McDaniel
City Clerk	President of City Council/Mayor

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: May 19, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

Contract Approval for the Design & Build of the Canyon View Light Poles

RECOMMENDATION:

Staff recommends the City Purchasing Division enter into a Professional Services Contract with Berwick Electric for design-build services for renovations of the Canyon View Light Poles in the Guaranteed Maximum Price (GMP) amount of $1,095,485.00.

EXECUTIVE SUMMARY:

Canyon View Park is one of our community defining assets that contributes greatly to our quality of life and community vitality. About 2/3 of the current Canyon View was originally constructed in 1997 including the lite clover leaf, 4 softball field complex and the seven field multi-purpose field area. More than 6,000 people come to the park each and every weekend March through October. In total, there are 27 light poles servicing programs, leagues and tournaments. In the 24 years since opening, these areas have seen heavy use and the intensive watering needed to support healthy turf. As a consequence, the light poles are experiencing rust and have reached the end of their useful life. They need to be replaced. In fact, one pole failed and fell in 2020.

To address this safety concern, the City released a request for proposals (RFP) in March. RFP responses are reviewed and selection decisions are made based on factors such as: responsiveness of the proposal to the RFP; understanding of the project and objectives as it pertains to the project; experience with projects of similar size and scope; strategy and implementation plan for executing the project; warranty and service plans; all in addition to cost. An RFP process is used for projects that require a high degree of professional skill, expertise, and experience. Six firms

submitted proposals and three were interviewed. Berwick Electric emerged as the top firm. Berwick possesses the deepest resume of experience of any of the proposers. This includes successfully building many similar size and many larger projects than this Canyon View project.

The selection process was qualifications based and the credentials of each firm determined who was finally selected. Berwick was the most responsive and provided a schedule that has substantial completion being reached about two months earlier than the other proposers. A final consideration, although not the only, is that Berwick was $170,000 less than the next lowest proposed cost which was EC Electric. The final Guaranteed Maximum Price (GMP) provided by Berwick is $1,095,485. This GMP incorporates value engineering that involves reuse of the existing bases. This is described in depth in the background and detailed information section. The final GMP is within the 2021 approved budget of $1,295,000.

BACKGROUND OR DETAILED INFORMATION:

The current 27 light poles at Canyon View have reached the end of their useful life. For the past several months, their replacement has been pursued through a Request for Proposals (RFP).

A formal Request for Proposals was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, sent to an additional vendors list of firms, and advertised in The Daily Sentinel. Six companies submitted formal proposals:

Firm	Location
Berwick Electric	Colorado Springs, CO
Ducey's Electric	Rangely, CO
Pinnacle Electric	Windsor, CO
Skyline Lighting and Electric	Denver, CO
Morton Electric	Pueblo, CO
EC Electric	Grand Junction, CO

A committee reviewed the proposals thoroughly, following Section 6 of the RFP (which describes in detail the evaluation criteria and factors), and held interviews with the top ranked firms. From this process, the evaluation committee selected Berwick Electric Co. as the preferred proposer/most qualified firm.

As briefly mentioned above, the design requirements have evolved and incorporated

value engineering to achieve significant savings. During and through the RFP solicitation review process, the value-engineering concept was floated to re-use the existing foundations. Additional design/construction documentation was also discovered regarding the existing foundation construction during this time frame.

Based on this newly discovered information, the City was able to contract with a local structural engineer, Lindauer-Dunn, to explore the validity of this concept. A letter was provided to the City by the structural engineer that generally stated the existing foundations and anchor bolts would be acceptable for re-use pending a final inspection of the exposed bolts upon removal of the existing bases. This letter is included with this staff report.

Contingency options were also provided should the bolt inspection results fail to meet these expectations. Based on this letter, it is reasonable to re-use the existing foundations and anchor bolts with a new, galvanized light pole system. After the initial RFP solicitation review and scoring, a qualified "short-list" of three contractors were then interviewed: Berwick Electric, EC Electric and Pinnacle Electric.

Based on the contractors' initial responses, interviews, and subsequent requested responses, the selected contractor appeared to be the most responsive and accommodating to the City while also providing the best financial value and most aggressive schedule. This is anticipated to remain true when extended to the contracted scope of work including the re-use of the existing foundations and anchor bolts as well. Berwick, the selected contractor, has an extensive list of projects that demonstrates their ability to achieve a highly successful end product.

One of the determining factors of picking the contractor was the compressed timeline and completion of the project. Berwick Electric presented a solid strategy and implementation plan with an aggressive schedule. They proposed a final acceptance date of 8/13/21 in their initial bid with completion before the fall softball season. EC Electric proposed a final completion date of 10/8/21.

Grand Junction Parks and Recreation's summer recreation softball league runs from June 7th through Mid-August. In 2019, there were 67 teams (over 1,000 individual players) and approximately 335 games played during this time. The summer season has light later in the evening reducing the amount of time lights are needed. The department's fall recreation softball league runs from August 31 through the end of October. In 2019, there were 56 teams and approximately 252 games played during this time. The fall season is very dependent upon the availability of lights.

There are also several large softball tournaments at Canyon View in August, September and October on the weekends that require lights. One of the biggest tournaments is the Fruita Fall Festival softball tournament at the end of September that

has games that are played some years till midnight or later to accommodate all the games. Without lights, these large tournaments would not happen. Consequently, the tremendous economic benefit they generate would not be realized.

Rattlesnake field is the only multipurpose field that has lights at Canyon View Park. It is utilized for multiple sports during the same season. The department gives the fields a rest in July. However, resuming in August, there is soccer, lacrosse and flag football utilizing this field in the fall. There is middle school soccer, adult league soccer and flag football playing on different nights under the lights to accommodate all of the different leagues and games in the fall season. The programming of this field is probably the most rented field at Canyon View Park. The availability of quality, dependable and safe field lighting is imperative to the success of all the aforementioned community uses.

In summary, Berwick's experience, references, responsiveness, schedule and price has elevated them to be the recommended provider to design and install the new lights at Canyon View Regional Park. This new lighting system will serve hundreds of thousands of patrons for at least the next 25 years (which is the warranty provided in their proposal).

FISCAL IMPACT:

The total cost of the design-build contract is a guaranteed maximum price of $1,095,485 which is within the $1,295,000 approved in the 2021 Adopted Budget for this project. This project is funded by $250,000 from the Conservation Trust Fund (direct allocation proceeds from the Colorado Lottery) and the remainder from the 0.75% sales tax fund for capital projects.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a Professional Services Contract with Berwick Electric for design-build services for renovations of the Canyon View Light Poles in the Guaranteed Maximum Price (GMP) amount of $1,095,485.00.

Attachments

1. Canyon View Park Lighting Replacement_Foundation Review
3. RPF#4864-21-DH REVISED PRICING 5.7.2021 (002)

Lindauer • Dunn, Inc.
STRUCTURAL ENGINEERS

Jeffrey A. Dunn
Principal
Leland J. Lindauer
Emeritus

May 5, 2021

City of Grand Junction Parks Department
2529 High Country Court
Grand Junction, CO 81501

Attn: Marc Mancuso, Eric Mocko

Subject: Canyon View Park Lighting Replacement
Grand Junction, Colorado
Lindauer Dunn, Inc. Job No. 20.055

Dear Marc and Eric:

We have reviewed the existing sports light pole foundations at Canyon View Park to determine their adequacy for the support of the proposed replacement light poles. For the purpose of our analysis, we were provided with the structural drawings from the original construction in 1996, base plate and anchor bolt details with design loads and calculations for the new light poles by Musco Lighting, and a recent geotechnical investigation report for the site.

The original structural drawings for the light poles of 60 feet and 70 feet heights show 16" diameter concrete filled pipe piles with finished lengths of 30 feet and 35 feet, respectively, supporting 3'-0" x 3'-0" x 3'-0" reinforced concrete pile caps. The anchor bolt patterns of (4) 2" diameter bolts at each pole shown in the original drawings do not match the existing condition observed at the site, which is (6) 1 ¼" bolts at the softball fields and (8) 1 ¼" bolts at the soccer field lights. The pile cap details on the construction drawings show the anchor bolts to be embedded 2'-7" into the pile caps with 8" x 6" x 2" thick bearing plates that were to be welded to the pipe piles. Due to the difference in the number and sizes of the anchor bolts in place from the original construction drawings, and in the absence of as-built drawings, the embedment depths and connections of the anchor bolts cannot be confirmed. For the purpose of our analysis, we have assumed that the embedment depths of the existing bolts are as shown at approximately 2'-7", and we conservatively assumed that no bottom plates are present.

Based upon the anchor bolt and base plate drawing provided by Musco Lighting, and the design loads provided in the structural information for the new light poles, the existing 3'-0" square pile caps and anchor bolts are adequate for the proposed 60 to 70 foot replacement light poles. This is dependent on whether the exposed portions of the existing anchor bolts are tested and found to have minimal corrosion of the bolts or

degradation of the galvanizing finish on the bolts. As we have discussed, a testing agency should be engaged by the owner to perform these tests.

The existing anchor bolts are protected above the tops of the pile caps by approximately 2" of grout and base plates which are approximately 1 ¾" thick, so there should be little if any corrosion to the bolts below the tops of the existing base plates. If bolts are found to be damaged by corrosion during the removal of the existing poles and the existing grout, the sections of compromised bolts above the pile caps can be cut off and replaced with equivalent anchor rod material connected to the existing either by welding or with mechanical couplers.

Foundation details for light poles of 30 feet and 25 feet in height are shown on the original structural drawings. These foundations were specified as 18" x 18" x 24" deep pile caps on 10.75" diameter concrete filled pipe piles with finished lengths of 20 feet and 15 feet, and (4) 1" diameter anchor bolts welded to the pipe piles. The locations of those shorter poles in the original design is not clear, however, the information provided by Musco Lighting shows the new light poles with designations A1-A8 and four anchor bolts at each pole to be those in the inner plaza near the first and third bases of each softball field. The design loads on the A1-A8 poles are slightly higher than the original design loads for the 30 foot poles, however, the pile cap foundations are adequate for the design loads for the new lights.

The geotechnical report from February of 2021 which was performed at the park indicates that the soils at the site consist of soft and often moist clays overlying shale bedrock at approximately 60 feet below the current grade. As pile driving records for the original construction do not seem to be available, we cannot verify if the existing piles were driven to the lengths as specified on the structural drawings or were driven deeper to refusal in the shale bedrock. Due to the soft condition of the existing clay soils as described in the soils report, it is assumed that the piles were driven deeper than the specified lengths since they wouldn't have set up in the very soft soils. The existing foundations do not exhibit any signs of significant movement, so it appears that the pile foundations have performed as they were designed and should continue to be adequate for the new light poles.

If you have any questions, please do not hesitate to call our office.

Sincerely,

LINDAUER DUNN, INC.

Jeffrey A. Dunn, P.E.

802 Rood Avenue ·Grand Junction, Colorado 81501
970.241.0900 ·970.243.2430 FAX ·www.lindauerdunn.com







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www.berwickelectric.com • mnorman@berwickelectric.com

5/7/2021

Mr. Duane Hoff Jr.
Senior Buyer
City of Grand Junction Purchasing Division
333 West Ave. Building C
Grand Junction, Colorado 81501

Re: Design/Build Canyon View Lighting Replacement Project **RFP-4864-21-DH**

Dear Mr. Hoff,

This is intended to be the requested final pricing breakdown assuming that all the existing concrete foundations and anchor bolts can be reused as you have directed me to base this pricing on. It would be critical for us to plan to mobilize to be on site by Monday 5/24/2021 as shown in the attached revised schedule to try to expedite the previously very tight schedule; I have adjusted this schedule proportional to the delay in award. The following week would be the Memorial Day weekend and could further delay the schedule if we cannot mobilize for the critical path planning required of Berwick by Musco. I have also included a preliminary lighting design intent submittal provided to me by Musco that uses the existing foundation locations. If we can get preliminary approval on the attached Musco design, this will help to expedite the production process within Musco's manufacturing, which is the major factor that will drive when we can attempt to complete the project installation.

If we can get approval of the design intent with a hold for release upon an NTP being issued, this will be helpful for Musco to get the project in their production que.

We will do our absolute best to accomplish and early completion, however without product in hand my hands are tied. I cannot promise an exact completion date at this time, other than what Musco can tell me at this time for shipping and reflected in the attached schedule.

$ 1,574,800.00 - Original GMP submitted by Berwick Electric
$ 30,000.00 – Deduct to eliminate show controller on softball fields that was part of our proposal price. If this feature is desire at the softball fields, please include in contract amount.
$ 348,815.00 – Deduct to re-use all existing bases should engineering prove they are fit to be reused.
$ 139,000.00 – Landscape Repair Deduct (mostly associated with repairs for new base installation)
$ 1,056,985.00 – Possible revised SOW GMP (Total potential savings of $ 517,815.00)

$ 25,000.00 – Anticipated damage repair budget for revised SOW plan.
$ 13,500.00 – Anticipated adder as requested to rotary brush and treat (27) existing pole bases anchor bolts with Cold Galvanizing solution. ***All new poles provided for this project by Musco will be galvanized.***

Please utilize the options listed to adjust the anticipated cost-plus contract based on the originally proposed fixed fee percentage.

I sincerely look forward to working with the City of Grand Junction on this time, money, and safety sensitive project and am committed to its absolute success!

Respectfully,

Mark Norman







DESIGN INTENT

Berwick ELECTRIC CO. 100 Years

Canyon View Park Softball

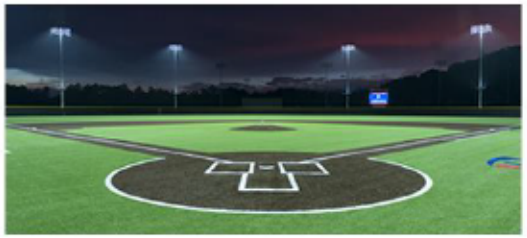
Grand Junction,CO

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	60'	60'	2	TLC-LED-1500	2.86 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
A3-A4	60'	60'	2	TLC-LED-1500	2.86 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
A5-A6	60'	60'	2	TLC-LED-1500	2.86 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
A7-A8	60'	60'	2	TLC-LED-1500	2.86 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
B1-B2	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	6	TLC-LED-1500	8.58 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
B3-B4	70'	70'	1	TLC-LED-1200	1.17 kW	B
		70'	6	TLC-LED-1500	8.58 kW	B
		16'	2	TLC-BT-575	1.15 kW	B
B5-B6	70'	70'	1	TLC-LED-1200	1.17 kW	C
		70'	6	TLC-LED-1500	8.58 kW	C
		16'	2	TLC-BT-575	1.15 kW	C
B7-B8	70'	70'	1	TLC-LED-1200	1.17 kW	D
		70'	6	TLC-LED-1500	8.58 kW	D
		16'	2	TLC-BT-575	1.15 kW	D
C1-C2	70'	70'	2	TLC-LED-1500	2.86 kW	A
		70'	2	TLC-LED-900	1.78 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
C3-C4	70'	70'	2	TLC-LED-1500	2.86 kW	B
		70'	2	TLC-LED-900	1.78 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
C5-C6	70'	70'	2	TLC-LED-1500	2.86 kW	C
		70'	2	TLC-LED-900	1.78 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
C7-C8	70'	70'	2	TLC-LED-1500	2.86 kW	D
		70'	2	TLC-LED-900	1.78 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
S1-S4	70'	70'	5	TLC-LED-1500	7.15 kW	A
		70'	1	TLC-LED-900	0.89 kW	A
28			***160***		***188.56 kW***	

From Hometown to Professional









We Make It Happen.

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ENGINEERED DESIGN By: Nathan Brown · File #192421D · 28-Apr-21

Canyon View Park Softball

Grand Junction,CO

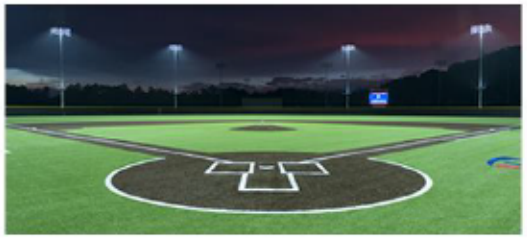
Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Liberty Cap Field	71.26 kW	58
B	Bookcliff Field	39.1 kW	34
C	Mt. Garfield Field	39.1 kW	34
D	Thunder Mountain Field	39.1 kW	34

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	32
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>120,000	>120,000	>120,000	100
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>120,000	>120,000	>120,000	8
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>120,000	>120,000	>120,000	20

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Bookcliff Field (Infield)	Horizontal Illuminance	52	37	64	1.73	1.41	B	34
Bookcliff Field (Outfield)	Horizontal Illuminance	30.4	20	51	2.48	1.52	B	34
Complex Spill	Horizontal	0	0	0.01	0.00		A,B,C,D	160
Complex Spill	Max Candela (by Fixture)	285	29.8	1055	35.42	9.58	A,B,C,D	160
Complex Spill	Max Vertical Illuminance Metric	0.01	0	0.03	91.12		A,B,C,D	160
Liberty Cap Field (Infield)	Horizontal Illuminance	53.4	39	68	1.73	1.37	A	58
Liberty Cap Field (Outfield)	Horizontal Illuminance	30.2	20	48	2.46	1.51	A	58
Mt Garfield Field (Infield)	Horizontal Illuminance	51.7	41	67	1.64	1.26	C	34
Mt Garfield Field (Outfield)	Horizontal Illuminance	30.7	19	45	2.37	1.61	C	34
Soccer Spill	Horizontal Illuminance	0.01	0	0.02	0.00		A	58
Soccer Spill	Max Candela Metric	913	1.05	3599	3442.06	869.27	A	58
Soccer Spill	Max Vertical Illuminance Metric	0.02	0	0.07	0.00		A	58
Soccer	Horizontal Illuminance	31.7	20	39	1.95	1.58	A	58
Thunder Mountain Field (Infield)	Horizontal Illuminance	51.1	41	65	1.59	1.25	D	34
Thunder Mountain Field (Outfield)	Horizontal Illuminance	30.3	21	51	2.47	1.44	D	34

From Hometown to Professional









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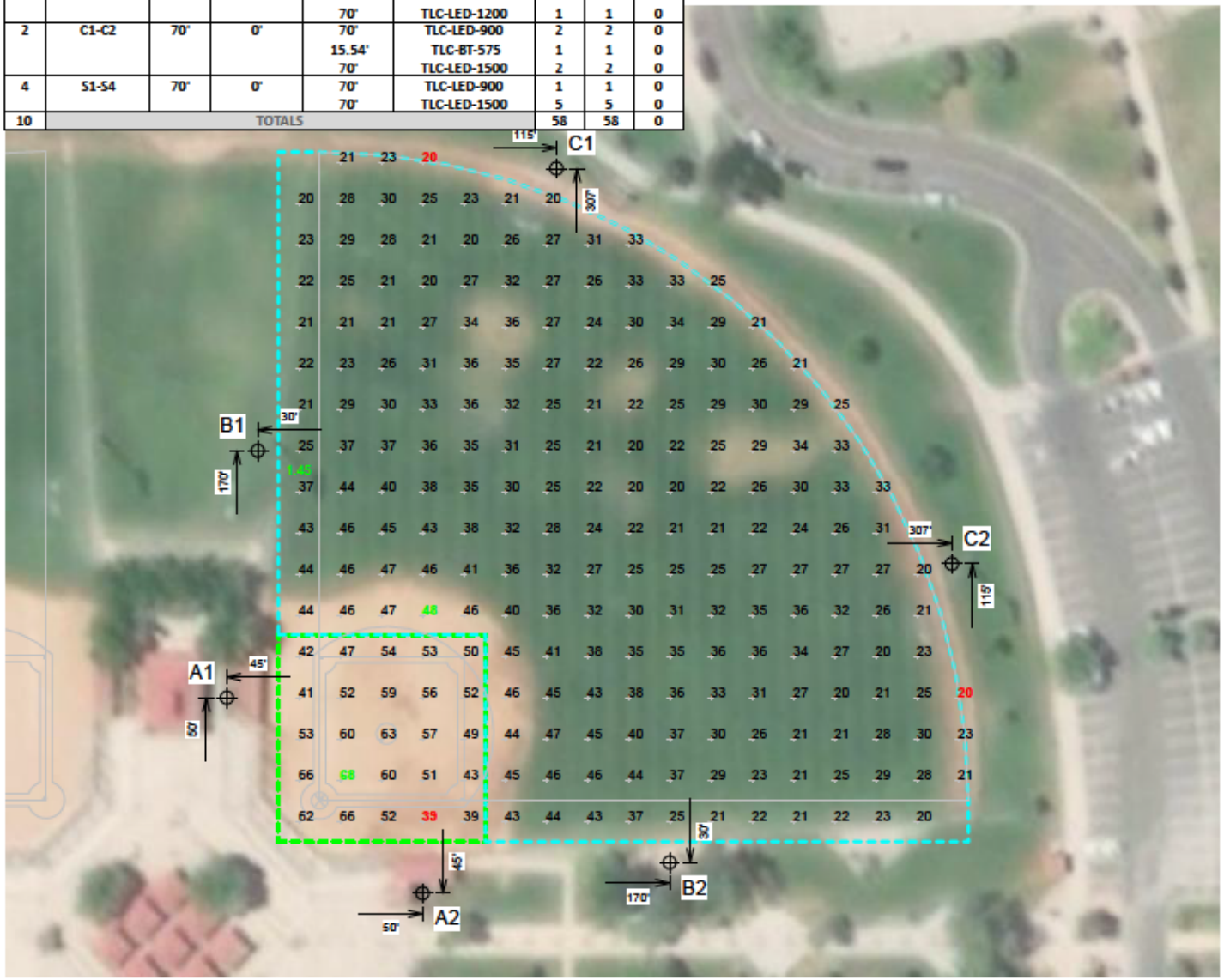
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	5.54'	21'	TLC-BT-575	1	1	0
				65.54'	TLC-LED-1500	2	2	0
1	A2	60'	4'	19.54'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	B1-B2	70'	0'	70'	TLC-LED-1500	6	6	0
				15.54'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C1-C2	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	0'	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
10	TOTALS					58	58	0



SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Liberty Cap Field
Size:	315'/315'/315' - basepath 70'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	53.35	30.15
Maximum:	68	48
Minimum:	39	20
Avg / Min:	1.37	1.54
Guaranteed Max / Min:	2	2.5
Max / Min:	1.73	2.46
UG (adjacent pts):	1.34	1.45
CU:	0.40	
No. of Points:	25	203

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	58
Total Load:	71.26 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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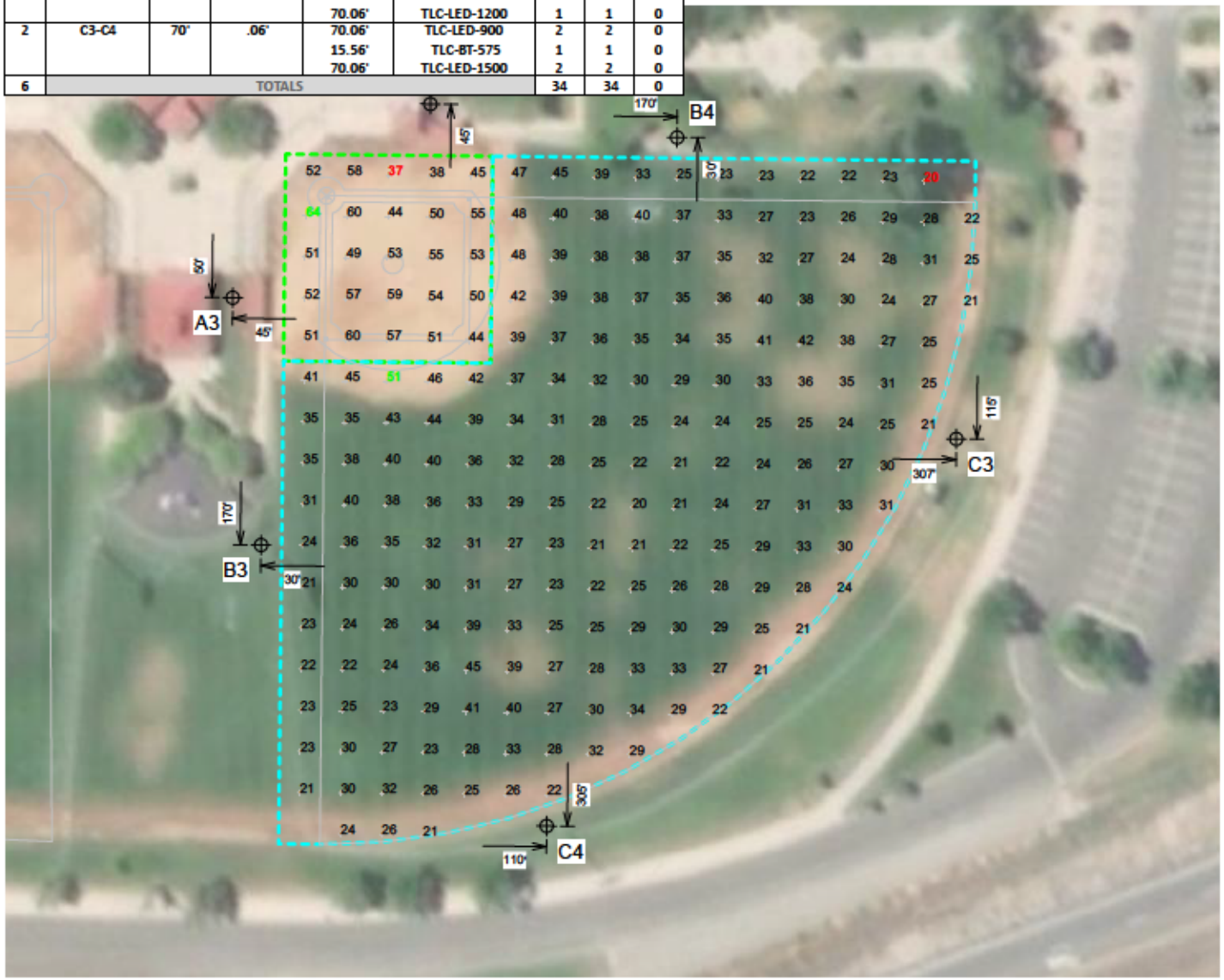
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A3	60'	5.56'	21.06'	TLC-BT-575	1	1	0
				65.56'	TLC-LED-1500	2	2	0
1	A4	60'	4.06'	19.56'	TLC-BT-575	1	1	0
				64.06'	TLC-LED-1500	2	2	0
2	B3-B4	70'	.06'	70.06'	TLC-LED-1500	6	6	0
				15.56'	TLC-BT-575	2	2	0
				70.06'	TLC-LED-1200	1	1	0
2	C3-C4	70'	.06'	70.06'	TLC-LED-900	2	2	0
				15.56'	TLC-BT-575	1	1	0
				70.06'	TLC-LED-1500	2	2	0
6	TOTALS					34	34	0



SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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GRID SUMMARY

Name:	Bookcliff Field
Size:	315'/315'/315' - basepath 70'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	52.00	30.39
Maximum:	64	51
Minimum:	37	20
Avg / Min:	1.40	1.49
Guaranteed Max / Min:	2	2.5
Max / Min:	1.73	2.48
UG (adjacent pts):	1.58	1.50
CU:	0.74	
No. of Points:	25	203

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	34
Total Load:	39.1 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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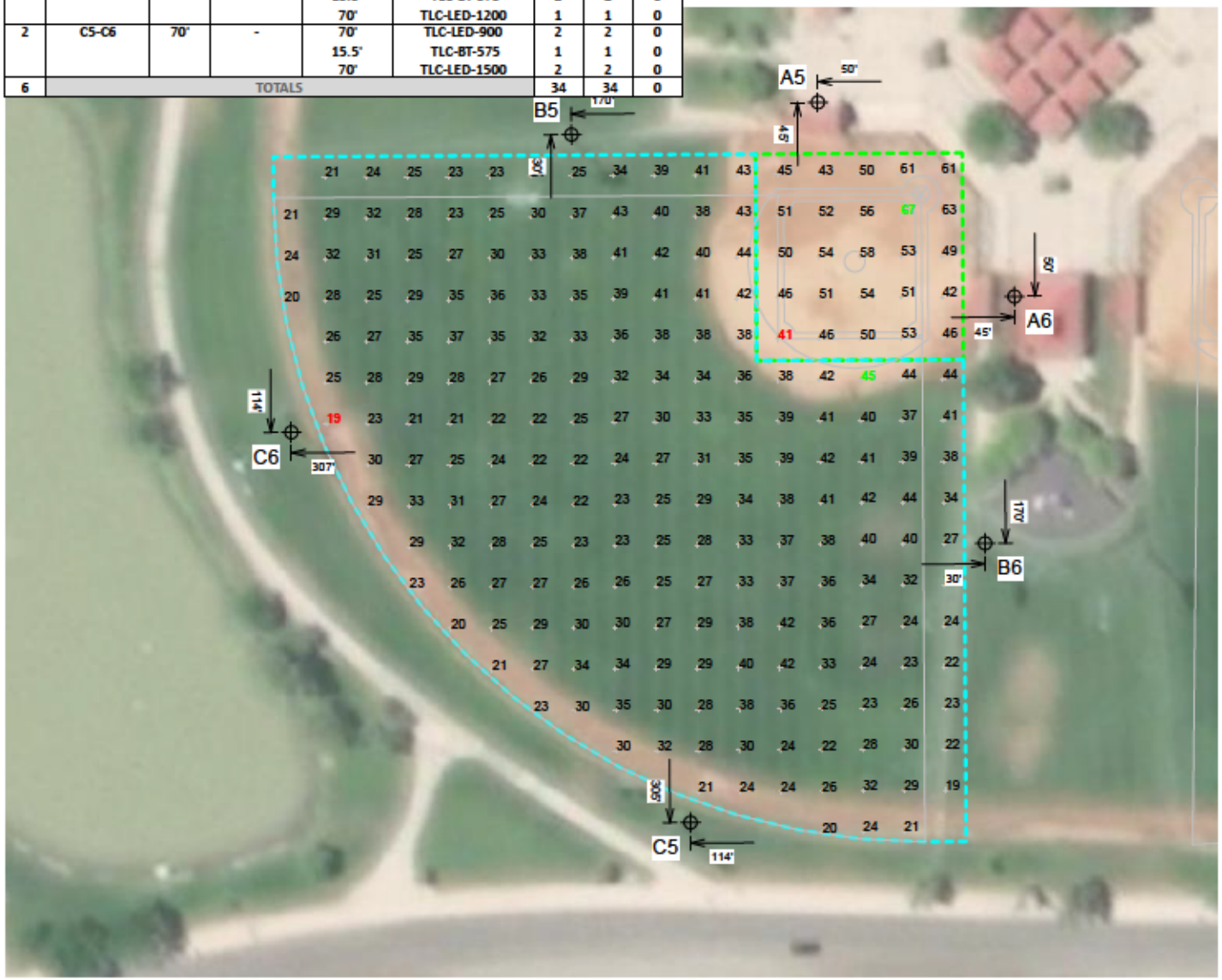
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A5	60'	5'	20.5'	TLC-BT-575	1	1	0
				65'	TLC-LED-1500	2	2	0
1	A6	60'	5.5'	21'	TLC-BT-575	1	1	0
				65.5'	TLC-LED-1500	2	2	0
2	B5-B6	70'	-	70'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C5-C6	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
6	TOTALS					34	34	0



SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Mt Garfield Field
Size:	315'/315'/315' - basepath 70'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	51.73	30.68
Maximum:	67	45
Minimum:	41	19
Avg / Min:	1.26	1.60
Guaranteed Max / Min:	2	2.5
Max / Min:	1.64	2.37
UG (adjacent pts):	1.28	1.51
CU:	0.74	
No. of Points:	25	203

LUMINAIRE INFORMATION

Applied Circuits:	C
No. of Luminaires:	34
Total Load:	39.1 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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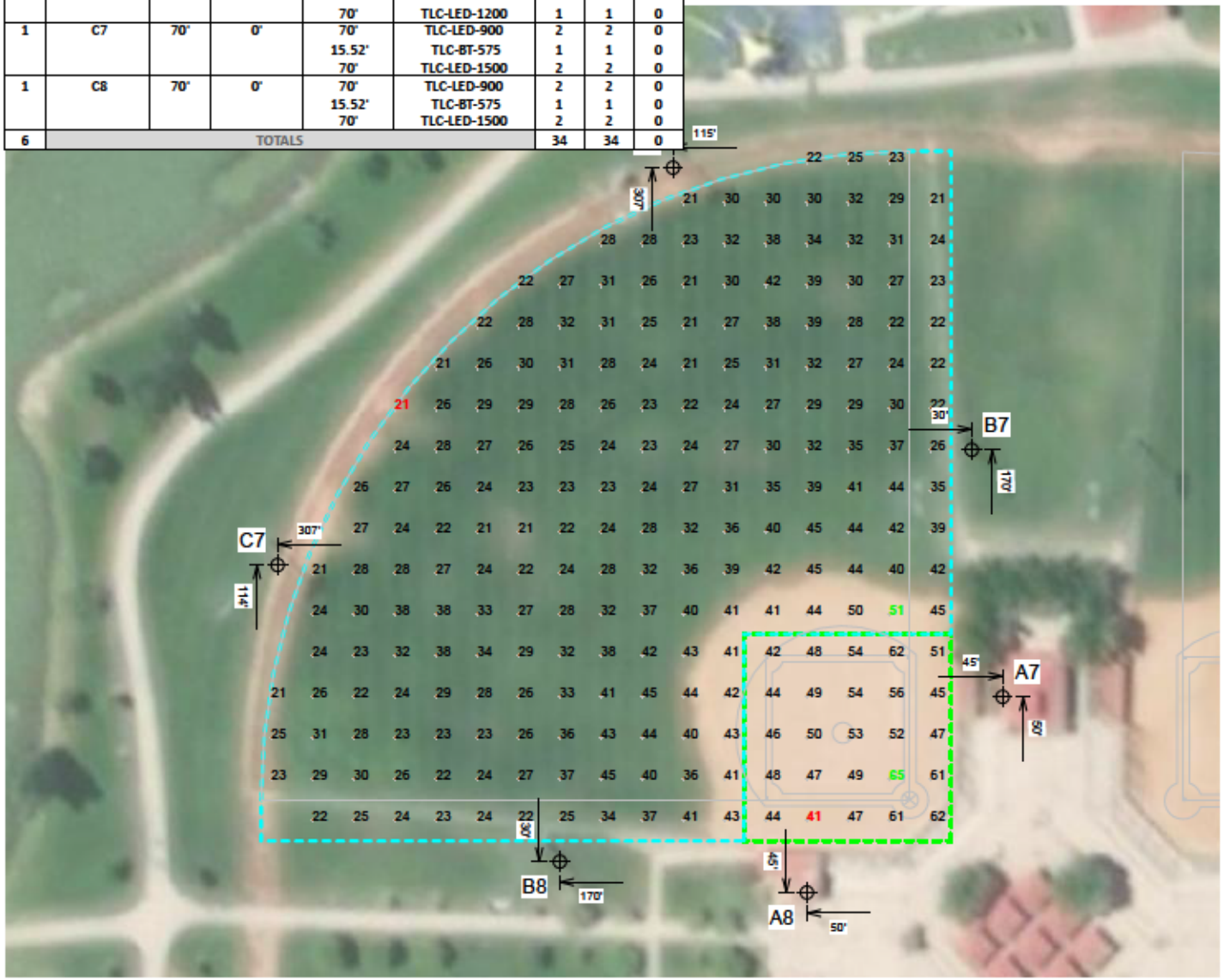
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A7	60'	5'	20.52'	TLC-BT-575	1	1	0
				65'	TLC-LED-1500	2	2	0
1	A8	60'	5.52'	21'	TLC-BT-575	1	1	0
				65.52'	TLC-LED-1500	2	2	0
2	B7-B8	70'	0'	70'	TLC-LED-1500	6	6	0
				15.52'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C7	70'	0'	70'	TLC-LED-900	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
1	C8	70'	0'	70'	TLC-LED-900	2	2	0
				15.52'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
6	TOTALS					34	34	0



SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Thunder Mountain Field
Size:	315'/315'/315' - basepath 70'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	51.14	30.31
Maximum:	65	51
Minimum:	41	21
Avg / Min:	1.26	1.47
Guaranteed Max / Min:	2	2.5
Max / Min:	1.59	2.47
UG (adjacent pts):	1.31	1.46
CU:	0.73	
No. of Points:	25	203

LUMINAIRE INFORMATION

Applied Circuits:	D
No. of Luminaires:	34
Total Load:	39.1 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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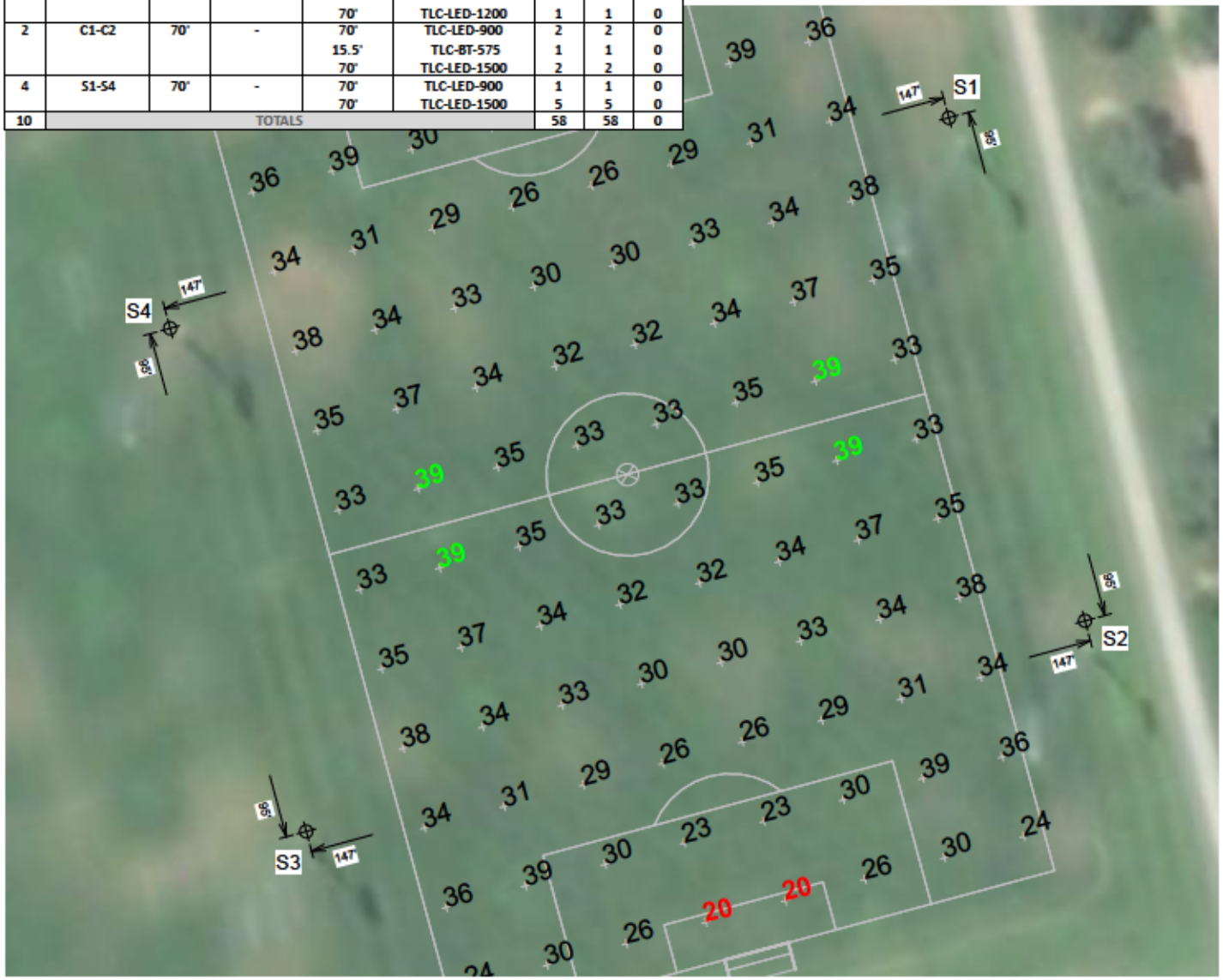
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	5.5'	21'	TLC-BT-575	1	1	0
				65.5'	TLC-LED-1500	2	2	0
1	A2	60'	4'	19.5'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	B1-B2	70'	-	70'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C1-C2	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	-	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
10	TOTALS					58	58	0



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Soccer
Size:	360' x 225'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	30
Scan Average:	31.69
Maximum:	39
Minimum:	20
Avg / Min:	1.57
Guaranteed Max / Min:	3
Max / Min:	1.95
UG (adjacent pts):	1.52
CU:	0.37
No. of Points:	96

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	58
Total Load:	71.26 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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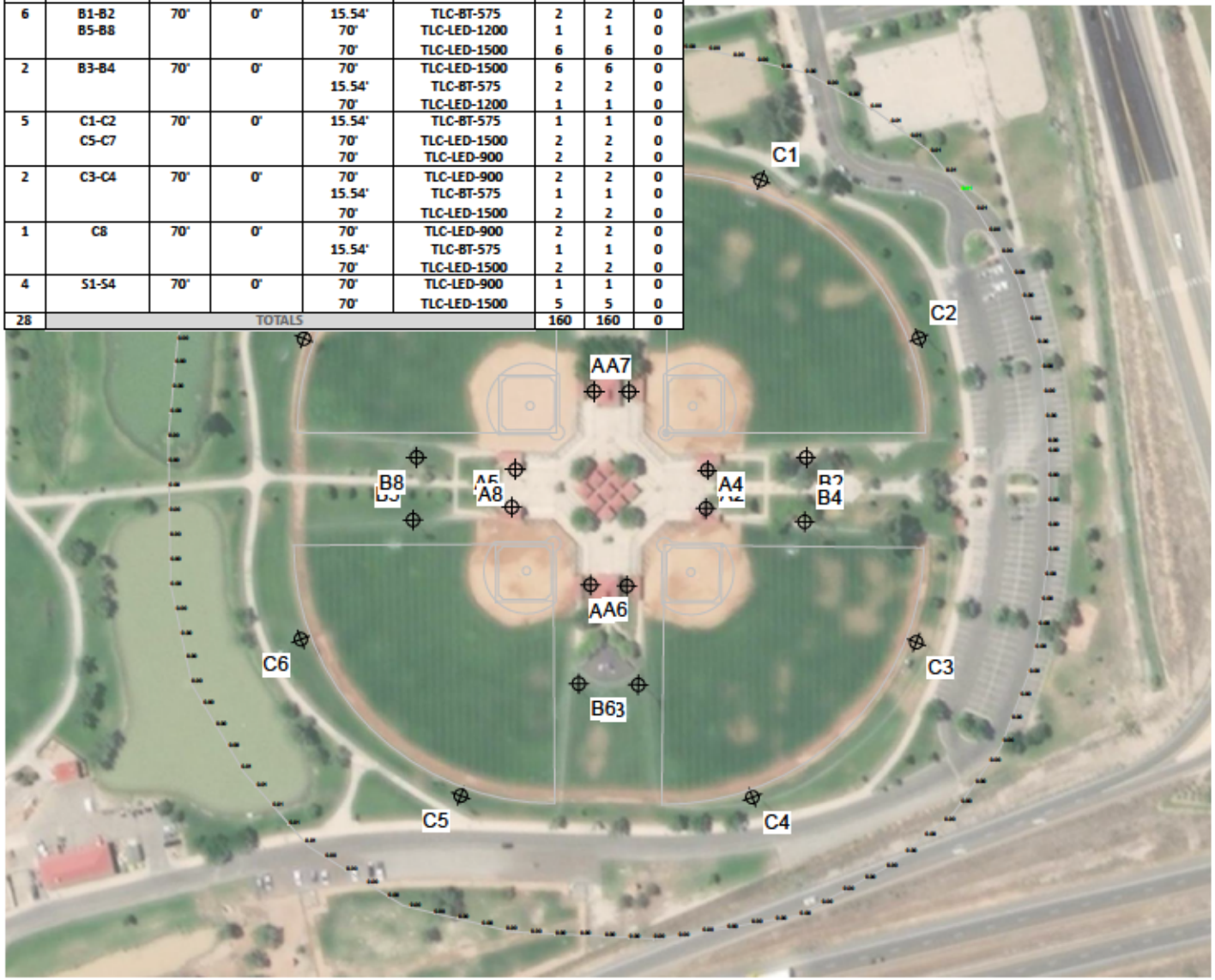
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1, A3, A6	60'	5.54'	65.54'	TLC-LED-1500	2	2	0
	A8			21'	TLC-BT-575	1	1	0
2	A2, A4	60'	4'	19.54'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	A5, A7	60'	5'	20.54'	TLC-BT-575	1	1	0
				65'	TLC-LED-1500	2	2	0
6	B1-B2	70'	0'	15.54'	TLC-BT-575	2	2	0
	B5-B8			70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	6	6	0
2	B3-B4	70'	0'	70'	TLC-LED-1500	6	6	0
				15.54'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
5	C1-C2	70'	0'	15.54'	TLC-BT-575	1	1	0
	C5-C7			70'	TLC-LED-1500	2	2	0
				70'	TLC-LED-900	2	2	0
2	C3-C4	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
1	C8	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	0'	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
28	TOTALS					160	160	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Complex Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0019
Maximum:	0.01
Minimum:	0.00
No. of Points:	117

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D
No. of Luminaires:	160
Total Load:	188.56 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Canyon View Park Softball

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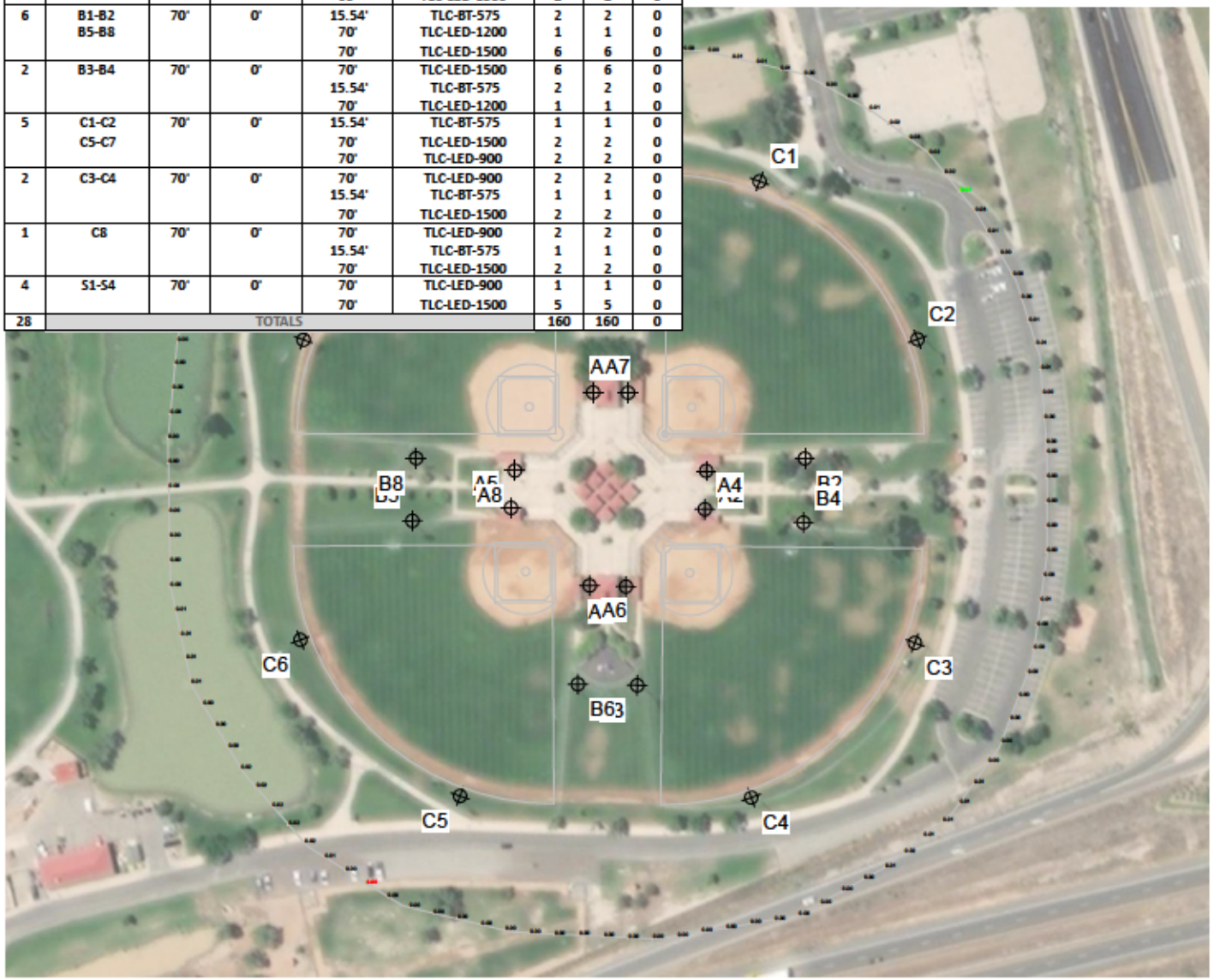
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1, A3, A6	60'	5.54'	65.54'	TLC-LED-1500	2	2	0
	A8			21'	TLC-BT-575	1	1	0
2	A2, A4	60'	4'	19.54'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	A5, A7	60'	5'	20.54'	TLC-BT-575	1	1	0
				65'	TLC-LED-1500	2	2	0
6	B1-B2	70'	0'	15.54'	TLC-BT-575	2	2	0
	B5-B8			70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	6	6	0
2	B3-B4	70'	0'	70'	TLC-LED-1500	6	6	0
				15.54'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
5	C1-C2	70'	0'	15.54'	TLC-BT-575	1	1	0
	C5-C7			70'	TLC-LED-1500	2	2	0
				70'	TLC-LED-900	2	2	0
2	C3-C4	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
1	C8	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	0'	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
28	TOTALS					160	160	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Complex Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0062
Maximum:	0.03
Minimum:	0.00
No. of Points:	117

