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**CITY COUNCIL AGENDA  
WEDNESDAY, OCTOBER 6, 2021  
250 NORTH 5<sup>TH</sup> STREET  
[VIRTUAL MEETING - LIVE STREAMED](#)  
BROADCAST ON CABLE CHANNEL 191  
5:30 PM – REGULAR MEETING**

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

**Proclamations**

Proclaiming October as National Arts and Humanities Month in the City of Grand Junction

Proclaiming the Week of October 3 - 9, 2021 as Fire Prevention Week in the City of Grand Junction

**Appointment**

To the Grand Junction Housing Authority

**Citizen Comments**

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

*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 Wednesday, October 6, 2021 or 4) submitting comments [online](#) until noon on Wednesday, October 6, 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 September 13, 2021 Workshop
- b. Minutes of the September 15, 2021 Regular Meeting
- c. Minutes of the September 15, 2021 Executive Session
- d. Summary of the September 20, 2021 Workshop

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

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

- a. Quasi-judicial
  - i. Introduction of an Ordinance Amending the Grand Junction Municipal Code by Establishing a Process for Optional Premises Licenses and Setting a Public Hearing for October 20, 2021
  - ii. Introduction of an Ordinance Vacating a Portion of the Orchard Avenue Right-of-Way and Setting a Hearing for October 20, 2021
  - iii. Introduction of an Ordinance to Rezone the Property Located at 1101 Winters Avenue from General Industrial (I-2) to Light Industrial (I-1) and Setting a Public Hearing for October 20, 2021
  - iv. Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and Zoning Approximately 5 Acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) for the Sage Creek Annexation, Located at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021
  - v. Introduction of an Ordinance Zoning Approximately 2.98 Acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) for



the Phoenix Haus Annexation, Located at 834 21 1/2 Road, and Setting a Public Hearing for October 20, 2021

- vi. Introduction of an Ordinance Rezoning One Parcel Totaling 1.51 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2150 Hwy 6 and 50 and Setting a Public Hearing for October 20, 2021
- vii. Introduction of an Ordinance Rezoning One Parcel Totaling 26.673 Acres from R-R (Rural-Residential) to MXG-3 (Mixed Use General – 3) Located at 765 24 Road and Setting a Public Hearing for October 20, 2021
- viii. Introduction of an Ordinance to Zone Approximately 19.41 Acres from County PUD and County RSF-R (Planned Unit Development and Residential Single Family Rural 5-Acre Lot Sizes) to a City R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation, the Property Located at 2973 D 1/2 Road, Just West of 30 Road in Pear Park and Setting a Public Hearing for October 20, 2021
- ix. Introduction of an Ordinance Rezoning 12.00 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2211 Hallco Drive and Setting a Public Hearing for October 20, 2021

### 3. Continue Public Hearings

- a. Quasi-judicial
  - i. A Resolution Accepting the Petition for the Annexation of 19.41 Acres of Land and Ordinances Annexing the Westland Meadows Annexation to R-8 (Residential - 8 du/ac), on property located at 2973 D 1/2 Road, west of 30 Road in Pear Park (***Will be Continued to October 20, 2021***)

### 4. Contracts

- a. 2021 Community Development Block Grant (CDBG) Subrecipient Agreements between the Counseling and Education Center, HopeWest, STRiVE, Riverside Educational Center, Mesa County Partners, HomewardBound of the Grand Valley, Mind Springs Health and Housing Resources of Western Colorado and the City of Grand Junction
- b. 2021 North Avenue Sanitary Sewer Improvements Project

### 5. Resolutions

- a. Resolution Adopting the Grand Junction Fire Department Community Risk Assessment and Standards of Cover
- b. A Resolution Designating the Residence Located at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts
- c. A Resolution Renaming a Portion of 27 1/2 Road Abutting the Parcels Currently Addressed 347 and 348 27 1/2 Road to Eddy Drive

### **REGULAR AGENDA**

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

#### **6. Public Hearings**

- a. Legislative
  - i. An Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate at 910 Main Street
  - ii. An Ordinance Making a Supplemental Appropriation for the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project
- b. Quasi-judicial
  - i. A Resolution Accepting the Petition for the Annexation of 6.73 Acres of Land and Ordinances Annexing and Zoning the Reece Annexation to R-5 (Residential – 5 du/ac), Located on Property South 3035 and 3043 F 1/2 Road

#### **7. Contracts**

- a. Contract Approval for Construction Management/General Contractor Services for Construction of Fire Station 8

#### **8. Resolutions**

- a. A Resolution Adopting the Grand Junction Housing Strategy

#### **9. 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.*

**10. Other Business**

**11. Adjournment**





*City of Grand Junction, State of Colorado*

# Proclamation

- Whereas,** the nation's 120,000 nonprofit arts organizations, the National Endowment for the Arts, the National Endowment for the Humanities, the nation's 4,500 local arts agencies, and the arts and humanities councils of the 50 states and the six U.S. jurisdictions have regularly issued official proclamations on an annual basis designating October as National Arts and Humanities Month; and
- Whereas,** the arts and humanities embody much of the accumulated wisdom, intellect, and imagination of humankind while enhancing and enriching American lives by playing a unique role to our families, communities and country; and
- Whereas,** Grand Junction, Colorado, through their local and state arts agencies and representing thousands of cultural organizations, have celebrated the value and importance of culture in the lives of Americans and the health of thriving communities during National Arts and Humanities Month for several years; and
- Whereas,** the humanities help diverse communities across the United States explore their history and culture with the support and partnership of the National Endowment for the Humanities, the 50 state and 6 territorial humanities councils, and local educational and cultural institutions; and
- Whereas,** the nation's arts and culture sector—nonprofit, commercial, education—is a \$919.7 billion industry that supports 5.2 million jobs—4.3% of the nation's economy—and boasts a \$33 billion international trade surplus; and
- Whereas,** the nonprofit arts industry alone generates \$166.3 billion in economic activity annually which supports 4.6 million jobs and generates \$27.5 billion in government revenue.

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

## ***"National Arts and Humanities Month"***

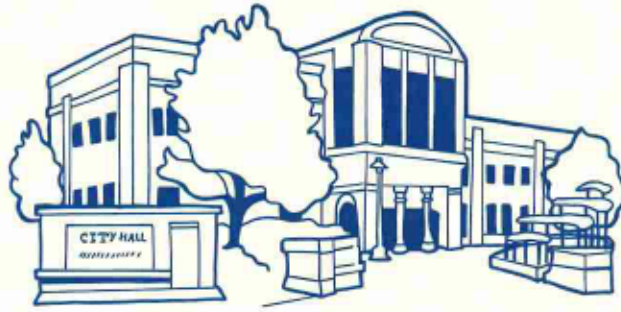
in the City of Grand Junction and call upon our citizens to celebrate and promote arts and culture and encourage greater participation for the arts and humanities in Grand Junction.



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

Mayor





*City of Grand Junction, State of Colorado*

# Proclamation

- Whereas,** the City of Grand Junction is committed to ensuring the safety and security of all those living in and visiting Grand Junction; and
- Whereas,** fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and
- Whereas,** home fires killed more than 2,770 people in the United States in 2019, and fire departments in the United States responded to 339,500 home fires; and
- Whereas,** working smoke alarms cut the risk of dying in reported home fires in half; and
- Whereas,** Grand Junction residents should be sure everyone in the home understands the sounds of the alarms and knows how to respond; and
- Whereas,** residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and
- Whereas,** Grand Junction residents will make sure their smoke and CO alarms meet the needs of all their family members, including those with sensory or physical disabilities; and
- Whereas,** the 2021 Fire Prevention Week theme, “Learn the Sounds of Fire Safety,” effectively serves to remind us it is important to learn the different sounds of smoke and carbon monoxide alarms and how to respond.

**NOW, THEREFORE,** I, Chuck McDaniel, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 3-9, 2021 as

## *“Fire Prevention Week”*

in the City of Grand Junction and urge all citizens to “Learn the Sounds of Fire Safety” for Fire Prevention Week 2021 and to support the many public safety activities and efforts of Grand Junction Fire Department.

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



Mayor



## Grand Junction City Council

### Regular Session

Item #

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**Meeting Date:** October 6, 2021  
**Presented By:** Wanda Winkelmann, City Clerk  
**Department:** City Clerk  
**Submitted By:** Kerry Graves

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### **Information**

#### **SUBJECT:**

To the Grand Junction Housing Authority

#### **RECOMMENDATION:**

To appoint the interview committee's recommendation to the Grand Junction Housing Authority.

#### **EXECUTIVE SUMMARY:**

There is one full-term vacancy on the Grand Junction Housing Authority.

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

Ivan Geer's term is expiring on October 31, 2021.

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED MOTION:**

I move to (appoint/not appoint) the interview committee's recommendation to the Grand Junction Housing Authority.

### **Attachments**

None

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**September 13, 2021**

**Meeting Convened:** 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

**Meeting Adjourned:** 7:49 p.m.

**City Councilmembers present:** Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout (attended virtually), Rick Taggart, and Mayor Chuck McDaniel.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Senior Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

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Mayor McDaniel called the meeting to order.

**Agenda Topic 1. Discussion Topics**

**a. Presentation from State Demographer's Office**

Ms. Allen introduced the topic and tonight's speaker Nancy Gedeon, a Demographer in the State Demographer's office. Ms. Gedeon presented information about state and local demographics as well as notable trends for the Grand Junction Area:

- Population growing at a slowing rate
- Jobs growing but slowing
- Aging impacts everything
- Migration slowing
- Increase racial and ethnic diversity
- Connection to public finance
- COVID impacts

Additionally, she noted that the population of the United States is 331.5 million, a 7.4% growth since 2010. Colorado's population is 5,773,714, a 14.8% growth since 2010. Colorado gained an 8<sup>th</sup> seat in Congress and Mesa County' population increased 6.15%.

Ms. Gedeon presented a population change by County and noted that 78% of the growth in Mesa County between 2010 and 2020 occurred in Grand Junction. Grand Junction is 42% of the County's population. She provided a review of Colorado new jobs and net migration, goods and services, commuting, the impact of age on preferences (housing, shopping). It was stated that Colorado is the



6<sup>th</sup> youngest state and 4<sup>th</sup> fastest growing in the 65+ population, with anticipated 2020-2030 increase of 65+ adults from 850,000 to 1,200,000. Grand Junction has been growing faster and has a younger population than the rest of Mesa County.

Discussion ensued regarding the past oil booms/busts and housing opportunities, the number of jobs in Grand Junction, and remote workers vs. those commuting outside Grand Junction.

## **b. Housing Strategy**

Ms. Allen introduced the topic. Staff began work in late December 2020 with Root Policy Research ("Root"), a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment, which was Phase 1 of the project and completed in May 2021. Phase 2 of the project, a Housing Strategy Report, has been under development since June 2021 and has included workshops with City Council as well as input from City staff and local stakeholders. Since Root last met with City Council, the strategies have been further refined and Root has proposed a final draft Housing Strategy Report.

Mollie Fitzpatrick with Root reviewed the top housing needs in Grand Junction: affordable rentals, starter homes, housing resources for special needs populations, and diverse housing options to accommodate evolving needs.

The recommended strategies include regional collaboration, local housing goals, land use code changes, encouraging development of Accessory Dwelling Units (ADS's), formalizing existing incentives, use city-owned land for affordable and mixed-income housing, a dedicated revenue source, financial support, support acquisition/rehabilitation that creates or preserves affordable housing, inclusionary housing/linkage fee ordinance, explore designation of Urban Renewal Areas (URA), and a volunteer rental registry program.

Discussion ensued regarding the need to identify funding sources, creation of \$1 million trust fund in 2022 for implementing housing strategies, possible use of American Rescue Plan Act (ARPA) funds for the strategies, adopting policies to memorialize expectations for the future appropriation of funds, the intricacies of a trust, and adding to the 2022 budget funding for the strategies.

Ms. Fitzpatrick noted that revenue sources that could be explored by the City include:

- Colorado Division of Housing
- General Obligation Bonds
- Real Estate Transfer Taxes (RETT)
- Commercial and/or Residential Linkage Fees
- Sales Tax
- Property Tax



- Other Types of Taxes
- General Funds
- Cash-in-Lieu from Inclusionary Zoning Buyouts
- City Community Development Block Grant (CDBG) Funds

Support was expressed to change the strategy related to a dedicated revenue source (Strategy 7) as an immediate priority. It was suggested that priorities can be identified through the budget process and included in the Strategic Plan.

Discussion ensued regarding the strategy to provide financial support to service providers and the possibility of additional financial resources being given.

Ms. Allen noted that staff has started work on some of the strategies and stated that the plan will need to be revisited periodically as needs and expectations change. The plan will be brought back to City Council for formal adoption.

#### **c. Strategic Plan Update**

City Council attended a strategic planning retreat on August 19 and 20, 2021. The purpose of the retreat was to identify key components of Grand Junction's 2-year strategic plan, including mission, values, and vision for the strategic plan along with designating priority areas for strategic goal development. The information gathered at the retreat will inform Phase 2 of the process, which is crafting the implementation matrix and writing the final strategic plan. The strategic plan will be specifically designed to align with the One Grand Junction Comprehensive Plan.

Mayor McDaniel stated that a core values discussion is forthcoming and he would like to explore what they are trying to achieve with a statement. Is this a part of the strategic plan or a free-standing statement of Council or the organization?

Discussion ensued about the City's values, decorum, and how Council interacts with each other. A facilitated discussion will be scheduled.

#### **Agenda Topic 2. City Council Communication**

Mayor McDaniel stated that a proclamation for Constitution Week is scheduled for Wednesday's Council meeting. Councilmember Pe'a volunteered to present the proclamation.

Mayor McDaniel reviewed the request from District 51 for a Council representative to attend their strategic planning meeting to provide citizen input. Councilmember Herman is available.

Mayor McDaniel reported there is a specific procedure identified in the Grand Junction Municipal Code for the Municipal Judge's evaluation. Councilmembers Simpson and Stout volunteered to serve on the Judicial Performance Commission who will provide a recommendation to City Council.

Councilmember Simpson summarized a recent meeting with the Colorado Department of Transportation (CDOT) regarding their vision for next phase of I70B. Mayor McDaniel also attended the meeting. CDOT expressed frustration because the City has not bought into the six-lane concept and they have addressed all of the City's concerns. CDOT is in the business of moving traffic and looking at long range traffic needs.

City Manager Caton stated staff is having positive conversations with the new CDOT Director and suggested having CDOT provide an update on I70B.

### **Agenda Topic 3. Next Workshop Topics**

A special workshop will be held on September 20 to discuss marijuana regulations. Budget workshops are scheduled for October 4, 18, and November 1.

### **Agenda Topic 4. Other Business**

City Council discussed who will serve on interview committees for volunteer board vacancies. Mayor McDaniel and Councilmembers Reitz and Simpson agreed to serve on the interview team for the Historic Preservation Board. Councilmembers Herman, Taggart, and Pe'a volunteered for the Visit Grand Junction interview team.

### **Adjournment**

The workshop adjourned at 7:49 p.m.

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

**September 15, 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 15<sup>th</sup> day of September 2021 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Rick Taggart, Dennis Simpson, Anna Stout (participated remotely), and Council President Chuck McDaniel.

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

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

**Proclamations**

**Proclaiming September 17 - 23, 2021 Constitution Week in the City of Grand Junction**

Councilmember Pe'a read the proclamation and Sheryl Fitzgerald, Regent for the local Mount Garfield chapter of the National Society of Daughters of the American Revolution was present to accept it.

**Citizen Comments**

Bruce Lohmiller spoke of homeless shelters and air compression prototype vehicles.

John Pond spoke of Elijah McClain's death.

Puka spoke of showing compassion to the houseless community.

Scott Beilfuss requested that Councilmembers allow input at workshops and spoke of the vaccination mandate and how it may impact our community.

Stephania Vasconez urged City Council make affordable, low-income housing a priority for Grand Junction citizens.

**City Manager's Report**

City Manager Greg Caton said the City has received a SAFER (Staffing for Adequate Fire and Emergency Response) grant in the amount of \$5.9 million. SAFER grants are issued to help

increase and maintain firefighters on the frontline in communities. This will cover 21 firefighters for three years.

### **Council Reports**

Councilmember Herman reported that the Grand Junction Economic Partnership will be interviewing six finalists for the Executive Director position and gave an update on Urban Trails Committee's festivities for Bike Month.

Councilmember Reitz reported that the Commission on Arts and Culture and Downtown Development Authority will have their artist reception for art on the corner October 2<sup>nd</sup> and spoke of the Colorado High School Mountain Bike League.

Council President McDaniel said Spectrum presented Grand Junction Mutual Aid Partners with \$10,000.

Councilmember Stout said the Business Incubator is moving along with their Chief Executive Officer search, anticipating interviews in the next month or so and that she will be attending the Colorado Municipal League conference next week.

### **CONSENT AGENDA**

Councilmember Simpson requested item 3.a. be removed to the regular agenda. He expressed concern of having a sole source provider based on a bid from 2009 and suggested a time frame of three years for this type of award.

Councilmember Taggart requested that item 4.a. be removed from the consent agenda to be presented at the next regular meeting. Councilmember Simpson moved to remove item 4.a. from the consent agenda to be scheduled at the meeting in two weeks. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

Councilmember Herman moved to adopt items #1 - #4 with the exceptions of 3.a. and 4.a. Councilmember Reitz seconded the motion. Motion carried by unanimous voice vote.

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

- a. Summary of the August 30, 2021 Workshop
- b. Minutes of the September 1, 2021 Regular Meeting
- c. Minutes of the September 1, 2021 Executive Session



## 2. Set Public Hearings

### a. Quasi-judicial

- i. Introduction of an Ordinance to Zone 6.73 Acres from County RSFR (Residential Single Family - Rural) to a City R-5 (Residential – 5 du/ac) Zone District for the Reece Annexation Located South of 3035 and 3043 F 1/2 Road, and Setting a Public Hearing for October 6, 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 Phoenix Haus Annexation of 2.98 Acres, a Serial Annexation Comprising the Phoenix Haus Annexation No. 1 and the Phoenix Haus Annexation No. 2, Located on Property 834 21 1/2 Road, and Setting a Public Hearing for October 20, 2021
- iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Sage Creek Annexation of 5 Acres, Located on Property at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021

### b. Legislative

- i. Introduction of an Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate and Setting a Public Hearing for October 6, 2021
- ii. Introduction of an Ordinance Making a Supplemental Appropriation for the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project and Setting a Public Hearing for October 6, 2021

## 3. Contracts

- a. Authorization to Purchase Cardiac Monitor/Defibrillators for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant – ***moved to regular agenda***
- b. 2021 Contract Street Maintenance - Asphalt Overlays - Change Order #1

## 4. Resolutions

- a. A Resolution Renaming a Portion of 27 1/2 Road, Abutting the Parcels Currently

Addressed 347 and 348 27 1/2 Road to Eddy Drive – ***moved to October 6, 2021 meeting***

- b. A Resolution Authorizing a Five-Year Lease of City Property at 134 West Avenue to Centro Colorado

## **REGULAR AGENDA**

### **An Ordinance Requested by the Lincoln Park Neighborhood/Residential District to Amend the Grand Junction Municipal Code Development Regulations to Adopt Standards and Guidelines for the Lincoln Park Residential Historic District and to Amend Title 21 Pertaining to the Role of the Historic Preservation Board in the Review of Alterations within the District**

The Lincoln Park Neighborhood/Residential Historic District requested Zoning and Development Code (Code) amendments to: 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines; and 2) amend the Code pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board (Board). The proposed Standards and Guidelines have been developed by a group of property owners within the District and if adopted, would be applicable to properties and structures located within the boundaries of the District between 12<sup>th</sup> and 15<sup>th</sup> Streets between Gunnison and Grand Avenues.

Council President McDaniel asked if the council would like to remand this back to the Planning Commission for further consideration.

Conversation ensued regarding procedure of developing the record per the amended application and the concern of the no responses on the poll being counted as yes votes.

Councilmember Pe'a move to remand Ordinance No. 5017 to the Planning Commission for further consideration of the possible amendments to the Zoning and Development Code to 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines 2) amend Title 21 pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board. Councilmember Taggart seconded the motion. Motion carried by unanimous voice vote.

### **Authorization to Purchase Cardiac Monitor/Defibrillators for the Fire Department and Acceptance of the Federal Emergency Management Agency Assistance to Firefighter Grant – *moved from Consent Agenda***

The Fire Department is in need of replacing the current inventory of cardiac monitors assigned to fire apparatus. This request is to authorize the Purchasing Division to purchase eight Cardiac Monitor / Defibrillators from Zoll Medical Corporation for the amount of \$228,552.00 and authorize the City Manager to accept the FEMA Assistance to Firefighter Grant award of \$207,774.55 for funding assistance in purchasing this

equipment. The City has an approved Sole Source with Zoll Medical for this equipment. Staff was available to answer questions.

Councilmember McDaniel moved to authorize the purchase of Cardiac Monitors from Zoll Medical Corporation and accept the Assistance to Firefighter Grant for funding assistance in purchasing this equipment. Councilmember Herman seconded the motion. Motion carried by voice vote with Councilmember Simpson voting no.

### **A Resolution Expressing Support for Grand Junction High School Ballot Item**

The Board of Mesa County Valley School District 51 forwarded a \$115 million bond and tax measure to the November 2, 2021 ballot. The ballot measure proposes a temporary increase in taxes and issuance of bonds for the replacement of Grand Junction High School.

Council President Chuck McDaniel presented this item.

City Attorney Shaver stated the draft resolution is waiting for the Ballot Number.

Councilmembers Stout, Reitz and Herman expressed support for this item.

The floor was opened for public comment at 6:16 p.m.

Campaign Manager Haus of the "Say Yes to GJHS" effort spoke in support of this item.

Richard Swingle stated he is unsure how he will vote on the bond issue due to the lack of depreciation budgeting for the buildings by the school district.

The floor was closed for public hearing at 6:19 p.m.

Councilmember Taggart moved to adopt Resolution No. 77-21, a resolution of the City Council supporting School District 51 ballot measure for a bond issuance and a temporary tax increase for the reconstruction of Grand Junction High School. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

### **A Resolution Affirming the Purchase of 910 Main Street**

The purchase of the building and property at 910 Main Street, Grand Junction, Colorado, could provide the City with a location that will better serve residents that presently pay bills in person and conduct other routine financial transactions at City Hall. In addition to the advantageous layout of the building, which includes a drive-up teller window, the property, unlike City Hall has off-street parking and non-metered on-street parking. A supplemental appropriation will be required from the General Fund of \$878,500, with a public hearing on October 6, 2021. City Manager Greg Caton presented this item.



Conversation ensued regarding whether the expansion of City Hall was on the 2021 Capital Improvement Plan budget and whether it makes sense to budget this next year.

The floor was opened for public comment at 6:28 p.m.

There were no comments.

Public comment was closed at 6:28 p.m.

Councilmember Pe'a moved to adopt Resolution No. 74-21 approving, affirming and gratifying the purchase of 910 Main Street for \$877,000 plus closing costs. Councilmember Herman seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**A Resolution Affirming the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project**

The Grand Valley Catholic Outreach has proposed a transitional housing project at the southwest corner of 4<sup>th</sup> Street and Ute Avenue. The project is known as the Mother Teresa House (Project) and, when constructed, will provide much needed housing for people whose needs tend to be underserved or unserved. Catholic Outreach has acquired the property at 347 Ute Avenue and contracted for the purchase of the property at 339 Ute Avenue for the Project. The City Council recognizes that housing for all is essential, and the Project will help provide needed, additional units. The City previously purchased the property at 301 S. 4<sup>th</sup> Street for the Project and with the acquisition of the Properties, sufficient land is now available for the Project. A supplemental appropriation will be required from the General Fund to fund the \$550,000 contribution, with a public hearing on October 6, 2021.

City Manager Greg Caton and City Attorney John Shaver presented this item.

The floor was opened for public comment at 6:33 p.m.

There were none.

Public comment was closed at 6:33 p.m.

Comments were made regarding how this is a small step towards addressing the houselessness problem.

Councilmember Herman moved to adopt Resolution No. 75-21 for the purchase of the properties at 347 and 339 Ute Avenue in the amount of \$550,000 for the Grand Valley Catholic Outreach Mother Teresa House project and introduce an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 and to set a public hearing for



October 6, 2021. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

**An Ordinance Vacating a Portion of Public Right-of-Way of G 1/8 Road Located near 2524 G Road and 716 25 Road**

McCurter Land Company LLC and Five Star Homes and Development Inc. requested vacation of a portion of public right-of-way known as G 1/8 Road in anticipation of future development of the adjacent sites. The existing G 1/8 Road right-of-way was originally dedicated by the Pomona Park subdivision plat in 1900 and further identified on the Powell Estates subdivision plat in 1992 and the Thunderidge Subdivision in 2007. The applicants are requesting the vacation of a 30-foot wide by 286-foot-long portion of this right-of-way (0.19-acres) in anticipation of future residential subdivision development for the Aspen Leaf Estates and Liberty Ranch Subdivisions which are currently in the development review process. The requested vacation is consistent with the City's Comprehensive Plan and Circulation Plan.

Senior Planner Scott Peterson presented this item.

Conversation ensued regarding the reasoning behind the portion requested.

The public hearing opened at 6:44 p.m.

There were no public comments.

The public hearing closed at 6:44 p.m.

Councilmember Simpson moved to adopt Ordinance No. 5016, an Ordinance vacating a portion of public right-of-way of G 1/8 Road located near 2524 G Road and 716 25 Road on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Rezoning One Parcel Totaling Approximately 13.92 Acres from R-8 (Residential - 8) to M-U (Mixed Use) Located at 600 28 ¼ Road**

Kim Kerk Land Consulting and Development, acting on behalf of the property owner, Faith Heights, requested the rezone of one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use) located at 600 28 ¼ Road.

The requested M-U zone district conforms with the Comprehensive Plan Land Use Map designation of Residential High and Mixed Use.

Community Development Supervisor Felix Landry presented this item.

Applicant Representative Kim Kerk provided additional background for the request.

Conversation ensued regarding the church on this property and property taxes.

The public hearing was opened at 6:55 p.m.

Gordon McFaren with Village Park ROA Board of Directors spoke against this item.

Scott Warren spoke against this item.

The public hearing was closed at 7:01 p.m.

Ms. Kerk responded to the public comments.

Councilmember Reitz moved to adopt Ordinance No. 5018, an ordinance rezoning one parcel totaling approximately 13.92 acres from R-8 (Residential - 8 du/ac) to M-U (Mixed Use) located at 600 28 ¼ Road on final passage and ordered final publication in pamphlet form.

Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

### **An Ordinance Making Supplemental Appropriations**

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

Finance Director Jodi Welch presented this item.

The public hearing was opened at 7:11 p.m.

There were no public comments.

The public hearing was closed at 7:11 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5019, an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado and Downtown Development Authority for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

**An Ordinance Making Supplemental Appropriations for an Addition to the Lincoln Park Stadium Project**

As discussed by City Council in the August 30, 2021 workshop, this supplemental appropriation is for the addition of \$2,500,000 to the Stadium project. The addition includes new northwest and southwest entryways, and technical, electrical, and audiovisual upgrades. Funding for this would initially be an advance from the General Fund reserve, to be repaid by Colorado Mesa University (CMU) over the course of 12 years at \$200,000 per year plus \$100,000 for the final year.

Finance Director Jodi Welch presented this item.

The public hearing was opened at 7:17 p.m.

There were no public comments.

The public hearing was closed at 7:18 p.m.

Conversation ensued regarding the budget and unrestricted fund balance verses total fund balance.