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D
No. of Luminaires:	160
Total Load:	188.56 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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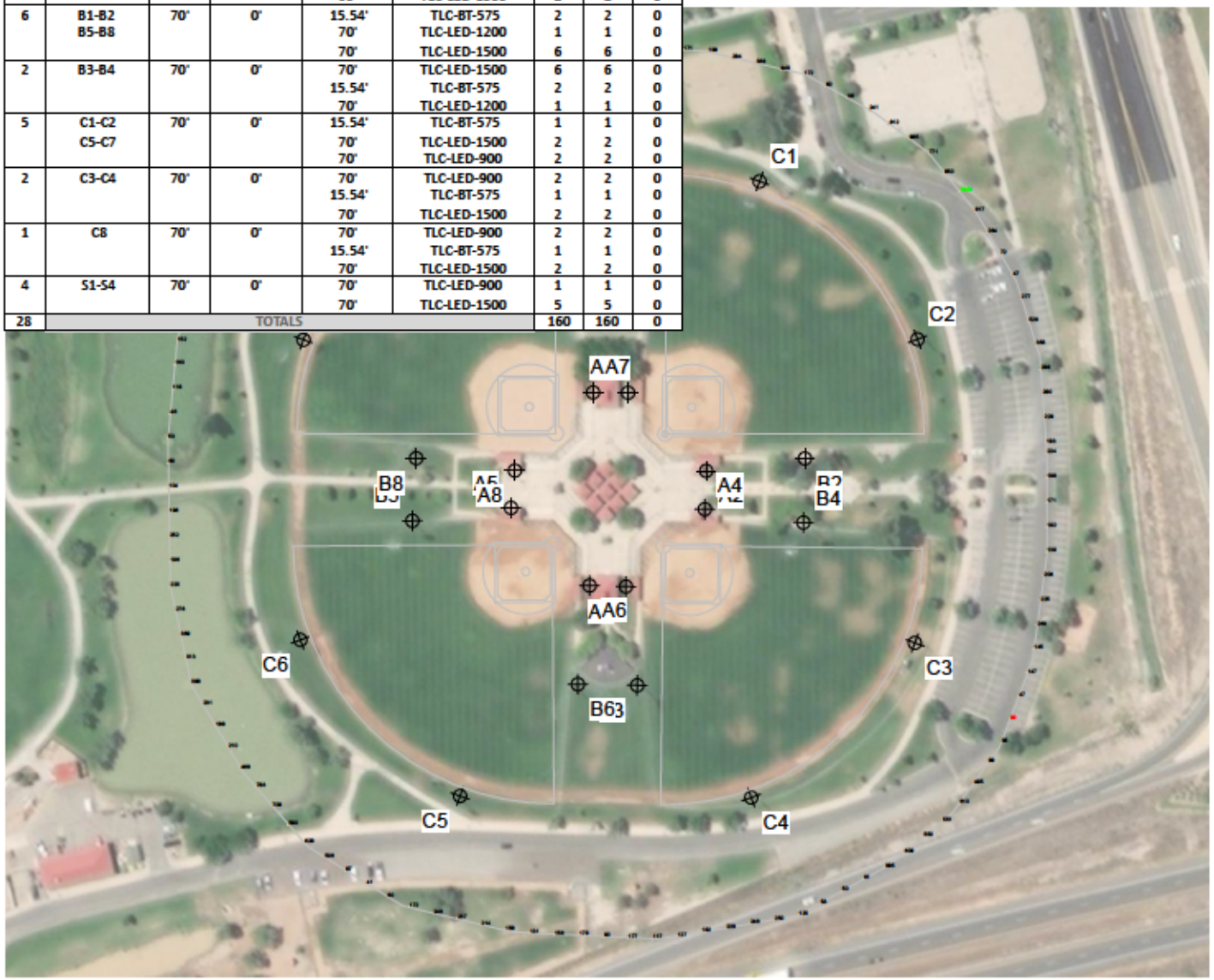
Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1, A3, A6	60'	5.54'	65.54'	TLC-LED-1500	2	2	0
	A8			21'	TLC-BT-575	1	1	0
2	A2, A4	60'	4'	19.54'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	A5, A7	60'	5'	20.54'	TLC-BT-575	1	1	0
				65'	TLC-LED-1500	2	2	0
6	B1-B2	70'	0'	15.54'	TLC-BT-575	2	2	0
	B5-B8			70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	6	6	0
2	B3-B4	70'	0'	70'	TLC-LED-1500	6	6	0
				15.54'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
5	C1-C2	70'	0'	15.54'	TLC-BT-575	1	1	0
	C5-C7			70'	TLC-LED-1500	2	2	0
				70'	TLC-LED-900	2	2	0
2	C3-C4	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
1	C8	70'	0'	70'	TLC-LED-900	2	2	0
				15.54'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	0'	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
28	TOTALS					160	160	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	Complex Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	285.3832
Maximum:	1055.41
Minimum:	29.80
No. of Points:	117

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D
No. of Luminaires:	160
Total Load:	188.56 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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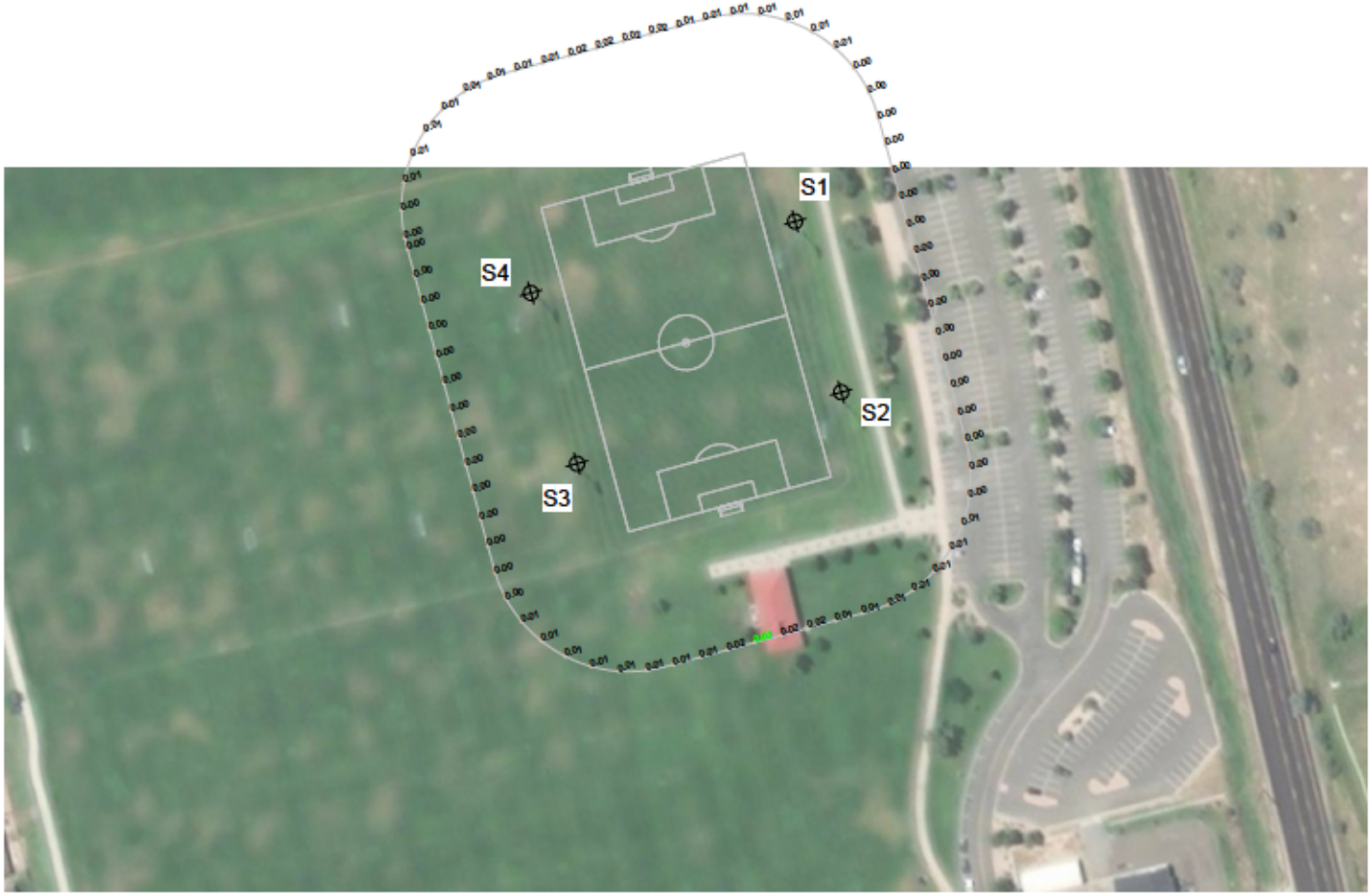
ENGINEERED DESIGN By: Nathan Brown · File #192421D · 28-Apr-21

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	5.5'	21'	TLC-BT-575	1	1	0
				65.5'	TLC-LED-1500	2	2	0
1	A2	60'	4'	19.5'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	B1-B2	70'	-	70'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C1-C2	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	-	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
10	TOTALS					58	58	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Canyon View Park Softball

Grand Junction,CO

GRID SUMMARY

Name:	Soccer Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0059
Maximum:	0.02
Minimum:	0.00
No. of Points:	71

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	58
Total Load:	71.26 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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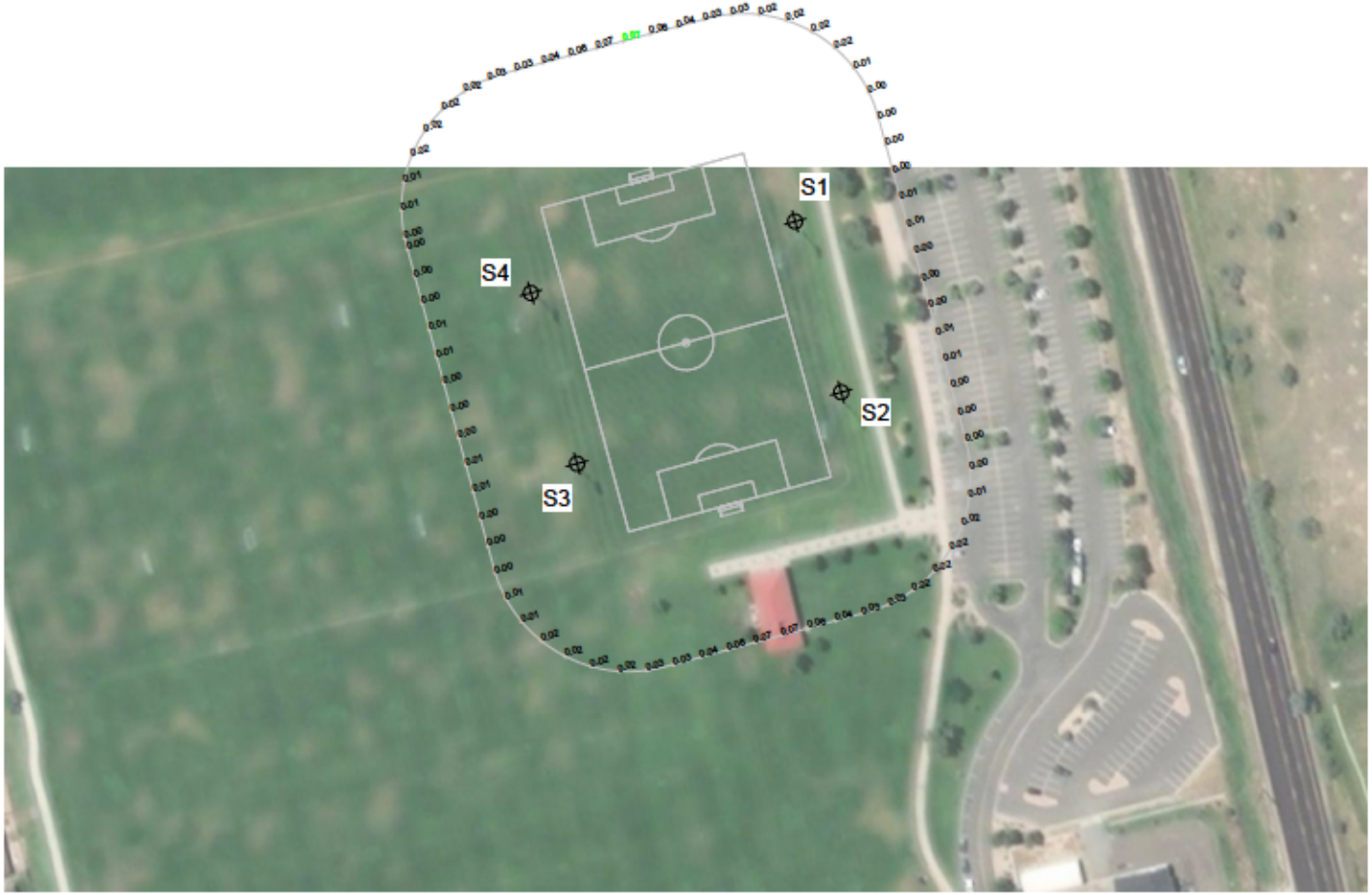
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	5.5'	21'	TLC-BT-575	1	1	0
				65.5'	TLC-LED-1500	2	2	0
1	A2	60'	4'	19.5'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	B1-B2	70'	-	70'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C1-C2	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	-	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
10	TOTALS					58	58	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Canyon View Park Softball

Grand Junction,CO

GRID SUMMARY

Name:	Soccer Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0197
Maximum:	0.07
Minimum:	0.00
No. of Points:	71

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	58
Total Load:	71.26 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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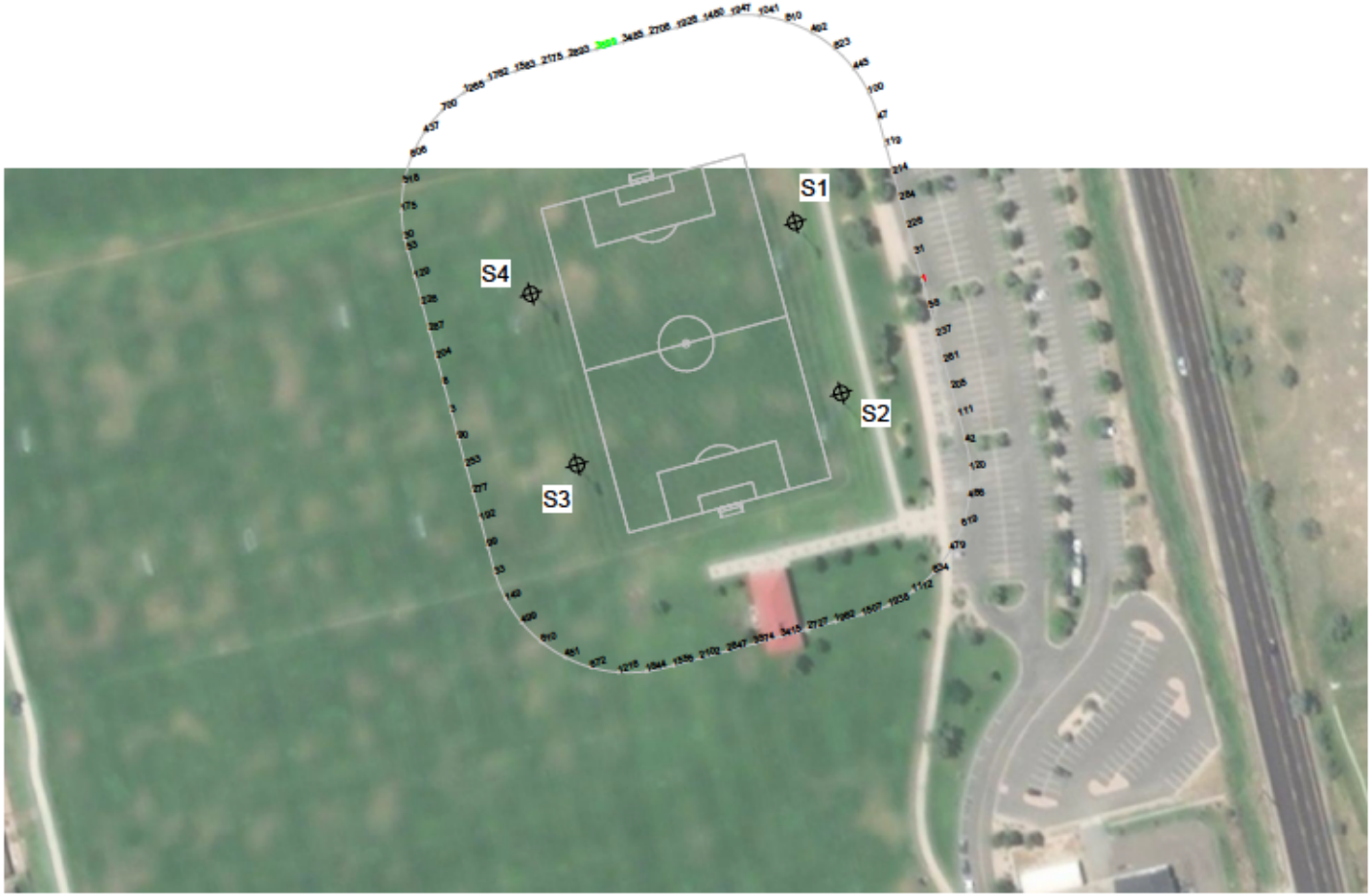
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	60'	5.5'	21'	TLC-BT-575	1	1	0
				65.5'	TLC-LED-1500	2	2	0
1	A2	60'	4'	19.5'	TLC-BT-575	1	1	0
				64'	TLC-LED-1500	2	2	0
2	B1-B2	70'	-	70'	TLC-LED-1500	6	6	0
				15.5'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
2	C1-C2	70'	-	70'	TLC-LED-900	2	2	0
				15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	2	2	0
4	S1-S4	70'	-	70'	TLC-LED-900	1	1	0
				70'	TLC-LED-1500	5	5	0
10	TOTALS					58	58	0



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Canyon View Park Softball

Grand Junction,CO

GRID SUMMARY

Name:	Soccer Spill
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	912.7297
Maximum:	3598.97
Minimum:	1.05
No. of Points:	71

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	58
Total Load:	71.26 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

musco Lighting

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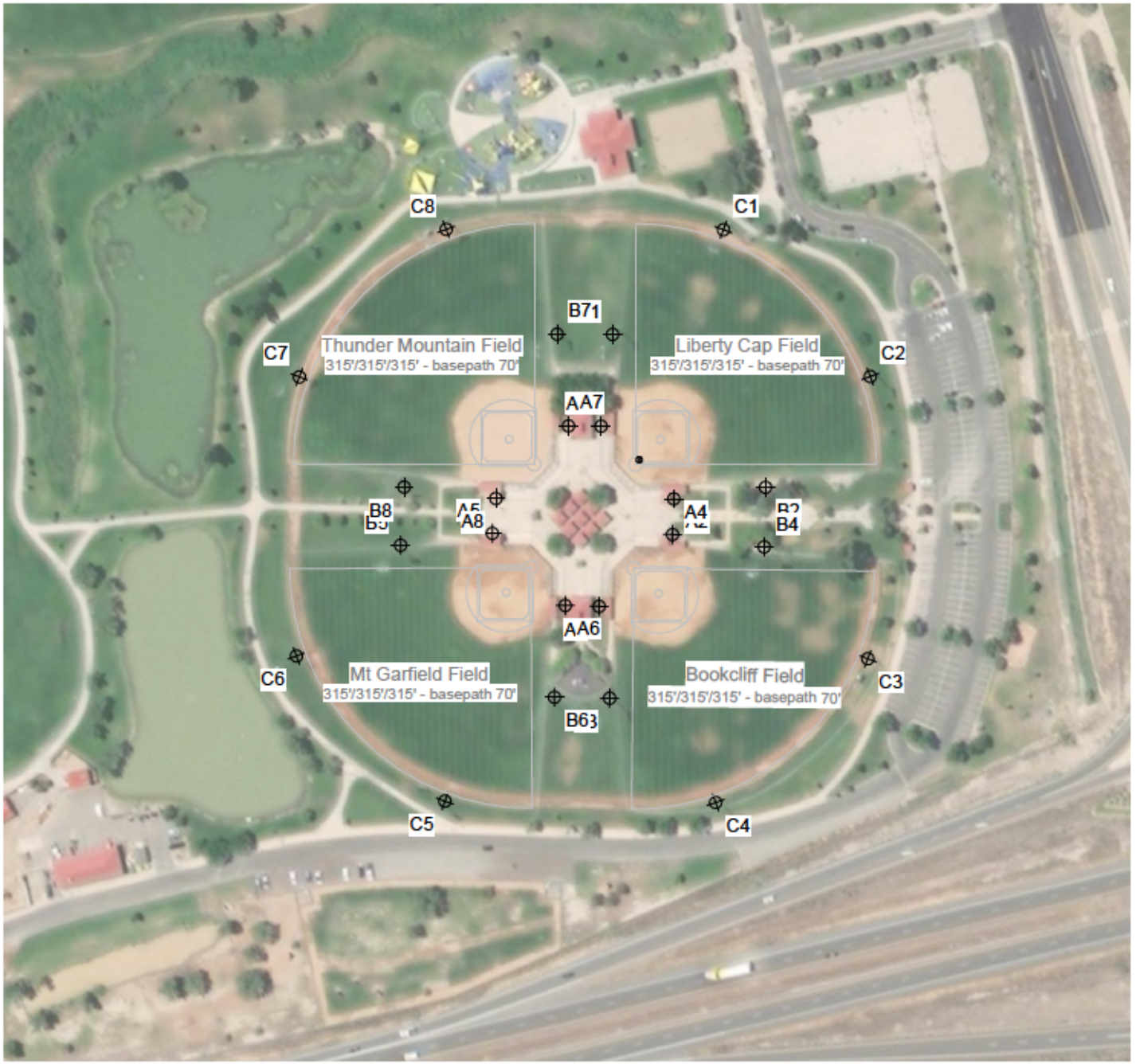
Canyon View Park Softball

Grand Junction,CO



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Nathan Brown · File #192421D · 28-Apr-21

EQUIPMENT LAYOUT

INCLUDES:

- Bookcliff Field
- Liberty Cap Field
- Mt Garfield Field
- Soccer
- Thunder Mountain Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
1	A1	60'	5.54'	21' 65.54'	TLC-BT-575 TLC-LED-1500	1 2
1	A2	60'	4'	19.54' 64'	TLC-BT-575 TLC-LED-1500	1 2
1	A3	60'	5.56'	21.06' 65.56'	TLC-BT-575 TLC-LED-1500	1 2
1	A4	60'	4.06'	19.56' 64.06'	TLC-BT-575 TLC-LED-1500	1 2
1	A5	60'	5'	20.5' 65'	TLC-BT-575 TLC-LED-1500	1 2
1	A6	60'	5.5'	21' 65.5'	TLC-BT-575 TLC-LED-1500	1 2
1	A7	60'	5'	20.52' 65'	TLC-BT-575 TLC-LED-1500	1 2
1	A8	60'	5.52'	21' 65.52'	TLC-BT-575 TLC-LED-1500	1 2
2	B1-B2	70'	0'	70' 15.54' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B3-B4	70'	.06'	70.06' 15.56' 70.06'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B5-B6	70'	-	70' 15.5' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B7-B8	70'	0'	70' 15.52' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	C1-C2	70'	0'	70' 15.54' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
2	C3-C4	70'	.06'	70.06' 15.56' 70.06'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
2	C5-C6	70'	-	70' 15.5' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
1	C7	70'	0'	70' 15.52' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
1	C8	70'	0'	70' 15.52' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
4	S1-S4	70'	-	70' 70'	TLC-LED-900 TLC-LED-1500	1 5
28	TOTALS					160

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications	Line Amperage Per Luminaire

Canyon View Park Softball

Grand Junction,CO

EQUIPMENT LAYOUT

INCLUDES:

- Bookcliff Field
- Liberty Cap Field
- Mt Garfield Field
- Soccer
- Thunder Mountain Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 150

0' 150' 300'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Nathan Brown · File #192421D · 28-Apr-21

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
1	A1	60'	5.54'	21' 65.54'	TLC-BT-575 TLC-LED-1500	1 2
1	A2	60'	4'	19.54' 64'	TLC-BT-575 TLC-LED-1500	1 2
1	A3	60'	5.56'	21.06' 65.56'	TLC-BT-575 TLC-LED-1500	1 2
1	A4	60'	4.06'	19.56' 64.06'	TLC-BT-575 TLC-LED-1500	1 2
1	A5	60'	5'	20.5' 65'	TLC-BT-575 TLC-LED-1500	1 2
1	A6	60'	5.5'	21' 65.5'	TLC-BT-575 TLC-LED-1500	1 2
1	A7	60'	5'	20.52' 65'	TLC-BT-575 TLC-LED-1500	1 2
1	A8	60'	5.52'	21' 65.52'	TLC-BT-575 TLC-LED-1500	1 2
2	B1-B2	70'	0'	70' 15.54' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B3-B4	70'	.06'	70.06' 15.56' 70.06'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B5-B6	70'	-	70' 15.5' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	B7-B8	70'	0'	70' 15.52' 70'	TLC-LED-1500 TLC-BT-575 TLC-LED-1200	6 2 1
2	C1-C2	70'	0'	70' 15.54' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
2	C3-C4	70'	.06'	70.06' 15.56' 70.06'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
2	C5-C6	70'	-	70' 15.5' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
1	C7	70'	0'	70' 15.52' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
1	C8	70'	0'	70' 15.52' 70'	TLC-LED-900 TLC-BT-575 TLC-LED-1500	2 1 2
4	S1-S4	70'	-	70' 70'	TLC-LED-900 TLC-LED-1500	1 5
28	TOTALS					160

SINGLE LUMINAIRE AMPERAGE DRAW CHART



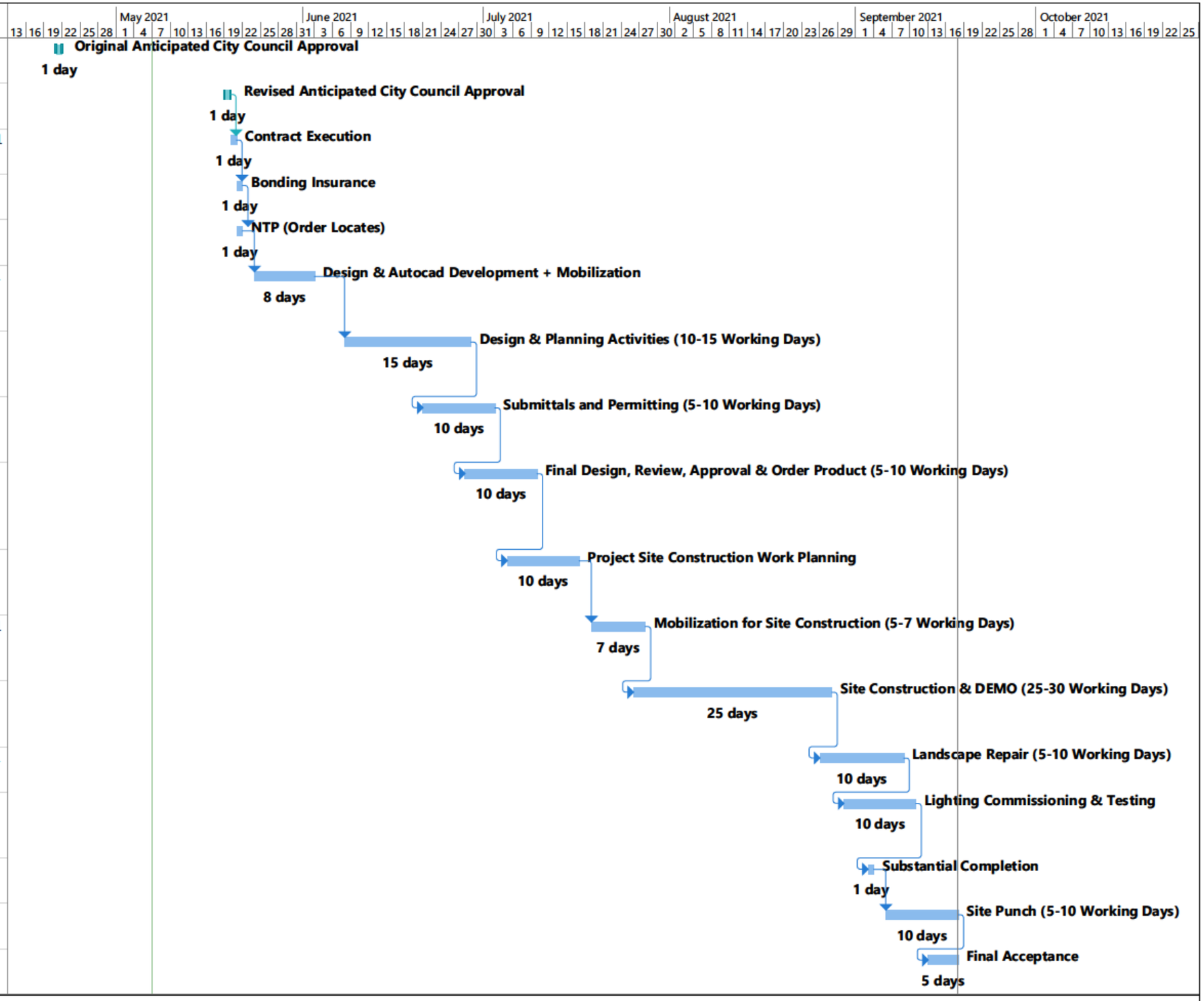




SCHEDULE

Berwick ELECTRIC CO. 100 Years

ID	Task Name	Duration	Start	Finish
1	Original Anticipated City Council Approval	1 day	Wed 4/21/21	Wed 4/21/21
2	Revised Anticipated City Council Approval	1 day	Wed 5/19/21	Wed 5/19/21
3	Contract Execution	1 day	Thu 5/20/21	Thu 5/20/21
4	Bonding Insurance	1 day	Fri 5/21/21	Fri 5/21/21
5	NTP (Order Locates)	1 day	Fri 5/21/21	Fri 5/21/21
6	Design & Autocad Development + Mobilization	8 days	Mon 5/24/21	Wed 6/2/21
7	Design & Planning Activities (10-15 Working Days)	15 days	Tue 6/8/21	Mon 6/28/21
8	Submittals and Permitting (5-10 Working Days)	10 days	Mon 6/21/21	Fri 7/2/21
9	Final Design, Review, Approval & Order Product (5-10 Working Days)	10 days	Mon 6/28/21	Fri 7/9/21
10	Project Site Construction Work Planning	10 days	Mon 7/5/21	Fri 7/16/21
11	Mobilization for Site Construction (5-7 Working Days)	7 days	Mon 7/19/21	Tue 7/27/21
12	Site Construction & DEMO (25-30 Working Days)	25 days	Mon 7/26/21	Fri 8/27/21
13	Landscape Repair (5-10 Working Days)	10 days	Thu 8/26/21	Wed 9/8/21
14	Lighting Commissioning & Testing	10 days	Mon 8/30/21	Fri 9/10/21
15	Substantial Completion	1 day	Fri 9/3/21	Fri 9/3/21
16	Site Punch (5-10 Working Days)	10 days	Mon 9/6/21	Fri 9/17/21
17	Final Acceptance	5 days	Mon 9/13/21	Fri 9/17/21



Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: May 19, 2021

Presented By: Randi Kim, Utilities Director

Department: Utilities

Submitted By: Randi Kim

Information

SUBJECT:

2021 Spending Authorization for Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects

RECOMMENDATION:

Staff recommends approval of the authorization for the City Purchasing Division to approve 2021 spending of $1,065,000 for civil engineering services under the Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects with JVA Consulting Engineers, Inc.

EXECUTIVE SUMMARY:

The purpose of the Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects is to provide "as needed" services to supplement City engineering staff during times of peak work loads to execute capital improvement projects. Due to a large volume and technical aspects of water and wastewater projects in 2021, the Utilities Department will utilize a contract for civil engineering services for several projects. The estimated spending level for civil engineering services is $1,065,000.

BACKGROUND OR DETAILED INFORMATION:

The Utilities Department's capital improvement program (CIP) includes annual rehabilitation and/or replacement of aging water transmission and distribution pipelines, sewer collection pipelines and interceptors, and wastewater lift stations. Civil engineering services include initial design, hydraulic modeling, final design, construction documents, scheduling/phasing of projects, opinion of probable

construction cost estimates, and construction management assistance.

While the City does have a talented engineering division, the division is currently recruiting for two engineers and lacks capacity to complete the design of these projects along with the rest of the City's 2021 Capital Improvement Program. There are also some technical aspects of the design work, such as hydraulic modeling, that are more efficiently conducted by consultants that have extensive experience.

In 2018, Staff issued a request for proposals from qualified professional firms to provide civil engineering services to the City of Grand Junction on an "as needed" basis for water and wastewater pipeline replacement projects. JVA Consulting Engineers, Inc. was selected through a competitive procurement process. The City entered into an annual contract with JVA Consulting Engineers, Inc. on September 18, 2018. In this contract, it was stated that the City would utilize another firm, J-U-B Engineers, as the primary firm and JVA Consulting Engineers, Inc. as the secondary firm. Since 2018 however, the City has decided against using J-U-B Engineers as the primary and therefor, this approval is exclusive to JVA Consulting Engineers, Inc. The original contract provided for three additional 1-year renewals.

Due to the large volume and technical aspects of water and wastewater projects in 2021, the Utilities Department proposes to utilize JVA Consulting Engineers, Inc. to provide civil engineering services for the following projects:

1. Tiara Rado Forcemain replacement
2. Juniata Reservoir Aeration project
3. Power Road Lift Station
4. Purdy Mesa Flow Line Control Tank
5. Sewer Replacements for Parses 6-10 and Highway 50
6. Water distribution pipeline extensions and replacements for Dos Rios development, Chipeta Avenue, White Avenue
7. Flow Line Replacements (Juniata Inlet Reroute and Upper Kannah Creek Flow Line)

The total engineering costs associated with these projects for 2021 is estimated at $1,065,000.

City Project Engineering staff will still handle contract administration and consultant oversight for the work.

FISCAL IMPACT:

The funding for civil engineering services was budgeted in the 2021 Adopted Budget for capital improvement projects in the Water and Wastewater Enterprise Funds as detailed below:

	Capital Project Number	2021 Estimated Engineering Costs	2021 Total Project Budget
Tiara Rado Forcemain replacement	F1910	$100,000	$5,200,000
Juniata Reservoir Aeration	F2008	$5,000	$344,000
Power Road Lift Station	F1704	$365,000	$500,000
Purdy Mesa Flow Line Control Tank	F2104	$70,000	$7,000,000
Sewer Replacements for Parses 6-10 and Highway 50	F001641	$225,000	$2,000,000
Water distribution pipeline extensions and replacements including Dos Rios development, Chipeta Avenue, White Avenue	F00534	$100,000	$500,000
Flow Line Replacements (Juniata Inlet Reroute and Upper Kannah Creek Pipeline)	F00610	$200,000	$1,268,232
Total Estimated Engineering Costs:		$1,065,000	

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to approve 2021 spending under the Contract for Professional Civil Engineering Services with JVA Consulting Engineers, Inc. in the amount of $1,065,000.

Attachments

1. Contract JVA Constulting Engineers RFP-4549-18-DH

DocuSign Envelope ID: 93D7A009-612D-4E0E-94A3-000E2F475CBE

CITY OF GRAND JUNCTION, COLORADO

****

CONTRACT

This CONTRACT made and entered into this 18th day of September, 2018 by and between the **City of Grand Junction, Colorado,** a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **JVA Consulting Engineers, Inc.** hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Responses would be received for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as **Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects RFP-4549-18-DH**.

WHEREAS, the Contract has been awarded to the above named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Services specified in the Notice of Award, in accordance with the Contract Documents;

The Owner reserves the right to make multiple awards to bidders that are responsive and responsible to this solicitation process. The Owner shall utilize the **Primary (J-U-B Engineers, Inc.)** awarded proposal received whenever possible. However, through this method, should the Primary awarded proposer not be able to fulfill their contract at any given time, it shall allow the Owner to utilize the **Secondary (JVA Consulting Engineers, Inc.)** awarded proposal to fulfill the Owner's needs. All proposers understand and agree that they shall hold their pricing for the entire contract period.;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as

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a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

The order of contract document governance shall be as follows:

a. The body of this contract agreement
b. Solicitation Documents for the Project; **Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects;**
c. Contractors Response to the Solicitation
d. Services Change Requests (directing that changed Services be performed);
e. Change OrdersAmendments.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Services: The Contractor agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Services described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Services specified in the Contract Documents, the rate amounts as stated in the Contractor's submitted Fee Proposal. If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional Services to be performed, which Services causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional Services have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Services progresses. Applications for partial and Final Payment shall be prepared by the Contractor and approved by the Owner in accordance with the Solicitation.

ARTICLE 5

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Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 6

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

The Contract is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:
By: Duane Hoff Jr., Senior Buyer – City of Grand Junction 9/18/2018 | 14:23 MDT
Duane Hoff Jr., Senior Buyer Date

JVA Consulting Engineers, Inc.

DocuSigned by:
By: Cooper Best, P.E. – JVA, Inc. 9/18/2018 | 11:32 MDT
Cooper Best, P.E. - JVA, Inc. Regional Manager Date

Crossroads Area - 1 - 27 Rd to Compass Dr



N

0 0.075 0.15 mi

Date: 1/20/2021

1 inch = 188 feet

CITY OF Grand Junction COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Crossroads Area - 2 - Compass Dr to Horizon Dr



N

0 0.075 0.15 mi

Date: 1/20/2021

1 inch = 188 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

H Road - 26 Rd to 26.5 Rd



N

0 0.075 0.15 mi

Date: 2/16/2021

1 inch = 188 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

27 Rd. - Horizon Dr to G Rd.



N

0 0.075 0.15 mi

Date: 1/13/2021

1 inch = 188 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

27 Rd. -2 - Horizon Dr to G Rd.



N

0 0.15 0.3 mi

1 inch = 376 feet

Date: 1/13/2021

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

27 Rd. - B 1/4 Rd to B 1/2 Rd



N

0 0.0375 0.075 mi

Date: 1/15/2021

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

27 Rd. - B 1/2 Rd to Hwy 50



N

0 0.0375 0.075 mi

Date: 1/15/2021

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

High Country Ct - Riverside Pkwy to W. EOP



N

0 0.0375 0.075 mi

Date: 1/15/2021

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

E 1/4 Rd and Hoover Dr



N

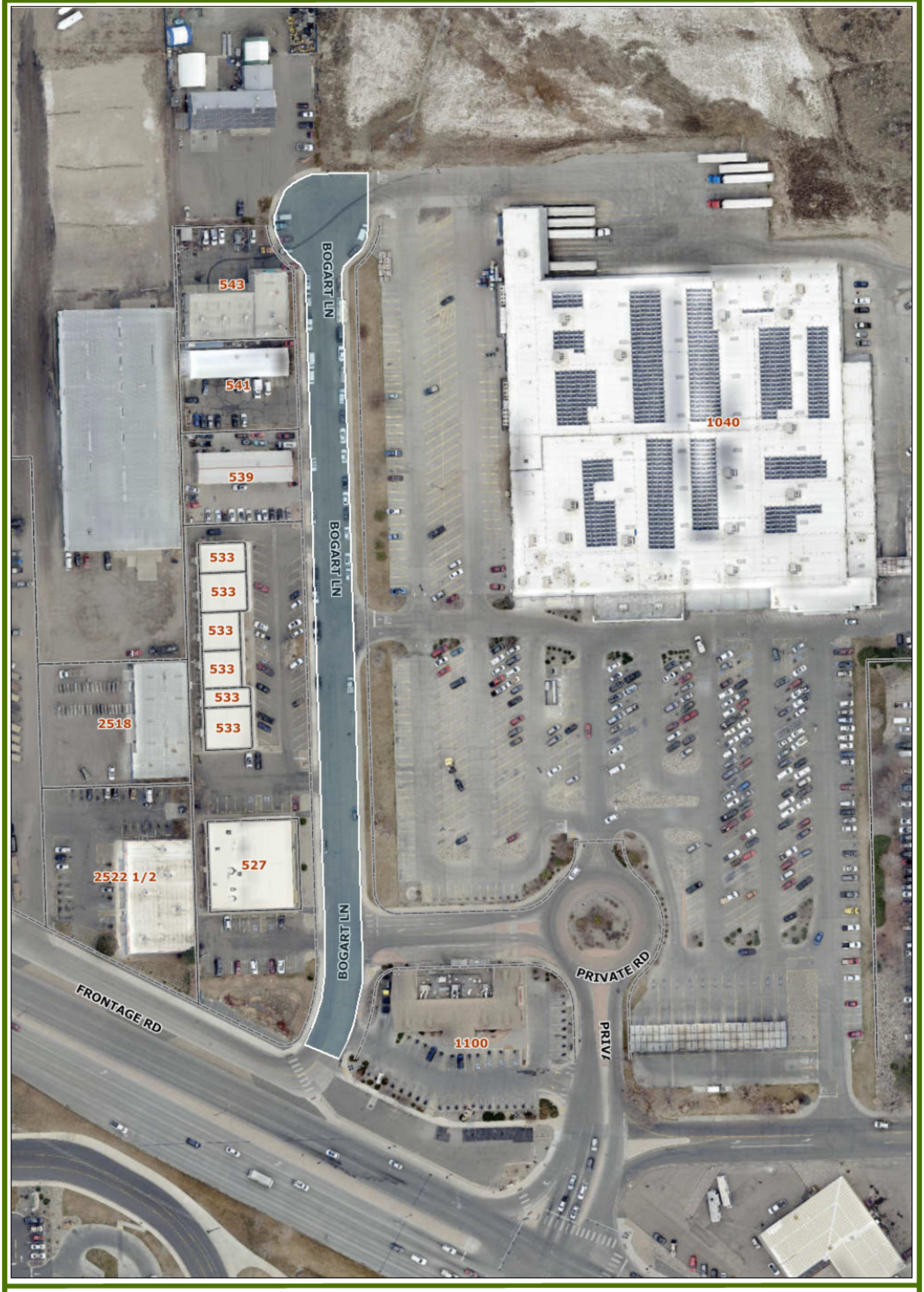
0 0.0375 0.075 mi

Date: 1/15/2021

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Bogart Lane - Frontage Rd to N. EOP



N

0 0.0375 0.075 mi

Date: 1/15/2021

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

20 1/2 Rd. - Broadway to F 3/4 Rd.



N

0 0.075 0.15 mi

1 inch = 188 feet

Date: 1/13/2021

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

2021 Contract Street Maintenance - Asphalt Overlays Streets			
Street	From	To	Average PCI (2019)
Crossroads Blvd.	27 Rd	Horizon Dr.	60.0
Compass Dr.	Crossroads Blvd.	Crossroads Blvd.	65.7
Crossroads Ct.	Crossroads Blvd.	N. EOP	49.8
H Rd.	26 Rd	26 1/2 Rd	61.4
27 Road	Horizon Dr.	I-70 Bridge	59.0
27 Rd	B 1/4 Rd	Hwy 50	55.0
High Country Ct.	Riverside Pkwy	W. EOP	39.0
E 1/4 Rd.	W. EOP	Hoover Dr.	64.8
Hoover Dr.	I70B Frontage Rd	E 1/4 Rd	58.3
Bogart Lane	HWY 6&50 Frontage Rd	N. EOP	60.1
20 1/2 Rd.	Broadway	F 3/4 Rd	65.8

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: May 19, 2021

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

Annually, the City Council reviews and determines the City Council representation on or to the various boards, committees, commissions, authorities, and organizations.

BACKGROUND OR DETAILED INFORMATION:

The City Council assigns its members to serve on a variety of Council appointed boards, committees, commissions, and authorities as well as a number of outside organizations. Assignments were discussed at the May 17, 2021 City Council Work Session and this resolution formalizes that discussion.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 43-21, a resolution appointing and assigning City Councilmembers to represent the City on various boards, committees, commissions, authorities, and organizations.

Attachments

1. Resolution Council Assignments

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. xx-21

A RESOLUTION APPOINTING AND ASSIGNING CITY COUNCILMEMBERS TO REPRESENT THE CITY ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS, AUTHORITIES, AND ORGANIZATIONS

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service, the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS 19th day of May, 2021.

_____
Mayor and President of the City Council

ATTEST:

_____
City Clerk

External Agencies

Board/Organization	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Avalon Theatre Committee*	Third Thursday at 8:00 a.m.	N/A	N/A
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 am different municipalities	Kraig Andrews – 2 Years	Anna Stout
Business Incubator Center	1st Wednesday of each month @ 7:30 am, 2591 Legacy Way	Phyllis Norris – 1 Year	Anna Stout
Colorado Municipal League Legislative Liaison	CML Office	Kraig Andrews – 2 Years	Anna Stout
Colorado Water Congress	Meets 3-4 times a year in Denver	Anna Stout – 2 Years	Staff Assignment
Downtown Development Authority/Downtown BID	2nd and 4th Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2nd Thursday	Anna Stout – 2 Years	Randall Reitz
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6th Street	Duke Wortmann – 2 Years	Abe Herman
Grand Junction Housing Authority	4th Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	Rick Taggart – 2 Years	Chuck McDaniel
Grand Junction Regional Airport Authority	Usually 3rd Tuesday @ 5:15 pm @ the Airport Terminal Building (workshops held the 1st Tuesday)	Chuck McDaniel – 2 Years	Rick Taggart
Grand Valley Regional Transportation Committee (GVRTC)	4th Monday every other month @ 3:00 pm @ GVT Offices, 525 S. 6th St., 2nd Floor	Phyllis Norris – 2 Years	Dennis Simpson

Board/Organization	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Homeless Coalition	Meets on the 3rd Thursday of the month at 10 a.m. at St. Mary's Hospital, 5th Floor, Saccomanno Room 3	Chuck McDaniel – 2 Years Phyllis Norris – 2 Years	Abe Herman Chuck McDaniel - Alternate
Horizon Drive Association Bus. Improvement District	3rd Wednesday of each month at 10:30 a.m.	Chuck McDaniel – 1 Year	Dennis Simpson
Las Colonias Development Corporation	Meets as needed and scheduled	Phyllis Norris – 3 years	Rick Taggart
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Mayoral Assignment	Mayoral Assignment
One Riverfront	3rd Tuesday of every other even month @ 5:30 p.m. in Training Room A, Old Courthouse	Rick Taggart – 2 Years	Rick Taggart

Internal Boards

* = No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on the particular board.

Board Name	Meeting Day/Time/Place	2020/2021 Assignments/Number of Years Served	2021/2022 Assignments
Commission on Arts and Culture*	4th Wednesday of each month at 4:00 p.m.	Anna Stout – 2 Years	Randall Reitz
Forestry Board	First Thursday of each month at 8:30 a.m.	Duke Wortmann – 1 Year Chuck McDaniel – 1 Year	Chuck McDaniel
Historic Preservation Board*	1st Tuesday of each month at 4:00 p.m.	N/A	N/A (If needed: Randall Reitz)
Parks Improvement Advisory Board (PIAB)	Quarterly, 1st Tuesday @ noon @ various locations (usually Hospitality Suite)	Phillip Pe'a – 2 Years Alternate: Duke Wortmann – 3 Years	Phillip Pe'a
Board Name	**Meeting**	**2020/2021**	**2021/2022**

	Day/Time/Place	Assignments/Number of Years Served	Assignments
Parks & Recreation Advisory Committee	1st Thursday @ noon @ various locations (usually at Parks Administration Offices)	Phillip Pe'a – 2 Years	Phillip Pe'a Abe Herman - Alternate
Persigo Board (All City and County Elected)	Annually and as needed	All	All
Planning Commission*	2nd and 4th Tuesday at 6:00 p.m.	N/A	N/A
Property Committee	Meets as needed and scheduled	Chuck McDaniel – 2 Years Phyllis Norris – 2 years	Chuck McDaniel Anna Stout
Riverview Technology Corporation	Annual meeting in January	Phyllis Norris – 2 Years	Anna Stout
Urban Trails Committee*	2nd Wednesday of each month at 5:30 p.m.	N/A	Abe Herman
Visit Grand Junction*	2nd Tuesday of each month at 3:00 p.m.	Phillip Pe'a – 1 Year	Phillip Pe'a
Zoning Code Board of Appeals*	As needed	N/A	N/A

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: May 19, 2021

Presented By: Trent Prall, Public Works Director

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Presentation, Discussion, and Possible Direction on the City of Grand Junction's Proposed Patterson Road Access Control Plan (ACP), Volume III, Title 38 of the Municipal Code

RECOMMENDATION:

The purpose of this item is to provide for additional discussion and to receive direction from City Council.

EXECUTIVE SUMMARY:

In 2020, the City engaged Stolfus and Associates to study and prepare an Access Control Plan (ACP) for the 7.0-mile Patterson Road corridor within the City limits.

The goal of access management is to optimize the performance of the corridor, improve the level of safety, reduce traffic congestion, and improve the overall functionality. The ACP works to plan, coordinate, regulate, and design access to and from adjacent property including future development.

Throughout 2020, Stolfus' work inventoried access points, counted traffic, determined existing and future traffic demands, performed a safety analysis for Patterson Road and prepared a draft Plan in January 2021 for public review. In-person and virtual public open houses were held in October 2020 and January 2021. The draft Plan document was publicly reviewed through GJSpeaks. One-on-one meetings, follow-up phone calls and emails, and neighborhood meetings were done to engage with the public and seek their input on the access control plan. The proposed January 2021 draft Plan was updated to become the April 2021 draft Plan to reflect the public input

received. Additional outreach continues to utilize GJSpeaks.com.

Upon adoption, the Patterson Road Access Control Plan (ACP) becomes a new Plan to Volume III of the Municipal Code and will become Title 38. The 2020 One Grand Junction Comprehensive Plan and all other adopted Plans by the City are elements of Volume III titled "Comprehensive Plan" and thus codified in Volume III. The proposed final Patterson Road ACP will be presented for adoption.

On February 23, 2021 the Planning Commission heard the Patterson Access Control Plan in a virtual hearing. The hearing was continued after public input was received. Direction was given to staff to conduct additional public outreach. Staff has conducted this additional public outreach. Based on public input, the map exhibits have changed accesses at various locations to provide more access than previously shown. A new public hearing is being scheduled for June 8, 2021 with Planning Commission. A public hearing with City Council is proposed for July 7th.

BACKGROUND OR DETAILED INFORMATION:

Study Area

The study area consists of approximately seven miles of Patterson Road (F Road) between I-70B (23.75 Road) and Lodgepole Street (30.75 Road) within the City limits. The segment on the east end that extends beyond City limits is controlled by Mesa County and not included in this plan. In general, land use within the city limits is suburban in nature with residential and commercial uses. There are currently 284 access points on Patterson Road within the study area. A majority of access points are full movement. The access points are classified as follows:

- 15 Signalized public road intersections (29 access points)
- 54 Unsignalized public road intersections (62 access points)
- 2 unsignalized private road intersections (2 access points)
- 81 business access points
- 93 residential access points
- 17 maintenance or field access points

Since its construction in 1984, Patterson Road has served as a critical part of Grand Junction's transportation system. It serves as a major east-west arterial corridor and is an important public resource. Effective access management is essential in order to optimize the performance of the road to improve the level of safety, reduce traffic congestion and improve the quality of the corridor.