Councilmember Herman moved to adopt Ordinance No. 5020, an ordinance making Supplemental Appropriations and amending the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

**An Ordinance Making Supplemental Appropriations for Addition of a Multi-Purpose Building at Lincoln Park Stadium**

As discussed by City Council in the August 30, 2021 workshop, this supplemental appropriation is for the addition of \$2,800,000 for a multi-purpose building which would include locker rooms and offices for the Colorado Mesa University (CMU) football team, public restrooms, and a shared-use area for other users of the stadium. The City has been asked for a contribution of \$500,000 towards this specific addition to the stadium complex, and CMU will fund the remaining cost.

Finance Director Jodi Welch presented this item.

Conversation ensued regarding the reserve fund balance taking into consideration all the recent supplemental appropriations.

The public hearing was opened at 7:22 p.m.

There were no public comments.



The public hearing was closed at 7:22 p.m.

Comments were made regarding how this is a \$2 million asset that the City can obtain for a \$500,000 investment.

Councilmember Pe'a moved to adopt Ordinance No. 5021, an ordinance making Supplemental Appropriations and Amending the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and ordered final publication in pamphlet form. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Simpson voting no.

### **Non-Scheduled Citizens and Visitors**

Elizabeth Rowan spoke regarding the Lincoln Park Historic District and the Planning Commission's jurisdiction over it.

Bennett Boeschenstein echoed Elizabeth Rowan's comments.

Priscilla Magnal, member of the Historic Preservation Board spoke of the Board's support of the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District and gave some history of the Lincoln Park Neighborhood.

Kevin Anderson spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Jeff Secrest spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Jennifer Kelly spoke against the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.

Scottt Beilfuss gave kudos to the Pride Parade, commented on houselessness in the community and lack of year-round use of the baseball stadium.

Sherry Fucai spoke in favor of the ordinance to amend the Grand Junction Municipal Code Development regulations to adopt standards and guidelines for the Lincoln Park Residential Historic District.



**Other Business**

There was none.

**Adjourning the Regular Meeting into Executive Session - 1st Floor Break Room - City Hall**

Councilmember Simpson go into move to Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to sections 24-6-402(4)(e)(i) and/or 24-6-402(4)(a) of Colorado's open meetings law relative to an economic development incentive agreement for Richmark companies for a possible re-development/development project at 200 Rood Avenue, Grand Junction, Colorado and return to Open Session to conclude the Executive Session, which adjournment on the September 15, 2021 City Council meeting will occur in the City Hall Administration Conference Room. Councilmember Pe'a seconded the motion. Motion carried by unanimous voice vote.

City Council moved into Executive Session at 6:21 p.m.

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Wanda Winkelmann, MMC  
City Clerk

## **GRAND JUNCTION CITY COUNCIL**

### **EXECUTIVE SESSION MINUTES**

**September 15, 2021**

The City Council of the City of Grand Junction, Colorado met in Executive Session on Wednesday, September 15, 2021 at 7:54 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor of City Hall, 250 North Fifth Street. Those present were Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Mayor Chuck McDaniel. Councilmember Anna Stout was absent.

Staff present for the Executive Session were City Manager Greg Caton and City Attorney John Shaver.

#### **Executive Session**

Councilmember Simpson moved to go into Executive Session:

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO SECTIONS 24-6-402(4)(e)(I) AND/OR 24-6-402(4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT FOR RICHMARK COMPANIES FOR A POSSIBLE RE-DEVELOPMENT/DEVELOPMENT PROJECT AT 200 ROOD AVENUE, GRAND JUNCTION, COLORADO.

Councilmember Pe'a seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 7:54 p.m.

Councilmember Herman moved to adjourn the September 15, 2021 City Council meeting. Councilmember Pe'a seconded. Motion carried unanimously.

The meeting adjourned at 8:35 p.m.

Wanda Winkelmann  
City Clerk



## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

September 20, 2021

**Meeting Convened:** 5:30 p.m. Meeting held in person at City Hall Auditorium, 250 North 5<sup>th</sup> Street, and live streamed via GoToWebinar.

**Meeting Adjourned:** 7:18 p.m.

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

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Deputy Police Chief Mike Nordine, Finance Director Jodi Welch, Senior Assistant to the City Manager Greg LeBlanc, Communications Specialist Bella Vaz, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

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Mayor McDaniel called the meeting to order.

### **Agenda Topic 1. Discussion Topics**

#### **a. Marijuana Regulations**

The Council has discussed marijuana businesses at several public hearings prior to, and since, the municipal election. In those discussions, Council has clarified that first consideration should be given to establishing marijuana sales business regulations with other types of marijuana business to be considered later. Council also directed staff to solicit public input on questions related to the regulation of stores.

Following public comment and Council deliberation, direction was given to establish zoning regulations for marijuana stores that reflect the zoning of general retail sales under the existing Land Use and Development Code; establish regulations to include buffering from: Schools including CMU and WCCC (1000 feet); Parks and Park Land (500 feet); and Rehabilitation Facilities (500 feet); and amend the Municipal Tax Code to set a 6% special marijuana sales and use tax rate.

Ms. Allen introduced the topic and noted tonight's discussion will focus on the numerical cap, if any, for marijuana stores; provide direction on a selection process, if any, for awarding licenses to marijuana stores (if a merit-based approach is favored, provide direction on the approach to merit-based review criteria); and review and discuss the revised timeline for the licensing of marijuana stores.

Selection methods reviewed included a lottery, weighted lottery, merit-based review, and hybrid approach, of which the methods would have different time frames due to the differences in each method's complexity.

A revised timeline was reviewed and included the adoption of regulations, establishing a licensing authority, and identifying a process for evaluating applications in the fourth quarter of 2021. In 2022, the City reviews applications and considers an ordinance for products manufacturing.



Discussion ensued regarding the request from the Downtown Development Authority (DDA) to develop additional restrictions for Main Street between 1st Street and 8th Street, including the prohibition of marijuana stores on the ground floor of buildings, the language in the ordinance assessing the tax, and Mesa County's ballot measure regarding cultivation. Further conversation was held about a numerical cap and a recent study that listed the number of marijuana stores per population.

Support was expressed to have ten stores as the numerical cap. No geographical areas will be established to determine store location and zoning and buffering will be used for schools and rehabilitation facilities. The DDA request will be honored on Main Street and there will be no more than two stores in the Horizon Drive Business Improvement District. A periodic check-in or review was also recommended.

Options for selecting marijuana business operators were discussed. Support was expressed for a weighted lottery whereby a sufficient application would place an applicant into a lottery, with weighting added for Council's policy priorities.

A break was called at 7:03 p.m. The workshop resumed at 7:09 p.m.

Ms. Allen provided a recap of the direction given by City Council. Applications eligible for the lottery must meet baseline criteria and policy priorities would serve as a weighting for a lottery. The State of Colorado application would be included in the baseline.

It was stated that if an applicant wanted to have both a Medical Marijuana store and a Retail Marijuana store co-located on one premises, that would count as one license for purposes of the established cap.

#### **Agenda Topic 2. City Council Communication**

Councilmembers Herman and Stout will be attending the Colorado Municipal League conference next week.

#### **Agenda Topic 3. Next Workshop Topics**

City Manager Caton stated that budget workshops will be held on October 4, 18, and November 1. Additionally, the Agenda Committee has requested a discussion with the Colorado Department of Transportation (CDOT) and that will be added to the October 4 workshop.

An additional workshop will be needed to discuss marijuana regulations.

#### **Agenda Topic 4. Other Business**

There was none.

#### **Adjournment**

The workshop adjourned at 7:18 p.m.



## Grand Junction City Council

### Regular Session

Item #2.a.i.

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**Meeting Date:** October 6, 2021  
**Presented By:** John Shaver, City Attorney  
**Department:** City Attorney  
**Submitted By:** John Shaver

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Amending the Grand Junction Municipal Code by Establishing a Process for Optional Premises Licenses and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

Adopt the ordinance on first reading and set a public hearing for October, 20, 2021.

#### **EXECUTIVE SUMMARY:**

The Grand Junction Municipal Code (GJMC) at 5.12.010 *et. seq.* provides a process for liquor and beer licensure according to State and local law. With this Ordinance, the City Council will amend the GJMC to create a process for optional premises licenses in the City of Grand Junction, Colorado.

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

Colorado law (§§44-3-310 and 413 C.R.S.) permits a municipality to pass an ordinance to provide optional premises licenses for an applicant to sell, dispense or serve alcohol beverages at location(s) designated by the applicant and approved by the Local Licensing Authority and the State. The service area must be designated annually and upon designation of the area(s) for service, no alcohol beverages may be served without the licensee having provided 48 hours' notice prior to serving.

Service of alcoholic beverages within additional designated area(s) of existing licensees may be shown to benefit the patrons of the licensed facility and so long as the service of alcohol is done lawfully and with full benefit of professional management, supervision and regulation, the City Council authorizes the Local Licensing Authority to accept, evaluate and decide Optional Premises license applications.

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

I move to introduce an ordinance to amend the Grand Junction Municipal Code to establish a process for Optional Premises licenses as provided in the ordinance and by applicable law and set a public hearing for October 20, 2021.

**Attachments**

1. ORD-Optional premises 092221



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

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE BY  
ESTABLISHING A PROCESS FOR OPTIONAL PREMISES LICENSES IN THE CITY  
OF GRAND JUNCTION, COLORADO AND AMENDING ORDINANCE NO. 5010  
CONCERNING THE STATUTORY CITATIONS THEREIN**

Recitals:

The Grand Junction Municipal Code at 5.12.010 et. seq. provides *inter alia* that the Hearing Officer shall determine after hearings in accordance with the State liquor and beer codes certain applications for licensure and apply established legal principles to those applications. With this Ordinance, the City Council does establish a process for optional premises licenses in the City of Grand Junction, Colorado.

Colorado law (§§44-3-310 and 413 C.R.S.) permits a municipality to pass an ordinance to provide optional premises license(s) for an applicant to sell, dispense or serve alcohol beverages at location(s) designated by the applicant and approved by the Local Licensing Authority and the State. The service area must be designated annually and upon designation of the area(s) for service no alcohol beverages may be served without the licensee having provided 48 hours' notice prior to serving.

Service of alcohol beverages at and within designated area(s) of existing licensees may be shown to benefit the patrons of the licensed facility and so long as the service of alcohol is done lawfully and with full benefit of professional management, supervision and regulation the City Council authorizes the Local Licensing Authority to accept, evaluate and decide Optional Premises license applications. As determined by the City Clerk in consultation with the City Attorney this ordinance shall be codified in the Grand Junction Municipal Code as 5.12.245

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

For the purposes of this ordinance, the following words or phrases shall have the meanings set forth. Additions to the GJMC are shown in ALL CAPS.

- a. *OPTIONAL PREMISES LICENSE* MEANS THE SAME AS THAT DEFINED IN THE COLORADO LIQUOR CODE UNDER § 44-3-310(4) AND 44-3-413, C.R.S.
- b. *OPTIONAL PREMISES APPLICANT OR OPTIONAL PREMISES LICENSEE* MEANS THE SAME AS THAT DEFINED IN THE COLORADO LIQUOR CODE UNDER § 44-3-310(4) AND 44-3-413, C.R.S.

C) AN APPLICANT FOR AN OPTIONAL PREMISES LICENSE SHALL FILE WITH THE CITY CLERK THE FOLLOWING INFORMATION IN ADDITION TO INFORMATION, REQUIRED BY THE STATE (APPLICATION).

D) WHEN THE APPLICATION IS COMPLETE AND ACCEPTED AS TO FORM BY THE CITY CLERK THE APPLICATION WILL BE SCHEDULED AND HEARD PUBLICLY BY THE GRAND JUNCTION LIQUOR LICENSING AUTHORITY (LOCAL AUTHORITY) THE APPLICATION SHALL INCLUDE AND DESCRIBE:

- (1) AN ILLUSTRATION OF THE OPTIONAL PREMISES AREA/SIZE/BOUNDARIES AND THE LOCATION OF THE PROPOSED OPTIONAL PREMISES LICENSE REQUESTED, THAT THE OPTIONAL PREMISES LICENSE SHALL NOT BE EXERCISED TO INTERFERE WITH PUBLIC ACCESS OR INHIBIT THE SAFETY OF PERSONS USING/ACCESSING THE FACILITY(IES); AND
- (2) A DESCRIPTION OF THE METHOD WHICH SHALL BE USED TO IDENTIFY THE BOUNDARIES OF THE OPTIONAL PREMISES LICENSE WHEN IT IS IN USE AND HOW THE LICENSEE WILL ENSURE ALCOHOL BEVERAGES ARE NOT REMOVED FROM SUCH PREMISES; AND,
- (3) A DESCRIPTION OF PROVISIONS, INCLUDING A DESCRIPTION OF FACILITIES, WHICH HAVE BEEN MADE FOR STORING THE ALCOHOL BEVERAGES IN A SECURED AREA ON OR OFF THE OPTIONAL PREMISES AND FOR FUTURE USE ON THE OPTIONAL PREMISES IF OR WHEN ALCOHOL BEVERAGES ARE NOT SERVED INCLUDING THAT ALL ALCOHOL WILL BE STORED IN THE DESIGNATED AND APPROVED AREAS IN THE OPTIONAL PREMISES; AND,
- (4) A DESCRIPTION OF THE PROVISIONS WHICH WILL BE IMPLEMENTED TO CONTROL OVER SERVICE, PREVENT UNDERAGE SERVICE OF ALCOHOL BEVERAGES AND FOR FOOD SERVICE; AND,
- (5) A DESCRIPTION OF THE OPERATIONAL RELATIONSHIP BETWEEN THE LICENSED PREMISES AND THE OPTIONAL PREMISES, INCLUDING BUT NOT LIMITED TO THAT THE APPLICANT IS THE OWNER; AND,
- (6) AN OATH OR AFFIRMATION THAT THE LICENSEE SHALL AT ALL TIMES WHEN EXERCISING THE LICENSE ADHERE TO THE APPLICABLE REQUIREMENTS AND ALL OTHER STANDARDS APPLICABLE TO THE CONSIDERATION AND/OR ISSUANCE OF LICENSES UNDER THE COLORADO LIQUOR CODE AND ANY AND ALL APPLICABLE LOCAL LAWS, RULES AND REGULATIONS.

E) NOTHING CONTAINED IN THIS ORDINANCE SHALL PRECLUDE THE LOCAL AUTHORITY IN ITS DISCRETION, FROM IMPOSING CONDITIONS, RESTRICTIONS,

OR LIMITATIONS ON AN OPTIONAL PREMISES LICENSE IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE. ANY SUCH CONDITIONS MAY BE IMPOSED WHEN THE LICENSE IS INITIALLY ISSUED, ISSUED FOR ANY SPECIFIC EVENT, OR RENEWED. THE AUTHORITY SHALL HAVE THE RIGHT TO DENY ANY REQUEST FOR AN OPTIONAL PREMISES LICENSE OR IT MAY SUSPEND OR REVOKE THE OPTIONAL PREMISES LICENSE IN ACCORDANCE WITH THE PROCEDURES SPECIFIED BY LAW.

F) IT SHALL BE UNLAWFUL FOR ALCOHOL BEVERAGES TO BE SERVED ON THE OPTIONAL PREMISES UNTIL THE OPTIONAL PREMISES LICENSEE HAS FILED WRITTEN NOTICE WITH THE STATE AND THE LOCAL AUTHORITY STATING THE SPECIFIC DAYS AND HOURS DURING WHICH THE OPTIONAL PREMISES WILL BE USED. NOTICE MUST BE FILED WITH THE STATE AND LOCAL AUTHORITY 48 HOURS PRIOR TO SERVING ALCOHOL BEVERAGES ON THE OPTIONAL PREMISES. SUCH NOTICE SHALL CONTAIN THE SPECIFIC DAYS AND HOURS ON WHICH THE OPTIONAL PREMISES WILL BE USED FOR THE CONSUMPTION OF ALCOHOL BEVERAGES.

Furthermore, this Ordinance amends Ordinance No. 5010 by replacing the citations to the former Colorado Liquor Code, C.R.S. 12-47-101 *et seq.* contained in Ordinance No. 5010 with the current citations expressed in C.R.S. 44-3-101 *et. seq.*

If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this Ordinance.

The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

INTRODUCED ON FIRST READING THIS 6<sup>th</sup> day of October 2021.

PASSED AND ADOPTED ON SECOND READING AND ORDER PUBLISHED IN PAMPHLET FORM THIS \_\_\_\_ day of \_\_\_\_ 2021.

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C.B. McDaniel  
Mayor

ATTEST:

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Wanda Winkelmann  
City Clerk





## Grand Junction City Council

### Regular Session

Item #2.a.ii.

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**Meeting Date:** October 6, 2021

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

**Department:** Community Development

**Submitted By:** Kristen Ashbeck Principal Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Vacating a Portion of the Orchard Avenue Right-of-Way and Setting a Hearing for October 20, 2021

#### **RECOMMENDATION:**

Planning Commission will hear this item at its October 12, 2021 meeting and make a recommendation.

#### **EXECUTIVE SUMMARY:**

The applicant, Colorado Mesa University (CMU) is requesting vacation of a portion of the south side of the Orchard Avenue public right-of-way in order to make improvements to the baseball field, track and pedestrian facilities on the south side of the street within the CMU campus that would encroach in the public right-of-way. The existing Orchard Avenue right-of-way in this vicinity was originally dedicated by subdivision plats in the 1940s. The applicant is requesting the vacation of a 6.5-foot wide by 497.95-foot-long portion of the south side of this right-of-way (0.178-acres) in order to construct the proposed improvements. The plans for the construction have been reviewed and approved by the City subject to this vacation request. The requested vacation is consistent with the City's Comprehensive Plan and Circulation Plan.

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

##### **BACKGROUND**

The existing right-of-way for Orchard Avenue in this vicinity of the City was originally dedicated by subdivision plats in 1940s. The Applicant is currently in the process of constructing improvements to the baseball field, track and pedestrian facilities on the south side of the street within the CMU campus (refer to the attached site plans for

details of proposed improvements. The requested right-of-way vacation is in the vicinity of the former Cannell Avenue alignment along the west side of the baseball field. Cannell Avenue was previously vacated through processes approved by the City. As a result of the Cannell Avenue vacation, and the planned improvements to the track and baseball fields and pedestrian amenities, there are elements of the Orchard Avenue right-of-way that CMU wishes to improve. For example, the westbound turn lane that previously served as access to southbound Cannell Avenue has now become irrelevant since the right-of-way has been vacated and the street no longer exists. Additionally, the misaligned curb and sidewalk will be remedied, and a bus drop off location added as part of the proposed pedestrian plaza that will be constructed between the baseball field and the track as part of this project. With this proposal, the Applicant is requesting vacation of a 6.5-foot-wide by 497.95-foot-long portion of the south side of this right-of-way (3,237 square feet) in order to construct the described improvements. The applicant is requesting the minimum amount right-of-way to be vacated that is needed to accommodate the construction/improvement project.

### **NOTIFICATION REQUIREMENTS**

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 28, 2021. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1,000 feet. and notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel.

A Neighborhood Meeting regarding the proposed vacation/campus improvement project was held on August 2, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were 11 neighbors in attendance along with CMU President John Marshall, CMU Vice President Derek Wagner and City staff. The Applicant described the proposed improvements and the reason for the vacation request. Questions and concerns expressed by neighbors primarily centered on traffic control during the construction but no opposition to the project or the vacation was expressed.

### **ANALYSIS**

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

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

The vacation of this portion of right-of-way for Orchard Avenue does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. The proposed vacation of right-of-way will have no impact on public facilities or services provided to the general public since they will continue to exist within the remaining right-of-way. The proposed project will improve and update the

alignment and function of the street.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Plan Principal 4: Downtown and University Districts

Strategy 1. Cultivate energetic and livable greater Downtown and university districts that balance the needs of residents, students and visitors

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

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

The existing dedicated right-of-way for Orchard Avenue in this vicinity of the City has long been developed as a Major Collector. This vacation will not impact the continued flow of traffic along Orchard Avenue and will not landlock any parcel of land. Thus, staff has found this criterion has been met.

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

As provided in (2) above, the portion of Orchard Avenue requested to be vacated will not impact access to any parcel and as such, staff finds this criterion has been met.

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

This portion of Orchard Avenue has served as an east-west Major Collector in this part of the City for many years as well as providing for utilities to be located within it. The proposed vacation and campus improvement project will not have adverse impacts on the function of the roadway or on the general health, safety and/or welfare of the community. The planned improvements will enhance public safety along the street, particularly for pedestrians. Application materials were provided to utility providers for review of the proposed vacation. Excel Energy responded that it had no concerns. No other comments were received from utilities or other service providers that this vacation request would impact any existing utilities, create any adverse impacts, or that facilities or services would be diminished. Provided an easement is retained on the eastern end of the vacated right-of-way area staff found that this criterion has been met.

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



As provided in (4) above, neither staff, including the Fire Department, nor utility providers have identified that the requested right-of-way vacation would inhibit the provision of adequate public facilities and services. Therefore, staff finds that this criterion has been met.

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

Maintenance requirements for the City will not significantly change as a result of the proposed vacation request, since the remaining right-of-way and street itself will continue to function and require maintenance as it presently exists. As described, the proposed project will remedy the misalignment of pedestrian and curb facilities and eliminate unnecessary existing improvements (left turn lane) such that the public will benefit from improved safety along the street. In addition, the project will provide for an improved GVT transit stop which will benefit the community. As such, Staff finds that this criterion has been met.

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

After reviewing the request to vacate a portion of the right-of-way of Orchard Avenue as set forth in the attached description and sketch, City file number VAC-2021-561, located near Orchard Avenue and North 10th Street, the following findings of fact have been made:

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

Therefore, Staff recommends approval of the request with the following conditions:

1. A utilities easement shall be retained on the eastern end of the vacated right-of-way as shown on Exhibit B of the proposed ordinance.

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

#### **FISCAL IMPACT:**

Average value of property and right-of-way can range broadly. The average recent sale price for properties in the vicinity of the requested vacation is \$256,000, averaging \$29 per square foot. The applicant's request is to vacate approximately 3,237 square feet of right-of-way results in a value of approximately \$93,873.

#### **SUGGESTED MOTION:**

I move to introduce an ordinance vacating a portion of the Orchard Avenue right-of-way in the vicinity of North 10th Street and set a public hearing for October 20, 2021.

### **Attachments**

1. Location Map
2. Application Materials
3. Existing Site Conditions\_ROW\_9-16-21
4. Orchard Ave Vacation2021-Improvements Survey Plat
5. Developed Site Conditions\_ROW\_9-16-21
6. ORD-Orchard ROW vacation for CMU 092821

## CMU ORCHARD AVENUE VACATION LOCATION MAP





July 20, 2021

Dear Neighbor,

We like to get together with our neighbors a few times each year to make sure you know about everything that is happening at Colorado Mesa University. With faculty and students on their way back to campus soon, there will be no shortage of fun things happening at CMU this Fall.

Please join me for a Neighborhood Meeting at 6:00 pm on Monday, August 2<sup>nd</sup> in the Gallegos Board Room on the third floor of Dominguez Hall. As the new President of CMU, I would like to introduce myself and hear how CMU can continue being a good neighbor.

At the meeting, I will provide a brief overview of CMU campus facilities, upcoming activities and information about a pending application with the City of Grand Junction to vacate a right-of-way at the intersection of Orchard Avenue and Cannell Avenue (please see reverse side for additional detail).

If you have any questions about the meeting, please call my office at the number listed above or e-mail my assistant at [moneill@coloradomesa.edu](mailto:moneill@coloradomesa.edu).

I look forward to seeing you on March 25<sup>th</sup>.

Sincerely,

John Marshall  
President

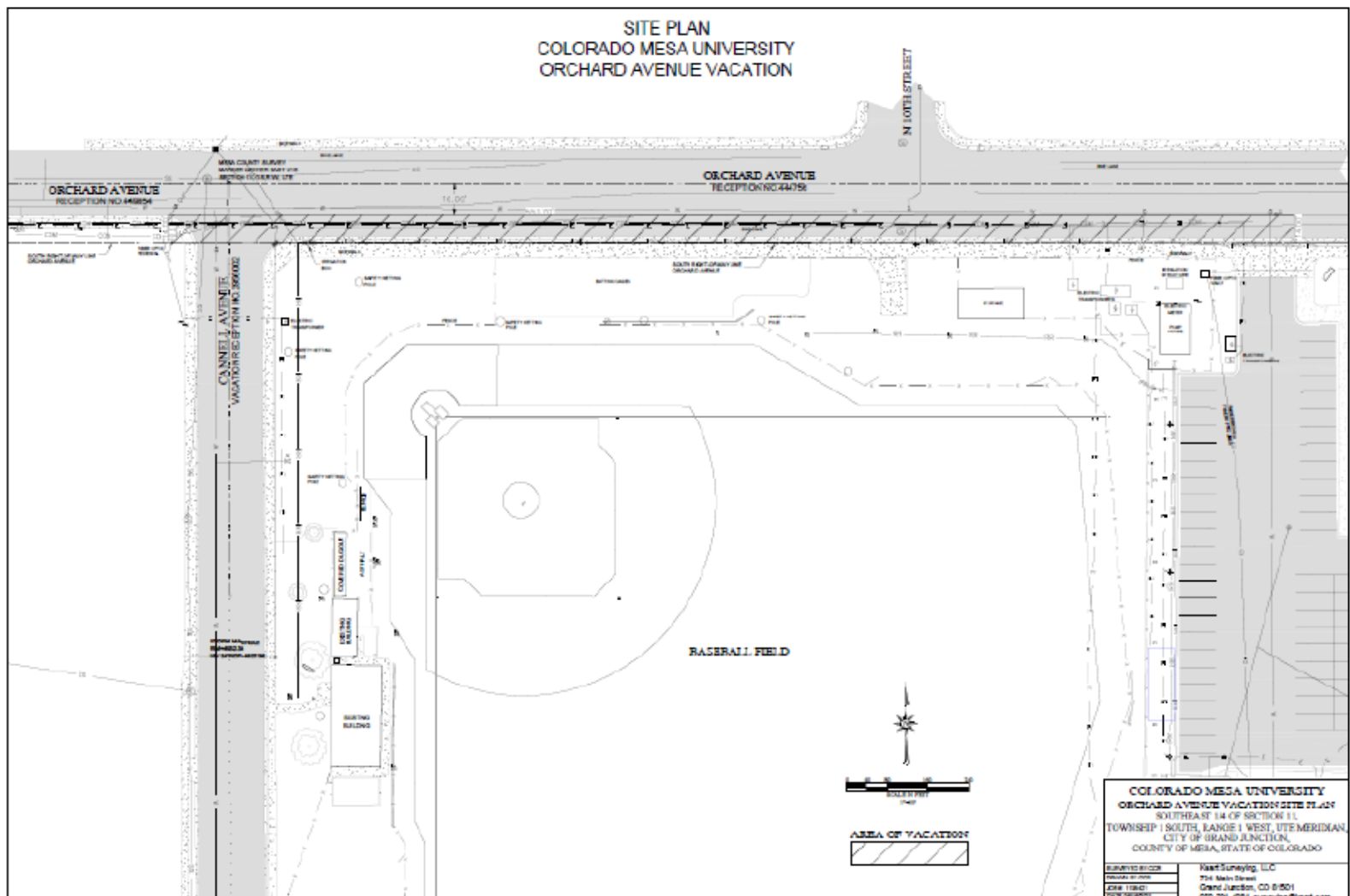


## **Notification of Neighborhood Meeting**

**Re:** Request to vacate a portion of Orchard Avenue Public Right of Way.

### **I. General Description**

As part of the implementation of the approved Institutional Master Plan of Colorado Mesa University (CMU) a proposal to vacate a portion of the Orchard Avenue public right of way (ROW) adjacent to the CMU Bergman Baseball Field which will ultimately facilitate the construction of the baseball stadium while eliminating the left turn lane from Orchard Avenue to (now vacated) Cannell Avenue. See below for details.