Background

The City engaged, in January of 2020, the consulting firm Stolfus and Associates to prepare an Access Control Plan (ACP) for Patterson Road. The purpose of the ACP is to provide effective access to properties and public street connections to Patterson Road.

The ACP works to coordinate planning, regulation, and design of access to Patterson Road from adjacent property including future development. The plan involves the systematic control of the location, spacing, design, and operation of driveways, median openings, and street connections. The ACP defines existing and future access locations and configurations (movements allowed), with consideration for circulation and alternative access opportunities. It is a long-range planning document that identifies access conditions that will be implemented as roadway corridor and land-use characteristics change. Similar studies have been developed by CDOT throughout the state and it has been demonstrated that access-managed corridors not only preserve the transportation functions of roadways, but also help preserve property values and the economic viability of abutting developments.

Public Outreach and Engagement

One key component to a successful ACP is ensuring that the general public, business owners, and property owners have had opportunities to offer their input. Stolfus and Associates worked over the last year to inventory access points, determine existing and future traffic demands, and perform a safety analysis for the Patterson Road corridor. In July 2020, they prepared a draft plan that included overall project goals.

While the project team ensured that the draft ACP was sound from a transportation engineering perspective, public input is critical to making sure the ACP considers property owner concerns, to the extent feasible. To facilitate this, the first public open house was held on October 1st. Over 800 bilingual (English and Spanish) postcards were mailed to property owners and residents/ business owners abutting and near the corridor. Additionally, bilingual newspaper advertisements were placed, and the City's social media accounts were utilized to distribute information. Even with the COVID-19 Pandemic, 30 people attended the October 1st in-person open house and numerous comment forms were received.

To accommodate those who were unable to attend this open house, all exhibits, and a supplemental video were made available on GJSpeaks.org. Bilingual comment forms and answers to frequently asked questions were also available on the website.

At the open house, attendees with more complicated issues were encouraged to sign up for one-on-one meetings with the project team. City staff simultaneously identified other properties where one-on-one meeting may be beneficial. The project team has contacted those property owners and met with them.

Based on these various stakeholder, one-on-one and open house comments, there were several revisions that were made to the ACP. Revisions to the ACP in January 2021 included those access points that may remain open with a raised median along Patterson Road, but be required to close if a property/site redevelops. This distinction is

especially important on sites such as existing fuel stations where large trucks require two access points.

With a new revised draft ACP, a second public open house was held, this time virtually for a week between January 6th and 12th. Bilingual notice was mailed a second time to property owners and residents/business owners abutting and near the corridor. The new draft ACP was prepared and presented to the public for additional review and comment. The virtual open house utilized GJSpeaks.org as its platform where all plan documents were available to view, and comments could be submitted giving the public the entire week to participate.

Participants with more complicated issues were encouraged to sign up for 30-minute one-on-one meetings with the project team on January 13, 2021. There were ten people that signed up for these Zoom virtual meetings. Additionally, phone calls were made to other concerned property owners and with those the project team had already met with, to resolve questions and obtain feedback. All new comments received were reviewed and considered in the preparation of the January 2021 draft Plan.

At the February 1st City Council Workshop, staff was asked to increase their public outreach. This was done utilizing GJSpeaks, social media channels, providing information to the GJ and Latino Chambers of Commerce and meeting with the Grand Junction Chamber board.

The Planning Commission held a public hearing to consider a recommendation for adoption of the Plan on February 23, 2021. At the February 23rd hearing, Planning Commission asked that Staff do further public outreach. After closing public testimony, Planning Commission tabled the public hearing until March 23rd.

At the Planning Commission meeting on March 23rd Staff requested additional time for public outreach and asked to reschedule the public hearing with Planning Commission when the Access Control Plan is ready for adoption.

Public Outreach since the February 23rd Planning Commission hearing

During March and April, staff communicated with individual neighborhoods, concerned citizens and business owners. This communication included meeting with the Cris-Mar neighbors, Mantey Heights neighbors and those neighbors living in the Belair/Mira Vista Drive area; as well as the owner of the Valley Fair shopping center and other business owners.

To increase public engagement the notification area was increased to include 2600 properties in proximity of Patterson Road, up from around 800 addresses initially notified of the planning process. Two mailings occurred, the first mailing in March directed community members to GJSpeaks.com to review the January draft ACP and

provide comments. In addition to leaving a comment on GJSpeaks, many people responded through email and posted comments on social media. The GJSpeaks website had nearly 1200 unique pageviews between January and March, 115 views of the video and hundreds of clicks within the website to learn more about the Patterson Road ACP and review the January 2021 draft Plan.

Social media proved to be another successful means to engage the public. From Facebook, through February 23rd there were 58 comments on 3 posts, 6,687 people saw these posts and 878 people engaged by liking, commenting, or sharing with friends. Instagram and NextDoor also saw people's attention to the ACP.

From the comments received through public testimony provided at the February 23rd Planning Commission hearing, as well as on GJSpeaks, social media, email and meetings with various neighborhoods and business owners, many changes were made to the January draft ACP, creating an April draft of the access control plan. The Patterson Road ACP is now ready for Planning Commission consideration.

Staff proposes that Planning Commission hold a public hearing on June 8, 2021 to consider a recommendation to City Council on adoption of the Plan and City Council hold a public hearing on July 7, 2021 for Plan adoption. To further engage the public and prepare for the public hearing process, a second mailing to the 2600 properties occurred the week of April 26th seeking public review of the April draft Plan and provide their comments utilizing GJSpeaks.com.

The April draft maps are attached to this staff report and are recommended to be incorporated into the final ACP document. Changes made from public input between the January draft and the April draft plans have been assembled in table format and provided with this staff report as an attachment. The table provides detail of the changes incorporated into the April draft Plan.

Access Management Benefits

The Street Plan Functional Classification Map within the Grand Junction Circulation Plan (GVCP) identifies the corridor as a Minor Arterial from I-70B (23.75 Road) to 25 Road and a Principal Arterial from 25 Road to Lodgepole Street (30.75 Road). Arterial roadways are considered higher order roadways that carry large volumes of traffic and have limited access. Implementing access management along Patterson Road will help the City by preserving and improving traffic operations along the corridor. By preserving the capacity of Patterson Road, more traffic can be carried throughout the corridor and delay the need for additional travel lanes.

Access management provides the means to balance good mobility along a roadway with local access needs of businesses and residents. Many long-term benefits to a corridor include:

• Limiting full movement access within a corridor favors through movements and strategically identifies locations for vehicles to enter and exit the corridor.
• Congestion is reduced, lessening travel times and providing smoother traffic flow.
• Reduces or prolongs the need to add additional thru lanes as traffic increases.
• Reduced congestion results in less air pollution.
• It has tremendous safety benefits. Studies have shown a 30% to 60% reduction in crashes on roadways where access management techniques are implemented.
• Access management is also good for business, providing safe access to customers and retaining more of a community's original market area.

ACP Study Purpose and Goals

The purpose of this study is to coordinate development and growth anticipated in the area with the transportation needs for the local community and traveling public with the intention of improving safety and maximizing the life of the four-lane section along Patterson Rd. The goals for the project are as follows:
• Provide effective and efficient through travel for traffic on Patterson Road utilizing the existing right-of-way and identify where additional right-of-way is needed.
• Provide safe, effective, and efficient access to and from Patterson Road for businesses, residents, and guests to support the economic viability of the City.
• Maintain compatibility with existing and proposed street network connections that provide local circulation to support the transportation system.
• Support alternative modal choices, including transit, pedestrian, and bicycle routes.
• Provide a plan that can be implemented in phases.
• Maintain compatibility with previous local planning efforts. Such as, the Grand Junction Circulation Plan, Ballot 2A measure, and the 2020 One Grand Junction Comprehensive Plan.

Plan Development and Approach

The existing physical and operational characteristics of Patterson Road were investigated. Then, future physical and operational characteristics were projected for a 20-year planning period based on anticipated growth in the area. The ACP was created using input from City staff, private property owners, and the general public.
To achieve the project goals, various changes to the existing Patterson Road corridor are recommended, including:
• Restriction of numerous full movement access points resulting in right-in/right-out and ¾ movement (left-in, right-in/right-out) accesses.
• Limitation of full movement access to major signalized intersections.
• Reduction of access to one location per ownership and where feasible, shared between adjacent properties.
• For properties located adjacent to Patterson Road, access points may be relocated to lower order streets, where reasonable access can be preserved.
• Out of direction travel will be limited in general to a maximum distance of one mile (½ mile each direction). Out of direction travel is the distance needed to reach an access

that has been obstructed by a center median compared to the distance needed on an undivided street.

The recommended changes to Patterson Rd will result in the following benefits:
• a 60% reduction of vehicle conflict points, which correlates to a reduction in crashes.
• a 45% reduction in conflict points for pedestrians and cyclists traveling on Patterson Rd.
• improved travel time in both directions during morning and evening peak periods.
• the addition of auxiliary lanes at major intersections to safely separate turning movements and through movements and allow through movements to travel unimpeded.
• retention of business market area over time by reducing congestion.
• increased fuel efficiency the traveling public and improved air quality by providing smoother traffic flow.

In addition to the recommended changes, several new local streets are proposed. These alternative streets provide additional circulation opportunities that will reduce local dependence on Patterson Rd by providing alternatives for restricted left-turn movements and reducing traffic at high-demand intersections.

Corridor Improvement Priorities
A base level review of corridor traffic safety and operations was conducted to support the ACP. Using a 2045 horizon year, traffic demand on the corridor is generally expected to increase by 33% in the morning peak hour and 24% in the afternoon peak hour. Since there are no well-established methods of estimating future crashes, data from 2014 to 2018 was used to evaluate existing intersection safety.

Patterson Rd intersections with the highest traffic safety and operations improvement priorities are at 25 Rd and N 12th St. The Patterson Rd segment with the highest priority for implementation of the ACP with a raised median is from 24 ½ Rd to 25 Rd due to the elevated number of driveway crashes.

Other locations on the corridor that show a high potential for crash reduction include the Patterson Rd intersections with 24 Rd, Market St, 24 ½ Rd, 25 ½ Rd, N 1st St, N 15th St, 28 ¼ Rd, 29 Rd, 29 ½ Rd, and 30 Rd. Implementation of the ACP with a raised median between 25 Rd and 12th St has a high benefit due to the number of driveway crashes recorded. Thirteen intersections on the corridor meet requirements for additional right or left turn lanes.

Other findings and recommendations for the corridor include the following:
• Alternative intersection types were considered, but it is recommended that the intersection at 24 Rd remain a conventional signalized intersection, with an additional northbound thru and eastbound left turn lane constructed to help traffic operations.

• Elimination of the traffic signal at Market St was considered because of its close proximity to 24 Rd, but due to the resulting impacts and in consideration of the potential relief that a future extension of F 1/2 Rd as a principal arterial would provide, it is recommended that the Market St intersection remain signalized.
• Restricting the 15th St to ¾ access was considered, but since the signal serves pedestrian movements and as a relief valve to 12th St, it is recommended to remain as is.
• Retain full movement for the intersection at 26 ¾ Road unless future operational or safety issues occur.
• Conduct further analysis to identify mid-block crossing locations that support pedestrian accessibility and transit access.
• Adopt alternative road connections into the City of Grand Junction's Street Plan Functional Classification Map as part of the Grand Junction Circulation Plan.

Implementation Conditions

The improvements recommended in the ACP represent a long-range plan to implement over time as traffic and safety needs arise and as funding becomes available. Construction of the improvements recommended may be completed using public and/or private funding. The following scenarios will trigger construction.
1. A property redevelops or changes use, resulting in an increase in traffic to and from the site of 20% or more.
2. Planned publicly funded project by the City.
3. A safety or operational issue develops that can be mitigated through the implementation of access management techniques consistent with the ACP.

It is important to remember that implementation of improvements recommended in the ACP will only occur with one of the triggers listed above. Without one of these scenarios, the ACP does not compel a property owner to make access changes.

Conclusion

Traffic demand on the Patterson Rd is expected to increase by 24% to 33% over the next twenty years challenging the future functionality of the corridor. Access management has been proven both nationally and statewide to effectively preserve the transportation function of arterial roadways by optimizing the performance of the road to improve the level of safety, reduce traffic congestion and preserve property values without constructing major arterial improvements. The findings of this study indicate that applying access management techniques along Patterson Rd, including the implementation of a raised median, addition of auxiliary lanes, and the consolidation of driveways, will significantly reduce conflict points for vehicles, pedestrians, and cyclists, which correlates to reduced crashes and improved safety. In addition, smoother traffic flow and improved travel times will extend the life of the existing four-lane section on Patterson Rd. Prolonging the need for additional through lanes along Patterson Rd will result in taxpayer savings and reduced impacts to adjacent properties

and businesses.

The proposed ACP and associated alternative routes provide the City with a corridor-wide vision for how to coordinate development and growth with the transportation needs on Patterson Rd. The ACP will provide clear expectations for access for both City staff and property owners/developers as land-use changes are proposed and public projects are developed. To provide for commitment to the access modifications and circulation routes recommended by this study, it is recommended that City adopt the ACP for Patterson Rd, as well as the proposed alternative routes. The ACP identifies access locations and levels of access by reference point for Patterson Rd within City limits. The ACP Table, which provides detailed conditions and requirements for each access point, is included in Appendix F. In recognition of the plan's long-range nature and the potential for conditions to change over time, the City should view this plan as a living document that can be amended to best meet future conditions and priorities for the City.

The Patterson Road Access Control Plan will become Title 38, Volume III, of the Municipal Code. It is a standalone plan in Volume III that houses the various land-use related adopted planning documents of the City.

FISCAL IMPACT:

Implementation of the access management plan will occur either as specific safety issues require improvements or as development occurs. Projects are anticipated to be funded either from transportation impact fees or by property owners at the time of development/redevelopment.

SUGGESTED MOTION:

I move to (direct/not direct) staff to schedule the Patterson Road Access Control Plan (ACP) for public hearing.

Attachments

1. Patterson ACP - 4-16-21 - Maps
2. Patterson ACP Alternative Streets Maps
3. Patterson Rd ACP Brochure sent to 2600 properties
4. GJSpeaks - Response to Public Comments
5. Public Comments on the April 2021 Patterson Road ACP draft
6. Public Comments on the Janaury 2021 Patterson Road ACP draft
7. Additional Comments - Patterson ACP - May 18
8. Additional Comments - Patterson ACP - May 19

PATTERSON ROAD ACP EXHIBIT



LEGEND

- BUS STOP
- BUS STOP - PULL OFF
- CROSS ACCESS - EXISTING
- CROSS ACCESS - PROPOSED
- PARCEL
- TRAIL
- PROPOSED CITY STREET OR PRIVATE CONNECTION
- PLANNED CITY STREET
- PLAN CHANGES SINCE JANUARY ACP PLAN

ACCESS POINT INFORMATION

- SIGNALIZED FULL MOVEMENT
- UNSIGNALIZED FULL MOVEMENT
- 3/4 MOVEMENT
- RIGHT IN - RIGHT OUT
- CLOSE
- SIGNALIZED INTERSECTION
- RIGHT IN ONLY
- RIGHT OUT ONLY
- G GATED ACCESS POINT
- C CONDITIONAL ACCESS POINT
  SEE ACCESS TABLE FOR CONDITIONS.
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- S CONDITIONAL SAFETY ACCESS POINT

PATTERSON ROAD ACP EXHIBIT



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NOTE:
A DESIGN VARIANCE OR SPEED REDUCTION MUST BE JUSTIFIED AND APPROVED BY THE CITY TO ALLOW 3/4 MOVEMENT AT BOTH ACCESS 62 AND 64. OTHERWISE, RI-RO WILL BE APPLIED TO ONE LOCATION AS DETERMINED BY THE CITY.

LEGEND

- BUS STOP
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PATTERSON ROAD ACP EXHIBIT


PATTERSON RD
28 1/4 RD
28 1/2 RD
GRAND CASCADE WAY
GRAND CASCADE CT
GRAND FALLS DR
LEGENDS WAY
NAPLES DR
MATCHLINE J
MATCHLINE K
168
167
165
166
169
170
172
171
173
174
175
176
177
178
179
180
182
181
SPEED LIMIT 40
SPEED LIMIT 45
SPEED LIMIT 35
SPEED LIMIT 25
C
VILLAGE PARK LLLP
2943-063-31-002
615 28 3/4 RD
GRAND JUNCTION HOUSING AUTHORITY
2943-063-42-005
607 28 1/4 RD
FAITH HEIGHTS
2943-063-47-003
600 28 1/4 RD
GRAND JUNCTION PUBLIC FINANCE CORP
2943-062-00-101
2844 PATTERSON RD
HEAD MARK G
2943-064-00-028
609 28 3/4 RD
BENSON JAMES INVESTMENTS LLC
2943-064-00-033
2872 PATTERSON RD
CITY OF GRAND JUNCTION
2943-064-00-085
2856 PATTERSON RD
CITY OF GRAND JUNCTION
2943-064-00-086
2844 PATTERSON RD
MONUMENT BLDG II LLC
2943-063-45-001
605 28 1/4 RD
MD TEA LLC
2943-063-45-002
603 28 1/4 RD
GRAND VALLEY ATRIUM INC
2943-063-42-001
601 28 1/4 RD
2943-063-42-000
2943-063-51-003
2610 PATTERSON RD
WARREN LIVING TRUST
2943-072-31-001
2613 PATTERSON RD
GROOKS EDGAR D III
2943-072-31-002
2615 PATTERSON RD
SPTHS PROPERTIES TRUST
2943-072-31-036
2825 PATTERSON RD
CITY OF GRAND JUNCTION
2943-072-00-115
2827 PATTERSON RD
SPTHS PROPERTIES TRUST
2943 072 68 021
TRIUMPH PROPERTIES LLC
2943-072-17-036
592 28 1/2 RD
TRIUMPH PROPERTIES LLC
2943-072-54-003
2835 PATTERSON RD
PECKLER SCOTT K
2943-072-17-047
597 GRAND CASCADE WAY
SCHROEDER JOHN
2943-072-17-046
595 GRAND CASCADE WAY
MERLUZZI GABRIELA
2943-072-17-043
593 1/2 GRAND CASCADE WAY
YALE KATHERINE L
2943-072-55-001
2840 GRAND FALLS CIR
BAILEY ARLENE S
2943-072-44-001
597 1/2 GRAND CASCADE WAY
BOWELL EDWARD W
2943-072-54-002
2844 GRAND CASCADE CT
HARRIS RONALD
2943-072-54-019
589 28 1/2 RD
MANZANARES KENNETH R
2943-071-19-001
588 28 1/2 RD
HAGEN SCOTT H
2943-072-54-017
597 N GRANDEUR CT
PARKER JEFFREY D
2943-071-19-002
590 28 1/2 RD
INGLE CHANLER R
2943-072-54-018
2841 1/2 GRAND CASCADE CT
STOUGH WAYNE
2943-072-54-007
2843 GRAND CASCADE CT
CLARKSON CHARLES DEAN
2943-072-54-006
2843 1/2 GRAND CASCADE CT
HOPKINS JOHN
2943-072-54-016
595 N GRANDEUR CT
LANGSTON MATTHEW M
2943-071-19-003
594 28 1/2 RD
HECHT LAYM
2943-071-19-004
592 28 1/2 RD
LAMMERS DAVID
2943-072-54-015
593 N GRANDEUR CT
HUBBARD CHARLES
2943-071-19-005
590 28 1/2 RD
DELEHANTY JOHN IV
2943-071-20-001
586 28 1/2 RD
THOMPSON DEREK W
2943-072-53-002
591 28 1/2 RD
FERGUSON DAVID RONALD
2943-072-56-003
589 1/2 28 1/2 RD
ETHINGTON SCHMIDT SYLVIA A
2943-071-20-003
586 28 1/2 RD
FEJFAY TAMMY A R
2943-072-57-001
580 GRAND CASCADE WAY
GRIFFITH JULIE M
2943-072-29-008
2830 VILLA WAY #C
EDGAR KENNETH FIGLER
2943-072-66-013
2821 TOLTEC CT
DAY CAROL J
2943-072-29-009
2832 GRAND FALLS CIR #A
2943-072-44-001
2943-072-54-004
2943-072-54-005
2943-072-54-008
2943-072-54-009
2943-072-54-010
2943-072-54-011
2943-072-54-012
2943-072-54-013
2943-072-54-014
2943-072-54-001
2943-072-54-002
2943-072-54-003
2943-072-54-004
2943-072-54-005
2943-072-54-006
2943-072-54-007
2943-072-54-008
2943-072-54-009
2943-072-54-010
2943-072-54-011
2943-072-54-012
2943-072-54-013
2943-072-54-014
2943-072-54-015
2943-072-54-016
2943-072-54-017
2943-072-54-018
2943-072-54-019
2943-072-54-020
2943-072-54-021
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2943-072-54-023
2943-072-54-024
2943-072-54-025
2943-072-54-026
2943-072-54-027
2943-072-54-028
2943-072-54-029
2943-072-54-030
2943-072-54-031
2943-072-54-032
2943-072-54-033
2943-072-54-034
2943-072-54-035
2943-072-54-036
2943-072-54-037
2943-072-54-038
2943-072-54-039
2943-072-54-040

PATTERSON ROAD ACP EXHIBIT



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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PATTERSON ROAD ACP ALTERNATIVE ROUTES



LEGEND

- PRINCIPAL ARTERIAL
- PRINCIPAL ARTERIAL - PROPOSED
- MINOR ARTERIAL
- MINOR ARTERIAL - PROPOSED
- MAJOR COLLECTOR
- MAJOR COLLECTOR - PROPOSED
- MINOR COLLECTOR
- MINOR COLLECTOR - PROPOSED
- LOCAL ROAD
- LOCAL ROAD - PROPOSED
- UNCLASSIFIED
- ACP ALTERNATIVE STREETS - PROPOSED

PATTERSON ROAD ACP ALTERNATIVE ROUTES



LEGEND

- PRINCIPAL ARTERIAL
- PRINCIPAL ARTERIAL - PROPOSED
- MINOR ARTERIAL
- MINOR ARTERIAL - PROPOSED
- MAJOR COLLECTOR
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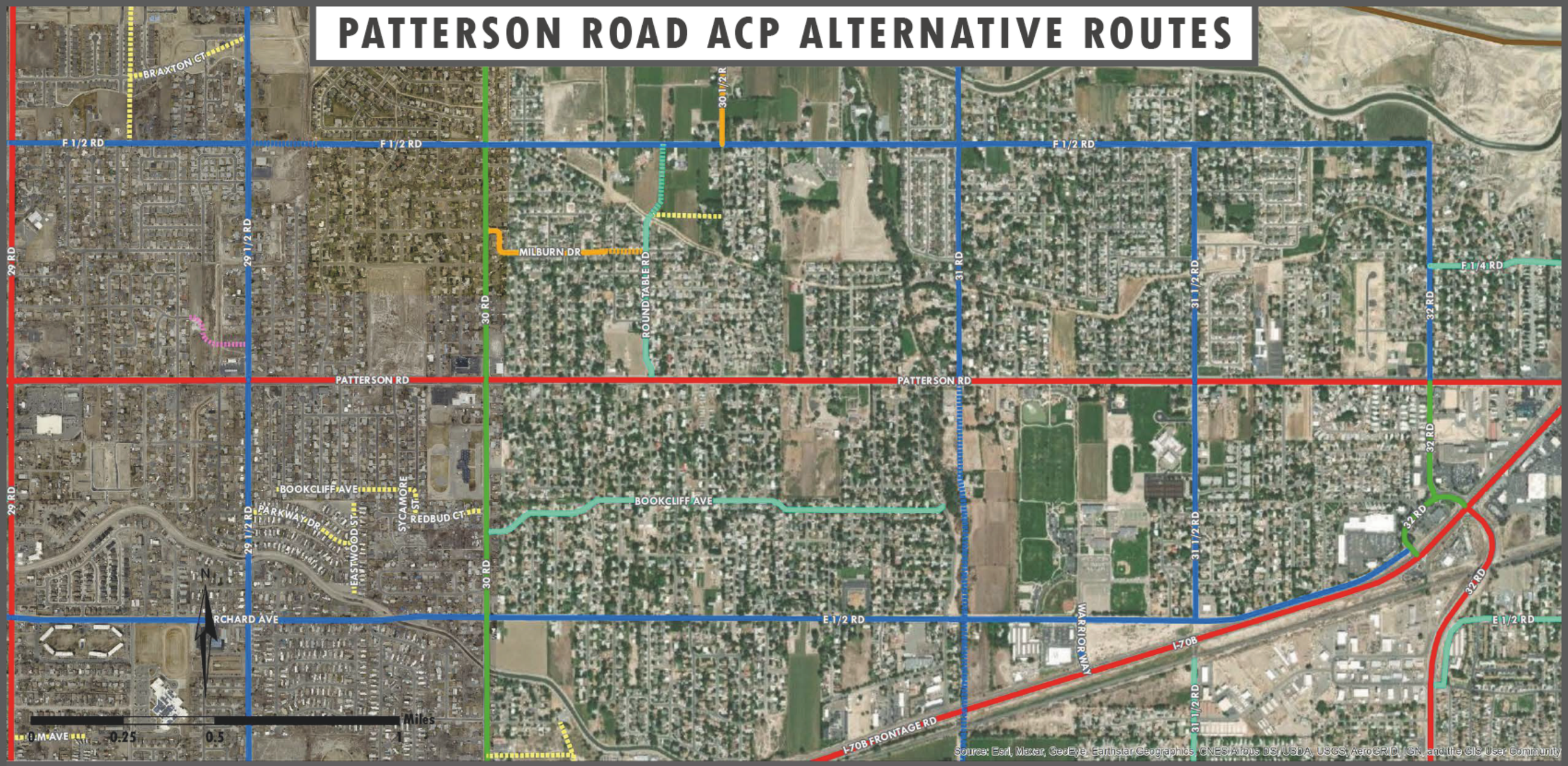
PATTERSON ROAD ACP ALTERNATIVE ROUTES



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- MINOR ARTERIAL
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PATTERSON ROAD ACCESS CONTROL PLAN

PUBLIC COMMENT BEING ACCEPTED ON WWW.GJSPEAKS.ORG UNTIL MAY 17 AT 5:30PM

PATTERSON ROAD ACCESS CONTROL PLAN

CONTACT CITY STAFF

COMDEV@GJCITY.ORG
970-244-1430

CITY OF Grand Junction COLORADO COMMUNITY DEVELOPMENT

«OWNER»
«JOINT_OWNER»
«MAILING_ADDRESS»
«MAILING_CITY» «MAILING_STATE»
«MAILING_ZIP»

PATTERSON ROAD ACCESS CONTROL PLAN

You have received this mailing because you live or own property or a business near Patterson Road. The City has been conducting an Access Control Plan (ACP) study of the Patterson Road corridor between I-70 Business Loop on the West and Lodgepole Street on the East. The City is inviting the public to review the current draft of the project, provide input and ideas, and review edits that have already been suggested by the public. New input received has been invaluable in shaping the latest draft of the ACP to be a Plan that benefits the entire community.

Proposed changes to the January draft ACP have been made to the maps and tables that will be included in the final April 2021 draft Plan document. The maps and tables for Patterson Road have been uploaded to www.GJSpeaks.org for public review and comment. Community members can provide comments at the website through Monday, May 17th at 5:30 pm. City Council will be discussing the ACP at their May 19th meeting at 5:30 pm. The tentative schedule for Plan adoption is a public hearing with Planning Commission in June and public hearing before City Council in July.

Thank you for engaging with us in this important long-range plan that seeks to protect an important east-west transportation corridor in our community.

WHAT IS ACCESS MANAGEMENT?

The systematic control of the location, spacing, design, and operation of driveays, median openings, and street connections to a roadway

SAFETY

- Reduces number of conflict points and potential crashes
- Provides safe access to businesses and residents

INCREASED ABILITY TO ACCOMOMODATE TRAFFIC DEMANDS

- Decreases travel times and provides smoother traffic flow
- Postpones the need for additional lanes for traffic

GOOD ACCESS MANAGEMENT IS GOOD FOR BUSINESS

- Preserves property values
- Increases roadway efficiency resulting in a broader market area

PHASED IMPLEMENTATION

The Plan will be implemented in phases as changes occur in the corridor which generate the need.

CONSTRUCTION OF IMPROVEMENTS MAY BE PUBLICLY AND/OR PRIVATELY FUNDED.

PORTIONS OF THE PLAN WILL BE IMPLEMENTED BASED ON THE FOLLOWING TRIGGERS:

- Redevelopment that increases traffic greater than 20%
- Planned publicly funded projects
- Safety or operational issues develop

THE PLAN IS A LIVING DOCUMENT THAT CAN CHANGE.

CONTACT CITY STAFF

COMDEV@GJCITY.ORG
970-244-1430

The following Table includes comments the City received from community members reviewing the Janaury 2021 draft Patterson Road Access Control Plan online at GJSpeaks.org. The Planning and Engineering team at the City and with the City's Consutlant team at Stolfus & Associates reviewed the comments, met with or cnotacted neighborhoods and individuals, then conducted further study and analysis for each comment and access point questioned. Many changes were made in the April 2021 Final Draft Access Control Plan where a solution could be found to 1) maintain better long term access to properties and 2) to further the goals of the Access Control Plan. CONDITIONS NOTES: RIRO = Right In Right Out; 3/4 Movement = Right In Right Out Left In; Full Movement = Right In Right Out Left In Left Out

Name	Area/Location of Concern / Public Comments	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
Cris-Mar Neighbors	**Cris-Mar Neighorhood Meeting** - previously summarized. Requesting a note be added that the access control measures would not be added until the Bonito/Penny Lane connection to 29 1/2 Road is added. Improvements needed to Bonito for two blocks east of 29 Road to accommodate additional traffic.	211/212	211-RIRO, 212-3/4 movement	Add connection between Penny Lane and Bonito on the alt routes map. Make Cris Mar and Redwing conditional unsignalized full movement. Cris Mar goes to RIRO and Redwing goes to 3/4 upon connection to 29 1/2 Road.
Mantey Heights Neighbors	**Mantey Heights Neighorhood Meeting** - Approximately 25 people attended the meeting at 4:00 on Thursday 3/18. Speeding is big concern. They are concerned about emergency access, tight streets due to vegetation, sight distance. I would like to look into the possibility of a left out accel lane at access 157. We have received 3 letters: Gloria Deschamp (124 Mount View Drive); Beth McKee (135 Carlitos Ave), and Marc Burdick and Colin Carman (114 Camino Del Rey Dr). Gary Lucero is the primary contact.	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Make 158 a safety RIRO - conditions note closure only if safety or operational issues develop. Keep 157 as RIRO.
Vanderen-Ford Heights Subdivision Neighbors	**Mira Vista/Belair/Mayfair Neighborhood Meeting** - 23 people attended the meeting at 5:00 on Thursday 3/18. They are adamant about not sharing anything access/road/etc with St. Mary's. Their CC&R's restrict their neighborhood to only residential uses therefore they argue that St. Mary's Hospital will not be able to expand to the west even if they do own all of it. They want the lefts out of Patterson at access 93 (St. Mary's) to be eliminated and then they will be fine. At peak hours the neighborhood already uses access 86 as a 3/4. Would like for it to be at least 3/4. One individual asked we consider just restricting full motion access for certain hours of the day. We received one letter from Bill Crawford (2551 Mayfair Dr). Danielle Schuster is the primary contact.	86/86a/93	86 - Conditional RIRO, 86a - Conditional 3/4, 93 Conditional RIRO	Eliminate 86a. Make 86 and 93 conditional 3/4 with conditions to restrict to RIRO if safety or operational issues develop.
	Patterson Gardens - Barbara Sundermeier is concerned about no 3/4 access at 129. She states that it is unrealistic to think that someone can make a U-turn at the access #123 City Market 3/4 access. Rick and Andrew have already weighed in via email stating 3/4 access is possible and not get into the functional intersection area of Patterson and 15th.	129	129-RIRO	Change Access 129 to conditional 3/4 with conditions to restrict to RIRO if safety or operational issues develop.
Danielle Wills-Olivas	**ACCESS #3** - self-storage company - Concern that large truck traffic entering and exiting the storage unit facility with only a right in right out option will find it difficult to make U-turns further west on Patterson Road near the I-70 B intersection to go east.	1/3	1-closed, 3-RIRO	I-70 B to 24 Rd provides alternate access to get back to Patterson going east or to enter from the west. Change Access 3 to unsignalized full movement (conditional) with condition to restrict movements only when left turn improvements are implemented at I-70B. Change Access 1 to conditional RIRO with condition to close upon redevelopment only.

Name	Area/Location of Concern / Public Comments	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
Susan Waterhouse	**ACCESS #29** and other north access around Patterson Village Square between 24 1/2 and 25 Road - Impact these changeswill have on intersections at 24 1/2 and 25 Road is a cnocern. Often it takes more than one light cycle now to make a left. By making everyone on my block go to these intersections to make left turns makes the situation worse. Are there plans to increase turn lanes or make changes to improve traffic flow at these intersections.	29	29-Conditional 3/4 - no change proposed	Not all left turns will need to be accommodated at 24 1/2 Rd/25 Rd. Multiple options for eastbound movements are provided including left turns at Commerce, U-turns along Patterson, access to Flat Top. The traffic study for the ACP identified some auxiliary lane improvements at 24 1/2 Rd and 25 Rd along Patterson, but did not identify the need for improvements on these roads. The City will continue to monitor how traffic reroutes and traffic volumes increase at public road intersections to identify the need for additional improvements at signalized intersections in the future.
Anne Landman	**ACCESS #44** - Need to retain full movement at Burkey Street (Post Office Annex access). **ACCESS #106 and #108** - Concerned with limiting tunring movements into the Northen Way neighborhood.	44/106/108	44-3/4 movement (no change) 106- 3/4 movement, 108- RIRO(no change)	Burkey Street has a 3/4 movement allowing left-turns in. Blichman Avenue to the north provides access back to 25 Rd for left turns out. Access 106 is changed to conditional full movement to be restricted to 3/4 only with safety or operational issues. Either U-turns at 7th Street or re-routing via 7th to Bookcliff or 7th to Horizon will achieve movements to the east for vehicles not comfortable making left turns at 106. Left turn movements can be made at Access 106 - no change proposed for Access 108.
Willi Goemmel	**ACCESS #69** - E Park Avenue - Extra traffic would not be good using Park Aveune	69	69- Safety RIRO (no change)	Park Avenue will be restricted to RIRO when a median is constructed on Patterson. It has the potential to close if safety or operational issues ever occurred at that location due to its proximity to 1st St. Alternate access to 1st Street already exists. The access restrictions are not expected to increase traffic to the neighborhood.
John. E Smith	**ACCESS #86** - Mira Vista Rd - Don't limit this intersection to RI / RO only.	86/86a/93	86 - Conditional RIRO, 86a - Conditional 3/4, 93 Conditional RIRO	Eliminate 86a. Make 86 and 93 conditional 3/4 with conditions to restrict to RIRO if safety or operational issues develop.
Ronald W Gibbs	**ACCESS # 116 and #117** - Wants 3/4 Movement for west bound Patterson Traffic in to Village Fair Shopping Center @ 12th and Patterson	114/116/117	114-conditional RIRO, 116-RIRO, 117- closed	Change Access 117 to RIRO. Change Access 116 to conditional RIRO - cannot close until truck circulation can be accommodated on site. 3/4 movement at 116 was evaluated and determined to be too close to 12th St. Change access 114 to conditional 3/4 - conditioned upon providing access to parcels both east/west.
Patricia Star	**ACCESS #129 and #130** - Concerned with safety issues and access to Patterson Gardens Townhomes between 12th and 15th Streets	129/130	129-RIRO, 130- right-out only (no change)	Change Access 129 to conditional 3/4 with conditions to restrict to RIRO if safety or operational issues develop.
Gloria J Deschamp	**ACCESS #156** - Mt View Drive - Mantey Heights - I have had no problems navigating the entering and existing onto Patterson Road, no to any closures.	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO- conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.

Name	Area/Location of Concern / Public Comments	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
Janice E Hart	**ACCESS # 156-158 and #160-163** - Mantey Heights - Access from the east	156/157/158/161/163	156-RIRO, 157 - RIRO, 158- Closed, 161-3/4 movement (no change), 163- RIRO)(no change)	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.
Kitty Nicholason	**Access #157 and #158** - Don't close #158, easier to see from #158 than #157 (Santa Fe Drive, Mantey Heights)	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.
Jeff Anderson	**Access #157 and #158** - Don't close #158, easier to see from #158 than #157 (Santa Fe Drive, Mantey Heights) Santa Fe Drive, Mantey Heights	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.
Karen E Perrin	**Access #157 and #158** - Don't close #158, easier to see from #158 than #157 (Santa Fe Drive, Mantey Heights)	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.

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Ray McGuinness	**Access #157 and #158** - Don't close #158, easier to see from #158 than #157 (Santa Fe Drive, Mantey Heights)	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.
Tod Pace	**Access #158** - Don't close #158 (Santa Fe Drive, Mantey Heights)	156/157/158	156-RIRO, 157 - RIRO, 158- Closed	The proximity of Access 158 to 28 Rd is concerning from a safety and operational standpoint. Access 158 will be changed to a safety RIRO-conditions note closure only if safety or operational issues develop. Add connection between Camino Del Rey and Rio Grande. Make 156 conditonal full movement to be restricted to 3/4 if safety/operational issues occur. Accesss 157 to remain RIRO. Access 161 (E Park Ave) will be a 3/4 movement providing left-turn access from the east. Connection between Camino Del Rey and Rio Grande will connect 163 to 161.
James Vidmar	**ACCESS 159** - difficult to turn left. Need a connector road between 28 Road and 28 1/4 Road to allow neighborhood to access the 28 1/4 Road traffic light.	159	159-3/4 movement (no change)	City is currently connecting Hawthorne to 28 1/4 Rd to address left-turn out need. This connection was previously identified in the City's Street plan before the ACP.
Brenda Walker	**ACCESS #168** - Don't connect 28 1/4 Road with Hawthorne Drive. Going to 29 Road as an alternate route to go west on Patterson Road adds additional time to commute.	168	168 signalized full movement (no change)	The Hawthorne connection was already planned prior to the ACP and is currently moving forward. You will still be able to use 28 Rd to go west on Patterson. You will just need to reroute to go east on Patterson.
Kaylynn Tompkins	**ACCESS # 184** - 28 3/4 Road - Don't connect Matchett Park with Navajo Way. Against making 28 3/4 Road a RI / RO.	184	184-RIRO (no change)	The plan attempts to balance 3/4 movements to the north and south of Patterson and to provide 3/4 movements where the most vehicles/properties can be served. 28 3/4 is too close to Legends Way to provide a 3/4 movement. The connection between Navajo and Matchett Park is meant to provide alternate routes for the neighborhoods on the north to reach a traffic signal for left turn movements.
Brad Tompkins	**ACCESS #168** - Don't connect 28 1/4 Road with Hawthorne Drive and Matchett Park and with Indian Creek Subdivision, instead provide a connection from Indian Creek to 29 Road. **ACCESS #184** - 28 3/4 Road - Don't like limitiing 28 3/4 Road to right in and right out only.	168/184	168 signalized full movement (no change), 184-RIRO(no change)	City is currently connecting Hawthorne to 28 1/4 Rd to address need. This connection was previously identified in the City's Street plan before the ACP. While a connection from Indian Creek to 29 Road would be beneficial, the availability of land to make that connection without impacting homes in Indian Creek is not available. Crossing of a major drainageway would also be required to connect to 29 Rd.

Name	Area/Location of Concern / Public Comments	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
Ruth Morrison-Morin	**ACCESS #216** - 29 1/4 Road - Concerned with limiting 29 1/4 Road to right only. To go westbound on Patterson Road will add 3 to 5 minutes to my commute as I will have to go south and make my way over to 29 Road, then sit at a stoplight that backs up in the left turn lane now at Patterson.	216	216-RIRO (no change)	Implementation of this plan will occur over time as needed. A median will be added in this section when safety and operations on Patterson calls for it. In the future, it is anticipated that making left turns from 29 1/4 will become more difficult and finding an alternate route will actually be faster and safer than waiting for a gap in traffic on Patterson Rd. Currently there are no plans to implement a median in this segment.
Margaret E Molnar	**ACCESS #233** - E Greenfield Cir - no access to 29 1/2 Road, 30 Road too far away for circulation	233	233-Safety RIRO(no change)	Access 233 is too close to 29 1/2 Rd to provide left-turns in. When a median is implemented at 29 1/2 Rd, Greenfield will be restricted to RIRO. It will only be closed if safety or operational issues develop. Alternate left-turn in access is available at Placer St. In addition, u-turns are available at either Placer or 30 Rd for left-turn movements out. Out of direction travel to u-turn at Placer St is less than 1/2 mile total.
Laura Johnson	**ACCESS #235 and #244** - Oxbow and Trading Post subdivisions - One full access to these subdivison wold be helpful instead of access required to go to 30 Road.	235/244	235-RIRO, 244-Safety RIRO(no change)	Change 235 to 3/4. 241 is also 3/4 and will provide access to neighborhoods. The plan looks to identify key locations with appropriate spacing for traffic signals for ideal operations on Patterson Rd for full movement intersections, which is basically already in place at 1/2 mile spacing. The plan has identified additional 3/4 movement access between signals where operations are improved and multiple properties/businesses can be served. Access 244 is too close to 30 Rd to provide anything more than RIRO. Alternate access via F 1/4 Rd is available and if safety or operational issues develop at 244, the access will close.
Ruth Kinnett	**ACCESS #266** - Grand Valley Drive - Concern this will make Grand Valley Dirve a throughfare.Don't eliminate the center lane, need for turn movements and emergency vehicles.	262/266	262-3/4 movement, 266-RIRO	Change 3/4 movement to Access 266 and change Access 262 to RIRO. Access 266 provides more connectivity and better circulation for the City overall and the location doesn't create overlapping left issues on Patterson. May increase traffic and speeds on Grand Valley, but probably a similar amount of traffic at Gerken with the 3/4 at 262. The plan has considered emergency services and alternate circulation routes for emergency services and the general public.
Daniel Nordmeyer	**ACCESS #266** - Grand Valley Drive - The better choice for a south bound road would be Grand Valley Drive, it is a straight road all the way to E 1/2 Road. The plan for Patterson Road between 30 and 31 Roads needs work.	262/266	262-3/4 movement, 266-RIRO	Change 3/4 movement to Access 266 and change Access 262 to RIRO. We agree that 266 provides more connectivity and better circulation for the City overall and the location doesn't create overlapping left issues on Patterson. May increase traffic and speeds on Grand Valley, but probably a similar amount of traffic at Gerken with the 3/4 at 262.

NAME	GENERAL COMMENTS	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
T. Dykema	**GENERAL COMMENTS** - Enforce traffic laws	N/A	N/A	This plan supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
Bruce Schwenke	**GENERAL COMMENTS** - Enforce Traffic Laws. Suggest flashing yellow arrows in intersection turn lanes.	N/A	N/A	This plan supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.The City is considering implementing flashing yellow arrows as funding is available and signals are upgraded.
Tom Matthews	**GENERAL COMMENTS** - All this project will do is direct more traffic onto Patterson Road and 29 Road.	N/A	N/A	This project is meant to allow Patterson to operate to accommodate traffic for it's classification, which is a major arterial. Patterson is a key east-west arterial for the City. If improvements to Patterson are not made, congestion will occur and traffic will look for alternate routes either north or south of Patterson to meet the demand.
Julie Bauer	**GENERAL COMMENTS** - Supports controlling turn movements	N/A	N/A	Thank you for your input.
Katherine Hardwick	**GENERAL COMMENTS** - Don't push traffic into neighborhoods, reduce speed limits and enforce traffic laws	N/A	N/A	This project is meant to allow Patterson to operate to accommodate traffic for it's classification, which is a major arterial. Major arterials proiritize through movements and higher speeds. Patterson is a key east-west arterial for the City. If improvements to Patterson are not made, congestion will occur and traffic will look for alternate routes either north or south of Patterson to meet the demand. This plan also supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
Molly Nelson	**GENERAL COMMENTS** - Reduce speed limits and enforce traffic laws	N/A	N/A	This project is meant to allow Patterson to operate to accommodate traffic for it's classification, which is a major arterial. Major arterials proiritize through movements and higher speeds. Patterson is a key east-west arterial for the City. If improvements to Patterson are not made, congestion will occur and traffic will look for alternate routes either north or south of Patterson to meet the demand. This plan also supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.

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Tiffany Hoover	**GENERAL COMMENTS** - Enforce traffic laws	N/A	N/A	This plan supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
B Anderson	**GENERAL COMMENTS** - Concerned about the additional traffic in neighborhoods due to the need to access their homes through neighborhood streets that tie into north/south streets such as 30 Road and 31 Road.	N/A	N/A	The plan does result in additional circulation by neighborhood traffic. The volumes anticipated are very low and neighborhood traffic may already be choosing to take these routes during peak hours. We do not believe we have created any cut-through routes that would increase traffic from outside the neighborhood.
Pamela Gayle Fults	**GENERAL COMMENTS** - Don't approve any new subdivisions that have to access Patterson Rd. Not fair homeowner has to build a new driveway to existing garage when existing driveway is closed to garage.	N/A	N/A	All new subdivisions will be subject to this ACP in the future. Any homes that have access to a garage today have conditions on their access closure to only occur if redevelopment occurs. Otherwise access to the garage remains.
Kent Beverly	**GENERAL COMMENTS** - Enforce traffic laws.	N/A	N/A	This plan supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
Kevin Molick	**GENERAL COMMENTS**	N/A	N/A	My comments don't exactly pertain to the changes proposed on Patterson rd but rather an observation as a newcomer to GJ. I moved my from my Denver home of forty years and a growing recreational manufacturing business here almost three years ago hoping to grow my business and find a slower paced life on the western slope. I live barely 100 yards from Patterson Rd where I get to witness an amazingly huge amount of idiot drivers either " rolling coal" in their oversized noisy air polluting trucks or any number of crotch rockets and noisy little souped up cars intending to see how fast and loud they can get from 28 Rd to 29 Rd! If there ever were a reason to pack up both my home and business this would be it! If it weren't for the fact that we love our house and aren't ones to move as a knee jerk reaction because we live near what friend that's lived here a long time has started the road " Neanderthal Blvd". It makes me incredibly tense every time I venture out onto Patterson (aka Neanderthal). We Don't need to make the road faster! We need to make it a more evenly paced road with ways to slow the stretches down so as to not make it appealing the the " rolling coal trucks and drag racers". I don't have any great suggestions but I think some smarter engineers ought to be able to come up with some solutions. Maybe there needs to be ways to break up the speedways while creating a more even flow.

NAME	GENERAL COMMENTS	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
Tyler Hardwick	**GENERAL COMMENTS** - Don't push traffic into neighborhoods, reduce speed limits and enforce traffic laws	N/A	N/A	This project is meant to allow Patterson to operate to accommodate traffic for it's classification, which is a major arterial. Major arterials proiritize through movements and higher speeds. Patterson is a key east-west arterial for the City. If improvements to Patterson are not made, congestion will occur and traffic will look for alternate routes either north or south of Patterson to meet the demand. This plan also supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
Gwen Costello	**GENERAL COMMENT** - 25 Road and Commerce Blvd - about existing business on Commerce Blvd not being affected as long as new development doesn't occur	35/36/27	35/36-signalized full movement(no change), 27-3/4 movement (no change)	Commerce Blvd will likely be restricted to 3/4 movement with a public project.
Susan Sederstrom	**QUESTION:** (E Greenfield Cir and Patterson Road). Question: What is the definition of "Conditional Safety Access Point"	233	233-Safety RIRO(no change)	Conditional safety access point means if a safety or operational issue develops at this intersection, it will be closed. These are the only conditions that a closure could occur. Alternate access to other streets has been confirmed at all locations with a Conditional Safety designation. Specifically at Greenfield, a circulation via BookCliff Ave is available to multiple other access points.
Danielle Schuster	**QUESTION:** (Mira Vista). "Hello, I live at 306 Belaire Dr. According to the proposed plan our street Mira Vista would eventually be closed once a new street is constructed next door on hospital property. Here are my questions: Will the city of Grand Junction be buying the homes/property from St. Mary's in order to make a new road? Or would the entrance to our neighborhood be controlled by St. Mary's? That sounds worrisome to only be able to access our homes through a private property street. Will this new street (86A) have a street name? How will people know where to turn to access Belaire Dr? Once Mira Vista is closed, will the City make an effort to provide an aesthetically pleasing street closure? (i.e. a brick wall, or row of trees) Or will we be stuck with a florescent metal gate indicating closure? Thank you"	86/86a/93	86 - Conditional RIRO, 86a - Conditional 3/4, 93 Conditional RIRO	Based on additional public feedback, the plan has been changed as follows:Eliminate 86a. Make 86 and 93 conditional 3/4 with conditions to restrict to RIRO if safety or operational issues develop.
Randall Zmerzli	Property owner at Access 70 and 71.	70/71	70-closed (no change), 71- conditional RIRO(no change)	Add cross access between 71 and 72. Access 71 will close upon redevelopment.
Dan O'Connor	Potential buyer for Access 70 and 71. Interested in maintaining one access to Patterson in addition to the Lost Lane access currently proposed by the plan.	70/71	70-closed (no change), 71- conditional RIRO(no change)	Add cross access between 71 and 72. Access 71 will close upon redevelopment.

NAME	GENERAL COMMENTS	Access Point(s)	Draft Condition (January 2021)	Changes Made to Final Draft ACP (April 2021)
	Developer interested in RIRO at Access 246	246	246- Conditional RIRO (conditions changed)	Change conditions for 246 conditional RIRO to property owner constructing right turn lane when redevelopment occurs.
James Schultz	**GENERAL COMMENTS:** My name is James Schultz and I worked for 30 years as a real estate consultant with Monument Realty, RE\MAX 4000, and RE\MAX Two Rivers from 1981 through 2011. I also have my Accredited Land Consultant designation through the Realty Land Institute, Rocky Mountain Region. I worked on developing land in the county and in the city and created several parcels that were built on, from home sites, recreation sites, and commercial/residential (Multi-Use) along 24 Rd. through Kathy Portner.I have traveled a lot of Europe and of course, a lot of the USA, and I cannot believe you would build (and have built) such attrocities in this county as double round-a-bouts, reverse lane changes (22 Rd Overpass), 1st street from Orchard to Patterson with speed bumps(thanks to Pat Gormley), and others. Now, you are contemplating destroying Patterson Road for 7 miles? Kathy Portner called it "calming traffic". Why don't you force all of the traffic control people to move out along Patterson and see how they like trying to negotiate their travel under those conditions? Watch what happens to emergency vehicles such as fire engines and rescue squads trying to hurry to their destinations. How many people will suffer from that? I'll bet they avoid 1st Street past Pat Gormley's house. Most businesses will be hurt by this plan along Patterson as well.Why not study the means that other growing cities use to make traffic flow smoother and easier. That would be the best thing for all parties, rather than "calming traffic" and making everybody suffer for it. Perhaps a few patrolmen, especially at night, with radar guns would solve the problem spoken of, and raise some money for the City of Grand Junction.Think about the suffering....	N/A	N/A	Access Management is a proven technique both in the US and Europe used to make traffic flow smoother and easier and extend the life of arterial corridors. It is not a traffic calming technique, but is meant to improve safety and congestion on the most critical connections and highest volume streets in cities. The plan has been reviewed with emergency services, alternate routes for circulation have been identified, and improved operations will improve the time to get to the hospital on Patterson. This plan supports law enforcement in being able to enforce traffic laws. Passive traffic control like signage is not proven to work in controlling traffic movements and puts extra pressure on already stretched law enforcement resources to enforce.
	Developer interested in potential for 3/4 movement at both Access 53 and 61.	53/61	53-conditional 3/4 movement, 61-conditional 3/4 movement (conditions changed)	Conditions were removed from Access 53 and it will be a 3/4 movement. Access 61 is a conditional 3/4 movement and is conditional upon the developer demonstrating the left turn movements meet TEDS requirements based on projected traffic volumes. Access 61 will be restricted to RIRO if safety or operational issues develop.

Public Comments on the Proposed Patterson Rd Access Control Plan Received on the **April 2021 Draft**

Grand Junction Speaks
Published Comments for May 19, 2021 Patterson Access Control Meeting
Patterson Road Access Control Plan

First, thank you to Trent Prall and others who made time to meet with the MIra Vista neighborhood twice, hear our concerns and make some changes in response to our input! I persist in believing it is a BAD idea to create access 74 onto Patterson Rd where it is a funnel between 26 Rd and Mira Vista. The goal should be to divert traffic AWAY from this area, not bring more in. Any changes should involve traffic flow NE on the proposed extension of Horizon Court to send traffic North or South on 7th St. Some flow might still come back S on 7th to Patterson, then right on Patterson into the 'funnel'. Many would head to F 1/2 or G to go to neighborhoods Northwest and West of Horizon ct. Others who would have proceeded out #74 would likely have headed S on 26 Rd. These parties could still head south, only on 7th street to other areas and avoid the 'funnel'. It is lacking the foresight expected of a long range access plan to do anything that increases traffic on the narrowed stretch from 26 Rd. to Mira Vista.

Closing the Left turn possibility from St. Mary's access 93 sooner rather than later would also help divert traffic from the "funnel". Thank you for your work o this plan and for accepting public input.

Finally, considering a roundabout at Wellington & 7th Street, with pedestrian bridge access to the St. Mary's parking structure would greatly assist in traffic flow through the area, including Patterson and 7th street.

05/11/2021 6:34 pm

Cherlyn Crawford
2551 Mayfair Drive
Grand Junction, 81501

The prospective the city planners have planned for Patterson under the title "Patterson Access Control" is in actuality, not access. Mr. Schram states it well when he said, that if the lights are set correctly, left turns onto and from Patterson are easily accessible as it is. The left turn light on 7th south bound is a super issue. It needs to be set appropriately for the traffic demands.
Another point made is that the argument for safety on turns seems to be mostly at the traffic lights. So, limiting the access to streets with r/i and r/o is not giving us 'safer streets'
All the points Mr. Klesner stated were very true and I agree with them all. Talking to my neighbors they not only don't know about this new project you are proposing, they don't know why. Most agree that all is good now, why mess up a good thing?
Also, the idea that you don't want to put in 7 lanes when it's obvious that at some time that is the route you will go anyways, why do all this? Is this busy work?
This plan is not going to expedite traffic flow, on the contrary, it will cause people to spend more time in their cars and on the roads.
I am opposed to this plan and would like the planners to look at other areas of our streets

that need more attention: 29 Road I-70 access for instance.

05/06/2021 10:10 am

Linda A Lynch
1160 Rood Ave.
GRAND JUNCTION, 81501

I too, am against the plan to limit access on Patterson. Here are the reasons -
1) I know the city feels like they have communicated well about the proposed plans, but I do not feel like this is true. Every (I don't say this lightly) person that I talked with about the proposed plan, that lives off of Patterson did not know about it. I know communication is hard but, in my opinion, people are not informed.
1a) It is hard to keep up with the proposal. Time is a limited commodity. With public hearings changing and moving, We have given up trying to carve out time to attend.
2)I feel the addition of many more right-hand turn lanes would be valuable. This would help slower drivers stay in the right lane and allow better traffic flow. I realize this does not address the left hand accidents but does address the traffic flow.
3) I read "the desire to not have to add additional lanes of traffic to Patterson Road (7 lanes) is paramount." Why is this a bad idea? Is it solely because of land limitations and cost? Starting 7 lanes on Patterson now seems like a logical step that we will eventually head to anyway. So why spend the money on this proposal and then spend more money later in future years?
4) I daily turn left onto and off of Patterson. The limited access will cause frustration by drivers and I would say more accidents. A frustrated driver is a poor driver.
5) Most of all, I am concerned simply about access. To cause drivers to go through neighborhoods, for instance, Spring Valley Circle, will bring down property values and cause problems between residents and businesses. (If I am traveling West on Patterson, and want to turn into Northeast Christian Church, The natural thing would be to go through Spring Valley Circle and come down 271/2, then turning right into the church). I am sure this scenario is repeated many times in the 7 miles of proposed limited access. An alternative route would be to take North Ave or Orchard Ave. Both already being congested roadways. I have not seen, as part of the study, the consequences of the extra strain on these roadways.
In summary, This proposed plan causes extra travel time, confusion by drivers on how to get into business and residents, daily frustration and is only a temporary solution to the problem.
Thank you for allowing this avenue of comments to be used.

05/03/2021 11:51 am

Myron Klesner
2751 Patterson Rd
Grand Junction, 81506

I live in Belhaven Subdivision. RinRout. I work Left. So I will have to go through the neighboring subdivision, lot of children in order to get to work. Or, go way out of my way. Also closing access to the Unity Church at 29 & Patterson. So now those people will have to turn into my subdivision and go into their church, then out through my subdivision, into the neighboring subdivision to leave. This is stupid.

You say there is an access road at the east end of Cascade. Not. Dead end. If you could go through there, you end up in the church's lot. Closed access.
Also, fire dept located at the top of the hill Patterson & 28 3/4 rd. Say there is a fire on Mantey Heights Dr. Oh can't turn left into there, RinRout. Someone's place is on fire and the fire dept has to go a different route. Adds 5- 10 min more burning time. All the dept is a block away!
Seriously people. Think about this. Most accidents that I have seen, and I have lived here in this area for 13 years (Belhaven), in GJ 51 years, happen at the lights!! People running the light because the timer is set for like 3 cars to turn on. Or someone just stupid enough to run the light and the others not paying attention. I have never seen an accident in front of my subdivision, Indian Creek subdivision or the Legends. Top of the hill by the fire dept, yes. Light at 29 & Patterson. Yes.
Obviously, you don't any of you wanting this, live in our areas. Why spend our money on something so stupid as this.

Barb Malone

05/02/2021 2:25 pm

Barbara Malone
585 Belhaven Wat
Grand Junction, 81501

In the area of 29 1/2 Road to 30 Road along Patterson. The proposed changes to the access, on the north side specifically, are not in the best interest of those of us living in that area. I realize that most of us in the area are not inside the city of Grand Junction, and quite frequently it seems like we are forgotten.

In the area of the Oxbow, Trading Post, Little Trio, Single Tree, Aspenwood Meadows, Brookside and Brookwood Subdivisions, there are over 500 homes currently in the area designated to become RIRO only access, and that is without the soon to be subdivision where we were promised Burke Park. The proposal for future medians would force all 500+ homes, some 1000+ vehicles, heading home on East bound Patterson, to make the left turn (north) at 30 Road. Broken Spoke Road alone has over 60 homes, many with multiple vehicles.

Without access to 29 1/2 Road, the subdivisions in that area are not equipped to handle the influx of daily vehicle traffic. And while we are not (yet) inside of the city limits of Grand Junction, this organization may not be aware, but there are no sidewalks, few street lights, and a limited of stop signs within those subdivisions.

For the proposed changes to make functional sense for the area, at a bare minimum F 1/2 Road would need to be connected to 29 1/2 Road. There appears to be new developments in the area of Brett Dr, so additional access at 29 1/2 Road and G Road should be added as well. We would also like to see the City push to connect 29 Road to I-70 to help ease congestion through the middle part of town during peak hours. But ultimately there needs to be a better plan in place for how the City will grow over these proposed 20 years. There are really only 4 main roads that travel west to east; Patterson Road, North Ave, Pitkin/Ute, and Riverside Parkway. Those are all congested during peak times, and without expanding or adding additional thoroughfares the left turn access on Patterson will not be the issue facing the City traffic controllers.

It continues to be frustrating for the City of Grand Junction to make decisions for our area without consulting the people that live in this area. We are nearly completely surrounded by City properties, and yet we have no say in how or when changes are made

05/01/2021 9:42 pm

Rachel Crites
609 Fort Uncompahgre Dr
Grand Junction, 81504

My name is Steve Schram and I currently live at 2720 N 8th Ct. I do have a few issues with your plan as it affects my ingress/egress from N 8th Ct. As long as you do not mess with the light timing on 12th st. there are always gaps allowing for LiLo access from/to N 8th Ct. If you only allow for a RiRo ingress/egress I will be forced to make a rather long detour north on 7th to Horizon, east to the 12th St round about and then south on 12th street to the Patterson-12th st signal light. All just to make a left hand turn onto Patterson to head east. That is too much of an inconvenience if there are presently traffic breaks in the Patterson traffic flow to allow for a left hand turn out of and into N 8th Ct.

Let me make the decision if I want to wait for a break.

As for the light on 7th St., there are issues. There are times when I have to make a left-hand turn from Patterson onto 7th to go south. I can find enough of a traffic break to move across 2 lanes and into the third turn lane. That also tells you that there is enough of a break in traffic to make a left hand turn out of N 8th Ct.

The problem at the 7th st and Patterson turn signal is that there are times the light sequence only gives enough time for a few cars to turn south on 7th. Traffic then backs up down Patterson east of the turn signal until the next left hand signal to turn south on 7th, which can have a longer time. You never know how much time you will get in the turn lane to turn south onto 7th St., it can be aggravatingly short, or long enough to clear the turn lane. You just never know which one you are going to get.

I see the congestion on Patterson and know that something needs to be done. Yet your plan does not address the growing congestion on Patterson. It does not direct traffic off of Patterson, instead it directs traffic onto Patterson. Unless you plan on upping the speed limit to 60 mph or putting in 6 lanes, the number of vehicles moving down Patterson per lane, per minute will develop the same congestion.

A better solution would be to widen Orchard, improve signalling and direct a portion of the traffic off of Patterson onto Orchard.

As an aside, if you want to solve some traffic problems, take the intersection between 1st st,, hiway 6 and 50 and Broadway and put in a round about. What a mess.

04/29/2021 11:12 am

Steve Schram
2720 Nth 8th Ct.
Grand Junction, 81506

David Thornton

From: Rick Dorris
Sent: Friday, May 7, 2021 9:37 AM
To: Prinster, Daniel
Cc: Gara Ross; David Thornton; Heather Rienks; Trenton Prall
Subject: RE: [EXTERNAL EMAIL] Patterson Access Control Plan

Thanks Dan – appreciate the feedback.

You are correct, the pink arrow is identifying a change between different versions of the plan and it is present to show the previous public street at 86A, which would have been near the utility corridor and remove houses, has been deleted.

Thanks,

Rick Dorris, PE, CFM
Development Engineer
City of Grand Junction, CO
970-256-4034
rickdo@gjcity.org

City Hall is currently closed to the public on Tuesdays and Thursdays. City Hall will be open on Mondays, Wednesdays, and Fridays, however, we encourage you to conduct business online, by phone or by appointment as possible. I will be available by email and phone during regular work hours.

From: Prinster, Daniel <dan.prinster@sclhealth.org>
Sent: Friday, May 7, 2021 9:25 AM
To: Rick Dorris <rickdo@gjcity.org>
Cc: Gara Ross <gara.ross@sclhealth.org>; David Thornton <davidth@gjcity.org>; Heather Rienks <heather.rienks@sclhealth.org>
Subject: Re: [EXTERNAL EMAIL] Patterson Access Control Plan

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Rick
Sorry for the late reply. I wanted to confirm that, on behalf of St. Mary's, we can accept the proposed plan. I do want to reiterate that keeping our Patterson entrance (#93 on the image) as multifunctional as possible is our desire. Also, related to entrance 86 and the Mira Vista neighborhood, we are willing to collaborate. But our corporate office (SCL Health) would be opposed to giving away the homes along our property to create a new access road. Finally, I also want to confirm that the pink arrow between 86 and 93 is no longer under consideration. This is a major utility hub and corridor for the hospital and putting an entrance where the arrow is located would be very expensive and disruptive to the hospital.

Good luck with the project. Some of this work has been needed for a while.

Dan

On Wed, Apr 21, 2021 at 10:40 AM Rick Dorris <rickdo@gjcity.org> wrote:

Dan and Gara,

The City is still working on the Access Control Plan we talked to you on months ago. We have increased our public outreach, talked to many people and HOAs, and revised the plan since we last talked. I think it is now more favorable to St. Mary's. The last plan called for a new street between Mira Vista and the St. Mary's access with the existing access being limited to right in right out or possibly right in only. The new plan calls for the existing access to be a conditional 3/4 movement, the Mira Vista access to be a conditional 3/4 movement, and eliminates the new street between the two, see attached map.

The attached table lists the conditions on the movement.

Keep in mind this is a long-range plan and the three conditions that trigger changes are 1) an increase in development that increases traffic by 20%, 2) safety or operational issues arise, or 3) a City funded project occurs. It could be a long time before anything changes from the current situation. If a median project were funded, the City would evaluate to determine if there is enough horizontal room between 7th Street and the existing access to construct back-to-back left turn lanes. If it works, and there are no safety or operational issues, the City will keep the 3/4 movement into the existing access. If it doesn't work, the access would have to be limited to right in right out.

I hope this meets with your approval. Please call or email if you want to discuss. The plan will be presented to City Council on May 19th to discuss and decide what adoption direction to take.

Thanks,

Rick Dorris, PE, CFM
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501
work: 970-256-4034
email: rickdo@gjcity.org

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David Thornton

From: David Thornton
Sent: Monday, May 3, 2021 3:14 PM
To: billcherieanne@bresnan.net
Cc: Trenton Prall; Rick Dorris
Subject: RE: FW: Patterson Rd revised plan

Good afternoon Cheryln,

Thanks for your email and questions and I will try to clarify and answer each question. I know Trent Prall, Public Works Director has set up a meeting for your neighborhood for Tuesday, May 11th at 5:15 pm, we're meeting along the street in front of 306 Belaire Drive.

I will answer each question below and highlight the answers. I have copied Trent Prall and Rick Dorris from the project team to this email. I invite them to add to of better clarify anything I have included here. Thanks, Dave

From: billcherieanne@bresnan.net <billcherieanne@bresnan.net>
Sent: Thursday, April 29, 2021 5:41 PM
To: David Thornton <davidth@gjcity.org>
Subject: RE: FW: Patterson Rd revised plan

Thank you so much for the clarification. I found it!
A few questions:

1) As the owner of 2551 Mayfair Dr., directly south of units 72 & 23 on the Meander to Mira Vista plan, I am wondering if the property owner of 72 & 73 is responsible for paying for these changes, and further, if they or the city is required to do some sort of better fencing between our property to the south or if we would be required to do that (this will create much more activity than the current back yard of one home). Also, how do they get permission to access 2615 Patterson for their driveway? Does this come to pass only if 2615 does more development?

Answer: Changes to accesses 72 and 73 will occur when development occurs Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops and alternate access to Access 73 is available. Cross access agreements required between parcels, and any adjacent properties with same ownership upon redevelopment. Permission to access between parcels would occur with the joint access easement. Fencing/buffering may occur or be required with future redevelopment of these parcels as per the Zoning and Development Code requirements at the time of development.

2) Our neighborhood had suggested St. Mary's access point 93 become only a right out because their flood of traffic as soon as the light stops westbound Patterson traffic is what makes it hard for us to turn Left. I am not clear what a 3/4 access means (because that is what Mira Vista becomes, and we still want to be able to turn left because at many times of the day, we can.

Answer: Movements may be restricted when safety or operational issues occur, or when a public project is funded. Conditions are that movements may be further restricted to Right-In/Right-Out when safety or operational issues occur. Note, allowing ONLY for a right turn out for St Mary's (and NO right turn in) is problematic for the hospital site circulation, ingress for emergency vehicles, etc. Right now Access 93 has full access, but as traffic continues to increase, restrictions may occur and limit traffic to a right in/right out only. These right in/right out conditions are the same for Access 86 at Mira Vista Road.

3) Is the pink blob at the corner of Bel Air and Mira Vista there to signify a change ie, that you are no longer merging the Mira Vista neighborhood access with St. Mary's by removing a house?

Answer: Yes the pink arrow is showing that there was a change made between the January draft Plan and the new proposed April Draft Plan maps. Yes the ACP no longer is recommending closing Mira Vista Road and is not recommending extending Belaire Drive to the east to connect to the Hospital facility's internal road network.

An unrelated note, but one I believe worthy of consideration, is a roundabout at the intersection of Wellington and 7th street. All of this expansion would be on St. Mary's property to accommodate their flow of traffic in and out of the parking garage and help flow IF the access on Patterson did not allow a west bound (left) exit.
Answer: There is no round-about consideration for Wellington Avenue at this time.

I see no acknowledgement that the utility easement between 2551 Mayfair Drive and plan property 72 contains an irrigation ditch which runs from the southwest corner of 2615 Patterson north and west of two duplexes, then back east to enter between the above mentioned properties (as well as power poles). This ditch continues east until it crosses under Patterson Rd at access 80 and continues in a north east trajectory where you have proposed cross accesses north of access 81-90. These are a part of the Fruitridge Ditch system laterals. The slope is almost flat and requires regular cleanout even of those areas that are piped due to low water flow and minimal slope. Burying it all is NOT a workable option unless someone plans to pay for a pressurized system (meaning community tax dollars and not the victims of this traffic management plan).
Answer: Consideration of utility easements and irrigation facilities will be considered at the time of street construction affecting these, it is not part of the Patterson Road Access Control Plan (ACP).

Thank you for your time and clarification.
Cherlyn Crawford

From: "David Thornton"
To: "billcherieanne@bresnan.net"
Cc: "Trenton Prall", "Rick Dorris"
Sent: Thursday April 29 2021 6:20:41PM
Subject: FW: Patterson Rd revised plan

Cherlyn,

You will find the maps as individual map sheets under "Files" as you scroll down on the GJSpeaks.com website past the "Staff Presentation". You will want to click on the Meander Drive to Mira Vista Road file.

David Thornton

From: BRENDA STJOHN - Voicemail box 1450 <voicemail-noreply@jivecommunications.com>
Sent: Monday, May 3, 2021 1:59 PM
To: David Thornton
Subject: Voicemail from BRENDA STJOHN at (970) 433-3321 on May 3 2021 1:59 PM
Attachments: 1620071941-00000bf6.mp3

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You received a new voicemail message

New voicemail message

Time: Monday, May 3 2021 1:59 PM

From: BRENDA STJOHN (970) 433-3321

Duration: 20 seconds

Voicemail box: 1450

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320 Summer St, Boston, MA 02210, United States
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May 4, 2021
Spoke to Brenda St John about Patterson Rd Access near 28 1/4 Road and Mutchett Park. She is good with ACP and its recommendations.

David Thornton

From: Trenton Prall
Sent: Friday, April 23, 2021 5:40 PM
To: Gary Lucero
Cc: Rick Dorris; David Thornton
Subject: Re: Mantey Heights / Patterson Access Control Plan
Attachments: Patterson Rd ACP - Mantey Heights Changes 20210423.pdf

Mr. Lucero,

I really appreciated the March 18 neighborhood meeting and wanted to follow up with you on the changes that have been made since then. For your reference I have attached the revised map and specific text from the plan for each of the access points for your reference. The primary changes are noted with pink arrows on the first page of the exhibits.

Access 156 is now a conditional full motion.
Access 158 is now a right-in/right-out unless safety concerns arise.

Please also note the light pink line that depicts a proposed connection between Camino Del Rey and Rio Grande Dr which will provide the Mantey Heights neighborhood an opportunity to get out to 28 1/4 Road and the signalized intersections there.

We realize that there are some geometrics and landscaping that will need to be addressed within the Mantey Heights before some of the modifications to Patterson access controls could be implemented.

I would also like to schedule another neighborhood meeting the week of May 10th. I am available after 5:00 Monday or after 4:00 on Thursday that week. Please let me know what may work for you and your neighborhood.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384



From: Trenton Prall <trentonp@gjcity.org>
Sent: Thursday, April 22, 2021 9:34 AM
To: Gary Lucero <lindyfever@yahoo.com>
Subject: Re: Mantey Heights

Ms. Lucero,

Here is the latest on the Patterson Road Access Control Plan.

We have received a fair amount of feedback and will be incorporating that into a final draft that will be available on www.GJSpeaks.com early next week. A newsletter will also be sent out to 2600 recipients as well outlining the new time frame. You will be able to provide comments at the website through Monday, May 17th at 5:30 pm. City Council will be discussing the ACP with the Planning Team at the May 19th City Council meeting at 5:30 pm. The tentative schedule for Plan adoption is a public hearing with Planning Commission in June and public hearing before City Council in July.

I will be personally sending you a copy of the revised plans pertaining to the Mantey Heights neighborhood tomorrow.

I would also like to schedule another neighborhood meeting the week of May 10th. I am available after 5:00 Monday and Wednesday or after 4:00 on Thursday that week. Please let me know what may work for you and your neighborhood.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384



From: Gary Lucero <lindyfever@yahoo.com>
Sent: Thursday, April 22, 2021 9:31 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Re: Mantey Heights

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Hi Trent.
I have not heard anything from you for three weeks.
Do you have any updates?
Thanks

On Tuesday, March 30, 2021, 4:50:48 PM MDT, Trenton Prall <trentonp@gjcity.org> wrote:

Gary,

The soonest Planning Commission meeting at this point would be May 11 with City Council proposed for June 2.

We will be preparing a new draft of the Access Control Plan for review and will notice everyone as we did a few weeks ago.

Once the draft is available for review, I would like to have another neighborhood meeting in the late April time frame.

In the meantime, if you have any questions please let me know.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384
trentonp@gjcity.org



From: Gary Lucero <lindyfever@yahoo.com>
Sent: Tuesday, March 30, 2021 1:37 PM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Mantey Heights

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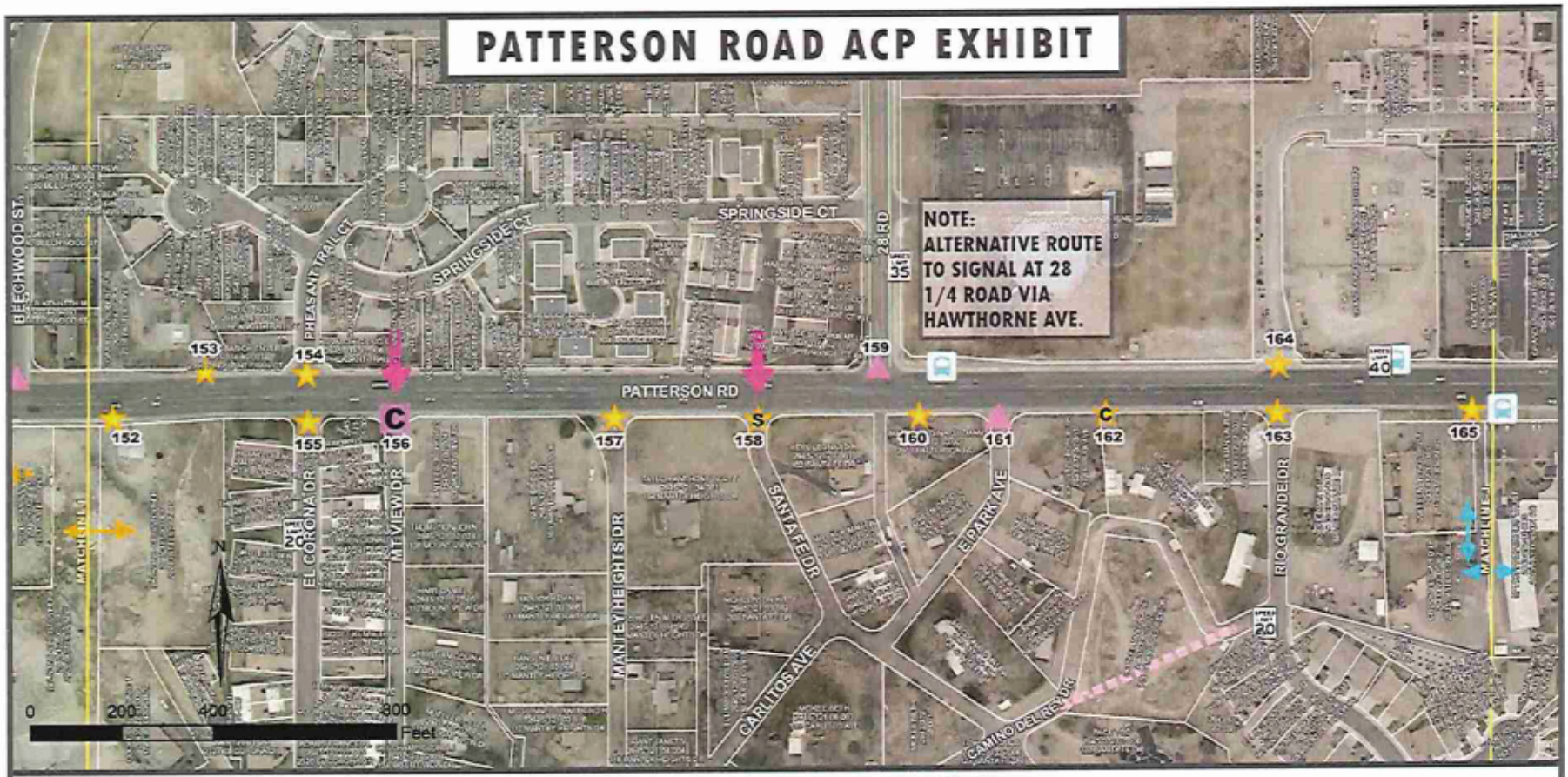
Hi Trent.
Please advise as to what the new meeting schedule is with GJ Planning and the GJ Council.

Gary Lucero

p.s. Please confirm that you received this email

PATTERSON ROAD ACP EXHIBIT



LEGEND

- BUS STOP
- BUS STOP - PULL OFF
- CROSS ACCESS - EXISTING
- CROSS ACCESS - PROPOSED
- PARCEL
- TRAIL
- PROPOSED CITY STREET OR PRIVATE CONNECTION
- PLANNED CITY STREET
- PLAN CHANGES SINCE JANUARY ACP PLAN

ACCESS POINT INFORMATION

- SIGNALIZED FULL MOVEMENT
- UNSIGNALIZED FULL MOVEMENT
- 3/4 MOVEMENT
- RIGHT IN - RIGHT OUT
- CLOSE
- SIGNALIZED INTERSECTION
- RIGHT IN ONLY
- RIGHT OUT ONLY
- G GATED ACCESS POINT
- C CONDITIONAL ACCESS POINT
  SEE ACCESS TABLE FOR CONDITIONS. TYPICALLY CLOSES WITH REDEVELOPMENT.
- S CONDITIONAL SAFETY ACCESS POINT

PAGE 10

ACCESS CONTROL PLAN
PATTERSON ROAD
I-70B(MP 0.000) to Lodgepole St (MP 7.349)

* All access points are defined by the approximate reference point (milepost) (in hundredths of a mile) based on GIS.

1. Oriented from direction of reference point (W-E)
2. MUTCD - Manual on Uniform Traffic Control Devices
3. Full movement intersections and 3/4 movements shall accommodate U-turns for passenger vehicles.
4. Unless otherwise specified, conditions listed refer to proposed configuration.
5. Access closures are conditional upon alternative access to the highway or local street system. Refer to alternative access listed in proposed configuration.
6. Implement with land development, redevelopment or use change
7. If the City of Grand Junction improves Patterson Road or if safety or operational issues develop, access modifications may be implemented as long as reasonable access to the local street
8. Conditional proposed configurations may be further restricted under certain circumstances. Refer to conditions for implementation.
9. Cross Access Easements shall be required between properties upon redevelopment if the plan shows cross access but easements do not exist.

Access ID No.	Mile Post **	Side	Description	Existing Configuration	Proposed Configuration [2,3,8]	Conditions for Implementation [2,4,5,6,7,9]
152	4.292	RT	2777 Patterson Rd	Unsignalized Full Movement	Shared Right-In/Right-Out	Movements may be restricted when property redevelops, safety or operational issues occur, or when a public project is funded. Cross access agreements required between parcel no. 2945-121-00-018 and parcel no. 2945-121-00-003 and any adjacent properties with same ownership upon redevelopment.
155	4.356	RT	El Corona Dr	Unsignalized Full Movement	Right-In/Right-Out	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded.
156	4.384	RT	Mount View Dr	Unsignalized Full Movement	Conditional Unsignalized Full Movement	Access will be restricted to 3/4 movement when safety or operational issues occur.
157	4.457	RT	Manley Heights Dr	Unsignalized Full Movement	Right-In/Right-Out	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded.
158	4.504	RT	Santa Fe Dr	Unsignalized Full Movement	Conditional Safety Right-In/Right-Out	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded. If a safety or operational issue develops, the access may be closed - alternate access to E Park Ave available.

ACCESS CONTROL PLAN
PATTERSON ROAD
I-70B(MP 0.000) to Lodgepole St (MP 7.349)

* All access points are defined by the approximate reference point (milepost) (in hundredths of a mile) based on GIS.

1. Oriented from direction of reference point (W-E)
2. MUTCD - Manual on Uniform Traffic Control Devices
3. Full movement intersections and 3/4 movements shall accommodate U-turns for passenger vehicles.
4. Unless otherwise specified, conditions listed refer to proposed configuration.
5. Access closures are conditional upon alternative access to the highway or local street system. Refer to alternative access listed in proposed configuration.
6. Implement with land development, redevelopment or use change
7. If the City of Grand Junction improves Patterson Road or if safety or operational issues develop, access modifications may be implemented as long as reasonable access to the local street
8. Conditional proposed configurations may be further restricted under certain circumstances. Refer to conditions for implementation.
9. Cross Access Easements shall be required between properties upon redevelopment if the plan shows cross access but easements do not exist.

Access ID No.	Mile Post **	Side	Description	Existing Configuration	Proposed Configuration [2,3,8]	Conditions for Implementation [2,4,5,6,7,9]
160	4.558	RT	2801 Patterson Rd	Unsignalized Full Movement	Right-In/Right-Out	Movements may be restricted when property redevelops, safety or operational issues occur, or when a public project is funded.
161	4.584	RT	E Park Ave	Unsignalized Full Movement	Unsignalized 3/4 Movement	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded.
162	4.620	RT	2811 Patterson Rd	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will be closed when property redevelops - access via Camino Del Rey Dr or Rio Grande Drive.
165	4.739	RT	2813, 2815, 2825 Patterson Rd	Unsignalized Full Movement	Right-In/Right-Out	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded.

David Thornton

From: Trenton Prall
Sent: Friday, April 23, 2021 5:50 PM
To: Danielle Schuster
Cc: Rick Dorris; David Thornton
Subject: Re: Patterson rd plan- Mira Vista dr.
Attachments: Patterson Rd ACP - Mira Vista Changes 20210423.pdf

Danielle,

I really appreciated the March 18 neighborhood meeting and the input provided. I wanted to follow up with you on the changes that have been made since then. For your reference I have attached the revised map and specific text from the plan for each of the access points for your reference. The primary changes are noted with pink arrows on the first page of the attachment.

Access 86 is now a conditional 3/4 movement.
Access 86a has been deleted. That was the proposed access through St. Mary's for the Belaire Dr / Mira Vista neighborhood which was clearly articulated as undesirable for the neighborhood.
Access 93 is now a 3/4 movement specific to St. Mary's.

Please let me know if you have any comments, questions or concerns but look forward to meeting with you and your neighborhood on Tuesday May 11th at 5:15. I appreciate you setting up another opportunity to discuss the proposed changes.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384



From: Danielle Schuster <dnbschuster@gmail.com>
Sent: Wednesday, April 21, 2021 6:31 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Re: Patterson rd plan- Mira Vista dr.

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Trent,
Thank you for the update.
I look forward to seeing the revised plan.

Could we plan for a neighborhood meeting on Tuesday may 11th at 5:15?!

Thanks.

Sent from my iPhone

On Apr 20, 2021, at 17:58, Trenton Prall <trentonp@gjcity.org> wrote:

Ms. Schuster,

Here is the latest on the Patterson Road Access Control Plan.

We have received a fair amount of feedback and will be incorporating that into a final draft that will be available on www.GJSpeaks.com early next week. A newsletter will also be sent out to 2600 recipients as well outlining the new time frame. You will be able to provide comments at the website through Monday, May 17th at 5:30 pm. City Council will be discussing the ACP with the Planning Team at the May 19th City Council meeting at 5:30 pm. The tentative schedule for Plan adoption is a public hearing with Planning Commission in June and public hearing before City Council in July.

I will be personally sending you a copy of the revised plans pertaining to the Mira Vista/Belaire neighborhood by the end of this week.

I would also like to schedule another neighborhood meeting the week of May 10th. I am available after 5:00 Monday through Wednesday or after 4:00 on Thursday that week. Please let me know what may work for you and your neighborhood.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384

<Outlook-vwtjveiy.png>

From: Danielle Schuster <dnbschuster@gmail.com>
Sent: Tuesday, April 20, 2021 9:07 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Re: Patterson rd plan- Mira Vista dr.

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Good morning,

As we near the end of April I am checking in to see if we need to schedule a follow-up meeting with the neighborhood. If you team has done any revising to the plans I know we would be interested in that.

As far as the petition, may I give that to you at the next meeting? I have a neighbor or two that are quite elusive and I'd like to give them a chance to sign if they would like.

Thanks Trent!

~Danielle

On Mar 30, 2021, at 5:49 PM, Trenton Prall <trentonp@gjcity.org> wrote:

Danielle,

I appreciate the check-in as well as you taking the lead on representing your neighborhood. I was out last week but yesterday we have had discussions with our consultant regarding your neighborhood and a couple of others along the corridor. We have a follow up meeting scheduled Thursday. We will be preparing a new draft of the Access Control Plan for review and will notice everyone as we did a few weeks ago. The soonest Planning Commission meeting at this point would be May 11 with City Council proposed for June 2.

Once the revised draft is available for review, I would like to have another neighborhood meeting in the late April time frame.

As far as sharing the petition, if you could please scan it and email it to me that would be great. I can pick up a hard copy when we meet later in April.

In the meantime, if you have any questions please let me know.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384
trentonp@gjcity.org

<pastedImagebase640.png>

From: Danielle Schuster <dnbschuster@gmail.com>
Sent: Tuesday, March 30, 2021 9:33 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Patterson rd plan- Mira Vista dr.

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hello Trent,

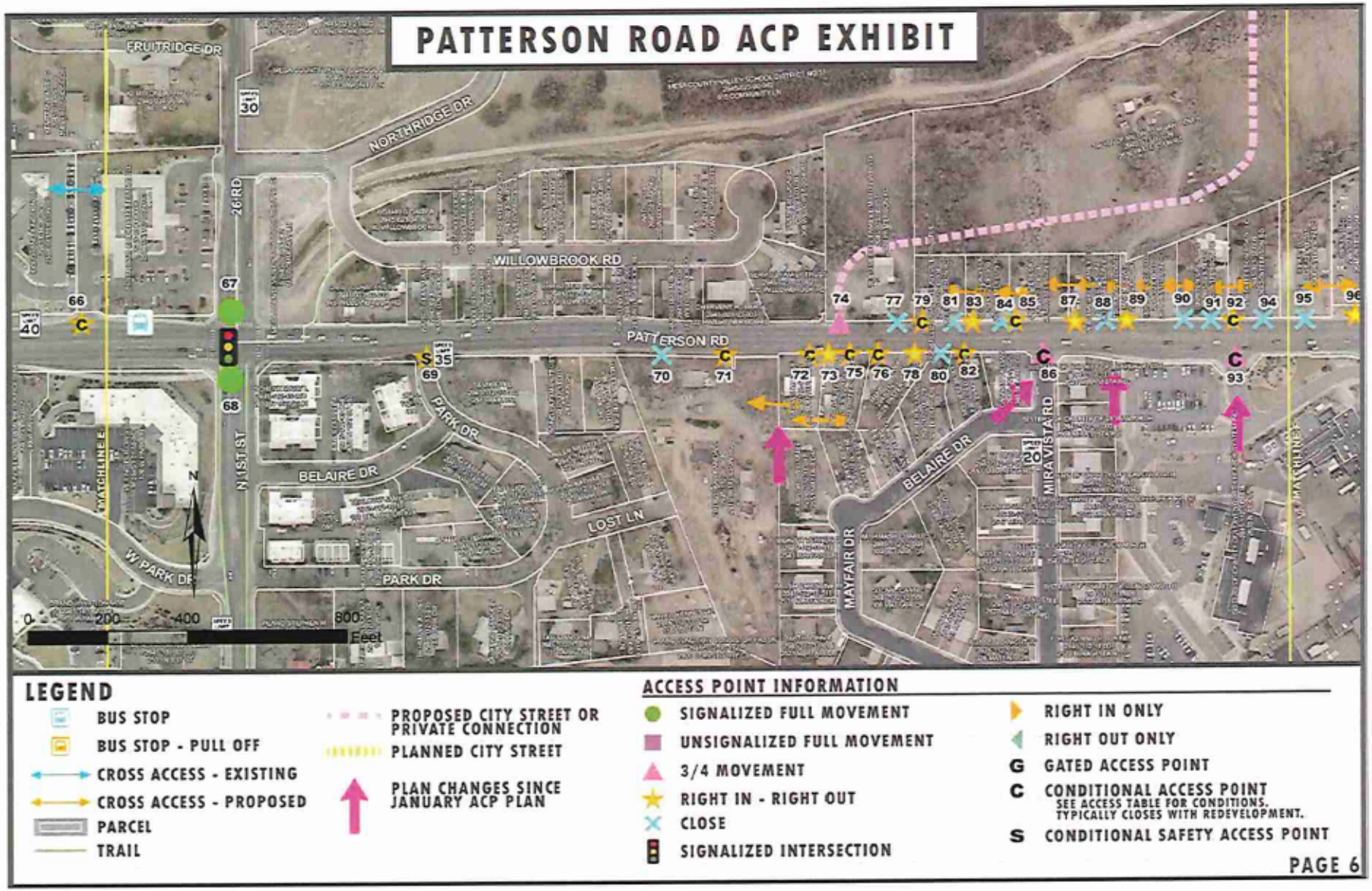
First, Thank you again for your time on the 18th. I know you must have a lot of people bending your ear about these plans and it seems to get people worked up, so I thank you for being so patient and professional.

As the organizer of our neighborhood group I am just checking in with you about the plan for Mira Vista.
Has there been any further conversation or change in plans that I may relate to my neighbors? I understand the next planning commission meeting is April 27th?

I have a petition that has been signed by a majority of the neighborhood asking that the entrance not be modified. I do not know if this document will change anything but we are hoping to make our position known. Can I get this document to you at some time before the 27th? I know it is past the public comment timeframe, however I would like it to be in the record along with our covenants.

Best,

Danielle Schuster
306 Belaire Dr.


PATTERSON ROAD ACP EXHIBIT
FRUITRIDGE DR
NORTHRIDGE DR
26 RD
WILLOWBROOK RD
PATTERSON RD
N 1ST ST
PARK DR
BELAIRE DR
LOST LN
W PARK DR
MAYFAIR DR
MIRAVISTA RD
0
200
400
800
Feet
LEGEND
BUS STOP
BUS STOP - PULL OFF
CROSS ACCESS - EXISTING
CROSS ACCESS - PROPOSED
PARCEL
TRAIL
PROPOSED CITY STREET OR PRIVATE CONNECTION
PLANNED CITY STREET
PLAN CHANGES SINCE JANUARY ACP PLAN
ACCESS POINT INFORMATION
SIGNALIZED FULL MOVEMENT
UNSIGNALIZED FULL MOVEMENT
3/4 MOVEMENT
RIGHT IN - RIGHT OUT
CLOSE
SIGNALIZED INTERSECTION
RIGHT IN ONLY
RIGHT OUT ONLY
G GATED ACCESS POINT
C CONDITIONAL ACCESS POINT
SEE ACCESS TABLE FOR CONDITIONS.
TYPICALLY CLOSES WITH REDEVELOPMENT.
S CONDITIONAL SAFETY ACCESS POINT
PAGE 6

ACCESS CONTROL PLAN
PATTERSON ROAD
I-70B(MP 0.000) to Lodgepole St (MP 7.349)

* All access points are defined by the approximate reference point (milepost) (in hundredths of a mile) based on GIS.

1. Oriented from direction of reference point (W-E)
2. MUTCD - Manual on Uniform Traffic Control Devices
3. Full movement intersections and 3/4 movements shall accommodate U-turns for passenger vehicles.
4. Unless otherwise specified, conditions listed refer to proposed configuration.
5. Access closures are conditional upon alternative access to the highway or local street system. Refer to alternative access listed in proposed configuration.
6. Implement with land development, redevelopment or use change
7. If the City of Grand Junction improves Patterson Road or if safety or operational issues develop, access modifications may be implemented as long as reasonable access to the local street
8. Conditional proposed configurations may be further restricted under certain circumstances. Refer to conditions for implementation.
9. Cross Access Easements shall be required between properties upon redevelopment if the plan shows cross access but easements do not exist.

Access ID No.	Mile Post **	Side	Description	Existing Configuration	Proposed Configuration [2,3,8]	Conditions for Implementation [2,4,5,6,7,9]
70	2.651	RT	2615 Patterson Rd	Unsignalized Full Movement	Close - Access via Access 71	When property redevelops, safety or operational issues occur, or when a public project is funded.
71	2.674	RT	2615 Patterson Rd	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops - access via Lost Lane. Cross access agreements required between parcel no. 2945-112-00-004 and parcel no. 2945-112-11-018 and any adjacent properties with same ownership upon redevelopment.
72	2.706	RT	2621 Patterson Rd	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops and alternate acccess to Access 73 is available. Cross access agreements required between parcel no. 2945-112-11-018, parcel no 2945-112-11-019, parcel no 2945-112-00-004, and any adjacent properties with same ownership upon redevelopment.
73	2.714	RT	2623 Patterson Rd	Unsignalized Full Movement	Shared Right-In/Right-Out	Movements may be restricted when property redevelops, safety or operational issues occur, or when a public project is funded.Cross access agreements required between parcel no. 2945-112-11-018, parcel no 2945-112-11-019, and any adjacent properties with same ownership upon redevelopment.

ACCESS CONTROL PLAN
PATTERSON ROAD
I-70B(MP 0.000) to Lodgepole St (MP 7.349)

* All access points are defined by the approximate reference point (milepost) (in hundredths of a mile) based on GIS.

1. Oriented from direction of reference point (W-E)
2. MUTCD - Manual on Uniform Traffic Control Devices
3. Full movement intersections and 3/4 movements shall accommodate U-turns for passenger vehicles.
4. Unless otherwise specified, conditions listed refer to proposed configuration.
5. Access closures are conditional upon alternative access to the highway or local street system. Refer to alternative access listed in proposed configuration.
6. Implement with land development, redevelopment or use change
7. If the City of Grand Junction improves Patterson Road or if safety or operational issues develop, access modifications may be implemented as long as reasonable access to the local street
8. Conditional proposed configurations may be further restricted under certain circumstances. Refer to conditions for implementation.
9. Cross Access Easements shall be required between properties upon redevelopment if the plan shows cross access but easements do not exist.

Access ID No.	Mile Post **	Side	Description	Existing Configuration	Proposed Configuration [2,3,8]	Conditions for Implementation [2,4,5,6,7,9]
75	2.722	RT	2623 Patterson Rd	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops and alternate acccess to Access 73 is available.Cross access agreements required between parcel no. 2945-112-11-018, parcel no 2945-112-11-019, and any adjacent properties with same ownership upon redevelopment.
76	2.732	RT	2625 Patterson Rd	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops.
78	2.746	RT	2625 Patterson Rd	Unsignalized Full Movement	Right-In/Right-Out	Movements may be restricted when adjacent properties redevelop, safety or operational issues occur, or when a public project is funded.
80	2.756	RT	326 Belaire Dr	Unsignalized Full Movement	Close - Access via Belaire Dr	When property redevelops, safety or operational issues occur, or when a public project is funded.
82	2.765	RT	336 Belaire Dr	Unsignalized Full Movement	Conditional Right-In/Right-Out	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Access will close when property redevelops - access via Belaire Dr.
86	2.794	RT	Mira Vista Rd	Unsignalized Full Movement	Conditional Unsignalized 3/4 Movement	Movements may be restricted when safety or operational issues occur, or when a public project is funded. Conditions are that movements may be further restricted to Right-In/Right-Out when safety or operational issues occur.

David Thornton

From: Rick Dorris
Sent: Wednesday, April 21, 2021 10:38 AM
To: Gara Ross; dan.prinster@sclhealth.org
Cc: David Thornton
Subject: Patterson Access Control Plan
Attachments: Patterson ACP Access Points Table.pdf; Patterson ACP - 4-16-21 - Maps 6.pdf

Dan and Gara,

The City is still working on the Access Control Plan we talked to you on months ago. We have increased our public outreach, talked to many people and HOAs, and revised the plan since we last talked. I think it is now more favorable to St. Mary's. The last plan called for a new street between Mira Vista and the St. Mary's access with the existing access being limited to right in right out or possibly right in only. The new plan calls for the existing access to be a conditional 3/4 movement, the Mira Vista access to be a conditional 3/4 movement, and eliminates the new street between the two, see attached map.

The attached table lists the conditions on the movement.

Keep in mind this is a long-range plan and the three conditions that trigger changes are 1) an increase in development that increases traffic by 20%, 2) safety or operational issues arise, or 3) a City funded project occurs. It could be a long time before anything changes from the current situation. If a median project were funded, the City would evaluate to determine if there is enough horizontal room between 7th Street and the existing access to construct back-to-back left turn lanes. If it works, and there are no safety or operational issues, the City will keep the 3/4 movement into the existing access. If it doesn't work, the access would have to be limited to right in right out.

I hope this meets with your approval. Please call or email if you want to discuss. The plan will be presented to City Council on May 19th to discuss and decide what adoption direction to take.

Thanks,

Rick Dorris, PE, CFM
Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501
work: 970-256-4034
email: rickdo@gjcity.org

David Thornton

From: David Thornton
Sent: Tuesday, April 20, 2021 11:48 AM
To: Ron Gibbs
Cc: Rick Dorris; Trenton Prall
Subject: RE: Village Fair Shopping Center - Patterson Road Access Control plan

Absolutely, I will let you know when Planning Commission will be hearing this item. You can also keep track of the planning process by going to GJSpeaks.com where we will upload the maps and tables soon. The Final Access Control Plan will be available there when its finalized, most likely late May. At GJSpeaks.org you can download documents or print them from your computer directly from the site.

Our current tentative schedule for Planning Commission is late June, but once a date has been finalized, you will be notified.

Thanks for your email and I understand your disappointment.

Dave

From: Ron Gibbs <rongibbs@bresnan.net>
Sent: Tuesday, April 20, 2021 10:41 AM
To: David Thornton <davidth@gjcity.org>
Subject: RE: Village Fair Shopping Center - Patterson Road Access Control plan

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Mr. Thornton,

I am disappointed in the outcome of our meeting given the comments of you and Rick Dorris at that meeting which seemed favorable to a ¾ movement driveway at Access point #116. Will you please advise me of where and when I can get a hard-copy of the April 2021 Access Control Plan.

Also, will you please keep me informed as to when this matter will go before the Planning Commission, and whether I will be able to attend in person to raise my objections. If I will not be able to attend in person, please give me detailed instructions as to how I will be able to attend the Planning Commission remotely and how I will be able to address the Commissioners at that meeting.

Thanks.

Ron Gibbs, President
Village Fair Association, Inc.

Ron Gibbs, Manager
Red Bud, LLC

David Thornton

From: David Thornton
Sent: Monday, April 19, 2021 3:15 PM
To: Ron Gibbs
Cc: Trenton Prall; Rick Dorris; andrew@stolfusandassociates.com; Michelle Hansen
Subject: RE: Village Fair Shopping Center - Patterson Road Access Control plan

Ron,

Thanks for your email. You were on my list to contact early this week on the latest draft changes to the ACP. We just received the revised April draft over the weekend from the City's Consultant team Stolfus & Associates. They have worked with City staff on each public comment received as part of the public review of the January draft Patterson Road ACP. We have fortunately been able to better analyze how accesses are being used today and expected to be used in the future from the public input received, our conversation with you on site was a great help. Looking into the long term needs of properties along Patterson Road and meeting the goals of the Plan to provide the best access possible as traffic grows to higher levels of congestion is very important. In addition, the desire to not have to add additional lanes of traffic to Patterson Road (ie. 7 lanes) is paramount. The new draft ACP has been modified where possible as an April 2021 Final draft. Within next few days, the maps and tables for Patterson Road will be uploaded to GJSpeaks for public review and comment. Please check GJSpeaks.org for these documents. Here is how the April draft Plan affects your properties.

For the Village Fair Shopping Center area these changes include the following.