## NEIGHBORHOOD MEETING NOTES

AUGUST 2, 2021 6:00 PM

CMU MAIN CAMPUS DOMINGUEZ HALL GALLEGOS BOARD ROOM

11 neighbors were in attendance along with CMU President John Marshall, CMU VP Derek Wagner, City of Grand Junction Principal Planner Dave Thornton and \_\_\_\_ (sorry, I didn't catch name and title of the more junior planner in attendance).

President Marshall introduced himself and asked each neighbor to do the same. After introductions, President Marshall described the improvements taking place @ Orchard Avenue and Cannell Avenue to improve the current baseball practice field in order to facilitate hosting actual competitions on campus. President Marshall described the improvements to straighten out Orchard Avenue and make the curb align from east to west from the CMU track east towards North 12<sup>th</sup> Street. The President described the portion of City of Grand Junction Right of Way that needed to be vacated in order to facilitate the project and he took questions from neighbors. After some discussion about which method of traffic control was best during construction (flag crews vs a detour to the north through the neighborhood), the reaction from neighbors was mixed. Whichever method is selected, the owners of a commercial operation at 829 Orchard Avenue (Alterations by Kim) requested special attention be paid to inform customers that their business is open during construction.

The meeting adjourned at approximately 6:46 pm with no neighbors expressing opposition to the Right of Way vacation application.

PLEASE SIGN IN

E-mail/Phone

sballerton@9702010307  
gmail

829

## Orchard

g4e H211

970 261 3536

935 Bader, Dr

(970) 243-0007

935 Bader Dr

970243-0007

Dennis Cannon

835 H<sub>2</sub>O

(970) 243-3258

938 Orchard Ave

970-245-4448

930 Orchard

970-243-2646

 $2028 \text{ N } 10^{14} \text{ St}$ 

970-799-0838

## Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

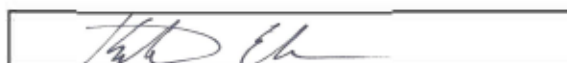
Contact Person:

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

Signature of Legal Property Owner

Date





## Orchard Avenue ROW Vacation at Cannell Ave Intersection

### **General Project Report**

CMU hereby requests vacation of a portion of the south side of Orchard Avenue right of way to support the kick off of improvements for the CMU Track and Bergman Field (Baseball Stadium) project.



The right of way vacation is in the vicinity of the Cannell Ave intersection. Cannell Ave was previously vacated through processes approved by the City of Grand Junction. As a result of the Cannell Ave. vacation, and the planned improvements for the track and baseball fields, there are elements of the Orchard Avenue right of way that warrant improvement. For example, the westbound turn lane that previously served access to Cannell Ave has become irrelevant now that Cannell Ave. has been vacated. Additionally, the misaligned curb and sidewalk can be remedied and a bus drop off location will be installed as part of

the pedestrian plaza planned in the area between the track and baseball field improvements.

## Current Condition: Orchard & Cannell Avenue



COLORADO MESA  
UNIVERSITY

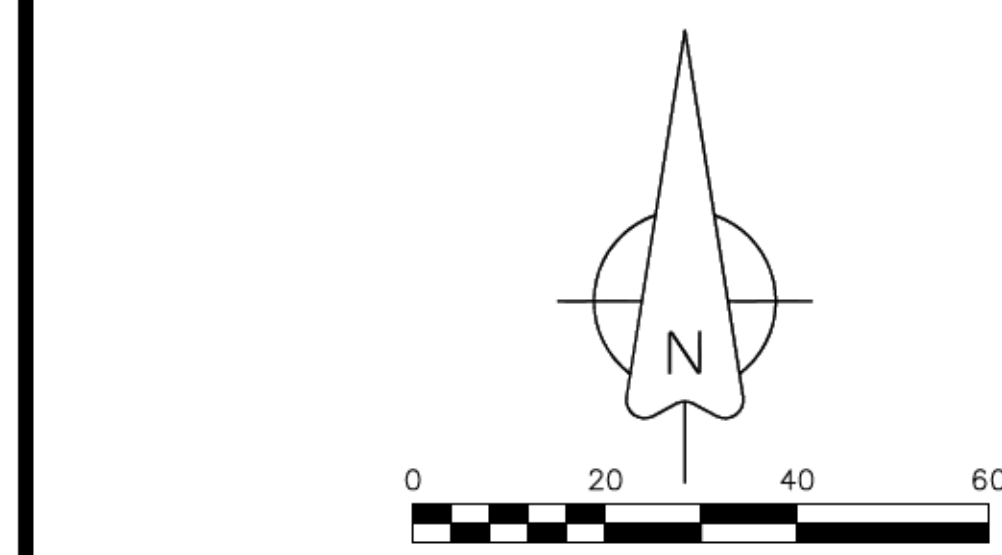
## Proposed Improvements



COLORADO MESA  
UNIVERSITY

The proposed right of way vacation satisfies applicable review criteria and will benefit the public in the form of cleaning up current conditions and providing additional opportunities for pedestrian and bus transit access. Thank you for considering this application.






DRAWN BY: STS	DESIGNED BY: STS	CHECKED BY:	APPROVED BY:
JOB NUMBER: 1162.0036			
DATE: 09-16-21			
SCALE: 1"=20'			
SHEET NO: ROW1			

ORCHARD AVENUE ROW VACATION	description	prepared for
	EXISTING CONDITIONS CMU CAMPUS GRAND JUNCTION, COLORADO	CMU

A • C • G  
AUSTIN CIVIL GROUP, INC.  
Land Planning • Civil Engineering • Development Services  
123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501  
(970) 243-2222

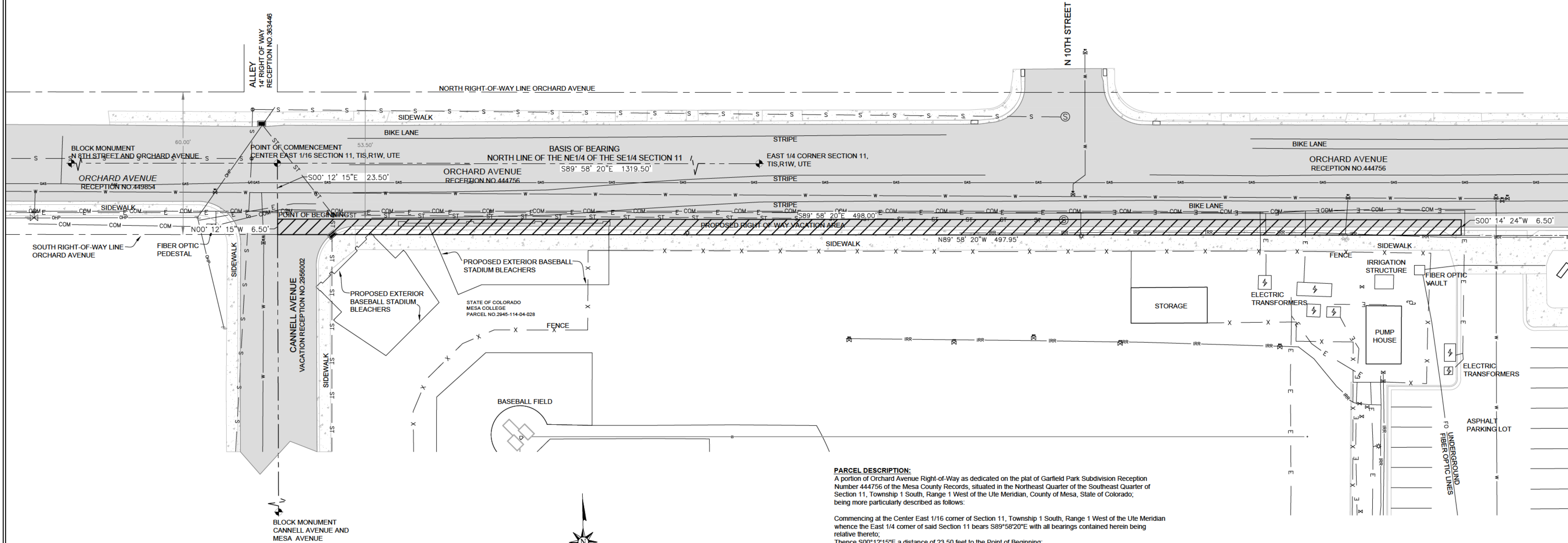
[illegible]

SCALE  
BAR IS ONE INCH  
IF NOT ONE

**Know what's below.  
Call before you dig.**



IMPROVEMENT SURVEY PLAT  
ORCHARD AVENUE RIGHT OF WAY (RECEPTION NO.444756)  
LOCATED WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 WEST  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



**PARCEL DESCRIPTION:**  
A portion of Orchard Avenue Right-of-Way as dedicated on the plat of Garfield Park Subdivision Reception Number 444756 of the Mesa County Records, situated in the Northeast Quarter of the Southeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; being more particularly described as follows:

Commencing at the Center East 1/16 corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian whence the East 1/4 corner of said Section 11 bears S89°58'20"E with all bearings contained herein being relative thereto;  
Thence S00°12'15"E a distance of 23.50 feet to the Point of Beginning;  
Thence S89°58'20"E, a distance of 497.95 feet;  
Thence S00°12'15"E, a distance of 6.50 feet to a point on the South Right of Way line of Orchard Avenue as described at Reception No.444756;  
Thence N89°58'20"W along said Right of Way line, a distance of 497.95 feet;  
Thence N00°12'15"W, a distance of 6.50 feet to the Point of Beginning.  
Containing approximately 3,237 square feet.

**BASIS OF BEARINGS:**  
The bearing between the Center East 1/16 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian and the West 1/4 Corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian is S89°58'20"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System.

**SURVEY NOTES:**  
1. Linear units are in U.S. Survey Feet.  
2. Title information from the Mesa County Assessor- Real Property Public Information System.  
3. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.  
4. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**CERTIFICATION:**  
I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief, is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guaranty or warranty, either expressed or implied.



Christopher C. Ransier  
Colorado PLS 38089

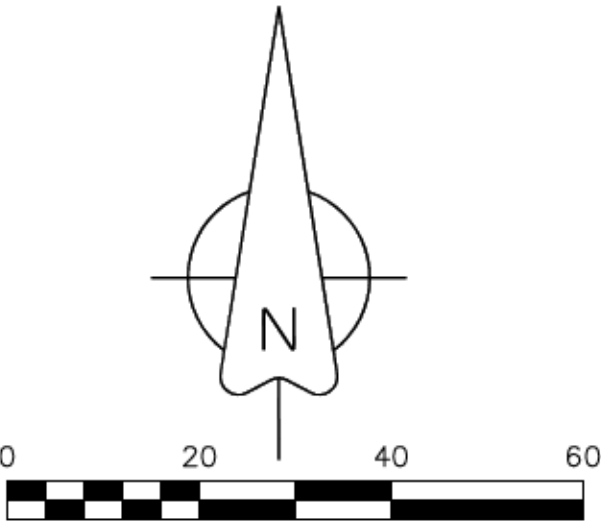
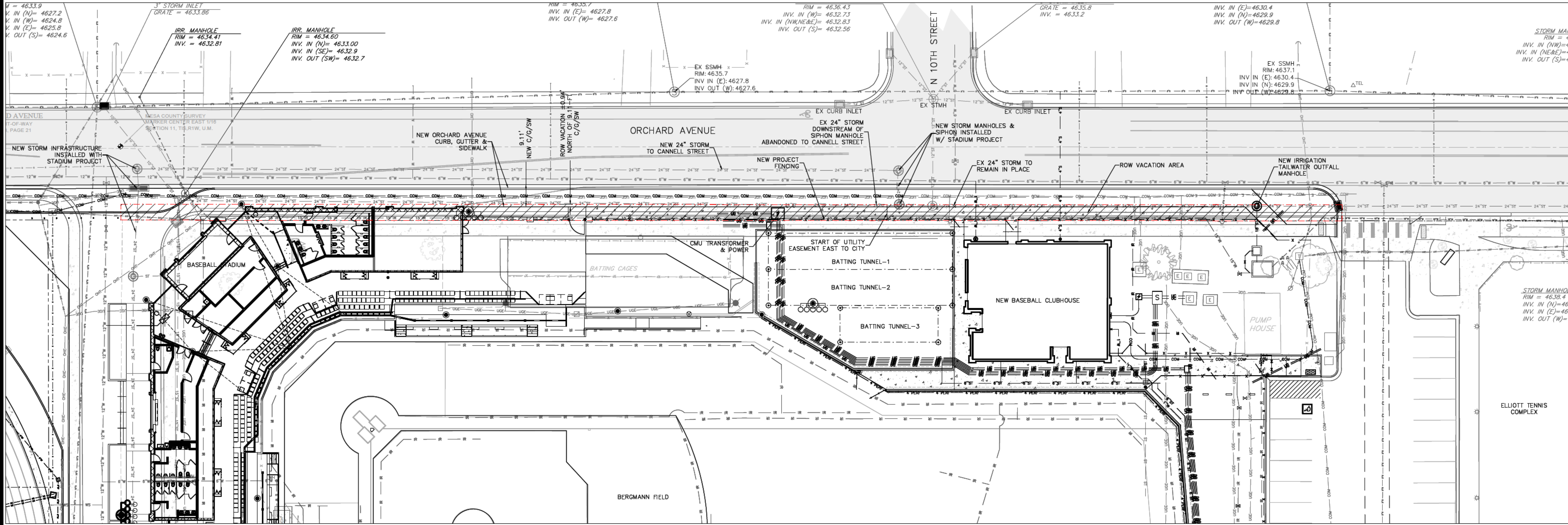
**LAND SURVEY DEPOSITS**  
Mesa County Surveyor's Office  
Date: \_\_\_\_\_  
Deposit No: \_\_\_\_\_

CLIENT: COLORADO MESA UNIVERSITY

**IMPROVEMENT SURVEY PLAT**  
ORCHARD AVENUE RIGHT OF WAY  
NE 1/4 OF THE SE 1/4 OF SECTION 11,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
CITY OF GRAND JUNCTION,  
COUNTY OF MESA, STATE OF COLORADO

SURVEYED BY: CCR	Kaart Surveying, LLC
DRAWN BY: CCR	734 Main Street
JOB #: 1108421	Grand Junction, CO 81501
DATE 09/16/2021	970-201-4081 surveying@kaart.com





ROW VACATION AREA 

811

Know what's below.  
Call before you dig.