	Area/Location of Concern / Public Comments	Access Point(s)	Draft Condition (January 2021)	Changes M
	ACCESS # 116 and #117 - Wants 3/4 Movement for west bound Patterson Traffic in to Village Fair Shopping Center @ 12th and Patterson	114/116/117	114-conditional RIRO, 116-RIRO, 117- closed	Change Acc be accomm Change acc

Unfortunately as you see in the note above, the ¾ movement for Access #116 was determined to be too close to 12th Street even after further investigation and analysis. The long term solutions for the Shopping Center when traffic is at it future levels is for Access #114 to be made into a ¾ movement with cross access internally to the shopping center as Rick and I discussed with you when we met. From an engineering perspective that is the best solution. With that said, just as we discussed previously, this is a long range plan and existing access configurations will remain at this time without the trigger of new development occurring, a City project in the works, or a safety concern arising for a need to make changes.

I know this is not everything you were asking for or that Rick and I had hoped the Plan would provided with the further analysis. Not allowing ¾ movement for Access #116 in the future will require westbound Patterson traffic to turn left at 12th Street, then make a right turn into the shopping center. This movement can be made safely.

Please let us know if you have any further questions or would like to meet.

Thanks,

Dave

David Thornton, AICP
Principal Planner
Community Development Department
City of Grand Junction
www.gjcity.org
Phone: 970-244-1450

From: Ron Gibbs <rongibbs@bresnan.net>
Sent: Monday, April 19, 2021 10:12 AM
To: David Thornton <davidth@gjcity.org>
Subject: Village Fair Shopping Center - Patterson Road Access Control plan

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Mr. Thornton,

I did not have an email address for Rick Dorris or I would have included him in this email. Would you please forward a copy of this email to him?

I have not heard from you or Rick since our meeting of March 25, 2021, where we discussed potential changes to the Patterson Road Access Control Plan as it affects the Village Fair Shopping Center at access points 116 and 117. It was my understanding that Rick and you were willing to change the plan so that Access Point # 117 was reflected on the plan as a right in/right out driveway, and Access Point # 116 was reflected on the plan as either a full movement access, or at a minimum was a ¾ movement access, allowing left turns into the Village Fair Shopping Center for west bound Patterson Road traffic at this location.

I just wanted to follow up to see where things stand with regard to this matter.

Thank you.

Ronald W. Gibbs, President
Village Fair Association, Inc.

Ronald W. Gibbs, Manager
Red Bud, LLC
2258 Willow Wood RD
Grand Junction, CO 81507

Phone: (970) 242-5482
Email: rongibbs@bresnan.net

David Thornton

From: Isabella Vaz
Sent: Monday, April 12, 2021 12:12 PM
To: Trenton Prall; Rick Dorris; David Thornton; comdev
Subject: FW: Patterson Road Access Control Plan

Looks like this was originally sent to Trent, as well, but I wanted to forward from ComDev inbox as well.

Thank you,

Isabella Vaz
Planning Technician
City of Grand Junction
isabellav@gjcity.org
970.256.4087

From: w.ellinwood@bresnan.net <w.ellinwood@bresnan.net>
Sent: Monday, April 12, 2021 9:40 AM
To: Trenton Prall <trentonp@gjcity.org>; comdev <comdev@gjcity.org>
Subject: Patterson Road Access Control Plan

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Trent Prall, Director of public Works
Rick Dorris, Development Engineer
Planning Commission

I have been a resident of the Mantey Heights neighborhood just south of Patterson Road for 30 years. I am opposed to the City's plan to close-off Sante Fe Drive and route all traffic in and out of the neighborhood via Mantey Heights Drive.

Routing all traffic through Mantey Heights Dr. would destroy the property values and quality of life for residents along that street. People have a lot invested in their homes. Safety would be an issue too. Mantey Heights Dr. is little more than a one-lane road. Two vehicles can't pass in opposite directions without one moving way over. Also, there is not a good line of sight looking west for a turn onto Patterson due to a cement retaining wall. The City hired a consultant (Stolfus and Associates) to formulate this plan, but I'm certain they did not drive through our neighborhood and no residents were interviewed. I suspect the consultation was done from their desks using maps and traffic volume data.

Of course, Patterson Road is an important east-west transportation corridor in the valley and traffic volumes have increased dramatically over the last 30 years. However, there are still many dozens of residential neighborhoods along this corridor, especially east of 12th street. The City seems to have adopted the philosophy of accommodating the ever increasing traffic volumes at all costs, including at the expense of long-standing residential areas. The City should give some consideration to these neighborhoods, and to safety, by first attempting to mitigate the traffic volume and speed on Patterson Rd.

Completion of the 29 Rd-Interstate interchange that has been talked about for so long would help. Another thought is to reduce the speed limit on Patterson to 35 mph between 1st St and 29 Rd. It's already 35 mph between 1st and 12th. If the interchange were open, many drivers would opt for the Interstate for east-west travel rather than go 35 mph on Patterson. Also, there has been little enforcement of the speed limits on Patterson Rd in recent tears. Many vehicles travel at 50 mph or more with impunity. Vehicles commonly speed-up to run a yellow light, making the intersections at 12th and Patterson and 29 Rd and Patterson dangerous. Accident frequency data bears this out.

I understand that changes are contemplated with safety in mind, but the current proposal would decrease traffic safety with regard to Mantey Heights. Even at current traffic volumes, a safe left or right turn from Sante Fe Dr or Mantey Heights Dr can be made most times of the day. Residents of Mantey Heights know this because we all do it several times every day.

Thank you for your consideration.

Sincerely,

William Ellinwood
130 Carlitos Ave.

April 10, 2021

Mr. Trent Prall, Director of Public Works
Mr. Rick Dorris, City Engineer
Planning Commission
City Council

All:

Thank you for your efforts at making Patterson Road safer.

Here are my comments on improving safety from my perspective after living at Carlitos Ave, about a block and half off Patterson and Santa Fe Drive for 30 years.

- Don't close Santa Fe Dr. completely. A right-hand turn only (outbound) is acceptable. It should remain an option to turn inbound into Santa Fe from Patterson. There are times it is the safest option depending on traffic and speeds. That decision is always made when approaching from either direction. We look to see where traffic gaps or cars are in the turn lane and how closely someone is following. There are times when turning in on Santa Fe is not safe, so we proceed to Mantey Heights Dr. We make these decisions in real time when we are entering our subdivision for our safety and those of cars traveling on Patterson.

- Closing Santa Fe would impact the safety of those who live here and negotiate in and out every day successfully. It would also cause a host of unsafe traffic patterns within our neighborhood itself. We have no sidewalks and narrow, almost one-lane roads. Cars deviating all over to get in or out is dangerous for our neighbors.

- Turning left onto Patterson is a safety issue. We need at least one street to do this. Mantey Heights would be ok if you took the fence and retaining wall back 10 feet at 105 Mantey Heights, so there is a line of sight, and you could see oncoming traffic. A deceleration lane to turn into Mantey Heights would also be an answer. If you make this the primary ingress/egress, we need small speed humps to keep the speed at 20mph or less on Mantey Heights.

- Mountain View, the street on the west side of our subdivision, is an underused street and one of the safest for turning on and off Patterson at busy times. Two things would make this option safer. Remove the overgrown juniper bushes at the top of the hill, at 124 Mountain View, so that that corner can be navigated safely. You can see these trees on your city GPS application; they consume nearly half of the street. They need to be removed. It is probably a code enforcement issue. The second improvement would be to remove the decorative wall that the subdivision Corona Del Mar was allowed to construct along Patterson. That would improve the line of sight for a left or right turn out of Mountain View.

- Speed enforcement on Patterson must begin. I sensed at the neighborhood meeting you are aware of this and tired of hearing it. The entire corridor should be 35 mph. When traffic is congested, we are moving at 30 mph, and that is adequate flow. It allows us to turn in and out of our subdivision with improved safety. Why are we restricted in and out because those who have made Patterson an aggressive speedway are breaking the law? Speeding motorists need to be cited.

- Of course, the 29 Rd. Interchange is essential to move cars off of Patterson and onto the Interstate. What would be the process to make that a priority for funding?

- Finally, the Patterson Rd intersections at 12th and 29 Rd. are dangerous because people are speeding, running the yellow/red lights. Every light change, every day. Why not cameras and citations? We have a problem on this road, and we need to employ as many solutions as possible.

Thank you for considering these observations.

Sincerely,

Karen Milbank
karen.milbank@gmail.com
130 Carlitos Ave.
Grand Junction, Co 81501
970 712 0465

April 10, 2021

Mr. Trent Prall, Director of Public Works
Mr. Rick Dorris, City Engineer
Planning Commission
City Council

I have been a resident of the Mantey Heights neighborhood for 30 years. I am opposed to the city's plan to close off Santa Fe Drive and route all traffic in and out of the neighborhood via Mantey Heights Drive.

Routing all traffic through Mantey Heights would destroy all the property value and quality of life for those residents. People have a lot invested in their homes. Safety would be an issue too. Mantey Heights Dr. is little more than a one-lane road. Two vehicles can't pass in the opposite direction without one moving over. Also, there is no good line of sight for a turn onto Patterson due to a cement retaining wall.

There are still dozens of residential neighborhoods along Patterson Rd. Corridor, especially east of 12th St. The City seems to have adopted the philosophy of accommodating the increasing traffic volume at costs, including at the expense of long-standing residential areas. The city should give some consideration to these neighborhoods by attempting to mitigate the traffic volumes and speed on Patterson Rd.

Completion of the 29 Rd.interstate interchange that has been talked about for so long would help. Another thought is to reduce the speed limit on Patterson to 35 mph between 1st and 29 Rd. It's already 35cmph between 1st and 12th St. If the interchange were open most drivers would choose the Interstate. There has been little enforcement of the speed limit along Patterson Rd. in recent years. Many vehicles are traveling at 50 mph or more with impunity. Also, cars commonly speed up to run a yellow light, making the intersections at 12th St. and 29 Rd and Patterson dangerous.

I understand that changes are contemplated with safety in mind, but the current plan would decrease safety. Even at current traffic volumes, a safe left or right turn from Santa Fe or Mantey Heights can be made most times of the day. Residents of Mantey Heights know this because we all do it several times each day.

Thank you for your consideration.

Sincerely,

William Ellinwood

David Thornton

From: Trenton Prall
Sent: Friday, April 9, 2021 11:01 AM
To: Carol Beaver
Cc: Rick Dorris; David Thornton; Michelle Hansen; Andrew Amend
Subject: Re: 2626 Patterson Rd.

Good morning Ms. Beaver,

This email is to confirm that the construction of the proposed public street at Access #74 on the proposed Patterson Road Access Control Plan would only occur with redevelopment of the property at 2626 Patterson Road. If the property was redeveloped, the exact alignment/location of the road would be developed at that time. The pink line shown on the access control plan just represents the desired connectivity between Patterson Road, 2626 Patterson Road, 2636 Patterson Road, Community Lane, Horizon Place and ultimately to the signalized intersection at 26 1/2 Rd (aka 7th Street) as shown with the orange dashed line below:



Please let me know if you would like to meet and further discuss while you are in town next week.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384

STAY POSITIVE | TEST NEGATIVE

From: Carol Beaver <caroljbeaver@yahoo.com>
Sent: Friday, April 9, 2021 8:31 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: 2626 Patterson Rd.

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi Trent,

Following up on our conversation yesterday regarding proposed road directly through my property at 2626 Patterson. #74 is the indicator on the 'plan.'

I am the new owner of the property, and any conversation the the Merkel Family had with the city is no longer valid or in any way to be construed as such.

I am awaiting your email to reaffirm our conversation regarding no road being developed through that property.

Very sincerely,
Carol Beaver

801-706-1590

Additional Public Comments Received on the Proposed Patterson Rd Access Control Plan on the

January 2021 Draft

Not included in the GJSpeaks – Response to Public Comments

David Thornton

From: Trenton Prall
Sent: Friday, April 2, 2021 2:57 PM
To: Rick Dorris; David Thornton
Subject: Fwd: Voicemail from RANDALL ZMERZLI at (970) 261-8692 on Apr 2 2021 2:49 PM
Attachments: 1617396589-00000571.mp3

Dave, Rick,

Can one of you please call this gentleman back regarding the Patterson Road access control plan? I'm on the road this afternoon and I don't have access to the control plan graphically.

If not, just let me know and I will contact him on Monday.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384

From: RANDALL ZMERZLI - Voicemail box 4047 <voicemail-noreply@jivecommunications.com>
Sent: Friday, April 2, 2021, 2:50 PM
To: Trenton Prall
Subject: Voicemail from RANDALL ZMERZLI at (970) 261-8692 on Apr 2 2021 2:49 PM

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4/2/2021
I spoke to Randy About his property And Access points #70 & #71 As well As future Access to Lost LANE that stubs into his property.
Dave T.

GoTo

You received a new voicemail message

New voicemail message

Time: Friday, April 2 2021 2:49 PM

David Thornton

From: Trenton Prall
Sent: Tuesday, March 30, 2021 4:51 PM
To: Gary Lucero
Cc: Rick Dorris; David Thornton; Tamra Allen
Subject: Re: Mantey Heights

Gary,

The soonest Planning Commission meeting at this point would be May 11 with City Council proposed for June 2.

We will be preparing a new draft of the Access Control Plan for review and will notice everyone as we did a few weeks ago.

Once the draft is available for review, I would like to have another neighborhood meeting in the late April time frame.

In the meantime, if you have any questions please let me know.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384
trentonp@gjcity.org



From: Gary Lucero <lindyfever@yahoo.com>
Sent: Tuesday, March 30, 2021 1:37 PM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Mantey Heights

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Hi Trent.
Please advise as to what the new meeting schedule is with GJ Planning and the GJ Council.

Gary Lucero

p.s. Please confirm that you received this email

David Thornton

From: Trenton Prall
Sent: Tuesday, March 30, 2021 5:49 PM
To: Danielle Schuster
Cc: Rick Dorris; David Thornton; Tamra Allen
Subject: Re: Patterson rd plan- Mira Vista dr.

Danielle,

I appreciate the check-in as well as you taking the lead on representing your neighborhood. I was out last week but yesterday we have had discussions with our consultant regarding your neighborhood and a couple of others along the corridor. We have a follow up meeting scheduled Thursday. We will be preparing a new draft of the Access Control Plan for review and will notice everyone as we did a few weeks ago. The soonest Planning Commission meeting at this point would be May 11 with City Council proposed for June 2.

Once the revised draft is available for review, I would like to have another neighborhood meeting in the late April time frame.

As far as sharing the petition, if you could please scan it and email it to me that would be great. I can pick up a hard copy when we meet later in April.

In the meantime, if you have any questions please let me know.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384
trentonp@gjcity.org



From: Danielle Schuster <dnbschuster@gmail.com>
Sent: Tuesday, March 30, 2021 9:33 AM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Patterson rd plan- Mira Vista dr.

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Hello Trent,

First, Thank you again for your time on the 18th. I know you must have a lot of people bending your ear about these plans and it seems to get people worked up, so I thank you for being so patient and professional.

As the organizer of our neighborhood group I am just checking in with you about the plan for Mira Vista.
Has there been any further conversation or change in plans that I may relate to my neighbors? I understand the next planning commission meeting is April 27th?

I have a petition that has been signed by a majority of the neighborhood asking that the entrance not be modified. I do not know if this document will change anything but we are hoping to make our position known. Can I get this document to you at some time before the 27th? I know it is past the public comment timeframe, however I would like it to be in the record along with our covenants.

Best,

Danielle Schuster
306 Belaire Dr.

We, the undersigned homeowners, are opposed to changing the Mira Vista Rd entrance to Patterson Rd from its present location:

1). 2522 Mira Vista Drive Kenneth B Fork

2). 2527 Mira Vista Drive Mary G Knipe

3). 2537 Mira Vista Drive Melissa Schroeder

4). 2547 Mira Vista Drive Richard Case

5). 2557 Mira Vista Drive Gabi Ortiz

6). 328 Mayfair Drive Dwight Russell

7). 318 Mayfair Drive

8). 308 Mayfair Drive

9). 353 Mayfair Drive

10). 343 Mayfair Drive

11). 333 Mayfair Drive

12). 323 Mayfair Drive

13). 313 Mayfair Drive

14). 303 Mayfair Drive

15). 2551 Mayfair Drive Cherilyn Crawford

16). 2541 Mayfair Drive

17). 2531 Mayfair Drive

18). 2521 Mayfair Drive John & Linda Smith

19). 309 Belaire Drive Charley & Geri McKissack

20). 319 Belaire Drive

21). 306 Belaire Drive

22). 316 Belaire Drive

23). 326 Belaire Drive

24). 336 Belaire Drive

25). 346 Belaire Drive Nicole Cannan
Bill Cannan

City of Grand Junction Colorado

From: ANDREW JANSKY - Voicemail box 4082 <voicemail-noreply@jivecommunications.com>
Sent: Monday, March 22, 2021 1:07 PM
To: Gail Howe <gailh@gjcity.org>
Subject: Voicemail from ANDREW JANSKY at (970) 778-5641 on Mar 22 2021 1:05 PM

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GoTo

You received a new voicemail message

New voicemail message

Time:	Monday, March 22 2021 1:05 PM
From:	ANDREW JANSKY (970) 778-5641
Duration:	1 minute 20 seconds
Voicemail box:	4082

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320 Summer St, Boston, MA 02210, United States
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3/22/21
I Spoke to Andrew About the proposed ACP and answered All of his questions. He does not live on the corridor, nor own a business there, but is a concerned citizen. He was good with the direction the Plan is going.
Dave T.

David Thornton

From: Isabella Vaz
Sent: Monday, March 22, 2021 11:26 AM
To: Rick Dorris; Trenton Prall; David Thornton
Subject: FW: Input: Patterson Access-Patricia Star:)

All – please see below for the entirety of Ms. Star's comment/question.

Thank you,

Isabella Vaz
Planning Technician
City of Grand Junction
isabellav@gjcity.org
970.256.4087

From: pstarcevic@charter.net <pstarcevic@charter.net>
Sent: Monday, March 22, 2021 11:18 AM
To: Isabella Vaz <isabellav@gjcity.org>
Subject: FW: Input: Patterson Access-Patricia Star:)

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Hi Isabella, Thank you for contacting me so soon !

I was impressed with the input from other's regarding needed Law Enforcement of Patterson Road and other Safety issues. I live at Patterson Gardens Townhomes-between 12th Street & 15th Streets. I hear the City is planning on waiting on our Townhomes exits. Regarding Safety issue: I grew up Safety: my Father (still living) worked as a Nationally Certified Safety Supervisor/Director. If one of Patterson Gardens Townhomes exits is closed-Consider just two townhomes on fire or blowing up as on 7th Street(about 7yrs ago) and Only One entrance/exit for emergency personnel and residents trying to enter or exit onto Patterson Road--Chaos with how many possible deaths? I Lived on 7th Street(1730 N 7th St #1) I lived first hand the damage and chaos--Two homes blew up and Thank God the neighbor Boy's escaped. I got a call and I circled back home-the Firemen would not rescue my sweet puppy (like a child to me) I could not get medicine or anything else and slept in my car that first night.
So, we have Senior citizens that live in Patterson Gardens along with family's with small children and some CMU students--how many might lose their lives with Only 'One' entrance/exit ?

Most Sincerely
Patricia Star

March 21, 2021

The Honorable Duke Wortmann, Mayor
Mr. Trent Prall, Director of Public Works
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado

Dear Mayor Wortmann and Mr. Prall;

We are homeowners and residents of the Mantey Heights Neighborhood and write to urge your consideration of our opinions regarding the City's proposed plan for Patterson Road (The Patterson Road Access Study). It is my understanding that you have already heard from our neighbors with similar concerns. We were unfortunately unable to make the neighborhood meeting last week. We do appreciate that you both made time to come visit Mantey Heights and hear from our neighbors and friends.

Patterson Road is no doubt an important and busy thoroughfare for Grand Junction. The closure of Santa Fe Drive will not increase public safety and access to Patterson. We utilize Santa Fe Drive multiple times a day and choose that road as it is much safer than Park Avenue. Park Avenue is situated with very poor westward facing visual access to oncoming eastbound traffic. That is due to both an arc of Patterson between Santa Fe and Park and existing residential fencing. These very factors have led to several traffic accidents at that very intersection. Santa Fe is much safer with much better visibility. We also do not believe that a broad policy, affecting the streets of Mantey Heights, to make left turns illegal ,is well suited. While it is true that making a left turn from the Neighborhood on to Patterson is, at times, nearly impossible due to traffic, there are many times when it is entirely safe to do so due to low-cross traffic volume. We work at Colorado Mesa University and St. Mary's Hospital - both west of the neighborhood. Having to always turn right, head east and utilize 28 ¼ Road and other surface streets would add time, distance and more navigation to our commutes. We urge you to reconsider that proposed policy.

Of a more pressing matter, we strongly urge you to assess and reexamine the presence and policy of traffic control and law enforcement on Patterson Road. We rarely see any police presence enforcing traffic laws on Patterson. On a nearly daily basis we witness the following: speeding, frequent lane changes, tailgating, failure to stop on red lights, failure to stop at stop signs, and occasionally road rage. We cannot recall a single time in the last five years seeing a traffic stop along our section of Patterson. Increasing police presence and enforcement will improve the safety profile of Patterson. This action could be commenced immediately.

Thank you for taking the time consider our opinions and suggested regarding the future of Patterson Road

Sincerely,

Marc A. Burdick

Marc A. Burdick

Colin E. Carman

Colin E. Carman, PhD

114 Camino Del Rey Drive, Grand Junction, CO 81501

Transmitted via electronic mail

PATTERSON ROAD ACCESS CONTROL PLAN

TOPIC: Closure of access points in the Mantey Heights Subdivision.
Presented To: Mayor Duke Wortman, City of Grand Junction
Trent Prall, Director of Public Works, City of Grand Junction
Date: March 18, 2021

Background: Mantey Heights is one of the oldest subdivisions in the city and was here long before Patterson Road was even widened or large commercial and business/hospital developments were implemented. The streets are original within the subdivision and have always had pre-existing access points to Patterson Road.

Issues for the City, Planning Commission, Public Works, and any other Entity.

1. Safety

A) Blocking any access point to and from the subdivision would cause a major safety issue. A house catches on fire, a resident has a heart attack, someone has to be rushed to the hospital due to anaphylactic shock, or stroke, how do the emergency vehicles and residents navigate in a timely manner when minutes and seconds count.

3. Residents of Mantey Heights

A) Those who live in the neighborhood don't have any problem navigating the exiting and entering on and off of Patterson Road. When you choose to live in the Mantey Heights area you except the surrounding for what they are and as far as Patterson Road access is concerned patience and the proper use of the turn lane is one of those aspects which we have all come to be able to navigate with ease. We are opposed to closure of any of our access points.

2. Traffic and Demands on Patterson Road

A) Stop rezoning land on Patterson to commercial and high density multi residential /use from 12Th street East. Those types of development should be allocated to the land west of First toward highway 6&50 there is certainly plenty of land in that area to accommodated any such developments. Examples on this side of 12th are the Corona Del Rey parcel that was changed to R8, and the parcel on the North corner of Patterson and 28&¼ Road was made into a three story apartment/ commercial plat against the rejection of the surrounding neighborhoods. Thank goodness the original design for a gas station on the

corner of that parcel was never built, along with the rejection of a Drive-Through Bank on 27 &½ Road. Stop creating more traffic.

B) Matchett Park a traffic nightmare waiting to happen. Development of the Matchett property into a massive multi use playing field that brings in tournament with hundreds of vehicles which only have Patterson Road to use to enter and exit is unthinkable along with everyday use from school district 51 (Paul Cain Athletic Director), Fire Football Club (Mr. Johnson), and various clubs.
Adversities;

1. Volume of vehicles, including City trucks for maintenance.
2. Noise output to ours and surrounding neighborhoods from events and maintenance.
3. Added air, trash, noise pollution putting a strain on our existing neighborhood.

The City Of Grand Junction has had a long standing problem of long range planning not taking existing neighborhoods and surrounding areas into consideration when it comes to development. We should not be held liable today for the past and or with the implementation of a plan developed by staff and consultants who do not live in this area. No to any closures of access points in Mantey Heights.

Gloria J Deschamp
124 Mount View Drive
Mantey Heights Subdivision
Grand Junction, CO 81501

Meeting Thursday, March 18th, 2021
Meeting Time 3:20pm
Meeting Location: Patterson Road and Santa Fe Drive
Meeting Invitees: Mayor Duke Wortman, Director of Public Works Trent Prall

We the residents of the Mantey Heights neighborhood have serious concerns regarding the Patterson Access Control Plan.

Primary list of concerns:
We strongly disagree that any of the Mantey Heights access streets to Patterson Road be closed, especially Santa Fe Drive because it is presently one of the safest exits to Patterson.

If people could be made to drive slower there would not be a need to redesign Patterson Road in front of Mantey Heights. We would like to see the city reduce speeds before any drastic design measures are taken. Can the city promise that the speed of traffic on Patterson will not increase if a raceway is opened up? What can the city do to reduce traffic speeds on Patterson?

Can you promise new signage and police patrolling to address the speed of traffic along a reworked Patterson raceway? It stands to reason that if Patterson Road carries a major flow of traffic then it should have a major level of speed enforcement.

Can we be assured that there will not be any narrowing to the Patterson Road turn lane width and corresponding striping? Residents of the Mantey Heights neighborhood successfully petitioned to have the center lane of Patterson Road widened to provide for a greater degree of safety for those exiting and entering Mantey Heights.

Some of the residents reside in Mantey Heights to be close to St. Mary's Hospital. Many of us shop at City Market on 12th and Patterson. Can there be road caps placed on Patterson to allow for left hand turns?

Can there be any changes.to a designated intersection to ensure a safe line of site for traffic entering Patterson? e.g. assurance that the turning radius will be clear of vegetation, or building improvements.

Can a designated street be made wide enough to accommodate two vehicles entering and exiting Patterson simultaneously?

Grand Junction City Councilman Kreig Andrews has commented that one size does not fit all and that there are three unique sections along Patterson Road and that each section should be handled independently of the other - roughly from 24 Road to 12th Street, 12th Street to 28 1/4 Road and 28 1/4 Road East.

Comments:

Because this is presented by the city as a Phased Implementation it seems that the drastic measures proposed by the city could be delayed until such time as other traffic routes are completed, such as Ridge Road, F 1/2 Road, G Road and 29 Road to the Interstate.

There is currently poor line of site at some interior Mantey Heights intersections because of vegetation overgrowth and this will become an even greater concern because traffic within the neighborhood will be forced to reroute to a designated exit to Patterson Road.

What the residents of Mantey Heights need is for the exits onto Patterson be more safe with better sight lines, especially because Patterson Road is such a high traffic street. Lines of site should be at a higher standard for those streets accessing a major road.

Some road repair will need to be addressed within Mantey Heights.

There will be increased traffic pressure on other parts of the city if right hand turns are implemented and how will those concerns be addressed? What about the safety of the increased traffic to those other areas that are more pedestrian and bicycle friendly?

Travel times will be increased for all the rerouted traffic. Pollution will increase from all the rerouting of traffic to get around the city. Traffic will gravitate to the next nearest location and then make a left turn across Patterson and then make a "u" turn somewhere to get back onto Patterson. This makes absolutely no sense.

In the recent past city taxes should have been more wisely spent e.g. How many times is 24 Road going to be redesigned and rebuilt? The Riverside Parkway was nearly 100% over budget after it was refinanced for lack of money and multiple whopping change orders and is a mess where it dumps into 25 Road. Hence, until the city can design more wisely and not be so careless with the taxpayers money we are very suspect of any city plans unless we are completely informed and have more than adequate time to address the issues. If the city was more careful with our money many road improvement projects could have already been implemented. Now First Street is being torn up after having been completed last year.

Gary Lucero 3/14/21 Diane Lucero Diane Lucero 3/14/21
Jeffrey N Rust 3/14/21 Joe R M. Perrin 3/15/21
Karen E Perrin 3/15/21
Eric R. Ab 3/14/21 Leonard A Heyl 3/15/2021
3/14/21 Colin Christian 3/15/21
3/14/21 Glen [illegible] 3/15/21
3/14/21 [illegible]
3/14/21 Joyce Mueller
Jean Wright 3/14/21 Peter Mueller
Mike Kostitsch 3-14-2021 John [illegible]
3/14/2021 Shirley Massison + TOD Pace 3/18/21
Edward [illegible] 3/14/2021 Thomas G. Tucker
Christine Gibson 3/14/2021 Mary Tucker 3-18-21
3/14/2021 Jeanne + George Parkhurst

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3/18/21 124 Mountain View Dr.

Janice Hart & Daniel Hart 3/18/21 110 Mt View Dr.

Will Goemel & John Hume 3/18/21 112 E. Park Ave.

[redacted] 3-18-21 109 SANTA FE DR

William E. Ellenwood 3/18/21 130 Carlitos Ave

Jen Ritter 3/18/21 136 Santa Fe Dr. G.J. 81501

3/18/21 113 MANTEY HTS. DR.

Beth McKee 3/18/21 135 CARLITOS AVE

Tony Taylor 3-18-21 104 Monterey Heights Drive

March 18, 2021

Mayor Wortman, Director of Public Works Trall:

As a Mantey Heights resident, I'm writing to express my concern regarding the Patterson Access Control Plan, as well as the longstanding issues of burgeoning traffic and excessive speeding along Patterson Road.

Our list of concerns in answer to the Access Control Plan has been received by your offices, and we feel united in our effort to resist the proposed changes.

In addition, we have often in the past alerted City officials to the growing danger of drivers speeding along Patterson Road. Speeds well in excess of 60 mph are a common occurrence, and yet rarely has there been a police presence to curb such dangerous infractions of the posted speed limits, which run from 30 to 45 mph. We feel this simply encourages the overt breaking of the law. Many of us have noted the seemingly offset timing of the stoplights along Patterson Road. Are the stoplights timed in conjunction with the posted speed limits? If not, the City could be sued in any serious accident case, further draining the City coffers.

And yet the higher calling of public conscience ought to be focused on the vulnerable drivers who are consistently in the line of fire of the Patterson Road speedsters. Will it take a death within a family to finally alert City officials to the danger of allowing drivers to speed at will?

In comparison to this possibility, the noise level of the traffic along Patterson can seem very dim, and yet many residential neighborhoods bordering Patterson Road are hounded on a 24-hour basis by the accelerating engine racket along this thoroughfare. Due to the lax patrol car presence, drivers prone to excessive speeding appear to know that they can cut in and out of traffic to their hearts' content. Tailgating... no problem.

We in the neighborhoods bordering Patterson also suffer from this behavior by watching the devaluation of our homes. Neighborhoods which were constructed in the earliest days of Grand Junction's development seem to be put at the lowest level of the City Planning totem pole, in the name of Hurry-up Growth. Long-treasured communities are told to get with the new programs.

Of course, the real issue began when Patterson Road was allowed to replace I-70, for drivers who preferred zipping along without using the highway. We've allowed those coming to and through town to forget what highways are made for. There are entire contingents of workers, shoppers and bar-hoppers coming from Clifton and points west who think nothing of jetting along Patterson instead of using the highway.

Enforcing the current speed limits along Patterson would put a real pause on this behavior. Certainly complaints would flood your desks downtown, but eventually the idea would dawn on the speeders. Something like, Hey, maybe putting lives at risk is no longer okay.

I hope to hear from you soon about these issues.

Beth McKee
135 Carlitos Ave
970-260-4642
bathwings@gmail.com

David Thornton

From: Trenton Prall
Sent: Wednesday, March 17, 2021 6:43 PM
To: Rick Dorris; David Thornton
Cc: Tamra Allen; Michelle Hansen
Subject: Fw: Access Control Plan - Cris-Mar Subdivision Neighborhood Meeting notes

Meeting started at 4:00 3/17. There were approximately 11 attendees representing 8 properties.

I provided a brief overview of the Access Control Plan and addressed some of the concerns shared at the 2/23 Planning Commission Meeting by other residents of Cris-Mar subdivision such as connectivity of Bonito through Penny Lane to 29 1/2 Road and the Bonito width concerns closer to 29 Road.

David Scanga - would like note added that connection from Bonito through Penny Lane to 29 1/2 Road be constructed prior to implementation of access control plan at Partee (208), Crismar (211) and 29 3/8 (221) are implemented.

Linda Barker - wanted more information on the plan.

Ray and Wilma - 92 yrs old - just listening but asked about timing of implementation of access control as well as 29 Road construction. I shared that we were at least 4-5 years out on 29 Road Interchange. Access control would most likely be further out than that.

Richard and Cheryl - Bonito access concerns along with all of the growth and development to the north will need improvements to 29 Road and 29 1/2 Road. The City and County will need to work on improvements to both corridors to handle the new growth.

Jim - Bonito access to 29 Road is narrow. I agreed that improvements would be needed over time. Linda Barker asked if sidewalks would be part of the improvements and I shared that would be likely on at least one side as we have done in many other streets of the community developed in the 1940's-1950's when sidewalks were not required of developers.

Ken Frederick - 3/4 at Cris-Mar (211) would be great. I shared that it was considered but that 29 3/8 was preferred from a spacing standpoint. None-the-less, I ensured that I would ask the question about the possibility.

Carl Lengyel - No accidents seen at access points, so why this plan. I shared that the plan is a long term vision and that implementation for the entire corridor is over many years. Most of the implementation will happen with redevelopment, as safety concerns emerge, or as part of City project which for the Patterson Rd corridor would most likely be at signalized intersections for many years.

Aldis and Rachel
- When 29 Road is constructed, will trucks be allowed to come through the neighborhoods? Trucks will be allowed but still need to look at the demand for truck access. Most will stick to state highways to get to Patterson Road and North Ave and would not be likely to frequently use this corridor.

- Bonito access to 29 Road and 29 1/2 Road increasing traffic with people "short cutting" 29 Rd and Patterson Rd Intersection. I shared that could already happen today with 29 3/8. The connection of Bonito to Penny Lane to 29 1/2 Road would be fairly circuitous and short cutting there would be unlikely.
- "U-Turns are unsafe" - statistically they are safer than lefts out.
- Need right turn lanes all over town. Fall 2019 Ballot Initiative for Road Expansion projects there is money for 5 additional right turn lanes on Patterson Road.
- For access control will medians or other access control on the sides of Patterson Road be used? "Pork chops" such as at the Maverick are not as effective as medians. Therefore medians are recommended to ensure compliance.
- Bike Lane concerns - especially Patterson Road but also 29 Road are not that great due to traffic and that this plan should also address bikes, ped, and transit. I shared the City will be working on a bike/ped plan.
- Timing of west bound Patterson left turn to southbound 29 Road and requested signal timing be included in this plan. Signal is extremely short...at most 3 cars. I committed to investigate. Signal timing would be part of a separate transportation study and not included in this access control plan.

Carl Lengyel - plan is reliant on development of two vacant properties. I shared Mr. Scanga's request for a note to be added that access control for access to Crismar would be contingent on the connection to 29 1/2 Road be constructed before implementation of the plan.

I shared that Planning Commission is currently scheduled for March 23 and City Council for April 7, however will most likely move back into April and May respectively due to ensuring more opportunities for the community to participate.

Meeting ended at 5:05.

Thank you,

Trent Prall, PE
Public Works Director
City of Grand Junction
970-256-4047 / 970-201-6384



From: David M. Scanga <dscanga@hfak.com>
Sent: Wednesday, March 17, 2021 5:09 PM
To: Trenton Prall <trentonp@gjcity.org>
Subject: Access Control Plan

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Trent-- Thank you for taking the time to come out and meet in person and then having a one hour video conference call with people in our subdivision on the access control plan. Your willingness to discuss issues in a frank manner and listen to the concerns of homeowners is greatly appreciated. The background and information you provided was informative and helpful. Thank you for the work you are doing to help our community.

March 16, 2021

Trent Prall

Public Works Director

City of Grand Junction

Patterson Road

Access Study

Dear Sir:

I have some questions about the change of access for access number 86 (Mira Vista Rd).

First, it looks like the access plan is treating our neighborhood with 32 houses in it and only one entrance and exit the same way as a single house driveway is at other locations on Patterson Road. I know this is a narrow section of Patterson, but our 32 houses should get the same courtesy as one of the single house driveways that are keeping their access, though it be a right-in right-out.

Second, the access at Mira Vista Road will be a conditional right-in right-out access, which is Fine, but this access will be closed when the access 86a is built on St. Mary's property. When is that construction planned for?

Third, when this does occur, it looks like our neighborhood will be a private subdivision of St. Marys. St. Marys already owns eight or more of the houses on the east side of the neighborhood and I am concerned that St. Marys will want to expand in the future by taking up the neighborhood, similar to what CMU is doing to the nearby neighborhoods next to them.

Finally, I am surprised that St. Marys is willing to take out one of their houses to provide a new entrance to our neighborhood. Why would they do that? I don't see any other location where the plan is to take out one of the houses to provide a new access. Did St. Marys offer this property up? I would be surprised to hear that Stolfus told them that they would need to lose a property in order to build a new access. Just a little suspicious of St. Marys motives.

Sincerely

Bill Crawford

Bill Crawford

2551 Mayfair Drive

Grand Junction, CO 81501

Additional Public Comments Received

Proposed Patterson Road Access Control Plan April 2021 Draft

May 18, 2021

Grand Junction Speaks
Published Comments for May 19, 2021 Patterson Access Control Meeting
Patterson Road Access Control Plan

I live on Patterson between 1st and 7th, on of the last owner-occupied homes left between mall and 27Road. I have lived there for almost 25 years. Yes, the traffic is increasing, but this plan is not the solution. Connecting 29 Road to the Interstate and finishing that project and developing G Road will make a bigger difference. I really wish the city would look forward! Look at all the growth on the north side, then look at how those people will be able to travel the valley east and west. That is why Patterson is so busy. Options are limited. Develop G Road now while you can and get the 29 Road access to I-70 done. After that, reevaluate Patterson.
Now I would like to address the plan itself in my area. Putting a median in Patterson is exactly the opposite thing to do! In the afternoon when the eastbound traffic is stopped, both lanes can be stopped and full. Has anyone given reasonable thought to the ambulances getting to the hospital and fire trucks from the Pomona station?? They can and do use the center lane all the time!! Keping the center lane open is exactly how people get on and off Patterson!! It is how I have done it safely for 25 years!!
I would ask every council member to come visit and observe what I see out my front window! This is a real invitation! Come look into our backyards on the north side. Then tell me the plan for our area is realistic. Come observe the people walking or riding a bike until they get to Mira Vista and they have to try to cross Patterson because there isn't a sidewalk on the south side. (Someone will be sadly hit and seriously hurt soon.) And notice the bottleneck that is a reality, not just a blip on an aerial view! I'd echo another suggestion that the speed limit needs to be reduced and monitored between 1st and 7th.
Instead of messing with Patterson, develop G Road NOW while you can and get the 29 Road access to I-70 done. After that, reevaluate the needs on Patterson.

05/17/2021 5:05 pm

Ms. Terry Porter
2632 PATTERSON RD
GRAND JCT, 81506-1941

The Patterson Road Access Control Plan misses the mark.

The "right hand turn only", creates a hardship for those who live in communities along F Road (Patterson) by not allowing them to access their homes or their work by forcing them to find alternative routes through sub-divisions, to gain access to F Road (Patterson) as they commute. The changes will cause traffic into the neighborhoods that are not designed to handle major traffic, I strongly ask you to support our community and find a better alternative. You have to allow our residents who live North and South of F Road the ability to access their homes without asking them to find alternatives that don't exist.

As an example, with the controlled right-hand turn onto Patterson Road, you will be forcing

people to travel school zones which should have limited traffic for the safety of children. Have you considered the extra traffic on 30 Road and how it will impact Fruitvale Elementary among other schools in the area. What about the emergency services that need to be able to access roads for the protection and security of the people of Grand Junction. Personally, this will force my neighbors and I to travel through the school zone to gain access to town and work, This is not convenient for anyone.

My family has lived and owned our property since 1973. We have seen numerous changes to Patterson Road in the last 48 years. Going from a two-lane road with farms and open space to subdivisions, businesses increasing the traffic on one of the main roads that connect the East and West side of the Grand Valley. With this plan we will lose the right to access to our property that has always been granted to us and the freedom to travel to the West. I strongly oppose this plan. Not a benefit to the citizens of the communities North and South of F Road (Patterson).

What the planning team needs to be focus on is completing:
- The 29 Road access to I-70, leaving it unfinished is not a benefit to anyone.
- An additional artery that travels East to West that can take addition commuters.

Planning team you need to do better, this proposal is not it.

05/17/2021 4:57 pm

Moschetti Family
598 GRAND VALLEY DR
GRAND JUNCTION, 81504

The City should try traffic enforcement first.
Patterson road is a raceway with cars exceeding the speed limit by 10 to 15 MPH.
You very seldom see an officer writing a ticket.

Asking an outside firm to find a fix for Patterson and you will get exactly what the staff tells them they want.
This whole plan makes no sense and is a waste of money.

Go ahead and hook up Hawthorne and you will solve most of the accident at 28 and Patterson without limiting left turns.

05/17/2021 12:48 pm

Larry William Clever
2822 Ridge Drive
Grand Junction, 81506

We, Jack, and Karen Perrin, live in the Mantey Heights area – Jack since 1967 and Karen since 1982. We have an incredibly special neighborhood – one of the oldest "subdivisions" in the Grand Junction area (I would say "City", but we were not in the G.J. City limits until the late 1980's I believe). We have seen F Road go from a two- lane road to 5 lanes and the traffic increase to the point that Patterson Road is now one of the most travelled roads in Grand Junction.
According to the latest flyer from the City, one of the major access management points made is that the City wants to "decrease travel times and provides smoother traffic flow"

(along Patterson Road) – i.e., make it possible for a traveler to get from Clifton to the Mall in the shortest amount of time. This is NOT WHAT A ROAD THAT SERVES RESIDENTIAL PROPERTIES should be about!

Our specific concerns are:

• Speed limits need to be reduced to NO MORE THAN 35 mph. We realize that this is not specifically addressed in the Patterson Road Access Control Plan, but by reducing the speeds – and enforcing the speed limits – the safety of residents entering and leaving Patterson Road will be enhanced – and safety must be a major goal of any access plan.

• The four roads that access Patterson from our neighborhood need to remain as is!!

o With the upcoming changes that are planned for 28 Road, there will be no reason to shut down or limit the access to any of the Mantey Heights access roads. Mantey Heights Drive itself is the most used (and widest) road in the neighborhood. It definitely needs full movement access.

o If we are allowed only one road that allows left-hand turns out of the neighborhood, it will cause traffic to back-up and will make people attempt turns that are unsafe. The ACP will in fact, create a safety hazard that is not present right now.

• We are not in favor of the proposed plan to extend Camino Del Rey to Rio Grand Drive. We were promised by the City of Grand Junction when they developed the Ridge Heights Subdivision that they would not develop that specific road and create a thoroughfare from our neighborhood to Ridge Heights. Apparently promises do not mean a thing to the City! Yes, it would allow us a round-about way to make a left-hand turn to Patterson (after driving through Ridge Height Subdivision, making a left turn onto 28 ¼ Rd – then to Patterson) – but it means creating more traffic for Ridge Heights – a residential neighborhood!! It also means that east bound Patterson Road traffic will exit through our neighborhood when traffic backs-up – going through our residential area – then Ridge Heights -so that they can get to 28 ¼ Rd. more quickly!

o The Mantey Heights roads are narrow roads (pretty much single-lane) with no sidewalks – if you have enjoyed driving our streets on Christmas Eve to enjoy the luminaria display you know what I mean. The residents, many who are older and/or disabled – also children on bikes and people with dogs enjoy walking the neighborhood – which means they are in the streets. By increasing outside traffic to people who are in a hurry, the City is creating a situation that will be endangering our lives and the lives of the rest of our neighbors.

Bottom line: decrease speeds on Patterson Road and then leave our neighborhood roads as they are!

05/16/2021 2:36 pm

Karen E Perrin
131 Carlitos Ave
Grand Junction, 81501

The following comments are submitted by Red Bud, LLC and Village Fair Association, Inc. seeking to have the City change the April 2021 Draft of the Patterson Access Control Plan, (herein the "April 2021 ACP") to provide for ¾ movement access for west bound Patterson traffic into the Village Fair Shopping Center at access point #116, (herein "AP #116").

The Village Fair Shopping Center, (herein "VFSC") is located on the southwest corner of Patterson Road and 12th Street. The VFSC consists of 17 commercial businesses located on a land area of just over 5.5 acres. For over 20 years, Red Bud, LLC has owned the two retail

buildings within the VFSC, which are located at 2695 Patterson Road, and which contain 14 commercial retail units occupied by small locally owned businesses. The VFSC also contains a restaurant building located at 2691 Patterson Road, which is currently a Which Wich sandwich shop; a building located at 2699 Patterson Road, which most recently was occupied as a bank; and, a restaurant building located at 2531 N. 12th Street, which is currently the Breckenridge Ale House. Village Fair Association, Inc. is the Commercial Owner's Association charged with managing the driveways, parking lots, and other common areas of the VFSC.

In the April 2021 ACP the two access points which serve the VFSC from Patterson Road are AP #116 and AP #117. Both AP #116 and AP #117 are currently full movement access points, specifically allowing west bound Patterson Road traffic to access the VFSC, but the 2021 ACP proposes that all west bound Patterson traffic be denied direct access to the VFSC.

The economic viability of the VFSC, and the 17 small locally owned businesses located therein, depends upon west bound Patterson Road traffic being able to easily and directly access the VFSC by a 3/4 movement driveway at AP #116.

AP #116 currently accommodates customer access and truck deliveries to the VFSC, and is currently a full movement driveway. It is planned as a conditional right-in / right-out driveway, to be restricted as a full movement driveway when safety or operational issues occur or a public project is funded to reconstruct the signalized intersection at 12th Street and Patterson Road, and "once on-site truck circulation can be accommodated at another access."

AP #116 should be maintained as an unconditional ¾ movement access point rather than being planned as a conditional right-in / right-out driveway, for the following reasons:

1. WEST BOUND PATTERSON ROAD TRAFFIC CAN SAFELY CROSS EAST BOUND PATTERSON ROAD AT AP #116 BECAUSE OF THE UNIQUE LACK OF FEEDER TRAFFIC ONTO EAST BOUND PATTERSON BETWEEN 7TH STREET AND 12TH STREET.

Traffic from west bound Patterson Road turning across the two east bound lanes of Patterson Road does not now, and will not in the future, pose any traffic safety concerns. The south side of Patterson Road between 7th Street and 12th Street has only six access points contributing limited traffic to east bound Patterson over this ½ mile stretch. The lack of traffic turning onto east bound Patterson Road in this area is because the Grand Valley Irrigation Canal parallels the south side of Patterson Road for a considerable distance, so there are only a few access points to feed vehicle traffic on to east bound Patterson Road. Because of the lack of access points onto the south side of Patterson Road, the signal at 7th Street allows for consistent wide breaks in the traffic on east bound Patterson, which easily and safely accommodate vehicles turning from west bound Patterson across east bound Patterson.

2. AP #116 WHICH SERVES THE VFSC, AND IS CURRENTLY PLANNED AS A CONDITIONAL RIGHT-IN / RIGHT-OUT ACCESS POINT, IS LOCATED 85 FEET FURTHER FROM THE 12TH STREET INTERSECTION THAN AP #123 WHICH SERVES THE CITY MARKET PROPERTY AND WHICH IS PLANNED AS A ¾ MOVEMENT ACCESS POINT FOR WEST BOUND PATTERSON ROAD TRAFFIC.

Fundamental fairness would dictate that if AP #123 can safely remain a ¾ movement

access point to the City Market property for west bound Patterson traffic, then AP #116 can also remain a ¾ movement access point serving the VFSC. AP #116 is located 377 feet west of the west right-of-way line for 12th Street, while AP #123, the ¾ movement access point serving the City Market property, is only 292 feet east of the east right-of-way line for 12th Street. AP #116 is 85 feet further from the 12th Street intersection than AP #123.

While City Staff has argued that the traffic que for AP #116 will back traffic toward the 12th Street intersection, while the que for AP #123 backs traffic away from 12th Street, we have pointed out that VFSC only needs a two car que in order to accommodate AP #116 as a ¾ movement access point. AP #116 currently works fine as a full movement driveway, as does AP #117. AP #117 currently has a two car que and is approximately 110 feet closer to the 12th Street than AP #116. It presents no operational or safely issues.

Since the April 2021 ACP now provides for a ¾ movement access point at AP #114 serving the property just west of the VFSC, the same center lane should accommodate both the ¾ movement access at AP #116 and a continuous and longer que for AP #114, without creating any risk of traffic backup onto the west bound travel lanes of Patterson.

Allowing ¾ traffic movement at AP #116 would support 17 local businesses on 5.5 acres, without causing the start of the ¾ movement que to be located any closer to the 12th Street intersection than the current ¾ movement driveway (AP #123) which serves the City Market property.

We would request that you change the April 2021 ACP to provide that AP #116 be a non-conditional ¾ movement access point serving the VFSC.

Ronald W. Gibbs, President
Village Fair Association, Inc.

Ronald W. Gibbs, Manager
Red Bud, LLC

05/16/2021 11:56 am

Ronald W Gibbs
2258 Willow Wood RD
Grand Junction, 81507

I live in the Cody Subdivision and I never have a hard time crossing Patterson. I do have to wait for traffic to clear in each direction but very doable. If I had to do right in, right out it would take me way out of my way to where I need to go causing more congestion in those areas and using much more gas. Maybe in areas with more traffic this may work but out past 29 road I don't see that as needed. Why don't you want to widen the road, that makes much more sense to me. The only accidents I have seen while traveling Patterson is at lights anyway, not as people are coming on or getting off Patterson at other streets. What are the accident rates on the side streets? What are the accidents at lights? The only accident I had on Patterson was stopped at a light and being rear ended. Are any of the planning committee that has suggested this living close to Patterson? I'm very concerned what this will do and I think it's as bad of an idea as backwards parking on 7th street was a few years ago. Only to cost more in the future to correct.

05/14/2021 8:50 am

Verna Bunn
591 Eastwood St.

RECEIVED
MAY 18 2021
BY:

May 14, 2021

To: Grand Junction City Council
Re. Mantey Heights Subdivision, Grand Junction, Colorado, Proposed Patterson Road ACP

Dear Council Members:

Paramount Statement: Using the most forceful (polite) language, Mantey Heights Subdivision egress/ingress points to Patterson Road (Mt. View Drive, Mantey Heights Drive and Santa Fe Drive) NEED TO REMAIN AS CURRENTLY ESTABLISHED.

Why?

Mantey Heights Subdivision is shaped in a 'U' (or more precisely as a 'W') with the three main egress/ingress points available to residents—Mt. View Drive, Mantey Heights Drive and Santa Fe Drive. It is imperative that these three points of connection with Patterson Road be 'left intact' and as currently configured. This is SO important for reasons of Safety and ease of use. (Safety for emergency vehicles gaining access to the Subdivision and ease of use for residents needing to 'turn left' to go to St. Mary's and Community Hospitals)

Ease of Use:

Even during 'morning and evening rush hour', residents of Mantey Heights can gain entrance to Patterson Road.
During 'rush hour', residents only have to 'wait for a break in the traffic on Patterson Road'.
This 'break in traffic' during rush hour is supplied by the Stop Lights at 27 ½ on the west and 28 ¼ on the east. AT OTHER TIMES OF THE DAY, IT IS VERY EASY TO GAIN ENTRANCE ONTO PATTERSON ROAD. Point: If something isn't 'broke', please don't try to fix it!

Another Factor-near term:

There is a 'City Project' set for Spring 2022 that will 'extend' 28 ¼ going north from Patterson Road up to Hawthorn. This Project will probably relieve some of the traffic 'pressure' on Patterson Road. Thank You for this!!

Expression of Appreciation:

Messieurs Trent Prall and Rick Dorris are appreciated and commended for taking time to visit our subdivision citizens and listen to our concerns. BRAVO!!!!

Thomas Conrad Tucker Mary Tucker

Thomas Conrad and Mary Tucker, 2551 Santa Fe Drive, Grand Junction, CO 81501
970-245-5356

Citizen Comment Form

City of Grand Junction

Submitted On:
May 19, 2021 9:03am
America/Denver

Full Name	Bryan & Brenda Muhr
Phone Number - Please include if you would like to receive a call back regarding your comments.	
Citizen Comments (please include meeting date and agenda number if applicable)	May 19 2021 Patterson Rd Access Plan We are against the Patterson Rd access plan because Patterson rd is not designed to be a freeway, there are to many residential areas, and the plan designed by a out of town firm that has no idea of the businesses and schools on Patterson and adjacent roads. We live on Patterson road, and when we found out about this project, they had no idea that we also have a business on our property we live at 2625 Patterson rd this is in the most narrowest part of Patterson, this was in February this year and they said they had been working on the plan for over a year!! The speed limit in our area is 35 but no one drives 35, We think the entire length of Patterson road should be speed limit 35 that would be safer and less accidents. If Patterson had a access plan designed years ago it would of worked, but now the entire corridor is almost entirely developed. So they want to close off existing access points that have been there before Patterson rd was four lanes, but they are still allowing new access points for a few new developments that seems controversial Closing of the center lane by putting in medians will definitely make the side streets busier, and how will the ambulance and fire trucks get through during busy traffic times? We hope you look at this plan very seriously, everyone should drive down it many times and imagine what it would be like if you couldn't turn into areas, and you have to go down find a place to turn around, get back on Patterson so you can make a right in only. Will this cause more accidents ???? Why approve this plan, I know it's a twenty year plan and can be changed, but it seems to make more sense to just tackle the problem areas, where accidents are happening. Thank you, Bryan & Brenda Muhr

Grand Junction City Council

Regular Session

Item #5.a.ii.

Meeting Date: May 19, 2021

Presented By: John Shaver, City Attorney, Tamra Allen, Community Development Director

Department: City Attorney

Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

An Ordinance to Amend and Extend Ordinance No. 4967 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications

RECOMMENDATION:

Staff recommends approval of the ordinance.

EXECUTIVE SUMMARY:

The purpose of this item is to amend and extend Ordinance No. 4923 Amending the Grand Junction Municipal Code Regarding Neighborhood Meetings and to Allow for Alternative Hearing Procedures for Land Use Applications for 90 days from the effective date of the proposed ordinance. This allows for 1) neighborhood meetings to be conducted virtually and 2) alternative hearing procedures.

BACKGROUND OR DETAILED INFORMATION:

On June 5, 2020 the Grand Junction City Council adopted Ordinance No. 4923 finding the existence of a special emergency and that as an emergency matter the Ordinance was necessary to ensure the preservation of the peace, public health, safety and general welfare by effectuating the Council's public purposes and policies, which are consistent with and supportive of those of the State of Colorado.

On December 2, 2020 the City Council adopted Ordinance No. 4967 which extended Ordinance No. 4923. Ordinance No. 4967 included a 180-day sunset provision which

provides that it will expire on May 29, 2021.

When Ordinance No. 4923 was adopted it was in response and due to the incidence of COVID-19 in the general public. Ordinance No. 4923 followed a declaration of a Local Emergency, the designation of pandemic by the World Health Organization, Emergency Declarations by Governor Polis and President Trump, together with the various Public Health Orders (PHO's) issued by the Colorado Department of Public Health and Environment and Executive Orders (EO's) issued by Governor Polis, all of which established guidelines, policies and restrictions necessary for the health and safety of the residents of Colorado. Because of COVID-19 and the fact that the virus continues to spread, those actions, together with others, continue to be relevant and necessary actions must be taken to continue to attempt to limit the transmission of the virus.

In response to COVID in general, and specifically as provided in Ordinance No. 4923, certain City regulations have been temporarily implemented, amended and adjusted in order to respond to the emergency. Those temporary regulations included but were not limited to prescribing procedures for the conduct of City business and controlling the occupancy of certain premises while providing important opportunities for citizen engagement, dissemination of information, public participation and transparency. Related modifications of City business processes and procedures, included the amendment of the City Code to conduct City business remotely, and the development and implementation of techniques for citizens to view meetings and otherwise comment on agenda topics and for alternative public participation processes.

Ordinance No. 4967, which created many of those procedures, includes a sunset provision, which provides in relevant part that without further action by the City Council, the Ordinance will expire 90 days after the effective date thereof.

In order to continue to respond to the challenges presented by COVID, especially the ability for applicants to reserve and secure rooms for the holding of neighborhood meetings, the City Council, by and with this ordinance extends Ordinance No. 4967, the amendments made to the Code and the City's Alternative Hearing Procedure enacted therewith, for an additional 90 days.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5000, an ordinance to extend Ordinance No. 4967 amending the Grand Junction Municipal Code regarding neighborhood meetings and to allow for alternative hearing procedures for land use applications in the City of

Grand Junction for a period of 90 days on final passage and order final publication in pamphlet form.

Attachments

1. Alternative Hearing Procedures vFinal
2. Ordinance No. 4923 - 2020
3. Ordinance No. 4967 - 2020
4. ORD-Alt. Landuse Procedures Draft

ALTERNATIVE HEARING PROCEDURES

The Grand Junction Municipal Code ("GJMC") provides certain processes and procedures for consideration of and/or approval of the Application; however, due to the COVID-19 pandemic the City Council declared an emergency and with that some City processes and/or procedures have been suspended or modified, including the Planning Commission and/or the City Council hearing procedures. As a result of those changes, Alternative Hearing Procedures ("Procedures") are being offered to provide for the conducting of public hearings during the pandemic by providing for decision-makers, applicants and public the ability to meaningfully participate in public hearing without exposing those persons or others to risks of contagion.

Both the Colorado Constitution and the Fourteenth Amendment to the United States Constitution prohibit the government from depriving any person of life, liberty, or property without due process of law. In *Sundance Hills Homeowners Association v Board of County Commissioners*, 188 Colo. 321, 534 P.2d 1212 (1975), the Colorado Supreme Court held that for a land use hearing the governing body must provide notice that minimally specifies the time, place, and subject matter of the public hearing, as well as the nature of the proposal being considered. In addition, the hearing must afford affected parties the opportunity to appear before the decision-making body and be heard.

The City's Procedures are drafted, enacted and will be applied in a manner that the City reasonably considers to comport with principles of Due Process and fundamental fairness; however, the City does not assure the Applicant that the Procedures and any decision made under these Procedures, may not be challenged and/or be found to violate Due Process/Constitutional rights.

The Planning Commission and City Council have also approved emergency policies to allow for members to participate and vote by telephone or electronic means by City Council Resolution 14-20 and Planning Commission Resolution 20-01 and at a meeting if the member is unable to physically attend the meeting(s) due to quarantine, illness or has concern of risk of exposure to the COVID-19.

The Alternative Hearing Procedures are set forth, as follows:

Planning Commission Procedures

1) Members of the public are provided a means by which view the meetings conducted pursuant to this Procedure through broadcast on channel 191, streaming on gjcity.org, or streaming on gjspeaks.org unless technical difficulties prohibit broadcasting and/or streaming.

2) Member of the public may offer comment on public hearing items in the following ways:

a) submit written comment in advance of the hearing to either staff or through gjspeaks.org

b) submit written comment during the hearing but prior to the closure of the public comment portion of each hearing item through gjspeaks.org

c) leave a voicemail on a dedicated City phone number providing testimony on a specific agenda item prior to 4 p.m. on the day of the hearing.

3) Members of the public may view all project documents at gjcity.org or gjspeaks.org and view pre-recorded presentation(s) through gjspeaks.org

4) Members of the public can also participate and/or view the meeting through a computer, device or a phone through the available online platform such as GoToMeeting, Zoom or similar.

5) Members of the public may prior to scheduled hearings view all project documents at gjcity.org or gjspeaks.org and view pre-recorded presentation(s) through gjspeaks.org. Although instituted during and in response to COVID-19, the staff intends to evaluate and is expected to recommend the continued use of GJSpeaks.org following the conclusion of the pandemic.

City Council Procedures

1) Members of the public are provided a means by which view the meetings conducted pursuant to this Procedure through broadcast on channel 191 and streaming on gjcity.org, unless technical difficulties prohibit broadcasting and/or streaming.

2) Members of the public may offer comment on public hearing items in the following ways:

a) submit written comment in advance of the hearing to staff or City Council.

b) attend the public hearing in person and provide verbal comments.

3) Members of the public may, prior to scheduled hearings, view all project documents and view pre-recorded presentations at gjcity.org.

ORDINANCE NO. 4923

AN EMERGENCY ORDINANCE TO AMEND THE GRAND JUNCTION MUNICIPAL CODE REGARDING NEIGHBORHOOD MEETINGS AND TO ALLOW FOR ALTERNATIVE HEARING PROCEDURES FOR LAND USE APPLICATIONS IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

Due to the incidence of COVID-19 in the general public, the designation of pandemic by the World Health Organization, the Declaration of a Disaster Emergency by Governor Polis on March 10, 2020, and a National Emergency by President Trump on March 13, 2020, together with the Public Health Orders (PHO's) issued by the Colorado Department of Public Health and Environment and Executive Orders (EO's) issued by Governor Polis, all of which established guidelines, policies and restrictions necessary for the health and safety of the residents of Colorado, the City declared a Local Emergency (Declaration.) With that Declaration, certain City regulations have been temporarily implemented, amended and adjusted in order to respond to the emergency. Those temporary regulations included but were not limited to prescribing procedures for the conduct of City business and controlling the occupancy of certain premises. The City's Declaration expired May 6, 2020.

On April 26, 2020 Governor Polis issued Executive Order 2020-044 and the Colorado Department of Public Health and Environment issued Public Health Order 20-28 also known as the "Safer at Home Order" which among other things continues to limit social interactions (except as required to conduct *Necessary Activities)* and travel (except that deemed to be Essential *Travel)* all as defined by the EO's and PHO's. In addition, Executive Order 2020-44 prohibits public gatherings in both public spaces and private venues of ten (10) persons or more. Executive Order 2020-044 is effective to and through May 26, 2020.

The virus, and the various PHO's, EO's and other directives and recommendations issued in response to the virus have resulted in the need for the Declaration and attendant modification of City business processes and procedures, including the City Council and the Planning Commission adopting electronic participation policies that allow the City to conduct City business remotely, and the development and implementation of techniques for citizens to view meetings and otherwise comment on agenda topics; however, Council and Commission meetings are not the exclusive means of public participation in City processes. For purposes of land use applications, Neighborhood Meeting and public hearings provide important opportunities for citizen engagement, dissemination of information, public participation and transparency.

By and with this Emergency Ordinance the City Council amends the Grand Junction Municipal Code (GJMC or Code) to provide that Neighborhood Meetings may temporarily be conducted virtually.
Furthermore, the GJMC is amended to allow and provide that quasi-judicial hearings before the Planning Commission and City Council may be heard and decided in accordance with the *Alternative Hearing Procedure* adopted with this Ordinance. The *Alternative Procedure* provides a means for conducting electronic dissemination of information and for alternative means of participation in public meetings. The *Alternative Hearing Procedure* is attached and incorporated by this reference as if fully set forth.

Both the Colorado Constitution and the Fourteenth Amendment to the United States Constitution prohibit the government from depriving any person of life, liberty, or property without due process of law. In *Sundance Hills Homeowners Association v Board of County Commissioners*, the Colorado Supreme Court held that for a land use hearing the governing body must provide notice that minimally specifies the time, place, and subject matter of the public hearing, as well as the nature of the proposal being considered. In addition, the Court held that the hearing must afford affected parties the opportunity to appear before the decision-making body and be heard. The City's *Alternative Hearing Procedure* is enacted and will be applied in a manner that the City reasonably considers to comport with principles of Due Process and fundamental fairness; however, the City cannot not assure an applicant that the Alternative Procedure and any decision made under the Alternative Procedure, may not be challenged and/or be found to violate Due Process/Constitutional rights.

At the May 20, 2020 meeting the City Council considered this Ordinance and determined that amendment of the Code is necessary given the current emergency and the City Council deems it necessary to immediately modify the Code as follows.

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

Titles 21.02.080(e) and (j) (in relevant part) of the Grand Junction Municipal Code are amended as follows (deletions ~~struck through~~; additions underlined):

21.02.080(e)(2) Meeting Time and Procedure ~~Location~~. The applicant must provide for a physical or virtual meeting ~~room~~ and must conduct the meeting. Meetings must be held on a weekday evening that is not a holiday beginning between 5:30 p.m. and 8:00 p.m. ~~in a location that is and be accessible to the affected neighborhood~~. ~~The Director may approve other times and locations.~~ The meeting date, time and format ~~location~~ must be approved by the Director no less than 14 days in advance of the meeting date. ~~To qualify~~, A required Neighborhood Meeting must be held not more than 180 days before the application is submitted.

(3) Meeting Content and Conduct. At the meeting The applicant shall present a concept plan, describe project impacts, describe ways to mitigate impacts, and facilitate a discussion and answer questions during the meeting. The concept plan shall, at a minimum, delineate access to the site; internal circulation, the range of density of the entire property or the maximum intensity (square footage and stories for all buildings). The meeting shall be conducted so that participants ~~attendees~~ have an opportunity to ask questions and provide comments. City staff should gather information and explain the rules and requirements. City staff shall provide information regarding the project's compliance with the Comprehensive Plan and any applicable adopted plan or ordinance. Included with the application submittal, the applicant must give the Director a written list of names and addresses of those given notice, how notice was provided, and those participating in the meeting attending, along with a written summary of the meeting including any public comment received.

(4) Notice. The applicant shall provide written notice of the date, time, place if an in person meeting is conducted or the web location/host, together with any and all information required to access the meeting if conducted virtually and subject of the meeting to every owner and group in the neighborhood, as well as the City ~~Public Works and~~ Community Development Department. The notice must be approved by the Director no less than 14 days in advance of the meeting date and

shall be, at a minimum delivered by U.S. mail. The notice must be made ~~hand-delivered or postmarked~~ no later than 10 calendar days prior to the meeting date.

(j)(5) Additional Rules. The body conducting the hearing may adopt ~~its~~ rules of procedure to limit the number of applications~~, for development approval~~ to be considered per meeting, ~~and to~~ limit the time for each presentation or speaker or as provided by this ordinance temporarily hear and decide quasi-judicial hearings in accordance with the Alternative Hearing Procedure, which are adopted by this reference and incorporated as if fully set forth.

City Council hereby declares that a special emergency exists and that this ordinance is necessary to ensure the preservation of the peace and the public health, safety and welfare by effectuating the Council's publicly purposes and policies, which are consistent with and supportive of those of the State of Colorado.

This Ordinance, immediately on its final passage, shall be recorded in the City book of ordinances kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk. The full text of the amending ordinance, in accordance with the Charter of the City of Grand Junction, is to be published in full within three days.

This Ordinance shall apply to the City of Grand Junction. This Ordinance shall take effect immediately upon passage and with the unanimous approval of City Council.

Severability.

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

All other provisions of Title 3 of the Grand Junction Municipal Code shall remain in full force and effect.

Sunset.

Without further action by the City Council, the terms and provisions of this ordinance shall expire 180 days after the effective date hereof without subsequent action by the City Council.

C.E. Duke Wortmann
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

I HEREBY CERTIFY THAT the foregoing Emergency Ordinance, being Ordinance No. 4923 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd day of June 2020.

I FURTHER CERTIFY THAT Ordinance No. 4923 was read, considered, adopted and ordered published in the Daily Sentinel by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5th day of June 2020.

Deputy City Clerk

Published: June 5, 2020 (full ordinance)
Effective: June 3, 2020 (date of adoption)

ORDINANCE NO. 4967

AN ORDINANCE TO AMEND AND EXTEND ORDINANCE 4923 AMENDING THE GRAND JUNCTION MUNICIPAL CODE REGARDING NEIGHBORHOOD MEETINGS AND TO ALLOW FOR ALTERNATIVE HEARING PROCEDURE FOR LAND USE APPLICATIONS IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

On June 5, 2020 the Grand Junction City Council adopted Ordinance 4923 finding the existence of a special emergency and that as an emergency matter the Ordinance was necessary to ensure the preservation of the peace, public health, safety and general welfare by effectuating the Council's public purposes and policies, which are consistent with and supportive of those of the State of Colorado.

When Ordinance 4923 was adopted it was in response and due to the incidence of COVID-19 in the general public. Ordinance 4923 followed a declaration of a Local Emergency, the designation of pandemic by the World Health Organization, Emergency Declarations by Governor Polis and President Trump, together with the various Public Health Orders (PHO's) issued by the Colorado Department of Public Health and Environment and Executive Orders (EO's) issued by Governor Polis, all of which established guidelines, policies and restrictions necessary for the health and safety of the residents of Colorado. Because of COVID-19 and the fact that the virus continues to spread, those actions, together with others, continue to be relevant and necessary actions must be taken to continue to attempt to limit the transmission of the virus.

In response to COVID in general, and specifically as provided in Ordinance 4923, certain City regulations have been temporarily implemented, amended and adjusted in order to respond to the emergency. Those temporary regulations included but were not limited to prescribing procedures for the conduct of City business and controlling the occupancy of certain premises while providing important opportunities for citizen engagement, dissemination of information, public participation and transparency. Related modifications of City business processes and procedures, included the amendment of the City Code to conduct City business remotely, and the development and implementation of techniques for citizens to view meetings and otherwise comment on agenda topics and for alternative public participation processes.

Ordinance 4923, which created many of those procedures, includes a sunset provision, which provides in relevant part that without further action by the City Council, the Ordinance will expire 180 days after the effective date thereof.

In order to continue to respond to the challenges presented by COVID, the City Council, by and with this ordinance extends Ordinance 4923, the amendments made to the Code and the City's *Alternative Hearing Procedure* enacted therewith, for an additional 180 days.

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

The City Council having duly considered this Ordinance does find and determine that an amendment to and extension of the sunset of Ordinance 4923 is necessary given the current urgent situation presented by COVID.

Accordingly, Ordinance 4923, an ordinance amending the Grand Junction Municipal Code regarding neighborhood meetings and to allow for alternative hearing procedure for land use applications in the City of Grand Junction, Colorado shall be amended to provide an extended term of 180 days after the effective date hereof and shall expire, without subsequent action by the City Council, on the date immediately thereafter.

All other provisions of Ordinance 4923, as codified in the Grand Junction Municipal Code, shall remain in full force and effect. The extended term of the Ordinance will be applied in a manner that the City reasonably considers to comport with principles of Due Process and fundamental fairness as found and determined by the City Council with the enactment of Ordinance 4923.

C.E. Wortmann
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4967 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of November 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 2nd day of December 2020, at which Ordinance No. 4967 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 4th day of December 2020.

Deputy City Clerk

Published: November 20, 2020
Published: December 4, 2020
Effective: January 3, 2021

ORDINANCE NO. _

AN ORDINANCE TO EXTEND ORDINANCE NO. 4967 AMENDING THE GRAND JUNCTION MUNICIPAL CODE REGARDING NEIGHBORHOOD MEETINGS AND TO ALLOW FOR ALTERNATIVE HEARING PROCEDURES FOR LAND USE APPLICATIONS IN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS:

On June 5, 2020 the Grand Junction City Council adopted Ordinance No. 4923 finding the existence of a special emergency and that as an emergency matter the Ordinance was necessary to ensure the preservation of the peace, public health, safety and general welfare by effectuating the Council's public purposes and policies, which are consistent with and supportive of those of the City and State regarding COVID-19.

On December 2, 2020 the City Council adopted Ordinance No. 4967, which extended Ordinance No. 4923. Ordinance No. 4967 includes a 180-day sunset provision, which provides in relevant part that without further action by the City Council, the Ordinance will expire.

In response to COVID in general, and specifically as provided in Ordinance No. 4967, certain City regulations have been implemented, amended and adjusted in order to respond to the pandemic. Those regulations include but are not limited to prescribing procedures for the conduct of City business via virtual platforms while providing important opportunities for citizen engagement, dissemination of information, public participation and transparency. The City successfully modified its Code and implemented the necessary processes and procedures to conduct City business remotely, and developed and put into practice techniques for citizens to view meetings and otherwise comment on agenda topics and for alternative public participation processes and hearing procedures. Both applicants and interested parties have found the processes to be an important and essential option during this time. City staff recommends that Ordinance No. 4967 be extended for an additional 90 days from the effective date of this Ordinance.

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

The City Council having duly considered this Ordinance does find and determine that an amendment to and extension of the sunset of Ordinance No. 4967 regarding neighborhood meetings and allowing for alternative hearing processes and procedures for land use applications in the City of Grand Junction, Colorado shall be amended to provide an extended term of 90 days after the effective date hereof and shall expire, without subsequent action by the City Council, on the date immediately thereafter.

All other provisions of Ordinance Nos. 4923 and 4967, as codified in the Grand Junction Municipal Code, shall remain in full force and effect. The extended term of the Ordinance will be applied in a manner that the City reasonably considers to comport with principles of Due Process and fundamental fairness as found and determined by

DRAFT

the City Council with the enactment of Ordinance Nos. 4923, 4967 and this Ordinance.

_____
President of the City Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: May 19, 2021

Presented By: Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Appeal of Community Development Director's Administrative Decision Pertaining to Acceptance of Open Space Fees in Lieu of Land Dedication for the Lowell Village Townhome Phase 2 Development

RECOMMENDATION:

The Parks and Recreation Advisory Board as well as Staff recommend upholding the decision of the Community Development Director to accept fees in lieu of open space land dedication.

EXECUTIVE SUMMARY:

The Applicant, REGeneration LLC, is in the process of developing the easterly vacant portion of the block on the southeast corner of 7th Street and Grand Avenue in two phases. Phase 1 consisted of the four units that exist on the northwest corner of White Avenue and North 8th Street. Phase 2 will consist of the remaining area of the block with the exception of the R-5 school site for development of an additional 32 units.

Per Code, the Community Development Director shall make the decision as to whether to accept cash equal to the 10 percent of the value of the undeveloped land or accept open space land dedication. In this instance, the Director made the decision to accept cash in lieu of land dedication. The Applicant has appealed the decision.

BACKGROUND OR DETAILED INFORMATION:

REGeneration LLC is in the process of developing the easterly vacant portion of the block on the southeast corner of 7th Street and Grand Avenue. The project is being

developed in two phases: Phase 1 consisted of the first four units that have been constructed on the northwest corner of White Avenue and 8th Street. Phase 2 will consist of the remaining area of the block with the exception of the former R-5 School site on the western side of the block with a total of 32 more residential units.

Section 21.06.020 (a) of the Zoning and Development Code states:

(a) Open Space Dedication.

(1) The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director.

In this case, the project will ultimately consist of 36 dwelling units, thus is subject to the requirement for Open Space Dedication or the fee in lieu. As early as staff comments regarding the PreApplication submittal for the project dated April 13, 2017 the developer was informed that the City would likely accept money in lieu of land. This was confirmed in comments dated March 8, 2018 on the Preliminary Plan for the project that the decision had been made by the Director that money would be accepted in lieu of land dedication for the project. This same information has been consistently relayed to the developer numerous times since then.

The Code further states:

(2) For any residential development required to provide open space, the owner shall hire an MAI appraiser to appraise the property. For purposes of this requirement, the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases.

(3) The appraiser's report shall be submitted to the City for purposes of determining fair market value and otherwise determining compliance with this section.

Consequently, with the final applications for both Phase 1 and Phase 2, the developer submitted MAI appraisals accordingly. Both have been reviewed and determined to be in compliance with the Code. The Open Space Fee was paid by the developer for the four lots created in Phase 1 of the project.

The developer is now requesting that the City consider acceptance of areas within Phase 2 of the project in lieu of payment of the Open Space Fee.

The following subsection of Section 21.06.020 (a) of the Zoning and Development Code qualifies the type of open space and/or recreational area that may be acceptable

to meet the required land dedication:

(8) Private open space and/or recreational area in any development, or outdoor living area required in a multifamily development, shall not be a substitute for the required land dedication.

Further, the Definitions contained within the Zoning and Development Code state:

Open space means any property or portion without any structure or impervious surface and not designated and used for a specific purpose.

Of the areas remaining on the site within Phase 2 of the development, staff has identified the areas shown on the drawing in the attachments as meeting this definition – not designated and used for a specific purpose. These areas are scattered throughout the Phase 2 site and total approximately 3,815 square feet. Other areas shown by the applicant do not meet this definition since they are either off-site on property not owned by the applicant, are within the existing City street right-of-way or are designated for other purposes such as for fire access and turnaround or utility easements.

Further, open space within a development that is owned in common by a homeowners' association or in this case a Metropolitan District, as defined by the Code should be designed and intended for the common use or enjoyment of the residents or occupants of the development. The design of the spaces (as shown on the attached map) appear to function more as small pathways or leftover spaces between buildings or are extra width needed along Groves Lane for the purpose of fire access and do not appear to be consistent with the intent of the Code. Perhaps most importantly, as in (8) above, these spaces are private open space that cannot substitute for the required land dedication.

The Parks and Recreation Advisory Board (PRAB) reviewed the developer's proposal at its November 2020 and May 2021 meetings and decided to support the Community Development Director's decision. The Director considered the input and did not revise the recommendation. Thus, the developer has requested the appeal be heard by City Council.

FISCAL IMPACT:

Upholding the Director's Decision to accept payment of in-lieu fees for open space land dedication would result in revenues of $70,000 for the purposes of public open space.

Overturning the Director's Decision and accepting land dedication would forgo $70,000 in revenues and may/may not result in maintenance obligations for the City.

SUGGESTED MOTION:

I move to (uphold/overturn) the Director's Decision accepting in-lieu fees for open space land dedication for the Lowell Village Townhome Phase 2 development.

Attachments

1. Application - Lowell Village Townhomes Phase 2 Appeal of Open Space Decision
2. Staff Maps and Information LVTH Open Space Appeal
3. PRAB Minutes - 2021 - May 6

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: Subdivision Plat/Plan - Major Final

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:	Lowell Village Townhomes - Phase 2	Site Acreage:	See Phase 2 development app.
Site Tax No(s):	See Phase 2 development application.	Site Zoning:	See Phase 2 development app.

Project Description: Appeal of Com Dev Director's open space decision. See attached appeal letter for full details.

Property Owner Information		Applicant Information		Representative Information	
Name:	Jeremy Nelson	Name:	Same as owner info.	Name:	Same as owner info.
Street Address:	310 N. 7th #12	Street Address:		Street Address:	
City/State/Zip:	GJ, CO 81501	City/State/Zip:		City/State/Zip:	
Business Phone #:	415-425-9848	Business Phone #:		Business Phone #:	
E-Mail:	jnelson@REgenerationDevelopment.com	E-Mail:		E-Mail:	
Fax #:	N/A	Fax #:		Fax #:	
Contact Person:	same as owner	Contact Person:		Contact Person:	
Contact Phone #:	same as owner	Contact Phone #:		Contact Phone #:	

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	9/21/20
Signature of Legal Property Owner		Date	9/21/20

September 21, 2020

Tamra Allen, Director of Community Development
City of Grand Junction
250 N. 5th Street
Grand Junction, Colorado 81501

By email to: tamraa@gjcity.org

RE: Lowell Village Townhomes
Request for Reconsideration of Director's Decision
Appeal of Director's Decision on Open Space Dedication

Dear Ms. Allen:

By this letter I am requesting a reconsideration of the Director's decision given in the letter dated September 7, 2020 requiring payment of a 10% open space fee in lieu of a land dedication because the City intends to further develop a record for the decision at the Parks and Recreation Advisory Board meeting on September 24, 2020. A recommendation of the Parks and Recreation Advisory Board on an appeal is not authorized by the City's Zoning and Development Code, neither in Section 21.01.130 (appeal authority) nor in 21.02.210 (appeal process). The Advisory Board meeting, and the input from that Board, will only serve to further develop a record for the decision, which by definition must occur prior to a final decision. Therefore I ask that the Director reconsider the decision, taking into account the input and recommendation from the Advisory Board, and allow me to make a presentation on the land dedication proposal for the Board's, and the Director's, consideration at that Advisory Board meeting.

In the event the Director declines to reconsider the open space dedication decision as requested above, please accept this as Downtown Grand Junction REgeneration LLC's (REgeneration LLC) written request for appeal of the Director's decision given in your letter dated September 7, 2020, pursuant to Section 21.06.020(c) of the Zoning and Development Code ("the Code"), which provides in pertinent part as follows:

> (c) ***Appeal of Final Action on Administrative Development Permits.*** *Any person, including any officer or agent of the City, aggrieved or claimed to be aggrieved by a final action of the Director on an administrative development permit, may request an appeal of the action in accordance with GJMC 21.01.130(g) and this subsection (c).*

REgeneration LLC requested a land dedication for Phase 2 of the Lowell Village development, and the Director denied that request. REgeneration LLC requests a reversal of that decision, allowing the open space exaction to be met by the dedication of land comprising not less than 10 percent of the area of the property included in REgeneration LLC's Final Phase 2 Plan/Plat application submitted 11/29/19 and currently under review by City's Community Development Department, in accordance with Section 21.06.020(a)(4); or, in the alternative, a remand with

instructions that the Director consider the open space dedication and plan proposed by the applicant and make specific findings of fact, related to this project, on the matter.

A. Applicable Law

This appeal has been timely submitted within ten (10) business days of the decision and states the grounds for appeal in accordance with Section 21.02.210(c)(3). The City Council, as the appellate body, must either affirm, reverse or remand the decision, and must determine, based on the information in the record, whether the Director:

> *(i) Acted in a manner inconsistent with the provisions of this code or other applicable local, State of federal law; or*
>
> *(ii) Made erroneous findings of fact based on the evidence and testimony on the record; or*
>
> *(iii) Failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or*
>
> *(iv) Acted arbitrarily, or capriciously.*

Section 21.02.210(c)(1), (2) and (3).

While the appellate body may not consider new evidence or take factual testimony at the hearing, it must consider the grounds for the appeal and allow the applicant to make an argument for its request to overturn the Director's decision.

B. Grounds for Appeal

The Director's decision to refuse the open space land dedication and to demand a fee-in-lieu of dedication was contrary to applicable law, was not based on appropriate findings of fact, did not take in to account mitigating measures offered by the applicant, and was arbitrary and capricious.

1. The Director's decision was inconsistent with applicable law.

The decision to exact a fee of $70,000 lacks any demonstrated nexus or rough proportionality to the project's impacts. Exactions imposed as conditions of development must meet the nexus and rough proportionality requirements of *Nollan v. California Coastal Comm'n*, 483 U. S. 825 (1987) and *Dolan v. City of Tigard*, 512 U.S. 374 (1994) (see *Koontz v. St. Johns River Water Management District*, 568 U.S. 936 (2013). Because the fee-in-lieu is based on land value and not intensity of residential use, there is no nexus nor rough proportionality between the fee exacted and the purpose of the exaction. The purpose is to provide open space in relation to the development impacts; but the development impacts are not related to the value of the property, but rather to the density of the development. Therefore the exaction of $70,000 does not bear the required relationship to the projected impact of the proposed development. Similarly, if the

$70,000 is characterized by the City as an impact fee, then an impact study is required to form the basis for the fee amount. No impact study was cited or provided supporting the imposition of the fee. The relatively small "purchasing power" of the requested fee also does not reasonably further the stated intent of the open space requirement in the GJMC.

2. The Director made no specific, project-related findings of fact, and the finding the Director did make was erroneous.

The Director did not make any findings of fact supporting her decision to require funds in lieu of an open space dedication that were specific to the project. The Director, in various verbal and written communications, merely opined and concluded, without any factual basis or reference to the project specifics, that a) the proposal would provide "no public benefit", b) small open space areas have no value, and c) the Phase 2 land area proposed for dedication does not equal 10% or more of the Phase 2 land area despite being provided with calculations and graphics showing 13.7% of the Phase 2 land area as dedicated to open space use. She did not consider the historic value, central location, or programming opportunities for public use of the space. A small open space in an urbanized area has a great deal of value, arguably more value than a large park in an outlying area, and this particular open space is more valuable because of its location in an historic area of the Downtown.

3. The Director failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the project into compliance.

The Director failed to fully consider the applicant's proposal for the use, development, maintenance and programming of the space for public use. The Lowell Village Metropolitan District would hold and maintain the property and operate the programming on the public park area, relieving the City of maintenance and programming costs and obligations, and further enhancing the value of the land dedication. The $70,000 fee in lieu confers far less benefit to the public than the applicant's proposed dedication of open space; it would not buy what the applicant's proposed dedication would offer, and the Director failed to take this into account. As to the open space dedication, the Code states that t*he owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property*. Section 21.06.020 (a)(1). It further states that *the City Council may accept the dedication of land in lieu of payment so long as the fair market value of the land dedicated to the City is not less than 10 percent of the value of the property*. The property has been appraised; 10% of the value of the property is $70,000. The applicant proposes to dedicate approximately 13.7% of the Phase 2 land area or 43.2% after including the historic landscape in front of Lowell School to public use, per the table below and attached graphic:

Total Phase 2 Land Area	72,502 sf	100.0 %
Total Public Open Space Dedication	31,299 sf	43.2 %
Phase 2 On-Site Public Open Space Dedication	9,911 sf	13.7 %
Lowell School Public Open Space Dedication	21,388 sf	29.5 %

The above land areas have an appraised value of $378,900 ($95,900 for 13.7% of the Phase 2 land area and $283,000 for the historic landscape in front of the Lowell School).[1] The dedication is made even more valuable to the City by the fact that 1) the Metropolitan District would hold, maintain, develop these land areas as public open space into perpetuity 2) the Metropolitan District would manage public use programming on these land area and make the space available to City and the public, and 3) the applicant has offered to enter into a tree preservation agreement to protect the mature trees in front of Lowell School (which currently have no legally-binding protections), all at no cost to the City, and located in a central, highly-visible, and vital area of the City. The Director's decision to require $70,000 instead of accepting the dedication of public open space to Metropolitan District does not take into account the full value of the applicant's offer of land dedication which clearly provides greater benefit to taxpaying public than the City could provide with a $70,000 fee-in-lieu payment.

4. The Director acted arbitrarily and capriciously.

Although the decision whether to accept funds or a land dedication belongs with the Director,[2] the decision cannot be made in an arbitrary or capricious manner. An administrative decision is arbitrary or capricious, and consequently must be overturned or remanded for further findings, where the decision is not supported by competent evidence. *Board of County Commissioners of Jefferson County v. Simmons*, 177 Colo. 347 (Colo. 1972). The Director's conclusory blanket statement that there is no public benefit of the land dedication proposal, that small open spaces are unusable, and that the area of the proposed land dedication area is less than 10% of the Phase 2 land area is not supported by any evidence at all; it is simply a bare opinion. There is no competent evidence in the record that the fee-in-lieu is preferable to an open space dedication as proposed by REgeneration LLC.

Point of fact, the proposed land dedication areas calculated above meet the official definitions of open space contained in the GJMC. The GJMC definitions of open space are provided below for reference:

> City of Grand Junction Development Code, Chapter 21.10, DEFINITIONS:
>
> "Open space means any property or portion without any structure or impervious surface and not designated and used for a specific purpose."
>
> "Open space, common means open space within a development that is owned in common by a homeowners' association and which is designed and intended for the common use or enjoyment of the residents or occupants of the development. Common open space does not include areas used for streets, alleys, driveways or off-street parking or loading areas. However, the area of recreational activities such as swimming pools, tennis courts and other recreation facilities may be counted as common open space."

[1] See attached appraisal of the historic landscape in front of the Lowell School dated 6/14/19.
[2] Section 21.06.020(a)(1)

Based on the GJMC definition of open space and REgeneration LLC's calculations of Phase 2 area dedicated to on-site public open space uses and based on the GJMC definition of open space, it appears the land dedication proposal meets both the quantitative and qualitative standards in the GJMC.

Furthermore, REgeneration LLC is not aware of any objective standard defined in the GJMC that would serve as a technical or legal basis for the City to make a determination of the Phase 2 land being offered for dedication to the City for public open space as being "not acceptable for this purpose." Therefore, this determination appears to have been made subjectively and without any technical or legal basis. City staff have made previous statements to REgeneration LLC verbally or in writing that "small open spaces provide no public benefit" and "small open spaces are unusable" that suggest that the City is concerned about the size of the open spaces that would be produced by the proposed land dedication. However, if the City is concerned about the size of the open space being dedicated, REgeneration LLC would note that in an urban infill context, current best practice thinking is that smaller open spaces are generally better utilized by people and easier to manage, while large open spaces are underutilized and difficult to manage for nuisance uses (e.g. the homeless encampments in some of the larger parks in downtown Grand Junction). Below are a few quotes that reinforce the current best practice thinking that the quality of the open space design, management, and programming matter more than the size of the open space in urban environments:

> "The quality of a public space is more important than its size."
>
> Source: Nine Elements of Successful Small Parks and Plazas. MRSC Local Government Success. Available at: http://mrsc.org/Home/Stay-Informed/MRSC-Insight/October/9-Elements-of-Successful-Small-Parks-and-Plazas.aspx

> "What attracts people most, it would appear, is other people. It is difficult to design a space that will not attract people. What is remarkable is how often this has been accomplished."
>
> Source: *The Social Life of Small Urban Spaces* Available at: https://www.pps.org/product/the-social-life-of-small-urban-spaces

> "But when it comes to parks, quality is way more important than size."
>
> Source: Ten Small Parks that Prove Tiny is Terrific. Greater Greater Washington Available at: https://ggwash.org/view/41344/ten-small-parks-that-prove-tiny-is-terrific

C. Request for Relief

For the foregoing reasons, I respectfully request that the appellate body reverse the Director's decision to require a fee-in-lieu of land dedication and agree to accept a land dedication of a public open space easement to the Metropolitan District of land area consisting of

no less than 10% of the Phase 2 land area and no less than 10% of the value of the Phase 2 land area,, with both the proposed open space areas described above to be operated and maintained as open space into perpetuity by the Metropolitan District. REgeneration LLC would be amendable to enforcement of the proposed public open space land dedication via a condition of approval in the Phase 2 Approval Decision Letter and via the City Council-approved and currently operative Intergovernmental Agreement (IGA) between the City of Grand Junction and the Metropolitan District and explicitly authorizes the Metro District to build, operate, and maintain open space. REgeneration LLC would further stipulate that if the proposed open space via land dedication the Metropolitan District is not constructed and operating to the same standards as comparable City-provided open spaces in the downtown area, then the City could require payment of the fee-in-lieu at that time.

In the alternative, I respectfully request the appellate body to remand the decision for specific findings of fact consistent with applicable law and a consideration of the REgeneration LLC' open space land dedication proposal as described in the preceding paragraph .

We believe that the land dedication proposal fulfills both the letter and the spirit of the City's open space exaction requirements, conforms to current best practices in open space provision and programming in urban/downtown contexts, will protect the historic landscape in front of the Lowell School, and provides significantly greater public benefit than the payment of the fee-in-lieu, all at no cost to the city. In addition, the land dedication proposal doesn't create a precedent for the City, as the Lowell Village Townhomes project is unique in that: 1) the project is located in the downtown core where it's difficult and expensive for the City to provide new public open space and 2) the public open space will be dedicated to the Metropolitan District which provides the City with an accountability and enforcement mechanism via the City Council-approved and currently operative IGA.

We understand that it would be simpler for us to simply acquiesce to the Director's decision and write a check for the open space fee. However, we don't think that such a "check the box" approach would yield the best result for our development project nor for the public at large. Because we believe our proposed approach will result in greater public benefit, we have spent significant time and money developing our land dedication proposal. We believe that a rationale of "because that's the way we've always done it" is not an appropriate basis for public policy decisions, and humbly invite the City to partner with us in the spirit of collaboration with the private-sector to innovate in the delivery of public services and amenities. My team would be happy to meet with you at any time to discuss this appeal.

Sincerely,

Jeremy Nelson, Manager

Downtown Grand Junction REgeneration LLC

CITY OF
Grand Junction
COLORADO

COMMUNITY
DEVELOPMENT

September 7, 2020

ReGeneration, LLC
c/o Jeremy Nelson
2766 Harrison Street
San Francisco, California 94110

Via Electronic Mail: jnelson@regenerationdevelopment.com

RE: Lowell Village Open Space Fees

Dear Mr. Nelson:

The Grand Junction Municipal Code (GJMC) §21.06.020(a)(1) provides in relevant part

> "The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director."

The Preliminary Plan and Phase 2 Final Plan review comments for this project (March 8, 2018, July 17, 2018, January 29, 2020, May 7, 2020 and August 19, 2020 have all stated, that, I as the Director am accepting the equivalent of 10 percent of the value of the property ($70,000) for the Lowell Village Townhomes project open space payment.

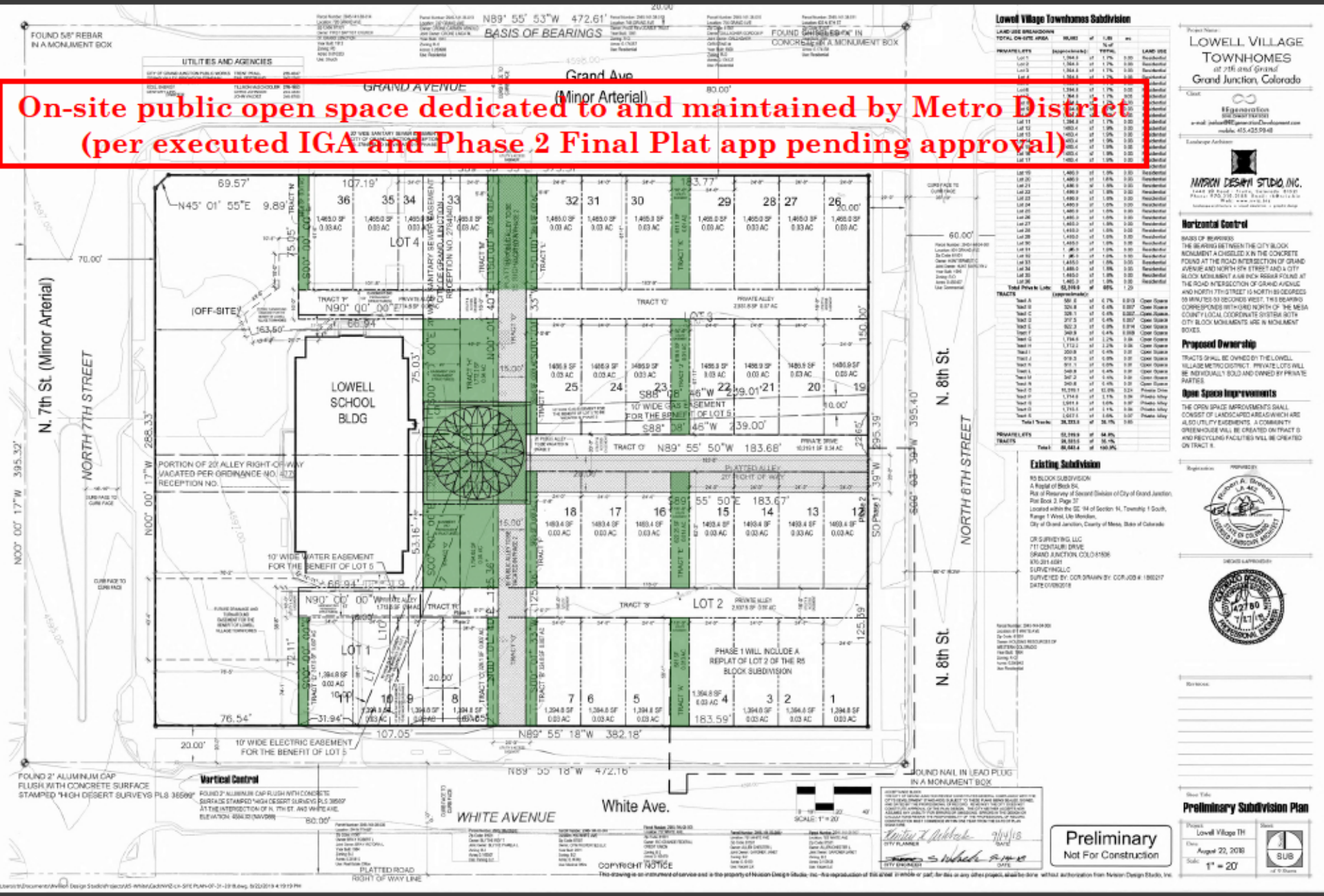
As you requested during our meeting on September 3, this letter is written to restate and affirm that I, consistent with authority conferred by the GJMC, am now, and as stated previously, will continue to accept the equivalent of 10 percent of the value of the property ($70,000) for the Lowell Village Townhomes project open space payment.