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

NO.	DATE	BY	REVISIONS

ORCHARD AVENUE ROW VACATION

DEVELOPED CONDITIONS  
CMU CAMPUS  
GRAND JUNCTION, COLORADO

CMU

DESIGNED BY:	STS
CHECKED BY:	STS
APPROVED BY:	
JOB NUMBER:	1162.0036
DATE:	09-16-21
SCALE:	1"=20'
SHEET NO:	ROW2

A • C • G

AUSTIN CIVIL GROUP, INC

Land Planning • Civil Engineering • Development Services  
123 N. 7th Street, Suite 300 • Grand Junction, Colorado 81501  
(970) 242-7540



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE VACATING A PORTION OF ORCHARD AVENUE RIGHT-OF-WAY  
LOCATED NEAR NORTH 10<sup>th</sup> STREET**

**Recitals:**

Colorado Mesa University (CMU) has requested vacation of a portion of public right-of-way of Orchard Avenue. CMU, as the adjacent property owner proposes to construct improvements to adjacent athletic facilities and pedestrian amenities. The existing right-of-way for Orchard Avenue City was dedicated to the City by subdivision plats in the 1940s. The proposed right-of-way vacation will have no impact on public facilities or services provided to the public because they will continue to exist within the remaining right-of-way or within an easement retained on the eastern end of the right-of-way. The proposed project will improve and update the alignment and function of the street.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of public right-of-way for Orchard Avenue, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING RIGHT-OF-WAY DESCRIBED BELOW AND ON EXHIBIT A IS HEREBY VACATED SUBJECT TO:

A utilities easement shall be retained for the use and benefit of the City on the eastern end of the vacated right-of-way as shown on Exhibit B; and,

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

A portion of Orchard Avenue Right-of-Way as dedicated on the plat of Garfield Park Subdivision Reception Number 444756 of the Mesa County Records, situated in the Northeast Quarter of the Southeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; being more particularly described as follows:

Commencing at the Center East 1/16 corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian whence the East 1/4 corner of said Section 11 bears S89°58'20"E with all bearings contained herein being relative thereto;

Thence S00°12'15"E a distance of 23.50 feet to the Point of Beginning;  
Thence S89°58'20"E, a distance of 497.95 feet;  
Thence S00°12'15"E, a distance of 6.50 feet to a point on the South Right of Way line of Orchard Avenue as described at Reception No.444756;  
Thence N89°58'20"W along said Right of Way line, a distance of 497.95 feet;  
Thence N00°12'15"W, a distance of 6.50 feet to the Point of Beginning.

Containing an area of 3,237 square feet more or less, as described herein and depicted on EXHIBIT A.

AND retaining a utilities easement being more particularly described below:

An easement located within a portion of Orchard Avenue Right-of-Way as dedicated on the plat of Garfield Park Subdivision Reception Number 444756 of the Mesa County Records, situated in the Northeast Quarter of the Southeast Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; being more particularly described as follows:

Commencing at the Center East 1/16 corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian whence the East 1/4 corner of said Section 11 bears S89°58'20"E with all bearings contained herein being relative thereto;  
Thence S00°12'15"E a distance of 23.50 feet;  
Thence S89°58'20"E, a distance of 312.36 feet to the Point of Beginning;  
Thence S89°58'20"E, a distance of 185.59 feet;  
Thence S00°12'15"E, a distance of 6.50 feet to a point on the South Right of Way line of Orchard Avenue as described at Reception No.444756;  
Thence N89°58'20"W along said Right of Way line, a distance of 185.59 feet;  
Thence N00°12'15"W, a distance of 6.50 feet to the Point of Beginning.

Containing an area of 1,206 square feet more or less, as described herein and depicted on EXHIBIT B.

Introduced on first reading this 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

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

ATTEST:

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Wanda Winkelmann  
City Clerk

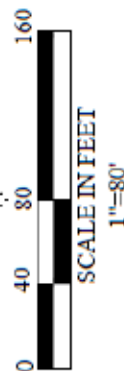
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C.B. McDaniel  
City Council President

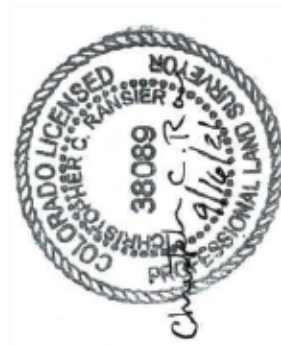
## EXHIBIT A



ORCHARD AVENUE VACATION  
SOUTHEAST 1/4 OF SECTION 11,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN,  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



AREA OF VACATION



Christopher C Ransler  
CO PLS 38089  
Kaart Surveying, LLC  
734 Main Street  
Grand Junction, CO 81501  
970-201-4081 surveying@kaart.com

\*This Exhibit is not intended to be used for establishing or verifying property boundary lines.

\*Linear units are in U.S. Survey Feet.





## Grand Junction City Council

### Regular Session

Item #2.a.iii.

**Meeting Date:** October 6, 2021

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

**Department:** Community Development

**Submitted By:** Kristen Ashbeck

---

### **Information**

#### **SUBJECT:**

Introduction of an Ordinance to Rezone the Property Located at 1101 Winters Avenue from General Industrial (I-2) to Light Industrial (I-1) and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this request at their September 14, 2021 meeting and voted (5-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, James R. McConnell, Member of Winters Building, LLC, is requesting the rezone of one 4.91-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 1101 Winters Avenue. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

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

##### **BACKGROUND**

The proposed rezone comprises one 4.91-acre parcel situated at 1101 Winters Avenue on the southwest corner of Winters Avenue and South 12th Street in the South Downtown area. The parcel is Lot 1 of the Winters Avenue Industrial Park subdivided in 1980 and is currently zoned I-2 (General Industrial). There is presently one building of approximately 59,116 square feet on the site that was constructed in 1972, with upgrades completed in the late 1990s and in 2010-2011. The property is surrounded by industrial uses that are all also zoned I-2.

In late 2020, the 2020 One Grand Junction Comprehensive Plan was adopted, which classified the subject property and adjacent properties to the north, south, and west



with an Industrial land use classification. The 2010 Comprehensive Plan Future Land Use Map also classified this area as Industrial. Implementing zone districts for the Industrial Land Use classification per the 2020 Plan include I-1 (Light Industrial), I-2 (General Industrial), C-2 (General Commercial), and I-O (Industrial Office/Park). As such, the Comprehensive Plan land use classification of Industrial does support the rezone request to I-1 (Light Industrial).

While there aren't significant differences between the I-1 and I-2 zone districts, the Applicant is proposing the rezone to I-1 to provide more flexibility of allowed uses for the site. As stated in the Applicant's General Project Report, some potential uses considered for the site include rental service, indoor/outdoor display and storage and general offices which are not allowed in the I-2 zone district. The proposed I-1 zoning would allow for these types of uses to be established in close proximity to and to complement industrial services.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held virtually on June 28, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were present. There were no members of the public in attendance.

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 and 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 September 3, 2021. The notice of the Planning Commission public hearing was published on September 7, 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 Comprehensive Plan Land Use Map identifies the subject property as Industrial which is a similar designation that has historically been identified on the property. Both the Applicant's proposed zoning of I-1, as well as the existing zoning of I-2 implement the Land Use Designation of Industrial. The existing zoning of I-2 continues to be a valid zoning under the Comprehensive Plan, and staff has found no other subsequent events to have invalidated the original premise of the existing zoning.

(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 has existed in its current state with a single building for 39 years. There are still areas of vacant or underdeveloped land in the surrounding area, even though some development dates to early decades of the community in the 1920s and many developed during the late 1970s to early 1980s energy boom. Railroad sidings have served the area since at least the 1950s which certainly support the industrial character of businesses in South Downtown. As the Applicant suggests, there may be a growing need or desire for the buildings and sites in this area to be able to be used for a wider variety of uses than are presently allowed in the I-2 zone district. The I-1 zone district provides for a wider variety of uses that support and complement the strictly industrial uses. However, generally, the character and/or condition of the area has not 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 a long-established urban industrial area in South Downtown within the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the I-1 zone district. The type and scope of land-use allowed within the I-1 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light and heavy industrial and commercial uses. The subject site is currently served by City Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). The Central Business District is located less than a mile to the northwest of the site. Additionally, multi-modal access to the site is sufficient, being within several blocks of primary pedestrian and bicycle routes (Active Transportation Corridors) on Riverside Parkway and 7th Street. In addition, the site is approximately ¾ mile from the Grand Valley Transit (GVT) central hub for access to routes across the Grand Valley. 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

There are no substantial differences between the I-1 and I-2 zone districts aside from the allowances of some uses. The I-1 zone district accounts for approximately 7.6% of City zoned land, whereas the I-2 zone district accounts for approximately 2.8% of City zoned land. In looking at the aerial photographs of this site over the past 5 years, the large building and site appear underutilized. Thus, staff believes that there may be better use of it in this area to be able to expand to the more diverse uses allowed within the I-1 zone district. As the Applicant has pointed out in the General Project Report, the Code definition for I-1 is a better fit for the site's current operations and facilities and is more accommodating for projected development that can better serve and complement industrial uses in the area that are creating a larger employment base as well as a larger variety of the type of businesses in the area. However, while there may be a



need for more diversification of uses in this area of the community, City-wide there is not an inadequate supply of suitably designated land to accommodate I-1 uses. Based on these considerations, staff finds that this criterion has not been met.

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

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. The Applicant has stated there is a strong need in the community for the services offered by the property as well as for industrial facilities which provide functional office and outdoor storage/display areas. The I-1 zone district would afford the property a wider variety of uses to support and complement industrial uses in the area that are becoming more diversified and are expanding the employment base of the area. As such, staff finds this criterion has been met.

The rezone criteria provide that 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 3.2.a. Underutilized Properties – Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings.

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

After reviewing the Winters Building, LLC request, RZN-2021-492, rezoning Lot 1 of Winters Avenue Industrial Park and the abutting vacated right-of-way, a 4.91-acre parcel, from I-2 (General Industrial) to I-1 (Light Industrial) for the property located at 1101 Winters Avenue, 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 recommended approval of the request.

**FISCAL IMPACT:**

This action has no fiscal impact to the City.

**SUGGESTED MOTION:**

I move to introduce an ordinance to rezone the property located at 1101 Winters Avenue from General Industrial (I-2) to Light Industrial (L-1) and set a hearing for October 20, 2021.

**Attachments**

1. Development Application
2. Site Maps and Photographs
3. Planning Commission Minutes - 2021 - September 14 - Draft WINTERS
4. Proposed Zoning Ordinance





---

## Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

June 29, 2020

Ms. Senta Costello  
Associate Planner  
City of Grand Junction Planning Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**Re: 1101 Winters Ave Rezone  
Neighborhood Meeting Summary**

Dear Ms. Costello:

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual neighborhood meeting was conducted on June 28, 2021, via Zoom, at 5:30 P.M., for the rezone of the property located at 1101 Winters Avenue in Grand Junction, Colorado. There were 2 participants in the meeting—Benjamin Fox and Senta Costello—neither of which were members of the public.

Listed below is a summary of the meeting items:

1. Ben Fox (an applicant representative from Austin Civil Group) presented an overview of the property's current zoning (I-2) and proposed zoning (I-1) and how it appeared to match well with the City of Grand Junction's Comprehensive Future Land Use Plan.
2. A slideshow was displayed to provide a clear, concise overview of the project location, and current vs proposed zoning.
3. Ben Fox and Senta Costello briefly discussed future development of the property, and Ben Fox stated that the client did not have any stated plans for altering the property, only that the I-1 zoning fit better with the current tenants.
4. There were no comments from the public, and no members of the public attended the meeting.
5. The meeting was closed at approximately 5:45 PM.

Sincerely,

**Austin Civil Group, Inc.**  
Benjamin Fox, E.I.T., Staff Engineer

123 n. 7th street ■ suite 300 ■ grand junction, colorado 81501 ■ 970-242-7540 phone ■ 970-255-1212 fax

## Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:


Contact Person:

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

Signature of Legal Property Owner



Date

# **General Project Report** **for** **1101 Winters Avenue Property Rezone**

## **Project Description (Location, Acreage, Proposed Use)**

The purpose of this submittal is to obtain approval from the City of Grand Junction to rezone a 4.91-acre property located in the industrial district north of Riverside Parkway at 1101 Winters Avenue, Grand Junction, Colorado 81501. The location of the project site is depicted in the photo below:



Project Location

The property is owned by Winters Building, LLC and currently zoned General Industrial (I-2). The applicant requests the property be given a zoning designation of Light Industrial (I-1) to allow for future additional uses that I-2 does not permit such as rental service, indoor/outdoor display, storage, and general offices.

The property occupies the southwest corner of Winters Avenue and S 12<sup>th</sup> Street in an industrial area. Adjacent properties are zoned as I-2 with commercial or industrial uses. The location and proposed use are consistent with the City's 2020 One Grand Junction Comprehensive Plan.

## **Surrounding Land Uses and Zoning:**

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North:	I-2	Industrial/Commercial
South:	I-2	Industrial
East:	I-2	Commercial
West	I-2	Industrial



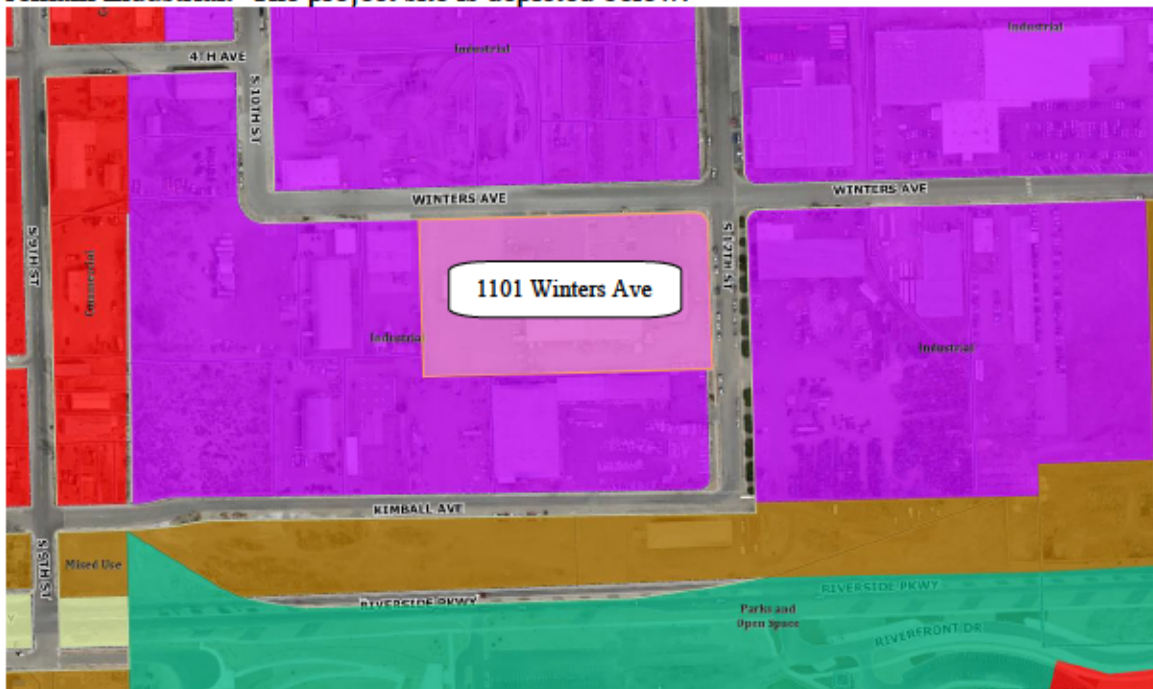
# General Project Report for 1101 Winters Avenue Property Rezone

The City of Grand Junction zoning surrounding this parcel is listed below:



Current City of Grand Junction Zoning

The City's Growth Plan map calls for this property and all surrounding properties to remain Industrial. The project site is depicted below:



2020 Comprehensive Plan



**General Project Report  
for  
1101 Winters Avenue Property Rezone**

**Site Access:**

Access to the site remains unchanged from Winters Avenue on the north side of the parcel and from S 12<sup>th</sup> Street to the east.

**Utilities:**

There are no changes to existing utilities needed for this project.

**21.02.140 Code Amendment and Rezoning**

In order to maintain internal consistency between code and zoning maps, map amendments must only occur if:

1. **Subsequent events have invalidated the original premise and findings; and/or**  
Response: The current code definition for I-2 is not fully adequate for the type of operation and existing facilities on this site. In order to meet the local demand for rental service, indoor/outdoor display and storage, and general offices in proximity to industrial services a rezone to I-1 appears appropriate.
2. **The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or**  
Response: The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to rezone the property to I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan.
3. **Public and community facilities are adequate to serve the type and scope of land use proposed; and/or**  
Response: The rezone request will not modify or change any of the current public or community facilities needed to serve the property in question.
4. **An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or**  
Response: The code definition for I-1 remains a better fit for the site's current operations and facilities, as well as being more accommodating for projected development. A rezone to I-1 remains consistent with the property's current use and with the City's 2020 Comprehensive Plan.
5. **The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.**  
Response: There is a strong need in the local community for the services offered by the property, as well as for industrial facilities which provide functional office and outdoor storage/display areas. The proposed rezone of the property in question remains consistent with the City's 2020 One Grand Junction Comprehensive Plan because it allows for ongoing, balanced growth in industrial areas.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Winters Building, LLC ("Entity") is the owner of the following property:

(b) Lot 1, WINTERS AVENUE INDUSTRIAL PARK, also known by street address as: 1101 Winters Avenue,  
Grand Junction, Colorado 81504 and assessor's parcel number 0045 004 40 000

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) Representative for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

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

☒ 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) 1101 Winters Avenue Rezone

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

(e) none

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

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

Signature of Entity representative: *James R. McConnell*

Printed name of person signing: JAMES R. McConnell

State of Colorado )

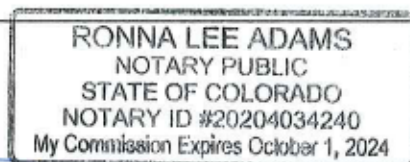
County of Mesa ) ss.

Subscribed and sworn to before me on this 16<sup>th</sup> day of June, 20 21

by James McConnell

Witness my hand and seal.

My Notary Commission expires on 10/1/2021



*Ronna Lee Adams*  
Notary Public Signature

## Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.



## QUITCLAIM DEED

The "Grantor", James R. McConnell, whose legal address is  
640 Round Hill Drive, Grand Junction, Colorado 81506, County  
of Mesa and State of Colorado,

for the consideration of \*\*\*\*\* No Consideration \*\*\*\*\* in hand paid, hereby sells and quitclaims  
to Winters Building, LLC, a Colorado limited liability company, the "Grantee," whose legal  
address is 640 Round Hill Drive, Grand Junction, Colorado 81506, of the County of Mesa and  
State of Colorado, the following real property in the County of Mesa and State of Colorado, to wit:

Lot 1, WINTERS AVENUE INDUSTRIAL PARK,  
also described as:

A tract of land located in a part of the SE1/4 NE1/4 of Section 23, Township 1 South,  
Range 1 West, Ute Meridian, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 23; thence North 00°03'55" West  
along the East line of the NE1/4 of said Section 23 a distance of 622.54 feet to the TRUE  
POINT OF BEGINNING;

thence South 89°56'05" West 661.69 feet;

thence North 00°13'05" East 403.02 feet;

thence South 89°46'55" East 659.70 feet to a point on the East line of the NE1/4 of said  
Section 23;

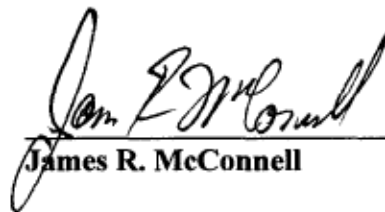
thence South 00°03'55" East along said East line of the NE1/4 of Section 23 a distance of  
399.75 feet to the TRUE POINT OF BEGINNING,

EXCEPT the North 60 feet and the East 50 feet thereof for road right-of-way,

AND INCLUDING the vacated right-of-way as recorded in Book 5074, Page 890,  
Reception No. 2550412 of the Mesa County records,  
Mesa County Colorado

also known by street address as: 1101 Winters Avenue, Grand Junction, Colorado 81501  
and assessor's schedule or parcel number: 2945-231-18-006  
with all its appurtenances.

Signed this 30<sup>th</sup> day of December, 2011.

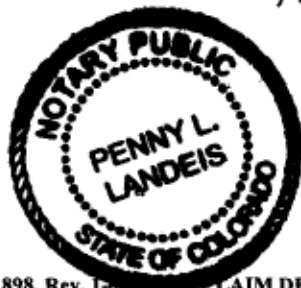
  
James R. McConnell

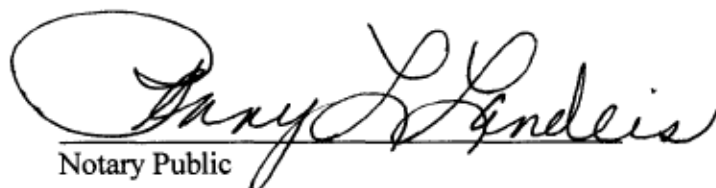
STATE OF COLORADO                    )  
  ) ss.  
County of MESA                        )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December,  
2011, by James R. McConnell.

Witness my hand and official seal.

My commission expires: 11-16-2014



  
Notary Public

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

Winters Building, LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Limited Liability Company

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

The mailing address for the entity is: 640 Round Hill Dr, Grand Junction, CO 81506

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:

JAMES R. McCONNELL, SOLE MEMBER & MANAGER

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

NOT LIMITED

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

Executed this 16<sup>th</sup> day of June, 2021

James R McConnell  
Signature (Type or Print Name Below)

James R McConnell

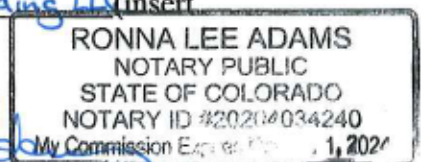
STATE OF COLORADO )  
 )ss.  
COUNTY OF Mesa )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2021, by James McConnell (insert name of individual) as \_\_\_\_\_ (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Winters Building LLC (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: 10/1/2021

Ronna Lee Adams  
Notary Public





# 1101 Winters Avenue Vicinity Map



0 0.1 0.2  
mi

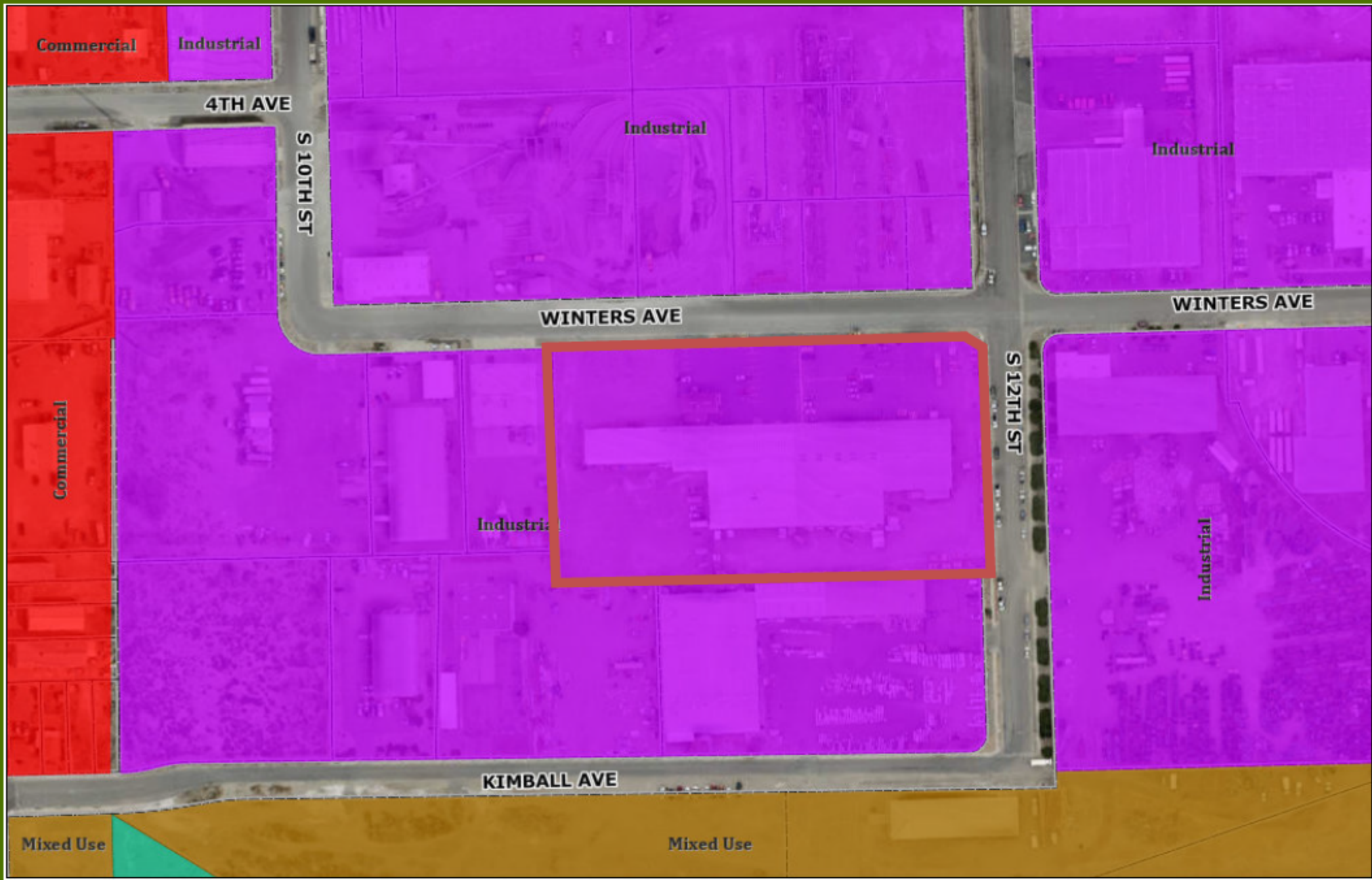
Printed: 9/1/2021

1 inch = 376 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# 1101 Winters Avenue Future Land Use Map