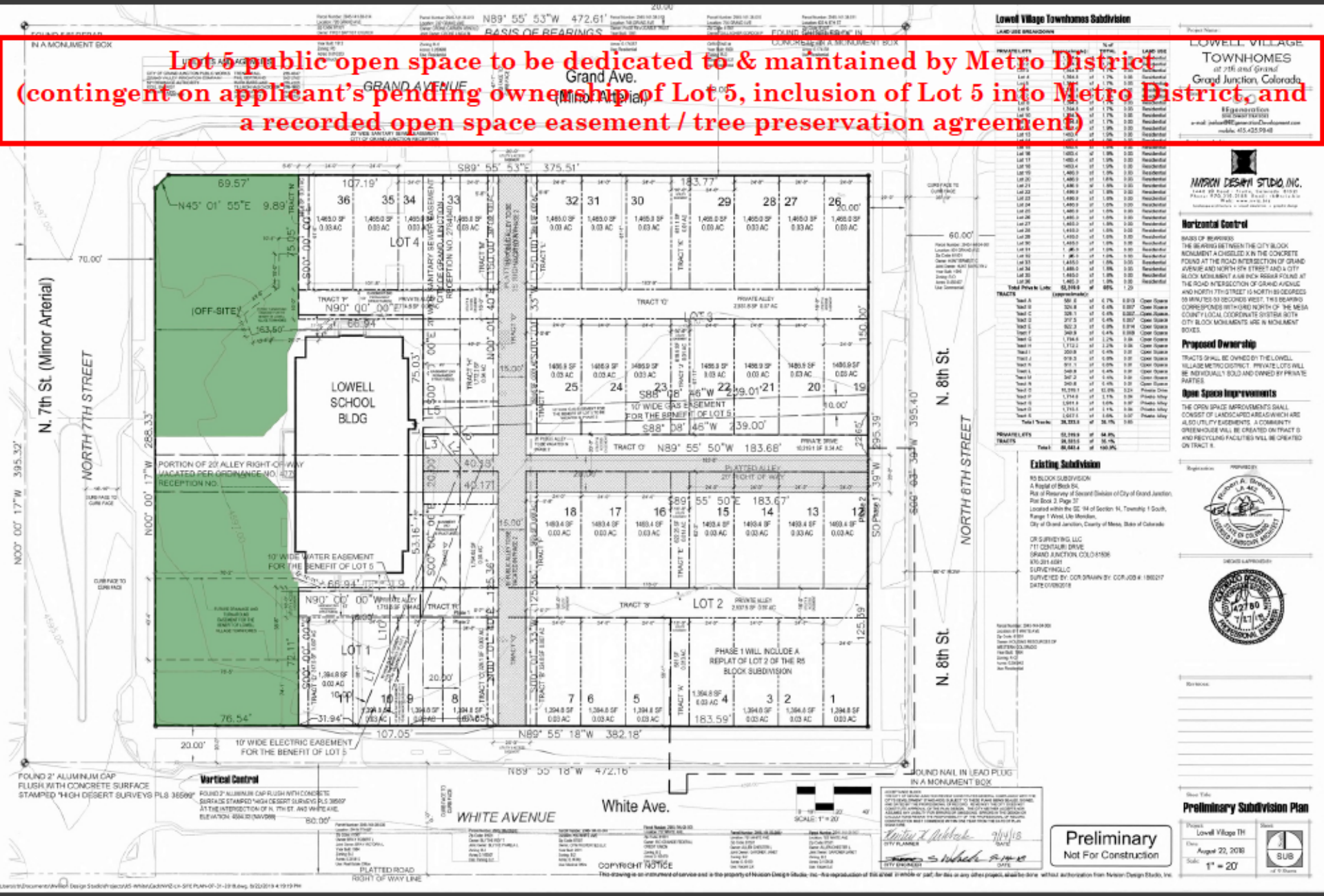
Respectfully,

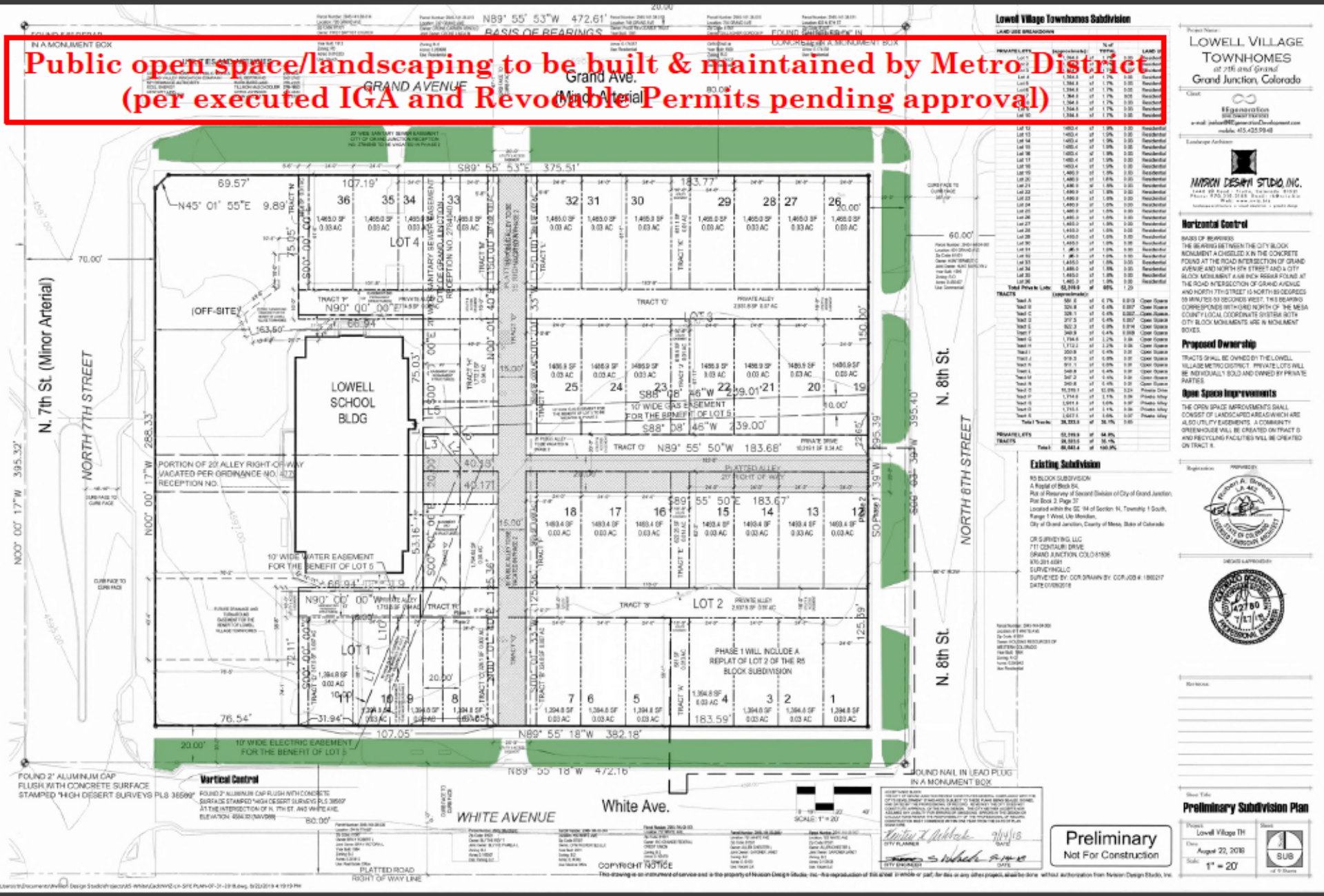
Tamra Allen, AICP
Community Development Director

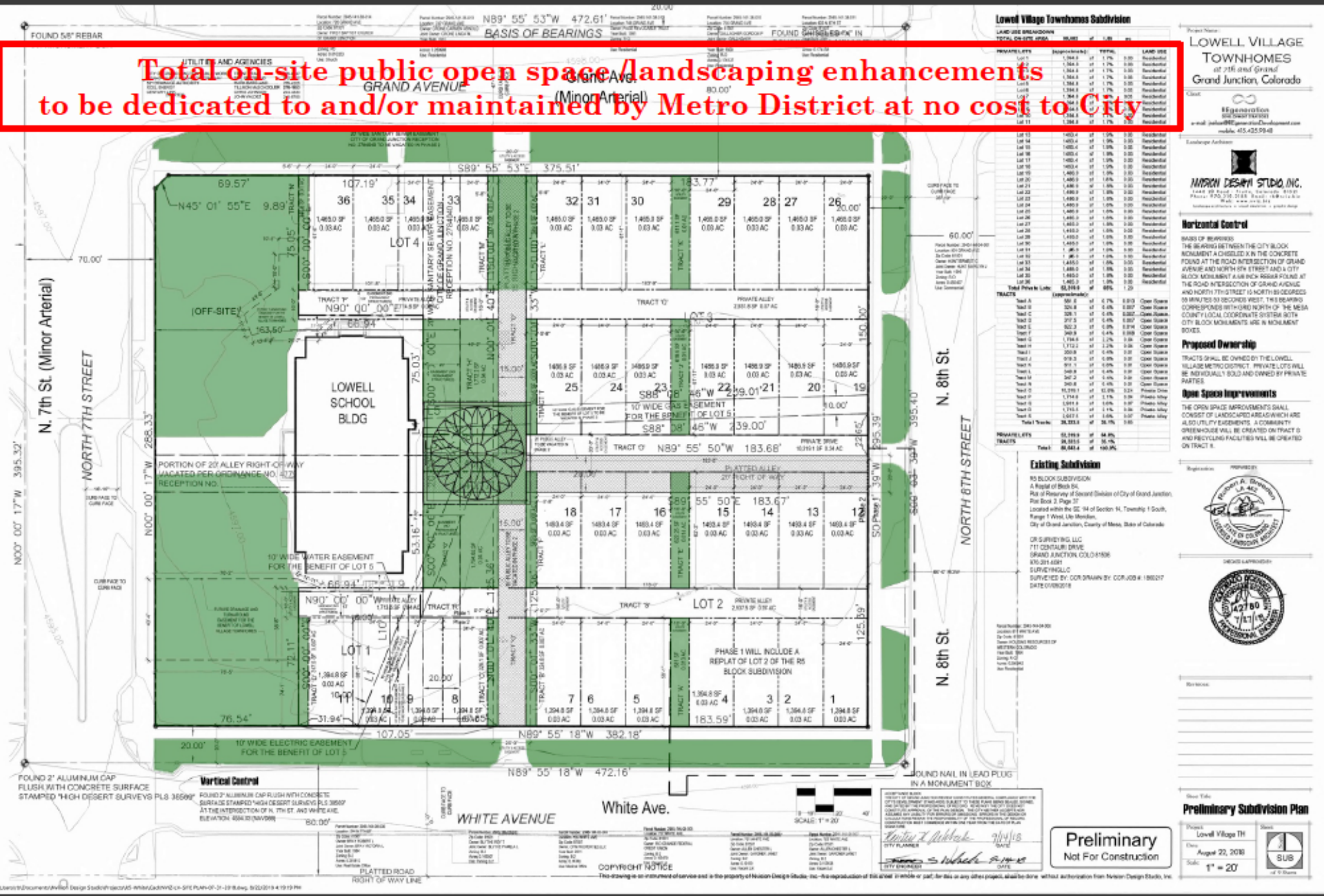
pc: Kris Ashbeck, Principal Planner
John Shaver, City Attorney
Greg Caton, City Manager
file

On-site public open space dedicated to and maintained by Metro District (per executed IGA and Phase 2 Final Plat app pending approval)




Lot 5 public open space to be dedicated to & maintained by Metro District
(contingent on applicant's pending ownership of Lot 5, inclusion of Lot 5 into Metro District, and a recorded open space easement / tree preservation agreement)
Lowell Village Townhomes Subdivision
LOWELL VILLAGE TOWNHOMES
at 7th and Grand
Grand Junction, Colorado
GRAND AVENUE
Grand Ave.
(Minor Arterial)
N. 7th St. (Minor Arterial)
NORTH 7TH STREET
N. 8th St.
NORTH 8TH STREET
LOWELL SCHOOL BLDG
(OFF-SITE)
LOT 1
LOT 2
LOT 4
PHASE 1 WILL INCLUDE A REPLAT OF LOT 2 OF THE R5 BLOCK SUBDIVISION
10' WIDE WATER EASEMENT FOR THE BENEFIT OF LOT 5
10' WIDE ELECTRIC EASEMENT FOR THE BENEFIT OF LOT 5
10' WIDE GAS EASEMENT FOR THE BENEFIT OF LOT 5
PLATTED ALLEY 20' RIGHT OF WAY
WHITE AVENUE
White Ave.
Vertical Control
Horizontal Control
Proposed Ownership
Open Space Improvements
Existing Subdivision
Preliminary Subdivision Plan
Preliminary
Not For Construction
COPYRIGHT NOTICE


Public open space/landscaping to be built & maintained by Metro District
(per executed IGA and Revocable Permits pending approval)
Lowell Village Townhomes Subdivision
LOWELL VILLAGE TOWNHOMES
at 7th and Grand
Grand Junction, Colorado
Horizontal Control
Proposed Ownership
Open Space Improvements
Existing Subdivision
Vertical Control
Preliminary Subdivision Plan
Preliminary
Not For Construction
N89° 55' 53"W 472.61'
BASIS OF BEARINGS
GRAND AVENUE
Grand Ave.
(Minor Arterial)
N. 7th St. (Minor Arterial)
NORTH 7TH STREET
N. 8th St.
NORTH 8TH STREET
LOWELL SCHOOL BLDG
LOT 1
LOT 2
LOT 4
PHASE 1 WILL INCLUDE A REPLAT OF LOT 2 OF THE R5 BLOCK SUBDIVISION
10' WIDE WATER EASEMENT FOR THE BENEFIT OF LOT 5
10' WIDE ELECTRIC EASEMENT FOR THE BENEFIT OF LOT 5
10' WIDE GAS EASEMENT FOR THE BENEFIT OF LOT 5
PORTION OF 20' ALLEY RIGHT-OF-WAY VACATED PER ORDINANCE NO. 4072 RECEPTION NO.
PLATTED ALLEY 20' RIGHT OF WAY
PRIVATE DRIVE
PRIVATE ALLEY
WHITE AVENUE
White Ave.
N89° 55' 18"W 382.18'
N89° 55' 18"W 472.16'
S89° 55' 53"E 375.51'
S88° 08' 46"W 239.00'
N89° 55' 50"W 183.68'
(OFF-SITE)
FOUND 2" ALUMINUM CAP FLUSH WITH CONCRETE SURFACE STAMPED "HIGH DESERT SURVEYS PLS 38599"
FOUND NAIL IN LEAD PLUG IN A MONUMENT BOX
PLATTED ROAD RIGHT OF WAY LINE
COPYRIGHT NOTICE
Nelson Design Studio, Inc.
Robert A. Breeden
PLS 38599
STATE OF COLORADO
LICENSED LAND SURVEYOR
Lowell Village TH
August 22, 2018
1" = 20'
SUB


Total on-site public open space /landscaping enhancements
to be dedicated to and/or maintained by Metro District at no cost to City
Lowell Village Townhomes Subdivision
LOWELL VILLAGE TOWNHOMES
at 7th and Grand
Grand Junction, Colorado
Horizontal Control
Proposed Ownership
Open Space Improvements
Existing Subdivision
Vertical Control
Preliminary Subdivision Plan
Preliminary
Not For Construction
N. 7th St. (Minor Arterial)
N. 8th St.
NORTH 7TH STREET
NORTH 8TH STREET
GRAND AVENUE
WHITE AVENUE
LOWELL SCHOOL BLDG
LOT 1
LOT 2
LOT 3
LOT 4
(OFF-SITE)
PHASE 1 WILL INCLUDE A REPLAT OF LOT 2 OF THE R5 BLOCK SUBDIVISION
10' WIDE WATER EASEMENT FOR THE BENEFIT OF LOT 5
10' WIDE ELECTRIC EASEMENT FOR THE BENEFIT OF LOT 5
PORTION OF 20' ALLEY RIGHT-OF-WAY VACATED PER ORDINANCE NO. 4172 RECEPTION NO.
FOUND 5/8" REBAR
FOUND 2" ALUMINUM CAP FLUSH WITH CONCRETE SURFACE STAMPED "HIGH DESERT SURVEYS PLS 38599"
FOUND NAIL IN LEAD PLUG IN A MONUMENT BOX
BASIS OF BEARINGS
Grand Ave. (Minor Arterial)
White Ave.
PLATTED ROAD RIGHT OF WAY LINE
N89° 55' 53"W 472.61'
S89° 55' 53"E 375.51'
N89° 55' 50"W 183.68'
S88° 08' 46"W 239.00'
N89° 55' 18"W 382.18'
N89° 55' 18"W 472.16'
N90° 00' 00"W 274.50'
N90° 00' 00"W 66.94'
N45° 01' 55"E 9.89'
S00° 00' 00"E 75.05'
N00° 00' 17"W 395.32'
S00° 00' 00"E 395.40'
N00° 00' 17"W 288.33'
SCALE: 1" = 20'
Nvision Design Studio, Inc.
Landscape Architect
Project Name
Client
Preliminary
Not For Construction
Lowell Village TH
August 22, 2018
1" = 20'
SUB

NISLEY & ASSOCIATES

APPRAISAL REPORT ON

PART OF LOT 5, R-5 BLOCK SUBDIVISION, AMENDED
7TH STREET BETWEEN GRAND AVENUE AND WHITE AVENUE
GRAND JUNCTION, COLORADO 81501

PREPARED FOR:
JEREMY NELSON

EFFECTIVE DATE OF VALUE: JUNE 7, 2019
DATE OF REPORT: JUNE 14, 2019

By: John W. Nisley, MAI, SRA

Nisley & Associates, Inc.
2764 Compass Drive, Suite 238
P. O. Box 446
Grand Junction, Colorado 81502-0446

JOHN W. NISLEY, MAI, SRA
REAL ESTATE APPRAISER & CONSULTANT
2764 Compass Drive, Suite 238 - POST OFFICE BOX 446
GRAND JUNCTION, COLORADO 81502-0446
PHONE (970) 242-8076

June 14, 2019

Mr. Jeremy Nelson, Downtown Grand Junction REgeneration, LLC
C/O Rob Breeden, President
Nvision Design Studio, Inc.
677 25 Rd.
Grand Junction, CO 81505

Dear Mr. Nelson:

As requested, I have completed an Appraisal Report on part of Lot 5 of the R5 Block Subdivision, amended, located on the east side of 7th Street, between Grand and White Avenues in Grand Junction, Colorado. The property was inspected on June 7, 2019, which is the effective date of value. Attached hereto is my report containing data gathered during my investigation upon which, in part, my opinion of value is based.

Based on the data and assumptions contained in the report, it would be my opinion that the Market Value for the subject property would be:

TWO HUNDRED EIGHTY THREE THOUSAND DOLLARS
($283,000.00)

In this appraisal, there has been no investigation of any liens which may or may not be in existence. My work has to do only with the estimate of value.

The values presented within this appraisal report are subject to extraordinary assumptions or hypothetical conditions. These are included on page 2 of the appraisal. This letter must remain attached to the appraisal report in order for the value opinion set forth to be considered valid.

It is expressly understood that the scope of my study and report thereon does not include the possible impact of price controls, energy requirements or environmental regulations, licensing requirements or other restrictions concerning the property except where such matters have been brought to my attention and are disclosed in the report.

Respectfully submitted,

John W. Nisley, MAI, SRA (A.I)
Certified General Appraiser
Colorado - #CGO1313453
License Expiration - 12/31/19

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IDENTIFICATION OF THE PROPERTY

The property to be appraised in this report consists of vacant land located on the east side of 7th Street between Grand and White Avenues in Grand Junction, Colorado. The property is the lawn area located to the west of the existing improvements on Lot 5, R5 Block Subdivision, Amended, and the appraisal is being completed on an "as is" basis, as vacant land under its B-2 zone. The property contains a total of an estimated land area of 18,860 square feet of land. The property is currently under the ownership of the Grand Junction Downtown Development Authority, according to the Mesa County Assessor's records.

For the purpose of this appraisal, I am making the extraordinary assumption that the City of Grand Junction would allow the subject property to be sold separately for development purposes from the balance of Lot 5. A hypothetical condition is also employed, since this separation does not exist today, so it is contrary to fact.

LEGAL DESCRIPTION

According to Assessor's records, the legal description for the entire Lot 5 is as follows:

LOT 5 R5 BLOCK SUB AMENDED LOC WITHIN SEC 14 1S 1W UM RECD 4/2/2018 R-2835112 MESA CO RECDS - 32503SF/0.75AC

The area being valued is the western portion of the lot, located north and south of existing sidewalks on the lot. The area north of the center east/west sidewalk was measured in assessor's records at approximately 9,570 square feet, with the south portion being approximately 9,290 square feet. A copy of the measurement tool from assessor's records is included in the appraisal.

TYPE OF VALUE AND SOURCE

The type of value estimated in this appraisal is the Market Value of the subject property on an "as is" basis. For the purpose of this report, Market Value is defined as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.
Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;
Both parties are well informed or well advised and each acting in what he considers his own best interest;
A reasonable time is allowed for exposure in the open market;
Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

This definition is from regulations published by the Federal Regulatory Agencies pursuant to Title XI of the Financial Institution's Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated December 2, 2010.

PROPERTY RIGHTS APPRAISED

The property rights appraised in this report are the unencumbered fee simple estate rights of ownership. According to the 6th edition of the Dictionary of Real Estate Appraisal, the fee simple estate is defined as the *"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, imminent domain, police power, and escheat."*

EFFECTIVE DATE OF THE APPRAISAL

The date the appraisal applies is as of June 7, 2019. This was the date of inspection by the appraiser and the date to which all opinions of value apply.

DATE OF THE REPORT

The date of the report is June 14, 2019.

INTENDED USE AND INTENDED USER

The client and intended user of the report is Jeremy Nelson for Downtown Grand Junction REgeneration, LLC. Other users in course include the City of Grand Junction Planning and Community Development Department. The intended use is to assist the client and other intended users in the estimate of market value of the real property for the potential of using the value of the area toward open space fees required of the client on other land in the same project. This tract is not under the same ownership, however, and the City may require Lot 5 to remain "as is" as part of its development requirements on the balance of the block, or even on the old school.

SCOPE OF WORK

In order to complete this appraisal assignment, it was necessary to complete several steps to obtain data and information regarding the subject property, as well as market data which reflect the motivations and reactions of active buyers and sellers in the local marketplace for this type of property. The steps in the valuation process include:

l) Defining the appraisal problem, including identification of the property to be appraised, as well as the property rights appraised. This step also includes identifying the effective date of appraisal and the purpose and uses of the appraisal.

2) Preliminary analysis and data selection and collection, including both specific and general information regarding the subject property and comparable market data, primarily from an investigation of public records and deeds, a physical inspection of the subject property, drive-by/exterior inspections of the comparables, and confirmation of the sales. Parameters and extent of data research are detailed in each applicable section of the appraisal report.

3) Highest and Best Use analysis, which usually includes both the study of the site, as though vacant and available to be used at its highest and best use, and a study of the property as improved.

4) Analysis of the applicability of the three approaches to value (the Cost Approach, the Market Data/Sales Comparison Approach, and the Income Approach) to the appraisal problem followed by the valuation analysis using the appropriate techniques. All of these approaches will be discussed in the valuation of the subject. The extent of the process of collecting, confirming and reporting data includes interviews with realtors in the area, sales and income data available from public records, as well as interviews with property owners and/or tenants, data gathered from the Assessor's and Treasurer's offices, as well as the Clerk and Recorder's office or Title Company. We have tried to confirm all market data used in the development of these three approaches to value with either the buyer, seller or realtor involved in the transaction. This is not always possible, however. A good faith effort has been made by us in collecting, confirming and reporting all available market data. The only limitation regarding market data for the development of a supported indication of value for the property would be the scarcity of this data within the marketplace. There have been no limitations placed on us with regard to the collection, confirmation and reporting of market data available by the client or other parties.

5) Reconciliation of the value indications, correlating the approaches to value in order to arrive at a final value estimate.

6) The last step is communication of the analysis and conclusions, in this case, the form of a written report.

The appraisal report is not intended to be misleading in any manner, and if there are any questions concerning the appraisal report, these questions should be directed to the appraiser in order that the report not be allowed to be misleading.

The subject property consists of vacant land located on the east side of 7th Street, between Grand and White Avenues in Grand Junction, Colorado. Because the property is vacant land, only the Sales Comparison Approach to value would be applicable. In a Cost Approach, the Sales Comparison Approach would be used for vacant land, and there is not enough meaningful information to determine an Income Approach on the property.

EXPOSURE AND MARKETING TIME

Exposure time is the concept of the period of time in the past that would be assumed the subject would have been listed prior to the date of valuation in order to sell at the appraised price. This is based on exposure in the open market and the time frame which other sales have occurred. Marketing time is the concept of the future time frame required to sell the property after the date of value at the appraised price.

I researched the Grand Junction Multiple Listing Service for commercial land from .5 acres to 2 acres in size in Grand Junction that has sold or been listed during the last year. I found eleven sales, with days on the market ranging from 16 days to 872 days, with an average of 310 days. Using that same search, I looked at active listings, and there were a total of 149 active listings on the market, with days on the market ranging from 1 day to 4,098 days, with an average of 480 days. Based on this information, it would be my opinion that the marketing and exposure time would both be in the area of 10 to 16 months.

TAX AND ASSESSMENT DATA

The subject property is taxed as follows:

Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Property Tax & Water
2019	9141, 9241	$361,650	$228,820	$590,470	$104,880	$66,360	$171,240	10107	0.0757520	$0.00	*$0.00
2018	9141, 9241	$1,100,480	$14,280	$1,114,760	$319,140	$4,140	$323,280	10107	0.0757520	$0.00	$0.00

Because the DDA is non-taxed, the tax burden is zero. The subject would be only part of the property.

PERSONAL PROPERTY

There is no personal property included in the valuation of the subject property.

HISTORY OF THE PROPERTY

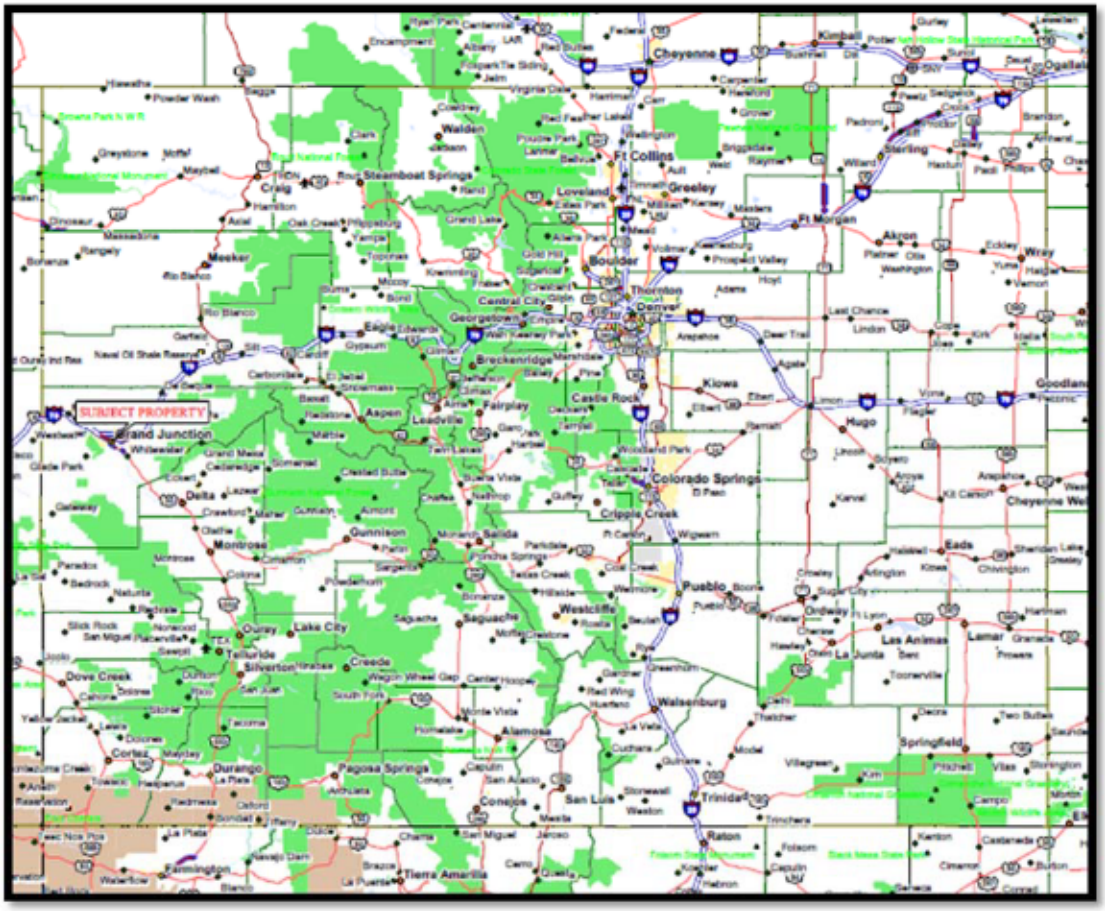
The subject property was sold from the Mesa County Valley School District 51 to the Downtown Development Authority on December 30, 2015 for $1,350,000.00. That transaction was recorded at Reception Number 2747714 in the Mesa County Clerk and Recorder's Office. The property was then platted into R-5 Block Subdivision Amended on March 28, 2018. Lots 1-4 of the block then sold from the Grand Junction Downtown Development Authority to Downtown Grand Junction REgeneration, LLC by special warranty deed for $1.00. Lot 1 transferred by quit claim deed on September 13, 2018 to Smith, Traw, and Breeden.

LOCATIONAL DATA

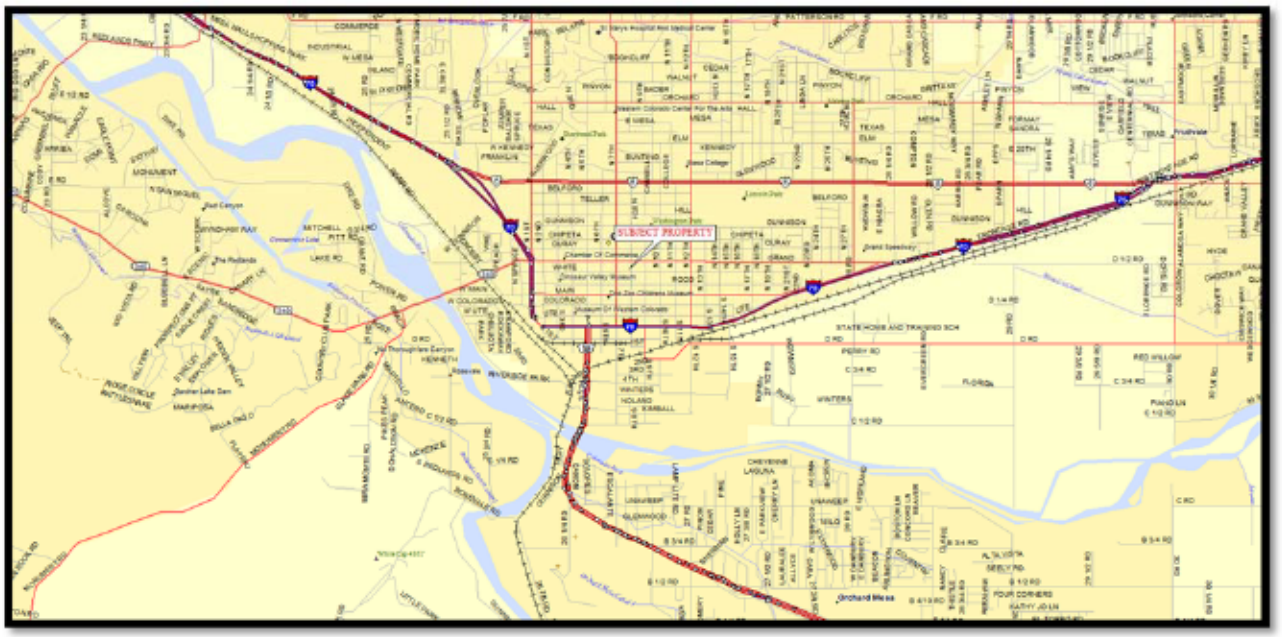
The subject is located on the east side of 7th Street between Grand Avenue and White Avenue in downtown Grand Junction. A primary intersection in the area is 7th Street and Grand Avenue, and Grand Avenue is one block north of White Avenue. This intersection is located on the northwest corner of the block the subject is located in. The area of the subject is zoned B-2, and the subject is on the northeast fringe of the downtown area of Grand Junction. Most of the commercial development is located along the streets from Colorado Avenue to Grand Avenue, and primarily from 1st Street to 7th Street. From 7th Street east, there are some commercial uses one to two blocks east of 7th Street, however the core district is along Main Street from 1st Street to 7th Street.

The subject property has no current vehicular access, however Lot 5 has access on its east side onto 8th Street as well as on Grand and White Avenues, and both of these streets have access to more significant arterials, including 7th Street.

STATE MAP



CITY MAP

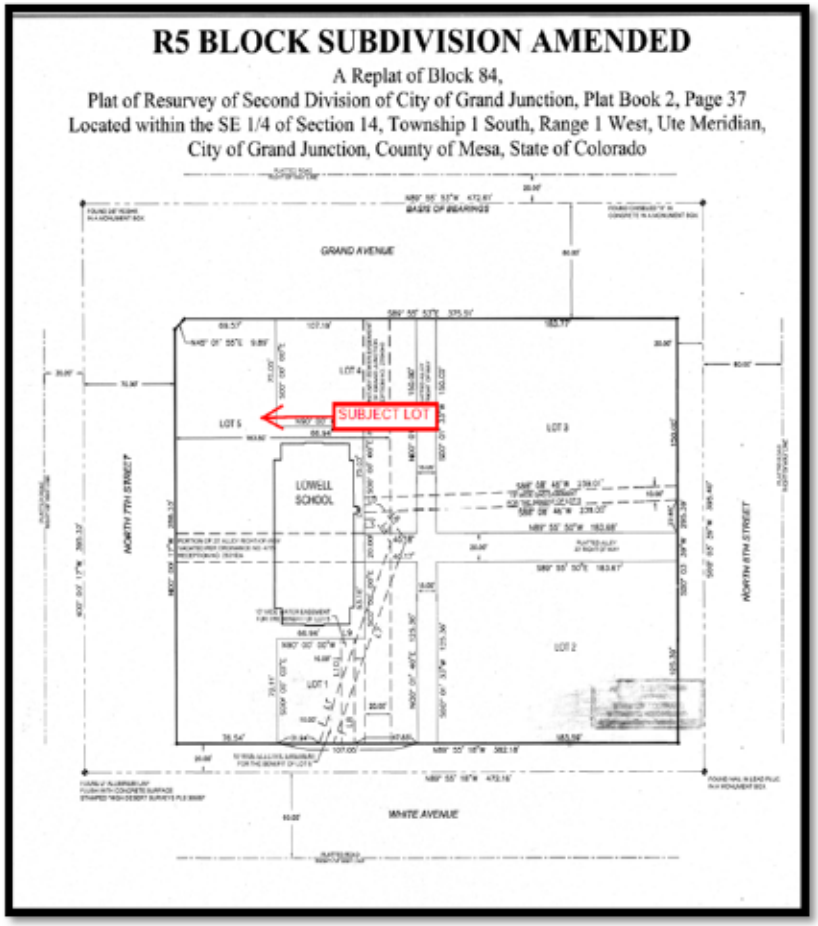


NEIGHBORHOOD MAP



SITE DESCRIPTION

A copy of the R-5 Block Subdivision Amended plat is included in the report and, as can be seen, there were 5 lots included in the subdivision.



While the subject Lot is shown above, only part of that area is included in the appraisal. According to the subdivision plat, Lot 5 contains the following:

Lot 5 = 32,503 SQ.FT. (0.746 ACRES)

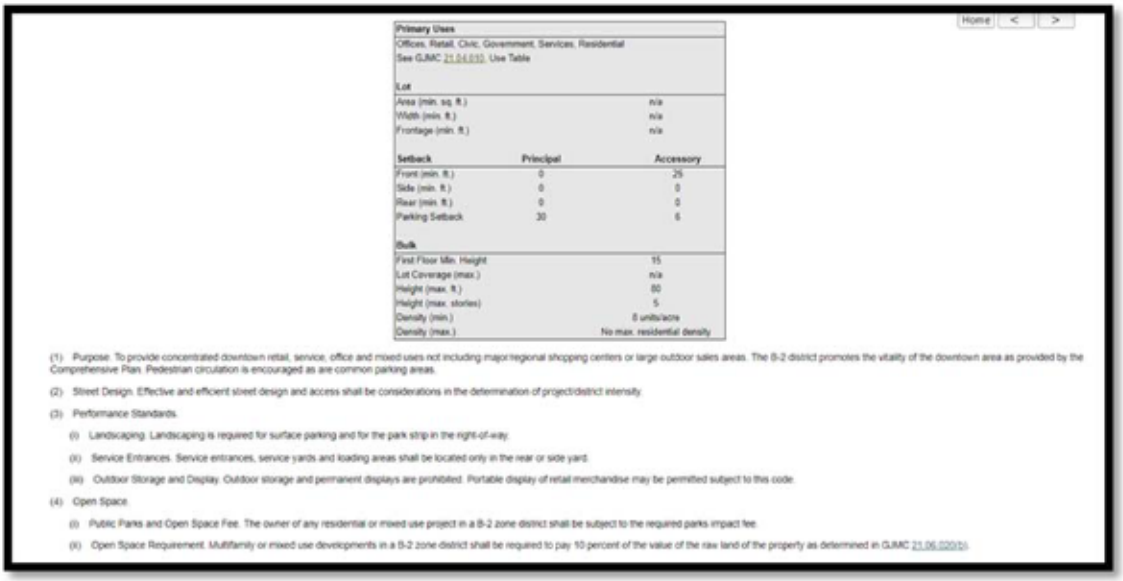
The estimated land area for the subject is based on the measurement tool in the Mesa County Assessor's office. The following is the drawing from the assessor's website:


N 7TH ST
Area: 9570.500 SQ FT
Perimeter: 411.857 feet
Area: 9290.655 SQ FT
Perimeter: 408.121 feet

The above drawing indicates about 9,570 square feet in the north lawn area, and about 9,290 square feet on the south lawn. This provides a total of 18,860 square feet being valued in this report.

As mentioned, the premise of this appraisal is that this land area would have value if available to develop. This assumes that the City of Grand Junction would not require the lawn area to remain as open space as part of its requirements for the development of the improvements that now exist on Lot 5, and that the DDA would place no restrictions on the development of the lawn. The site is level in topography, and all utilities available in the area would be available to be used at the site, including water, sewer, gas, electricity, and cable television and internet services. All utilities to be developed on the site would be constructed to specifications and standards in accordance with the City of Grand Junction or the specific utility provider.

The subject is located within the City of Grand Junction in a B-2 zone, and the past use of the property has been for lawn use for the R-5 School. This school, however, was closed, and the district sold the property as a whole to the Grand Junction Downtown Development Authority. After the transfer to the Downtown Development Authority, the property was platted, and the other subdivision lots were sold to the client of this report. Primary uses in the B-2 zone include office, retail, civic, government, services, and residential uses. A copy of this section of the development code is included below:



Home < >

Primary Uses		
Offices, Retail, Civic, Government, Services, Residential		
See GJMC 21.04.010, Use Table		
Lot		
Area (min. sq. ft.)		n/a
Width (min. ft.)		n/a
Frontage (min. ft.)		n/a
Setback	**Principal**	**Accessory**
Front (min. ft.)	0	25
Side (min. ft.)	0	0
Rear (min. ft.)	0	0
Parking Setback	30	6
Bulk		
First Floor Min. Height		15
Lot Coverage (max.)		n/a
Height (max. ft.)		80
Height (max. stories)		5
Density (min.)		8 units/acre
Density (max.)		No max. residential density

(1) Purpose. To provide concentrated downtown retail, service, office and mixed uses not including major regional shopping centers or large outdoor sales areas. The B-2 district promotes the vitality of the downtown area as provided by the Comprehensive Plan. Pedestrian circulation is encouraged as are common parking areas.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Landscaping. Landscaping is required for surface parking and for the park strip in the right-of-way.

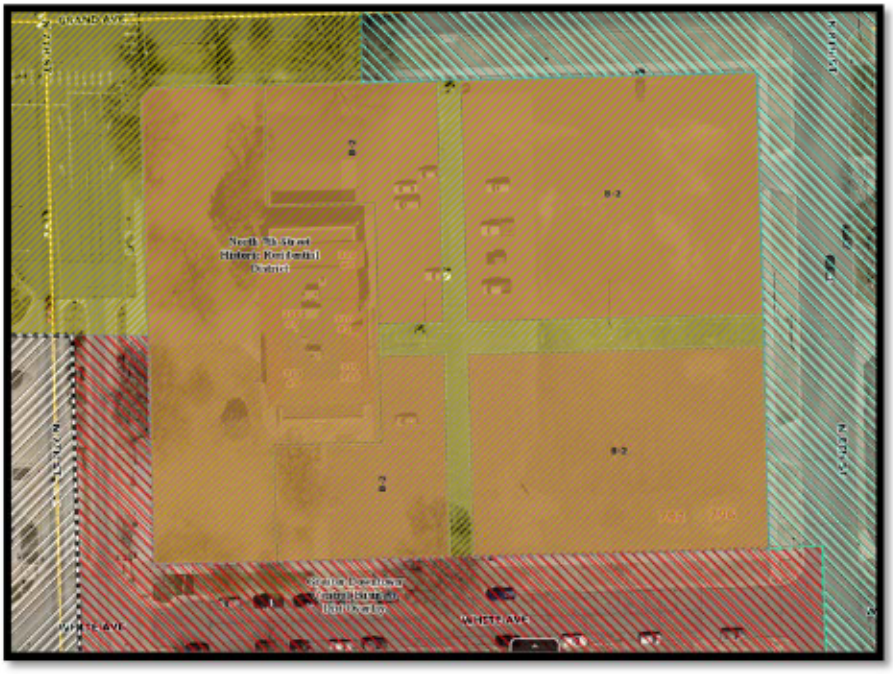
(ii) Service Entrances. Service entrances, service yards and loading areas shall be located only in the rear or side yard.

(iii) Outdoor Storage and Display. Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted subject to this code.

(4) Open Space.

(i) Public Parks and Open Space Fee. The owner of any residential or mixed use project in a B-2 zone district shall be subject to the required parks impact fee.

(ii) Open Space Requirement. Multifamily or mixed use developments in a B-2 zone district shall be required to pay 10 percent of the value of the raw land of the property as determined in GJMC 21.06.020(b).


GRAND AVE
B-2
B-2
WHITE AVE
WHITE AVE





HIGHEST AND BEST USE

Highest and Best Use is defined as follows:

"That reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property - specific with respect to the user and timing of the use - that is adequately supported and results in the highest present value."

(Taken from "The Dictionary of Real Estate Appraisal-Sixth Edition" - The Appraisal Institute)

The first constraint to be analyzed is the legal permissibility of use for the subject property. Under the B-2 zone, there are a variety of uses that might be permitted, however the proper planning approvals must be obtained. The zoning, however, is not unduly restrictive, given the uses in the area of the subject. A primary constraint, however is the hypothetical condition that the lawn property being appraised could be sold separately from the balance of Lot 5. That is not the way the property currently exists. In addition, the property is not under the ownership of the client of this report. The DDA could also require the property to remain as is, as part of a transfer of the property to other owners.

Physical constraints placed on the property are also not unduly restrictive, although the overall sizes ranging from 9,290 square feet to 9,570 square feet would limit development potential for many uses. A small office complex or higher density development for residential use might be possible, however plans would need to be laid out for full analysis of the physical possibilities on the site.

Uses that would be financially feasible and that would produce the highest end value would be more difficult to analyze given the lack of costs for potential development plans. Any development of the property would limit the views to and from the R5 School building, which, in my understanding, is planned for renovation to a different use. In my opinion, the end highest and best

use for the subject property could include remaining as open space, or for the development of either office or office/residential mixed-use development.

ABOUT THE APPRAISAL PROCESS

The valuation process involves gathering information pertinent to the subject and the valuation procedure. This data is accumulated from the market and applied toward a value conclusion involving three valuation approaches. The value indications of the cost, sales comparison, and income capitalization approaches establish a range from which a final opinion of value is formed through the process of reconciliation. The process is illustrated in the flow chart in Figure 4.1.[1]

The first step in the cost approach is to form an opinion of the subject site value. Then, the estimated reproduction cost of the improvements is developed. This step is followed by the application of depreciation for losses in value due to physical wear and tear and any possible functional deficiencies or negative external influences. The total of these estimates—the depreciated cost of the improvements and an allowance for site improvements and site value—represents the value of the property by the cost approach.

Sales comparison involves the collection of sales and listing data of properties that are similar to the subject property. These sales are compared to the subject, and adjustments are applied to the sales prices of the comparables to arrive at an indication of most probable price for the subject. If a comparable is inferior to the subject, a positive dollar or percentage adjustment is applied to the comparable sale price. If a comparable is superior to the subject, a negative dollar or percentage adjustment is applied.

In the income capitalization approach, current rental income is forecast for the subject property by comparison to comparable rental properties and examination of the subject's past performance. The resulting operating income is converted into a value indication by an applicable and supportable capitalization method.

The three approaches to value are interrelated. Each requires the gathering and analysis of data that pertains to the property being appraised. From the approaches applied, the appraiser develops separate indications of value for the property being appraised. To complete the valuation process,

1. *The Appraisal of Real Estate*, 14th edition. Chicago: Appraisal Institute, 2013, P. 37.

the appraiser integrates the information drawn from market research, data analysis, and the application of the approaches to reach a value conclusion.[2]

Useful definitions to the valuation process include, but are not limited to, the following:

Anticipation. *The perception that value is created by the expectation of benefits to be derived in the future.*

Balance. *The principle that real property value is created and sustained when contrasting, opposing, or interacting elements are in a state of equilibrium.*

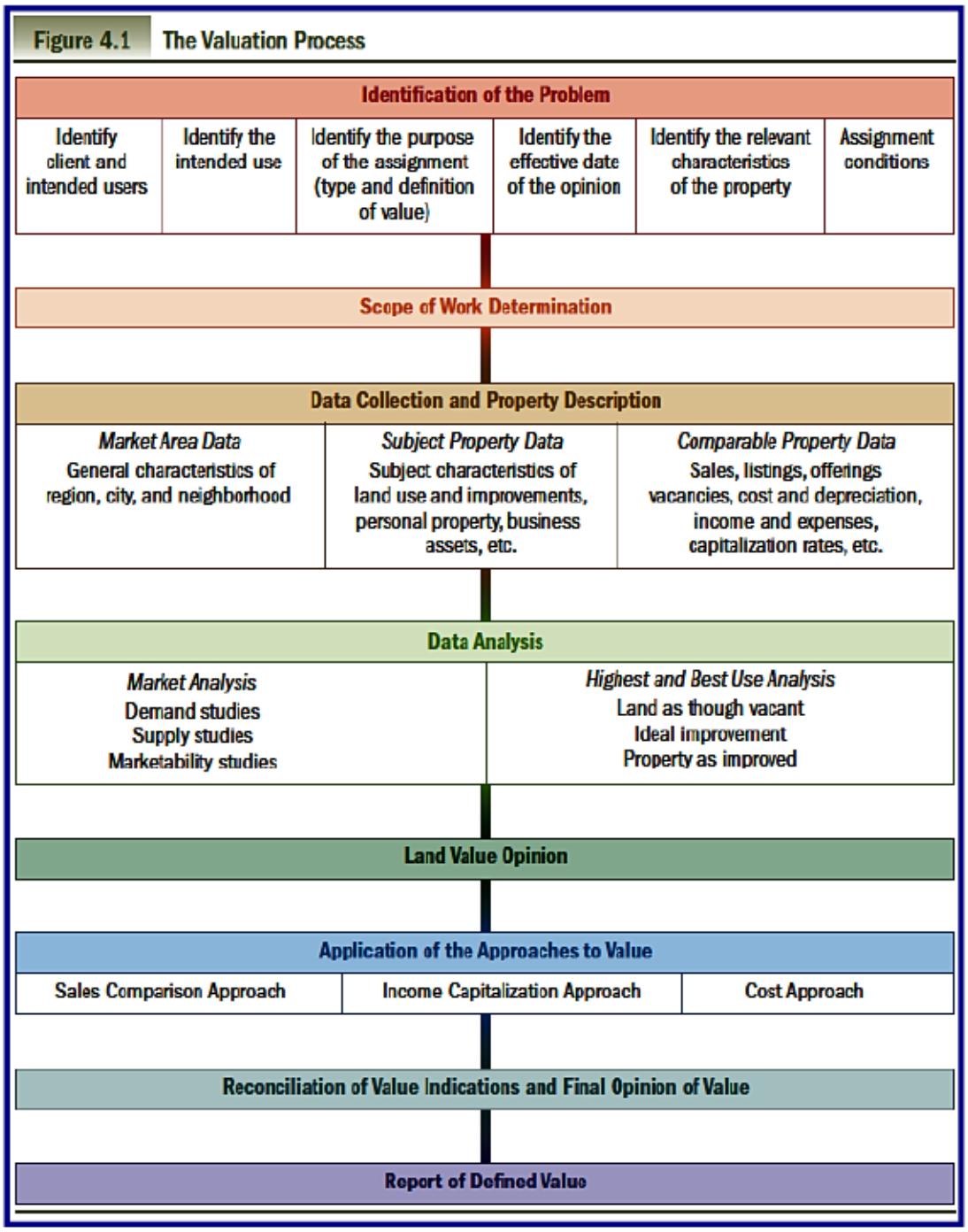
External obsolescence. *A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent.*

Functional obsolescence. *The impairment of functional capacity of improvements according to market tastes and standards.*

Supply and demand. *In economic theory, the principle that states that the price of a commodity, good, or service varies directly, but not necessarily proportionately, with demand, and inversely, but not necessarily proportionately, with supply. In a real estate appraisal context, the principle of supply and demand states that the price of real property varies directly, but not necessarily proportionately, with demand and inversely, but not necessarily proportionately, with supply.*

Substitution. *The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based.*

2. Ibid, P. 36.



As mentioned earlier, the Cost Approach and Income Approach are both not applicable to the subject development. The Sales Comparison Approach is the only approach used.

SALES COMPARISON APPROACH

In the sales comparison approach, the appraiser develops an opinion of value by analyzing closed sales, listings or pending sales of properties that are similar to the subject property. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process. A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market's reaction to comparable and competitive properties.

The sales comparison process entails five primary steps:

- "Research the competitive market for information on properties that are similar to the subject property and that have recently sold, are listed for sale, or are under contract. Information on agreements of sale, options, listings, and bona fide offers may also be collected. The characteristics of the properties such as property type, date of sale, size, physical condition, location, and land use constraints should be considered. The goal is to find a set of comparable sales or other evidence such as property listings or contracts as similar as possible to the subject property to ensure they reflect the actions of similar buyers. Market analysis and highest and best use analysis set the stage for the selection of appropriate comparable sales.
- "Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect arm's-length market considerations. Verification should elicit additional information about the property such as buyer motivation, economic characteristics (if the property is income-producing), value component allocations, and other significant factors as well as information about the market to ensure that comparisons are credible.
- "Select the most relevant units of comparison used by participants in the market (e.g., price per acre, price per square foot, price per front foot, price per dwelling unit) and develop a comparative analysis for each unit. The appraiser's goal is to define and identify a unit of comparison that explains market behavior.
- Look for differences between the comparable sale properties and the subject property using all appropriate elements of comparison. Then adjust the price of each sale property, reflecting how it differs, to equate it to the subject property or eliminate that property as a

comparable. This step typically involves using the most similar sale properties and then adjusting for any remaining differences. If a transaction does not reflect the actions of a buyer who would also be attracted to the subject property, the appraiser should be concerned about comparability.

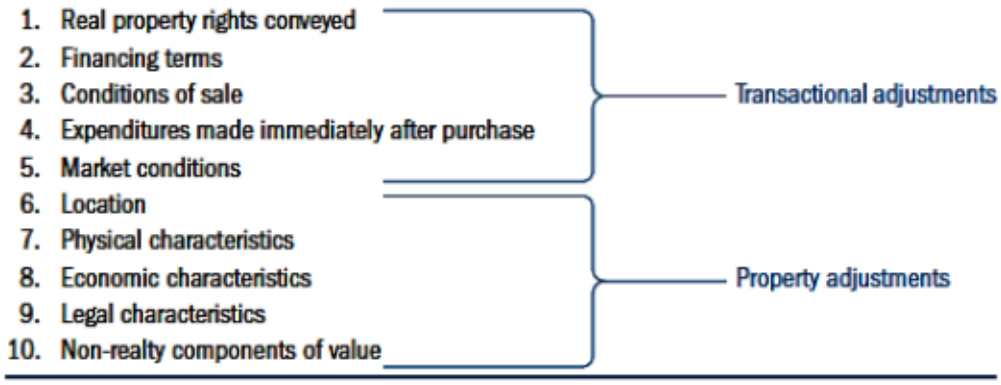
- "Reconcile the various value indications produced from the analysis of comparables into a value conclusion."

Tantamount to the cost approach, appraisal principles related to the sales comparison include substitution, balance, and externalities. In this approach, the appraiser interprets the actions of buyers and sellers in an open market. Per the principle of substitution, when two or more properties of similar utility are available, and assuming there is no undue delay, the one with the lowest sale price will receive the greatest demand. The implication of this procedure is important because it uses similar properties sold in the subject market place. It is for this reason that it is frequently considered one of the most reliable value indicators in the real estate market in general.

The following includes comparable descriptions and grids that facilitate the adjustment analysis of the comparable sales to the subject. To accomplish this adjustment process, the appraiser determines the elements of comparison for a given appraisal through market research and supports those conclusions with market data. Elements of comparison are the characteristics of properties and transactions that help explain the variance of prices paid for real estate.

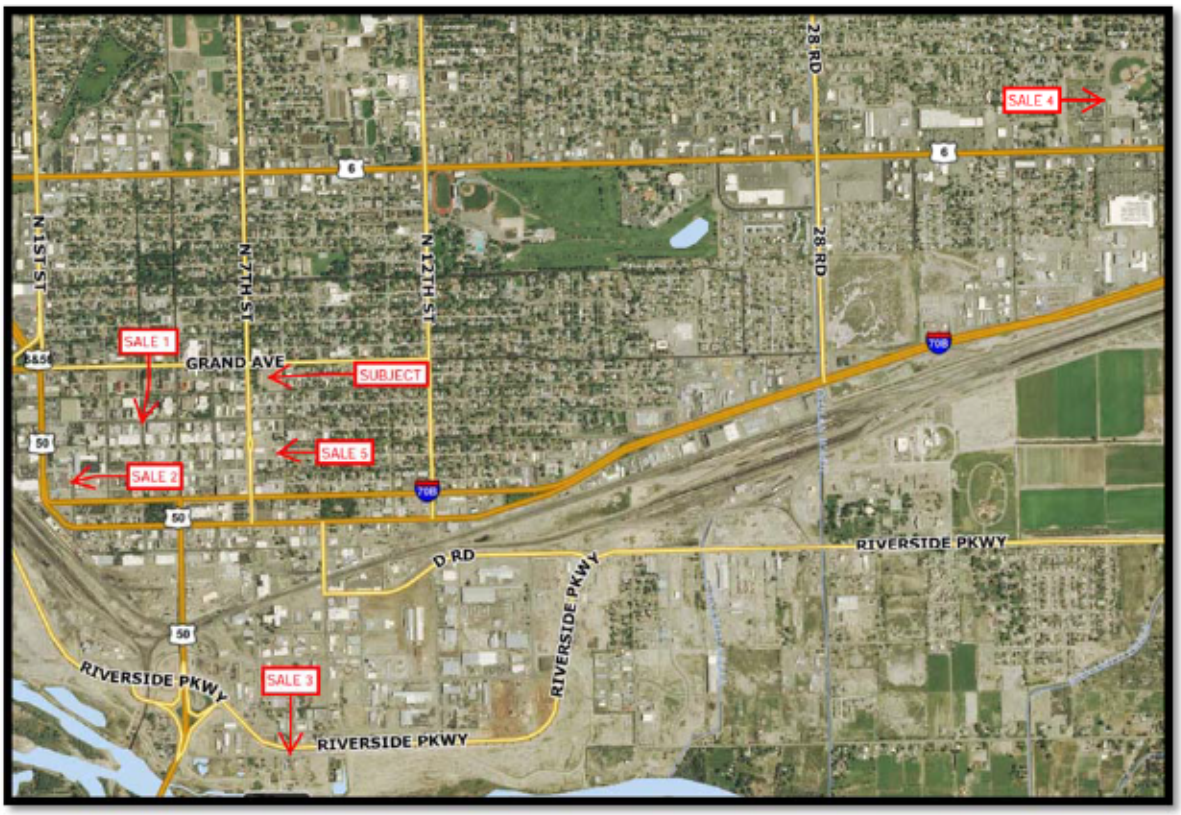
Ten basic elements of comparison that should be considered in the sales comparison analysis include:

Figure 18.2 Transactional and Property Adjustments



In order to determine the market value of the subject, I have analyzed sales of B-2 land in the downtown area over the last several years as well as more recent sales of mixed use types of properties. Five sales were found that occurred between January of 2017 and May of 2019 on tracts that were primarily vacant at the time of sale. An additional sale at 7th & Main occurred, but that property is being proposed for a high rise office building. The following sales were used for comparison to the subject:

SALES MAP



Sale # 1
Address **130 4TH STREET**
City, State, Zip Code **Grand Junction, CO 81501**
County **Mesa**

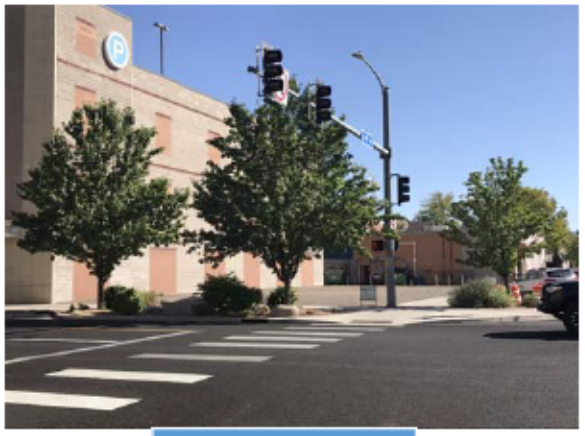
Sale Information	
Buyer	Senergy Builders, LLC
Seller	Grand Junction Downtown Development Authority
Sale Date	March 21, 2018
Sales Price	$117,600
Sales Price Per Square Foot	$17.99
Reception No.	2793945
Assessor Parcel No.	2945-143-56-004

Transactional Elements	
Real Property Rights Conveyed	Fee Simple
Financing Terms	Cash
Conditions of Sale	Typical
Expenditures Made Immediately After Purchase	None impacting sales price
Market Conditions	Similar

Property Characteristics	
Type	Vacant Land
Land Area (Square Feet)	6,536
Location	CBD-Rood Avenue
Zoning	B-2; Central Business District Overlay
Functional Utility	Typical; Level Topography, Rectangular configuration; Mixed Use Development potential
Accessibility	Typical; Rood Avenue & 4th Street
Visibility	Typical; Rood Avenue & 4th Street

Remarks

The sale property was purchased by Senergy Builders, who intend to construct a 5-story; 36,000 square foot; Mixed Use building. The property was purchased from the GJ Downtown Development Authority. As part of the development, the developer will either purchase or lease 31 parking spaces in the City of Grand Junction parking garage located immediately east of the sale parcel. Additional parking may still be required. The buyer stated that they are currently looking at shared parking agreements with Alpine Bank and the City of Grand Junction. If more parking is not secured, they will be required to reduce the number of planned studio and 1 bedroom units and replace them with 2 bedroom units. According to the DDA minutes approving the contract, the property had been appraised on 10/23/15 for $190,000.00.



Sale Photograph



AERIAL FROM MESA COUNTY ASSESSOR

Sale # 2
Address **225 S 2ND STREET**
City, State, Zip Code **Grand Junction, CO 81501**
County **Mesa**

Sale Information	
Buyer	City of Grand Junction
Seller	Mesa Pawn & Loan Inc. Pension & Profit Sharing Plan
Sale Date	January 13, 2017
Sales Price	$775,000
Sales Price Per Square Foot	$21.22
Reception No.	2787175
Assessor Parcel No.	2945-143-25-004

Transactional Elements	
Real Property Rights Conveyed	Fee Simple
Financing Terms	Cash
Conditions of Sale	Typical
Expenditures Made Immediately After Purchase	None impacting sales price
Market Conditions	Similar

Property Characteristics	
Type	Redevelopment Tract
Land Area (Square Feet)	36,520
Location	CBD- 1st Steet Corridor
Zoning	B-2; Central Business District Overlay
Functional Utility	Typical; Level Topography, Rectangular configuration; Development potential
Accessibility	Typical; Ute Avenue & 2nd Street
Visibility	Typical; Ute Avenue & 2nd Street

Remarks

The sale property was purchased by the City of Grand Junction, with the intention to build a large scale regional event center. The development was put to the voters and voted down. Without funding, the project has since stalled. At the time of sale, the property was occupied by Mesa Pawn. The improvements had not been well maintained and are nearing the end of their economic life expectancy. At this time, the improvements have not been demolished. The Two Rivers Event Center (north of sale parcel), will be renovated, but the eventual plan is still to redevelop the site. New hotel construction has begun to the east of the sale parcel, in anticpation of the event center.



Sale Photograph



AERIAL FROM MESA COUNTY ASSESSOR

Sale # 3
Address **805 STRUTHERS**
City, State, Zip Code **Grand Junction, CO 81501**
County **Mesa**

Sale Information	
Buyer	ANATUM, LLC
Seller	STRUTHERS HOLDINGS
Sale Date	May 31, 2019
Sales Price	$600,000
Sales Price Per Square Foot	$7.65
Reception No.	2882112
Assessor Parcel No.	2945-234-00-029

Transactional Elements	
Real Property Rights Conveyed	Fee Simple
Financing Terms	Cash
Conditions of Sale	Typical
Expenditures Made Immediately After Purchase	None impacting sales price
Market Conditions	Similar

Property Characteristics	
Type	Development land- old building to be removed
Land Area (Square Feet)	78,392
Location	South of downtown, west of Las Colonias
Zoning	C-2, Opportunity Zone
Functional Utility	good- area of redevelopment
Accessibility	Average
Visibility	Average

Remarks

This property is located directly west of the The Riverfront Las Colonias Business Park in an area of redevelopment. Edgewater Brewery and a new residential project is located east of the property, with Las Colonias Park located east of those parcels. The property is on the north side of the riverfront trail.



Sale Photograph



AERIAL FROM MESA COUNTY ASSESSOR

Sale # 4
Address **510, 512, & 514 28 3/4 ROAD**
City, State, Zip Code **Grand Junction, CO 81501**
County **Mesa**

Sale Information	
Buyer	GRAND JUNCTION REAL ESTATE INVESTMENTS, LLC
Seller	IN-AND-OUR, LLC
Sale Date	February 28, 2019
Sales Price	$605,000
Sales Price Per Square Foot	$7.87
Reception No.	2871834
Assessor Parcel No.	2943-074-76-010, 2943-074-78-001,002

Transactional Elements	
Real Property Rights Conveyed	Fee Simple
Financing Terms	Cash
Conditions of Sale	Typical
Expenditures Made Immediately After Purchase	None impacting sales price
Market Conditions	Similar

Property Characteristics	
Type	Vacant Commercial Land
Land Area (Square Feet)	76,911.0
Location	28 3/4 ROAD NO. OF NORTH AVE.
Zoning	C-1
Functional Utility	GOOD, WILL BE MIXED USE DEVELOPMENT
Accessibility	GOOD 28.75 ROAD
Visibility	GOOD

Remarks

This property was purchased for commercial and residential development. The east lot will be developed for residential use, while the balance is proposed for commercial use. The property sold after 272 days on the market, and had an original list price of $850,000.00.



Sale Photograph



AERIAL FROM MESA COUNTY ASSESSOR

Sale # 5
Address **740 MAIN STREET**
City, State, Zip Code **Grand Junction, CO 81501**
County **Mesa**

Sale Information	
Buyer	MARIA & ALFRED MAESTAS, LLC
Seller	741 DOWNTOWN, LLC
Sale Date	December 13, 2019
Sales Price	$656,250
Sales Price Per Square Foot	$30.00
Reception No.	2864435
Assessor Parcel No.	2945-144-20-003,004,005

Transactional Elements	
Real Property Rights Conveyed	Fee Simple
Financing Terms	Cash
Conditions of Sale	Typical
Expenditures Made Immediately After Purchase	None impacting sales price
Market Conditions	Similar

Property Characteristics	
Type	Vacant Commercial Land
Land Area (Square Feet)	21,875
Location	CBD- Grand Avenue Corridor
Zoning	B-2; Central Business District Overlay
Functional Utility	Typical; Level Topography, Rectangular configuration
Accessibility	MAIN STREET
Visibility	MAIN STREET

Remarks
The property was purchased by an adjacent business owner who needed the land for added parking. The property was well located on Main Street.



Sale Photograph



AERIAL FROM MESA COUNTY ASSESSOR

UNITS OF COMPARISON

The first step of the adjustment process is to determine which unit of comparison is applicable to the given market. The subject property is vacant development land, and the appropriate unit of comparison would typically be either a price per acre or price per square foot. A price per square foot was chosen, although a price per acre would have presented no difference in values. All adjustments are made on an overall price per square foot basis.

ADJUSTMENT DERIVATION

After the comparable sales have been selected and the unit of comparison has been determined, adjustments are quantitatively estimated. These adjustments are made on a percentage basis and represent the magnitude difference based on my observation of the subject and the comparables. These are comparable to qualitative adjustments converted to quantitative adjustments to present a reasonable adjusted value for the subject.

In order to derive adjustments, the first characteristics which must be considered are transactional elements.

TRANSACTIONAL ELEMENTS

Prior to derivation of adjustments for physical and locational characteristics, as well as other adjustments, the sales must be adjusted for transactional elements, including real property rights conveyed, financing terms, conditions of sale, expenditures made after purchase, and market conditions.

Real Property Rights Conveyed

Each of the sale transactions included the fee simple estate rights of ownership. No adjustments are necessary to consider differences in real property rights conveyed. It can be noted that at least one property transferred by special warranty deed, however this did not impact the sales price.

Financing Terms

The financing terms of each transaction was either conventional or cash to the seller. The financing terms did not impact the sales price of any of the sales. Therefore, no adjustments were necessary for financing terms.

Conditions of sale

Each of the sales was an arms-length transaction with typical conditions of sale. No adjustments were necessary for this factor. Sale #5, however was purchased by an adjoining owner at what was perceived to be market value.

Expenditures made after purchase

In some cases, the properties that are purchased for use have expenditures made after the purchase. In the case of the sales, none had expenditures that affected the sales price of the subject property. Therefore, no adjustment was necessary for expenditures made after purchase.

Market conditions

Due to the recent nature of the sales, it is difficult to determine an adjustment for market conditions which would represent changes in the market since the time of sale.

PHYSICAL CHARACTERISTICS

After transactional elements are considered, adjustments are then made to consider differences in physical characteristics. These adjustments have been calculated as follows:

Location

The subject property is located on the fringe of the Central Business District, being located at approximately 8th Street, between Grand and White Avenues. Two of the other sales are located in the Central Business District, with one sale located south of downtown in an area of redevelopment near Las Colonias Park, and another sale in a redevelopment area near 28.75 Road and North Avenue. Sales #1 and #5 are located downtown, and a minus 10% adjustment was made for location. Sale #2 was adjacent to Two Rivers Convention Center, and a downward adjustment was

made in the amount of 20% for its superior location. I have adjusted up 10% for Sale #3's location south of downtown, and adjusted up 15% for Sale #4's location on 28 ¾ Road.

Land area

The subject contains a total of 18,860 square feet, while the other sales ranged in size from about 6,536 square feet up to 78,392 square feet. Sale #1 was the smallest at 6,536 square feet, and this was on 4th Street. A minus 10% adjustment was made for size in that sale. A plus 10% adjustment was made to Sale #2 for size, while adjustments of 35% were made to Sales #3 and #4, both being about four times the size of the subject. Sale #5 had a total of 21,875 square feet, and a no adjustment was made for size. Typically, larger tracts will sell for lower price per square foot or per acre than smaller tracts. In this case, the subject is larger than one of the sales, similar to one, but smaller than the other 3.

Zoning

Sales #1, #2 and #5 were zoned B-2, and no adjustments were made for zoning. Sales #3 and #4 were zoned C-2 and C-1 respectively, however the uses on the property will more than likely be similar to those permitted on the subject. No adjustments were made to those sales for zoning.

Functional utility

The functional utility of the subject would be primarily for business or townhome development, with some potential for office use or another commercial use along 7th Street. The other sales had mixed use development as potential uses, and Sale #4 is being developed with residential uses on the east lot, with commercial uses on the front lots. Sale # 3 is in an area where redevelopment for mixed use is occurring. Sale #1 is proposed for mixed use, so no adjustment is made to these 3 sales. Sale #2 is adjacent to 2 Rivers Convention Center, and will be developed as part of the event center, and a 10% downward adjustment was made for that sale. Sale #5 was just east of 7th and Main, and was purchased by an adjacent owner for parking, requiring no adjustment.

Accessibility, visibility

These factors were all considered similar to the subject, and no adjustments were made to the sales.

Other

The subject has 2 tracts, with potential for sale for each of the tracts. They cannot be compared to small tracts, however, since selling in this manner would require allowances for commissions, costs of sale, developers profit and absorption. The sales all had 1 to 3 parcels, and no adjustment was made for the number of parcels.

APPLICATION OF ADJUSTMENTS

The next step of the Sales Comparison Approach is to apply the adjustments derived above to each of the sales. Each sale will then indicate a value for the subject. Applying each of the adjustments described above indicates the following value conclusions based on the comparable sales:

SALES COMPARISON ANALYSIS GRID

PART OF LOT 5, R-5 BLOCK SUBDIVISION, AMENDED GRAND JUNCTION, COLORADO		NISLEY & ASSOCIATES June 7, 2019									
	SUBJECT	SALE 1		SALE 2		SALE 3		SALE 4		SALE 5	
ADDRESS	PART OF LOT 5, R-5 BLOCK SUBDIVISION, AMENDED	130 4TH STREET		225 S 2ND STREET		805 STRUTHERS		510, 512, & 514 28 3/4 ROAD		740 MAIN STREET	
	GRAND JUNCTION	GRAND JUNCTION		GRAND JUNCTION		GRAND JUNCTION		GRAND JUNCTION		GRAND JUNCTION	
SALES PRICE	N/A	$117,600		$775,000		$600,000		$605,000		$656,250	
$/S.F. LAND	N/A	$17.99		$21.22		$7.65		$7.87		$30.00	
DATE	6/7/2019	3/21/2018		1/13/2017		5/31/2019		2/28/2019		12/13/2019	
REAL PROPERTY RIGHTS CONVEYED:	FEE SIMPLE	FEE SIMPLE	$0.00	FEE SIMPLE	$0.00	FEE SIMPLE	$0.00	FEE SIMPLE	$0.00	FEE SIMPLE	$0.00
ADJUSTED SALES PRICE		$117,600.00		$775,000.00		$600,000.00		$605,000.00		$656,250.00	
FINANCING TERMS	N/A	CASH	$0.00	CASH	$0.00	CASH	$0.00	CASH	$0.00	CASH	$0.00
ADJUSTED SALES PRICE		$117,600.00		$775,000.00		$600,000.00		$605,000.00		$656,250.00	
CONDITIONS OF SALE	N/A	DDA SELLER	$0.00	TYPICAL	$0.00	TYPICAL	$0.00	TYPICAL	$0.00	BOUGHT BY ADJACENT PROPERTY OWNER	$0.00
ADJUSTED SALES PRICE		$117,600.00		$775,000.00		$600,000.00		$605,000.00		$656,250.00	
EXPENDITURES MADE AFTER PURCHASE	N/A	NONE IMPACTING SALES PRICE	$0.00	NONE IMPACTING SALES PRICE	$0.00	NONE IMPACTING SALES PRICE	$0.00	NONE IMPACTING SALES PRICE	$0.00	NONE IMPACTING SALES PRICE	$0.00
ADJUSTED SALES PRICE		$117,600.00		$775,000.00		$600,000.00		$605,000.00		$656,250.00	
MARKET CONDITIONS	N/A	SIMILAR	$0.00	SIMILAR	$0.00	SIMILAR	$0.00	SIMILAR	$0.00	SIMILAR	$0.00
ADJUSTED SALES PRICE		$117,600.00		$775,000.00		$600,000.00		$605,000.00		$656,250.00	
ADJ $/S.F.	N/A	$17.99		$21.22		$7.65		$7.87		$30.00	
LOCATION	FRINGE OF CBD	CBD	-10%	CBD- NEAR 2 RIVERS	-20%	South of downtown, west of Las Colonias	10%	28 3/4 ROAD NO. OF NORTH AVE.	15%	CBD	-10%
LAND AREA	18,860	6,536	-10%	36,520	10%	78,392	35%	76,911.0	35%	21,875	0%
ZONING	B-2	B-2	0%	B-2	0%	C-2, Opportunity Zone	0%	B-2	0%	B-2	0%
FUNCTIONAL UTILITY	POTENTIAL MIXED USE	MIXED USE DEVELOPMENT	0%	FUTURE EVENT CENTER DEVELOPMENT	-10%	MIXED USE DEV. POTENTIAL	0%	MIXED USE DEV. POTENTIAL	0%	Typical; Level Topography, Rectangular configuration	0%
ACCESSIBILITY	AVERAGE	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%
VISIBILITY	AVERAGE	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%	SIMILAR	0%
OTHER	2 PARCELS	1 TRACT	0%	1 TRACT	0%	1 TRACT	0%	3 PARCELS	0%	3 PARCELS	0%
NET ADJ.			-20%		-20%		45%		50%		-10%
ADJ. $/S.F.		$14.39		$16.98		$11.10		$11.80		$27.00	

SALES COMPARISON APPROACH CONCLUSION

The five sales included in the Sales Comparison Approach provide a range in value from $11.10 per square foot in Sale #3 up to $27.00 per square foot in Sale #5. Sale #1 indicates a value at $14.39 per square foot, with Sale #2 indicating a value of $16.98 per square foot. Sale #3 indicates a value at $11.10 per square foot, with Sale #4 indicating a value at $11.80 per square foot. Sales #1, #2 and #5 required the least overall adjustment at 10% in Sale #5, and 20% in Sales #1 and #2. Sales #1 and #2 indicate a range in value from $14.39 to $16.98. Sale #5 indicates a value at $27.00, but the purchaser was an adjacent owner who needed the parking.

Sale #5 is in closest proximity to the subject, and two other sales that were not used occurred at 7th and Main. The first was on the northeast corner, and the property sold on May 1, 2019 for $525,000 for 14,000 square feet or $37.50 per square foot. The second was east of this sale, and it sold on January 28, 2019 for $325,000 for 9,000 square feet, or $36.11 per square foot. In my understanding, these sales will be used for a high rise office building. The end use is substantially different than that of the subject, and no emphasis was placed on those sales. Least emphasis was put on Sale #5 due to the purchaser being an adjacent owner.

Considering all 5 sales, but placing more emphasis on Sales #1 and #2, I have concluded an overall value at $15.00 per square foot. This indicates the following:

SUBJ. LAND AREA	18,860	SF
INDICATED VALUE OF THE SUBJECT/S.F	$15.00	
INDICATED VALUE OF THE SUBJECT	$283,000.00	(RD)

Indicated Value by the Sales Comparison Approach: $283,000.00

RECONCILIATION OF VALUE

Indicated Value by the Sales Comparison Approach: $283,000.00

Based on the information contained in the report, as well as the hypothetical conditions, it is my opinion that the market value for the subject property is:

TWO HUNDRED EIGHTY THREE THOUSAND DOLLARS
($283,000.00)

.

Respectfully submitted,

John W. Nisley, MAI, SRA (A.I.)
Certified General Appraiser
Colorado - #CGO1313453

JOHN (JACK) W. NISLEY
QUALIFICATIONS

EDUCATION:

University of Denver
Bachelor of Science in Business Administration,
l976 - Major Study: Real Est. and Const. Management

Jones Real Estate College
Broker Studies

American Institute of Real Estate Appraisers

1978, Course 1A, Introduction to Real Estate Appraisal
1979, Course 1B, Capitalization Theory and Techniques
1979, Course II, Urban Properties
1980, Income Capitalization Workshop
1980, Course VI, Introduction to Real Estate Investment Analysis
1981, Subdivision Analysis Seminar
1981, Business Valuation Seminar
1982, Standards of Professional Practice
1983, Capitalization Theory & Techniques II
1983, Capitalization Theory & Techniques III
1984, Water and Value
1985, Standards of Professional Practice
1985, Evaluating Commercial Construction
1985, Residential Construction Analysis
1986, R-41B Seminar
1986, Foreclosure Seminar (Grand Junction Board of Realtors)
1987, Ad Valorem Tax and Assessed Values
1987, R-41C and the Appraiser
1987, Uniform Residential Appraisal Report
1988, Standards of Professional Practice Update
1988, Rates, Ratios and Reasonableness
1989, Current Appraisal Issues
1988, Residential Demonstration Report Writing Seminar Grader's Training
1989, Residential Demonstration Report Writing Seminar Grader's Training
1989, Standards of Professional Practice Update
1989, Valuation Methodology
1989, Environmental Hazards

Appraisal Institute - 2002 to Present

2002, Associate Guidance Leadership Program
2002, Loss Prevention
2002, Colorado State Update
2002, Mark to Market
2002, Taught Residential Demonstration Report Writing Seminar
2002, Boom & Bust
2002, A1, Demonstration Grader Training Program
2003, Course 400 - National Uniform Standards of Professional Appraisal Practice
2003, Taught Residential Demonstration Report Writing Seminar
2003, Economic Overview and Forecast in Colorado
2003, Affordable Housing and Denver Update
2003, Business Practices and Ethics
2004, 7-Hour National USPAP Update Course
2004, Taught Residential Demonstration Appraisal Report Writing Seminar
2005, Residential Highest and Best Use Seminar
2005, Business Practices and Ethics
2005, 7-Hour National USPAP Update
2005, Assessment Reappraisal
2006, Taught Associate Guidance Seminars- Gen. & Residential Experience & Demo. Reports
2007, Taught Associate Guidance Seminars- Gen. & Residential Experience & Demo.
2007, Business Practices and Ethics

2007, Green Building/Leeds

2007, Rates and Ratios: Making Sense of GIMs, OARs, and DCFs

2007, The Real Estate Economy: What's in Store for 2008?

2007, A Q B Awareness Training for A.I. Instructors

2007, Online Residential Report Writing and Case Studies

2007, Economic Update - Mountain Regions

2007, Don't Count Your Chickens Before They're Taxed

2007, 7-Hour National USPAP Update

2007, 1-Hour State of Colorado Statutes and Rules

2008, Economic update and Forecast

2008, 7-Hour National USPAP Update Course

2008, Seminar - Easements

2008, Seminar - Built Green

2008, 1-Hour State of Colorado Statutes and Rules Update

2008, Taught Associate Guidance Seminars, San Diego, Baton Rouge

2008, Taught Associate Guidance Seminars, Woodland Hills, Calif.

2009, 7-Hour National USPAP Update Course

2009, Buildings/Technologies, Damages, Conditions/Solutions

2009, Real Estate Valuation Method and Market

2009, Real Estate Rules/HVCC/AMC's/ASC Updates

2009, Committee CE Credit - Chapter Level

2010, 2010 Economic Overview and Forecast

2010, ABA/AI Telephone Briefing: Grand Junction

2010, Appraising Distressed Commercial Real Estate: Here We Go Again

2010, Appraisal Curriculum Overview (2-day General)

2010, 7-Hour National USPAP Update Course

2010, Economic Condition Changes

2010, The Impact of Economic, Financial & Real Estate Cycles

2010, The Change in Real Estate Appraising

2011, 7-Hour National USPAP Update Course

2011. Colorado DORA Communications with Appraisers

2011, Report Graphs and Statistics

2011, If I Knew Then What I know Now About Real Estate Appraising

2012, Colorado Economic Review & Outlook for 2012 - Seminar/Dinner

2012, 7-Hour National USPAP Update Course

2012, Experience Training

2013, Exception to Title

2013, USPAP 7-Hour Update

2013, Business Practices and Ethics

2014, USPAP 2014-2015 and the New Reporting Options

2014, USPAP 7-Hour Update

2015, The Lost & Forgotten Cost Approach

2015, The Sharing Economy & Real Estate

2015, Board the Appraisal Bus/ CDOT Projections

2015, Analyzing Operating Expenses

2015, Using your HP12C Calculator

2015, Cool Tools, New Technology for Real Estate Appraisers

2016, USPAP 7-Hour Update

2017, Valuing Fractional Interests

2017, Colorado Property Taxes

2017, Trends in Health Care Real Estate

2017, 2018-2019 7 hour National USPAP Update Course

2017, The Discounted Cash Flow Model: Concepts, issues, and Apps.

2018, Colorado Economic & Development Update/Seminar

2018, Online Business Practices and Ethics

2018, Reviewer/Regulator Perspectives

2018, Hot Topics and Myths in Appraiser Law

2018, The Valuation of Solar Photovoltaic Systems

MEMBERSHIPS AND LICENSES:

Appraisal Institute - MAI Designation, #6925, SRA Designation received 3-13-07.
State of Colorado Certified General Appraiser - License #CG01313453

BACKGROUND AND EXPERIENCE:

Appraisal Apprentice - Mountain Realty Company - 6/75 to 9/75, 3/76 to 8/76
Fee Appraiser - Nisley & Associates, Inc. - 8/76 to Present Time

Qualified as Expert Witness in Mesa, Montezuma, Gunnison, and Garfield Counties District Courts

Appraisal Institute Committees - Served on Demonstration Report Grading Panel and Experience Review Panel

Appraisal Institute - Served on Colorado Chapter Board of Directors, Past Chair of Membership Retention and Development (Admissions) 2001, Colorado Experience Review Panel, Colorado Chapter Secretary/Treasurer for 2002, Colorado Chapter Vice President 2003, President 2004, Immediate Past President 2005, 2006-2008 Regional Representative for Colorado to Region II

Have been a Property Tax Arbitrator in Mesa County, Eagle County, Hearing officer in Montrose County

TYPES OF WORK DONE:

Residential - Single Family, Multi-Family, Assisted Living Facilities, Nursing Homes, Bed & Breakfasts
Residential and Commercial Subdivisions
Commercial - Office, Retail, and Wholesale Properties
Industrial Properties
Condominiums
Farms, Wineries
Vacant Land
Special Use Properties
Arbitration

PURPOSE OF APPRAISALS:

Acquisition	Mortgage	Estate Planning
Tax Planning	Exchange	Development
Sales	Insurance	Condemnation
Foreclosure	Bankruptcy	Divorce

AREAS WORKED IN: (Counties)

Mesa County	Delta County	Montrose County	Garfield County
Moffat County	Rio Blanco County	Pitkin County	Gunnison County
Ouray County	Larimer County	San Miguel County	Montezuma County
LaPlata County	San Juan County	Eagle County	Routt County

(All in Colorado)
Moab, and Grand County, Utah

PARTIAL LIST OF CLIENTS:

American National Bank
First Bank Systems
US Bank
Grand Valley National Bank
Williams, Turner, & Holmes
Dan Kerst
David Turner
City of Montrose
First National Bank of the Rockies
Community First National Bank
Palisade National Bank
Martelle Daniels
Cornerstone Private Capital
S.D. 16, Garfield Co.
Norwest/Wells Fargo Bank
Union Oil Company
Walker Field Airport
Vectra Bank
Mountain Valley Bank
Greg Kampf
School Dist. 51, Mesa Co.
Texaco
Doug Colaric
City of Grand Junction
Bank Midwest
Bank of the West
Alpine Bank

Numerous Private Individuals and Companies

Mesa County
Eagle County
Montrose County

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The 2014-2015 edition of Uniform Standards of Professional Appraisal Practice eliminates reference to "Summary" or "Self-Contained" styles of reporting. Instead, "Standard 2 does not dictate the form, format, or style of real property appraisal reports. The form, format, and style of a report are functions of the needs of intended users and appraisers. The substantive content of a report determines its compliance." This report is designed to be similar to the requirements of a "Summary" report as described in former editions of USPAP and satisfies the current reporting standards. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

3. The property is appraised free and clear of any and all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. On the letter of transmittal and the last page of the report, both signatories are in blue ink. If the signatures are not in blue ink, the appraisal report may not be an original.

8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

11. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

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

14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the route observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

16. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

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

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

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

20. The liability of Nisley & Associates, Inc. and its employees or Appraisers associated with Nisley & Associates on an Independent Contractor status is limited to the client only and to the fee actually received by the Appraiser. Further, there is no obligation, accountability or liability to any third party. Any damages incurred by the use of or reliance on this appraisal report by the client are without warranty or liability except for the amount of the fee paid to the Appraiser.

21. THE ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THESE TWENTY ONE NUMBERED LIMITED CONDITIONS AND ASSUMPTIONS.

CERTIFICATION

The undersigned does hereby certify that, to the best of my knowledge and belief, and except otherwise noted in this appraisal report:

1. The statements of fact contained in this report are true and correct.
2. The report analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting a predetermined result.
7. My compensation for completing this assignment is not contingent upon the developing or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulation result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I , John W. Nisley, have completed the continuing education program of the Appraisal Institute.

6/14/2019

John W. Nisley, MAI, SRA
Certified General Appraiser
Colorado - #CGO1313453

Date



- Total 36 units
- Phase 1 – 4 units completed
- Phase 2 appx. 1.7 acres or 74,052 square feet
- Appraised Value of Phase 2 - $700,000

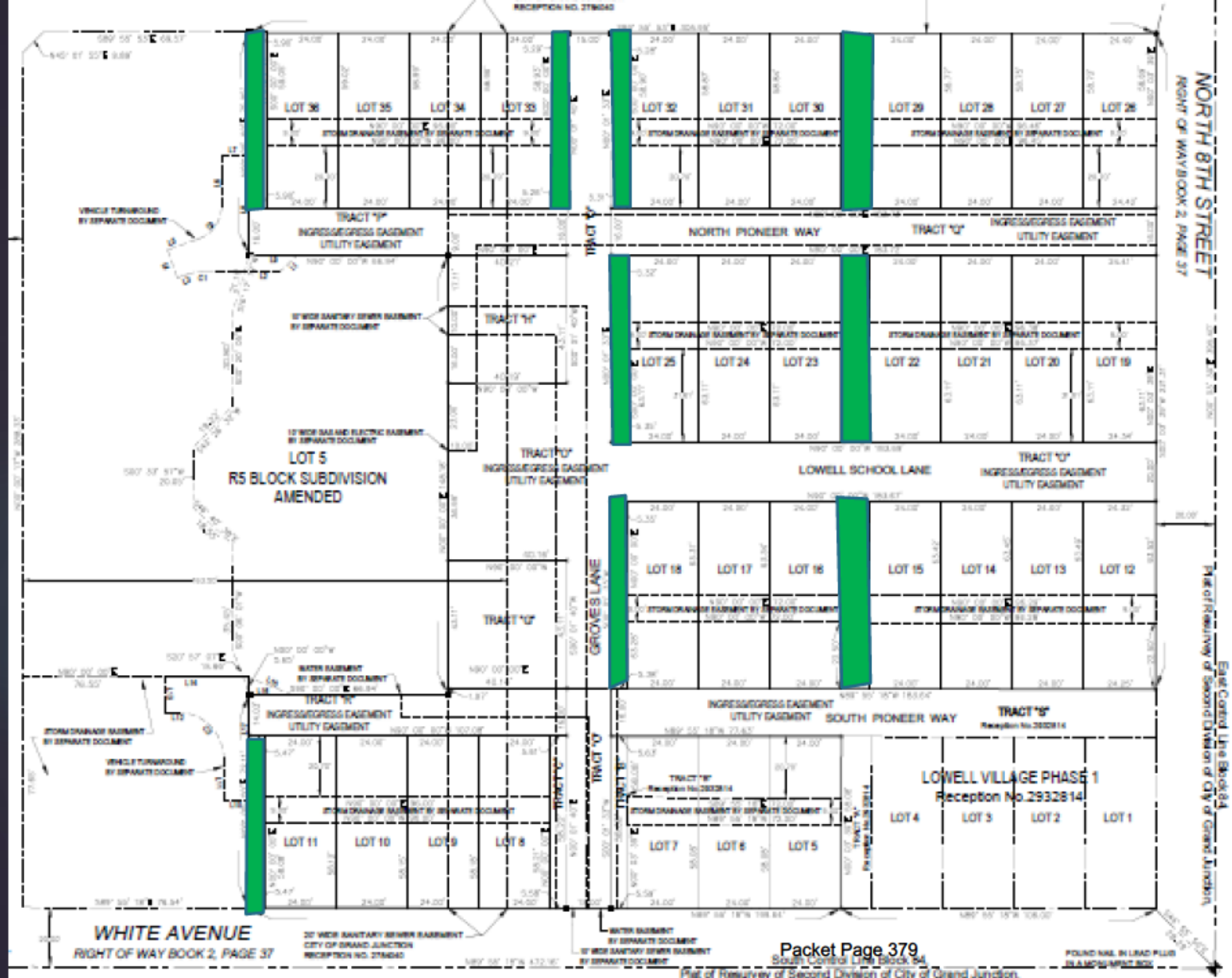


Developer's Proposal

Includes Front Lawn of R-5 School – Not Owned by Developer

Includes park strips between sidewalk and curbs on Grand and White Avenue and North 8th Street – Already within City public right-of-way

Includes areas encumbered for other use including fire access, fire turnaround and utility easements



Actual Green Areas

Tract D – 319.6 sf
Tract E – 634 sf
Tract F – 349.9
Tract I – 341.8 sf
Tract J – 631 sf
Tract K – 588 sf
Tract L – 312.2 sf
Tract M – 312.2 sf
Tract N – 348.1 sf

TOTAL – 3,837 sf

Private open spaces that cannot be substituted for required land dedication.

Parks and Recreation Advisory Board Minutes
Regular Meeting – May 6, 2021

Meeting Location:	Lincoln Park Hospitality Suite and Via Go To Meeting

Roll Call

Board Members Present:	William Findlay Marc Litzen Phil Pe'a Gary Schroen Austin Solko Nancy Strippel Lisa Whalen Byron Wiehe
Board Members Absent:	Beau Flores
City Staff Present:	Ken Sherbenou, Director of Parks and Recreation Tamra Allen, Director of Community Development Kristen Ashbeck, Principal Planner Jace Hochwalt, Senior Planner Allison Little, Administrative Specialist
Guests Present:	Steve Swindell, Vortex Engineering Jeremy Nelson, REGeneration LLC

Meeting called to order by William Findlay at 12:01 p.m.

Approve Minutes from the April 1, 2021 Parks and Recreation Advisory Board Meeting
Gary Schroen made a motion to approve the minutes from the April 1 meeting. The motion was seconded by Marc Litzen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Burkey Park
Ken Sherbenou advised the board that the land previously known as Burkey Park North has been purchased. Jace Hochwalt, Senior Planner, advised the Board that the proposed dedication of land meets the requirements in the City Code. Steve Swindell from Vortex Engineering, Inc. advised the board that they purchased 18.4 acres, and are dedicating 1.83 acres as a neighborhood park with an additional 1.1 acres that will have easements on them. The park will be situated in the northwest corner of the development with 3.93 acres at the southern end of the development, adjacent to Patterson Avenue being left for commercial development. Currently there are no amenities, or parking planned to be built out, but the development is in early stages of engineering and design. Marc Litzen made a motion to recommend acceptance of the dedication amount and location for a future neighborhood park. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

Lowell Village

Kristen Ashbeck reminded the Board about the Lowell Village proposal which first came before the Board in November of 2020. Phase one consisted of four units which have been built. Phase two will include an additional 32 residential units. Per City Zoning and Development Code the developer is required to dedicate 10% of the gross acreage of the property or pay an equivalent of 10% of the value of the property. Community Development staff have declined to accept a proposal by the developer to accept land areas within the development in lieu of payment of the Open Space Fee. The Developer is appealing this decision and has requested the Parks and Recreation Advisory Board make a recommendation on the matter. Jeremy Nelson with REGeneration LLC, talked with the board about the Lowell Village project. The Developer maintains this is a unique development project and that urban open space should be considered differently than other open space dedications. There is an open plaza area behind the existing school that should be counted towards the land dedication. Though it will serve as a required fire truck turn around that should not prevent it from being considered open space. Mr. Nelson reminded the board that because a metro district is being created there will be no cost to the taxpayer for these open spaces. Board members requested Director Sherbenou share his perspective. Mr. Sherbenou advised the Board that this appears to be a question of whether, per Development Code, the dedication meets the 10% requirement. He shares Director Allen's perspective that the dedication proposed by REGeneration LLC does not meet the requirement. Marc Litzen made a motion that the Parks and Recreation Advisory Board recommend that the land dedication in lieu of fee proposal by REGeneration LLC not be accepted. The motion was seconded by Lisa Whalen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 7 No 0

2A/2B Debrief

Ken Sherbenou talked with the board about the April ballot measures. Measure 2A which designated additional funding (the first $100,000) to enforcement and (the remaining) to execution of the Parks, Recreation, and Open Space Master plan passed with 55% of the vote. Measure 2B which lifted the moratorium on marijuana businesses passed with 58% of the vote. Community Development has been working on preparing an ordinance proposal that City Council can adopt, specific to the regulation of these businesses. Councilor Pe'a updated the Board on the most recent Council workshop where this topic was addressed. Council prefers to gather more input from the community so no ordinance has been officially presented or adopted yet.

Ribbon Cuttings

Ken Sherbenou informed the Board that since Covid restrictions are lifting and the community is able to begin gathering together Parks and Recreation is planning some ribbon cuttings to celebrate projects that were completed during the last year. The completion of the River Park at Las Colonias will be celebrated on May 27 at 4:00pm. Invitations should go out early next week. On June 3 (also at 4:00pm) there will be a ribbon cutting to celebrate the destination playground installed at Sherwood Park as well as the outdoor fitness equipment stations that were installed around the perimeter.

Orchard Mesa Pool

Ken Sherbenou advised the board that the City is working with the partners who help fund the Orchard Mesa Pool and he is hopeful that the entities are nearing an agreement to fund the operation of the pool through 2022.

For the Good of the Community
Board members asked for an update on Westlake Park. Ken Sherbenou shared with the board that the Department had received a CDBG grant of $25,000 to refurbish this park. Areas of turf are being re-seeded, 20 new trees have been planted, some of the landscape in less utilized areas is being redesigned to be more water wise, and staff is working to address the art and graffiti in and around the skate park. The park will still include a disc golf course, though it is being converted to a putting course to keep discs within the confines of the park and hopefully reduce damage that is being done to some of the trees by the discs.

Councilor Pe'a shared with the board that eight people including Gary Schroen interviewed for the three spaces available on the board. Gary has been reappointed to another three year term, Michelle Vion has been appointed to a three year term, and Cindy Enos-Martinez has been appointed to fill Nick Allen's vacated term which ends in June of 2022.

Marc Litzen shared with the Board that he hosted a softball tournament at Canyon View Park in conjunction with the Greater Grand Junction Sports Commission (GGJSC) and it was a big success. He complimented the park staff on how the fields were prepared, and how helpful staff were throughout the whole event. Marc highly recommends utilizing the GGJSC as an excellent resource for executing sporting events in the valley.

Future Agenda Topics
Jen Taylor/Dos Rios in June meeting outside at Riverside Park
Future meeting at Westlake to see the changes and updates

Item 7: Adjourn
The meeting adjourned by acclamation at 1:02 p.m.

The next regularly scheduled meeting will be June 3, 2021.

Respectfully Submitted,

Allison Little
Administrative Specialist

Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: May 19, 2021

Presented By: Elizabeth Fogarty, Visit Grand Junction Director

Department: Visit Grand Junction

Submitted By: Elizabeth Fogarty

Information

SUBJECT:

Contracts for Advertising Deployment, Ad Measurement, and Verification Service

RECOMMENDATION:

Staff recommends approval to enter into contracts, as determined necessary by Visit Grand Junction to deploy, measure and verify advertising in accordance with Visit Grand Junction strategies.

EXECUTIVE SUMMARY:

Visit Grand Junction (Visit GJ), the City's Destination Marketing Organization, deploys marketing toward potential high-value visitors outside the area to promote year-round travel to Grand Junction during appropriate times of the year. The travel and tourism industry in Grand Junction enhances the quality of life for residents, ignites economic development, supports the workforce, and strengthens economic sustainability. Visit GJ has evolved into an innovative data-based marketing department. This strategy ensures that marketing initiatives are influenced by data and tracked accordingly, with significant return on investment measures. Visit GJ works directly with the advertising providers which results in trackable visitation and extensive reporting that can be attributed to Visit GJ's ad campaigns.

Through a formal solicitation, Visit GJ sought out advertising firms with the experience, resources, and expertise to provide managed-service and self-service advertising deployment, ad measurement, and verification services. This includes media attribution for conversions, utilizing control groups, and ad impression quality utilizing blockchain. Seven firms, AdTheorent, Centro, Foursquare, Conversant Epsilon, PlaceIQ, Foursquare Placed, and Lucidity were chosen as options to provide a

combination of advertising deployment, ad measurement, and verification services. Services, firms, and contracts will be determined as marketing strategies are implemented based on ongoing data, market analysis, and changing conditions. This request for approval from City Council is to allow Visit GJ to enter into service contracts with some or all of the above-selected firms as needed, depending on the campaign, season, or key performance indicator(s) Visit GJ is managing.

BACKGROUND OR DETAILED INFORMATION:

As part of the overall strategy ensuring that marketing initiatives are influenced by data, Visit GJ moved ad tech services in-house in order to work directly with the ad agencies. This process has traditionally been contracted through an agency of record (AOR), acting as an agent or intermediary. An agency of record interprets a brand's messaging and communicates it to the other advertising partners, through a limited number of ad tech deployment and measurement companies. Reporting by an AOR is diluted with little detail for the client to apply to other marketing efforts. Working directly with the specialists in the ad space is more valuable than a generalist AOR. Visit GJ now has a direct line of communication with all partners, providing full control over the strategic decisions which result in higher impact of marketing initiatives. It also provides Visit GJ with all data related to performance, as opposed to a generalist report provided by the AOR. This data is also used by Visit GJ to assist other community organizations with their own strategies and marketing capabilities. Furthermore, moving this program in-house has resulted in significant cost savings (no retainer, commission, or white label fees) reallocated towards increasing advertising deployment, to be more competitive with the growing tourism market.

Visit Grand Junction measures the results of advertising through a variety of indicators depending on the marketing (earned, owned, and paid media). Tactics are aligned dependent on where the consumer is in the intent to travel funnel (e.g., long-term brand awareness/inspiration versus short-term arrivals/conversions).Two significant Visit GJ outcome measures (i.e., conversions) include: (1) in-person visitor arrivals in the destination that can be attributed to Visit GJ marketing and advertising exposure, and (2) visitor spending in the destination. Visit GJ also measures ad results based on media metrics, including click-through-rate (CTR), cost-per-click (CPC), quality of impressions (e.g., lack of waste or bot traffic/click fraud), and average website landing page duration, among others.

A formal Request for Proposals was issued via BidNet (an online site for government agencies to post solicitations), posed on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractor's Association, and advertised in The Daily Sentinel. Fourteen firms responded with formal proposals. All were found to be responsive and responsible.

	Company	Location
1	AdTheorent	New York, NY
2	Arrivalist	New York, NY
3	Centro	Denver, CO
4	Colvita Creative	Denver, CO
5	Ascent Media	Denver, CO
6	D. Augustine & Associates	Roseville, CA
7	Epsilon	Atlanta, GA
8	FiveFifty	Denver, CO
9	Foursquare	New York, NY
10	Foursquare Labs	New York, NY
11	GroundTruth	New York, NY
12	Lucidity	Santa Monica, CA
13	Madden Media	Tucson, AZ
14	Place IQ, Inc.	New York, NY

Of those 14, seven were chosen to interview in three different categories to include Paid Advertising, Ad-Measurement and Ad Verification. All seven of the short listed firms were chosen.

Paid Advertising
Centro
Epsilon/Conversant
Foursquare
Adtheorent

Ad Measurement
PlaceIQ
Foursquare/Placed

Ad Verification
Lucidity

The goal was to choose ad tech partners who deploy digital advertising that can be attributed to actual visits and spending data. The components included:

- Digital **paid advertising** campaigns (both managed-service and self-service), display (both prospecting and retargeting), and other digital advertising formats

(e.g., digital, audio, video, native ads, and digital out-of-home). This empowers Visit GJ to make smart bids on ad real estate through algorithms and proprietary data that allows us to determine what an impression is worth.

- **Ad-measurement** solutions were also requested, to quantify the impact of the advertising, in other words, attribution. Monitoring and measuring ad campaigns correctly determines its success. This is determined through impressions (total number of ads that have been served), Click Thru Rate (number of consumers who click on the actual ad served), and View-Throughs (consumer has seen ad, didn't click, but visited website later). There are other metrics which are monitored; however, these are the most significant.

- Lastly, **ad verification** was requested to confirm the integrity and quality of all digital ad views and conversions (e.g., waste and bot traffic/click fraud). Proposers could provide some or all these components. This technology cross-references and matches every relevant signal from every touchpoint along the supply chain. This provides reliable data, due to blockchain, to measure campaign performance and influences future decisions. This too reveals the media that is compromised from auction games, domain spoofing, broken integrations, or bot traffic, and removes it from the media plan, causing 20 percent campaign performance lift, on average.

Visit GJ requested the agencies demonstrate a high level of expertise and strategy as it relates to ad deployment, data-driven marketing, channel and media mix planning, target markets, segmentation, and behavioral audience profiling. In addition, the agencies must provide campaign monitoring and optimization reporting, data-driven measurement, return on investment, and reporting of results throughout the campaign. Proposals needed to come from solutions that allow for performance data to be exported into Visit GJ's Tableau data analytics platform.

Visit GJ reserved the right under this solicitation to select more than one company to partner with, and as such, can choose to work with multiple agencies, if so desired. Visit GJ triangulates data to avoid anomalies, increase credibility and validity, overcome fundamental biases, and create an environment where ad tech companies have to compete with one another.

There is no guarantee for agency exclusivity to perform the tasks under each component.

FISCAL IMPACT:

The total cost of the advertising deployment and media measurement services is not to exceed $1,522,000 and is approved in Visit Grand Junction's 2021 adopted budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the Purchasing Division to enter into advertising deployment, media measurement, and verification contracts. This includes: AdTheorent, Centro, Foursquare, Conversant Epsilon for advertising deployment; PlaceIQ and Foursquare Placed for ad measurement; and Lucidity for ad verification; for an aggregate amount not to exceed, $1,522,000.

Attachments

1. Draft Contract RFP-4855-21-SH Advertising & Media Measurement

CITY OF GRAND JUNCTION, COLORADO

****

PROFESSIONAL SERVICES CONTRACT

This CONTRACT made and entered into this **xxth** day of **May, 2021** by and between the **City of Grand Junction, Colorado**, a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **xxx. of xxx, Colorado,** hereinafter in the Contract Documents referred to as the "Contractor."

The Contractor shall perform the work set forth and described by the Solicitation Documents and known as **RFP-4855-21-SH Advertising and Media Measurement Services.**

The total amount of the Contract shall not exceed **$1,522,000.00** paid by the Owner. The Contractor shall be paid in accordance with the work done based on each individual campaign, or season, or key performance indicator (KPI) being driven by Visit Grand Junction (Visit GJ). **There is no guarantee that any work will be done, nor is there a guaranteed amount of work, or a minimum cost of work. There is no minimum or maximum guarantee as a result of this contract.**

Seven (7) firms were chosen as finalists and all seven (7) may or may not have the opportunity to participate in the advertising and media measurement needs of Visit GJ. The six (6) firms are divided into three categories as follows:

Advertising: Centro, Epsilon/Conversant, Foursquare, Adtheorent
Measurement: PlaceIQ, Foursquare/Placed
Verification: Lucidity

This contract signifies approval that Visit GJ may work with each individual firm as needed, if needed.

To receive payment, Contractor must **submit invoices to Elizabeth Fogarty, Visit Grand Junction Director at elizabethf@gjcity.org** for work completed.

Contract Administrator for the Owner is **Elizabeth Fogarty, Visit GJ Director, 970-256-4052, elizabethf@gjcity.org**

Contract Administrator for the Contractor is **xxx, Project xxx**.

The term of this Contract shall be from **May xx, 2021** to **May XX, 2022**, with the option for up to three (3) annual renewals at the same rates noted above.

Firms shall provide the insurance bonds and indemnities required in the Solicitation Documents.

Contract Documents: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents. It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the Contract, and all of said instruments, drawings, and documents together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein. The order of contract document governance shall be as follows:

a. The body of this contract agreement
b. Solicitation Documents for the Project and all Addenda; **IFB-4855-21-SH;**
c. Contractors Response to the Solicitation
d. Change Orders.

CITY OF GRAND JUNCTION, COLORADO

By:_____ _____
Elizabeth Fogarty, Visit Grand Junction Director Date

XXXXX

By:_____ _____
Title: **XXXXX** Date