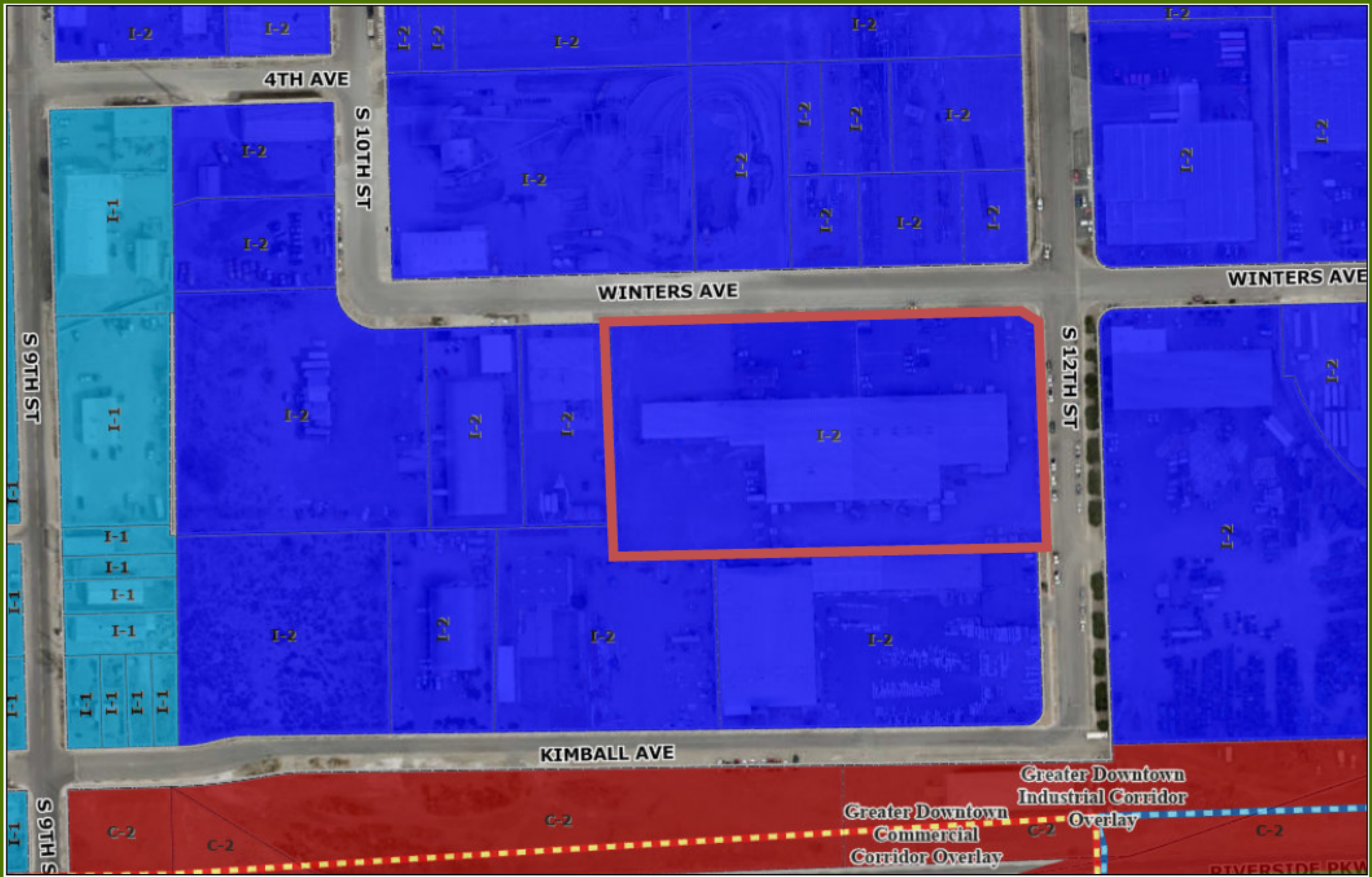


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mi

Printed: 9/1/2021

1 inch = 188 feet

# 1101 Winters Avenue Zoning Map



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mi

Printed: 9/1/2021

1 inch = 188 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM





1101 Winters Avenue – North-Facing Façade Existing Building





1101 Winters Avenue – Site Viewed from Northeast Corner of Property



1101 Winters Avenue – Site Viewed from Northwest Corner of Property





1101 Winters Avenue – Site Viewed from Southeast Corner of Property



**GRAND JUNCTION PLANNING COMMISSION**  
**September 14, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Daniella Acosta (Associate Planner), Isabella Vaz (Communications Specialist), and Kalli Savvas (Planning Technician).

There were 9 members of the public in attendance.

The meeting video can be viewed online [here](#).

**1. 1101 Winters Avenue Rezone File # RZN-2021-492**

Consider a request by Winters Building, LLC to rezone a 4.91-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 1101 Winters Avenue.

Commissioner Teske recused himself from the vote. Vice Chair Reece took over presiding the meeting.

**Staff Presentation**

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

None.

**Applicant Presentation**

The applicant's representative, Benjamin Fox, Vortex Engineering, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, September 7, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at 6:28 on September 14, 2021.

**Discussion**

None.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Winters Building, LLC request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for Lot 1 of Winters Avenue Industrial Park and the abutting vacated right-of-way, a 4.91-acre property located at 1101 Winters Avenue, City file number RZN-2021-492, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

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

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE REZONING LOT 1 WINTERS AVENUE INDUSTRIAL PARK AS  
RECORDED AT RECEPTION NUMBER 1235164 AND VACATED RIGHT OF WAY AT  
RECEPTION NUMBER 2550412, A ONE 4.91-ACRE PARCEL  
FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)  
LOCATED AT 1101 WINTERS AVENUE**

Recitals:

Winters Building, LLC (Owner) owns the 4.91-acre parcel located at 1101 Winters Avenue (referred to herein and more fully described below as the "Property"). The Property is designated on the Comprehensive Plan Land Use Map as a Industrial. The Owner requests that the property be rezoned from I-2 (General Industrial) to I-1 (Light Industrial).

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 I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Industrial, 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 I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned I-1 (Light Industrial):

**LOT 1 WINTERS AVENUE INDUSTRIAL PARK AS RECORDED AT RECEPTION NUMBER  
1235164 AND VACATED RIGHT OF WAY AT RECEPTION NUMBER 2550412, COUNTY  
OF MESA, STATE OF COLORADO.**

Introduced on first reading this \_\_\_\_ day of October, 2021 and ordered published in pamphlet form.

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

ATTEST:

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Wanda Winkelmann  
City Clerk

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C.B. McDaniel  
President of City Council/Mayor





## Grand Junction City Council

### Regular Session

Item #2.a.iv.

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**Meeting Date:** October 6, 2021  
**Presented By:** David Thornton, Principal Planner  
**Department:** Community Development  
**Submitted By:** David Thornton, Principal Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and Zoning Approximately 5 Acres from County RSF-R (Residential Single Family - Rural) to R-8 (Residential - 8 du/ac) for the Sage Creek Annexation, Located at 3038 D 1/2 Road, and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this request at their September 28, 2021 meeting and voted (5-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Sage Creek Investments LLC is requesting a Comprehensive Plan Amendment from Residential Low (2-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and a zone of annexation to R-8 (Residential 5.5-8 du/ac) for the Sage Creek Annexation. The approximately 5-acre property is located at 3038 D ½ Road in Pear Park. The subject property has one existing residence with most of the property vacant.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits and an amendment to the 2020 One Grand Junction Comprehensive Plan in anticipation of future residential subdivision development. The zone district of R-8 is consistent with the proposed Residential Medium Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but at the same hearing on October 20, 2021 with the requests for zoning and Comprehensive Plan amendment.

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

The Applicant, Sage Creek Investments LLC has requested annexation of 5-acres of land into the City limits, located on property at 3038 D ½ Road in Pear Park, in anticipation of future residential subdivision development. The Sage Creek Annexation consists of one property of 4.77-acres in addition to 0.23 acres of the D ½ Road right-of-way for a total of 5 acres. The Applicant is concurrently requesting a Comprehensive Plan Amendment to allow for a zone of annexation to R-8 (Residential 5.5-8 du/ac).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 15, 2021
- Planning Commission considers Comprehensive Plan Amendment and Zone of Annexation – September 28, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – October 6, 2021
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – October 20, 2021
- Effective date of Annexation, Comprehensive Plan Amendment and Zoning – November 21, 2021

The Applicant's property is currently in the County and has a County zoning of RSF-R (Residential Single Family – Rural – 5-acre minimum lot sizes). Surrounding properties to the east, west and north are mostly zoned R-5 in the City. A townhome development, a residential six-plex located adjacent to the east in unincorporated Mesa County is zoned PUD and has a density of 8 dwelling units per acre, that would require densities of R-8 zoning and is supported in the Residential Medium Land Use category.

The Applicant is requesting to amend the 2020 One Grand Junction Comprehensive Plan Land Use Map from Residential Low to Residential Medium which is the same category found on the south side of D ½ Road in this area of Pear Park. The property has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The Land Use category of "Residential Low" on the north side of D ½ Road was established in this area in the Comprehensive Plan due to existing zoning of RSF-5 on adjacent properties on this side of the D Road. However, the size of this property lends itself to more density and infill development potential thereby supporting the Comprehensive Plan "Plan Principle 3 Responsible and Managed Growth" and the goal to "Encourage infill and redevelopment to leverage existing infrastructure. The Applicant is requesting a zone of annexation of R-8 to achieve this.

The applicant has submitted for a Comprehensive Plan amendment concurrent with the zone of annexation request and this staff report and accompanied ordinance provides for concurrent consideration by Planning Commission and City Council. Without a change to the Land Use Map as requested in the Comprehensive Plan Amendment, the Zone of Annexation request to R-8 is not supported by the Comprehensive Plan. Support for a Zone of Annexation to R-8 is tied to an amendment to the Land Use Map of Residential Medium for the property.

**Comprehensive Plan Future Land Use Map Amendment:**

Presently, the Comprehensive Plan designates the Sage Creek Annexation as Residential Low on the Land Use Map, one residential dwelling unit per 2 to 5.5 dwelling units per acre. The Applicant is requesting to change the Land Use Map from Residential Low to Residential Medium to allow for an increase in urban residential densities.

The primary land uses found in the Residential Medium Land Use category are small lot single family residential and medium density multi-family providing a range of housing types and densities. The Residential Medium land use areas are typically located near transit, the Grand Valley Transit (GVT) services the D ½ Road corridor. Secondary land uses include open space and parks, schools, places of worship, home-based business, public/institutional uses, and other complementary neighborhood uses. Pear Park Elementary School has an oversized City funded gymnasium which serves the community through City Parks and Recreation programs.

The area to the north of this site is designated on the Land Use Map as Residential Low and to the south Residential Medium, all located within Tier 2 on the Intensification and Growth Tiers Map.

**Zone of Annexation Request:**

The Applicant is interested in preparing the property for future residential development, consistent with the scope and type of development envisioned by the Comprehensive Plan with the proposed Land Use Map change to Residential Medium (5.5 - 12 du/ac) density. The R-8 zoning requires a minimum of 5.5 dwelling units per acre, therefore the requested zoning of R-8 implements the Comprehensive Plan's Residential Medium Land Use category.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium density attached and detached dwellings. The R-8 ensures minimum densities of 5.5 dwelling units per acre are met. This property is located within an urban infill area of the community. The greater surrounding area both within the city limits and unincorporated County are largely developed with single-family detached homes. Further subdivision development is encouraged within this infill area of the City with the 2020 One Grand Junction Comprehensive Plan. This property provides a large enough site to accommodate such development. Existing City zoning to the south along D ½ Road is already zoned R-8 and located within the Residential Medium Land Use category established there. Other land not in the city is zoned PUD in Mesa County with existing lot sizes conforming to the densities of the City's R-8 zone district.

In addition to the R-8 (Residential – 8 du/ac) zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac).

Residential Medium (5.5 – 12 du/ac)



- a. R-12 (Residential – 8-12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

In reviewing the other zoning district options for the proposed Residential Medium (5.5 – 12 du/ac) category, the R-12 zone districts does not allow single-family detached and most townhome development.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation, Comprehensive Plan Amendment and Zoning was held on June 22, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, Applicant's representative and City staff were in attendance. No members of the public were in attendance. However, one neighbor called the Applicant's representative the next morning and they discussed the project with them. Concerns expressed included:

- Traffic increase on Riverside Parkway and the intersection of 30 Road and D ½ Road.
- Did not want to see apartments.
- Preferred one-story single family.
- Townhomes might be a nice component.

An official development application was submitted to the City of Grand Junction for review on July 2, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 19, 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 on September 17, 2021. The notice of the Planning Commission public hearing was published September 21, 2021 in the Grand Junction Daily Sentinel.

Public comment was also offered through the GJSpeaks platform. No public comments were received.

### **ANALYSIS**

#### **Comprehensive Plan Amendment**

The criteria for review are set forth in Section 21.02.130 (c) (1). The criteria provide that the City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and at least one of the criteria outlined below;

- (1) Subsequent events have invalidated the original premises and findings; and/or  
The decision to designate the property as Residential Low Land Use under the Comprehensive Plan was made approximately nine months ago with the adoption of

the One Grand Junction Comprehensive Plan. No substantial changes to the infrastructure, development context, or development potential of the subject property has occurred since that time. Therefore, staff finds that this criterion is not met.

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

The character of the area has not been changed in a substantive way since the Comprehensive Plan was adopted. The surrounding land-uses remain low-density and medium density residential development. The subject property is an urban infill site but has been even through the Comprehensive Plan planning process. Therefore, staff finds this criterion is not met.

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

This 5-acre annexation has public sanitary sewer service, Clifton Water domestic water service, Xcel electrical and natural gas service, sanitation and public stormwater sewer available to the site. Existing transportation infrastructure is improved with multi-modal transportation options accommodating pedestrian, bike and vehicle traffic. An elementary school is a short walking distance away. Shopping opportunities for goods and services are a short drive away at 30 Road and I-70B and along North Avenue, and adequate to serve development of the type and scoped associated with the proposed R-8 zone district in the proposed Residential Medium residential land use category. Therefore, staff finds that this criterion is 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 additional residential development if it is to meet the needs of a growing population. Citywide, medium-density residential zoning is common, but very few properties with medium-density residential zoning remain undeveloped. It is thus logical that, in order to continue to provide housing opportunities, and to include medium-density housing patterns that permit single family through townhouse style development in the range of housing options available in the community and meeting urban densities required in the Comprehensive Plan, this property should be amended from Residential Low to Residential Medium on the Comprehensive Plan Land Use Map. Staff therefore finds this criterion to be met.

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

This property is being annexed concurrently in the City limits. At the time of annexation, it is zoned RSF-R (Residential Single Family - Rural), a zoning designation the County utilizes within the Persigo 201 area for unincorporated property prior to annexation into the City when urban densities are encouraged and expected. The property has seen development around it build up over the past 30 years and is one of just a few infill sites within the immediate area.

Amending the Comprehensive Plan Land Use Map to Residential Medium for this



property allows for the concurrent zoning request for the property to be zoned to R-8 with future subdivision and development at urban densities between 5.5 and 8 du/acre. The Pear Park community will benefit from this change in the Land Use Map to Residential Medium. It allows for zoning to R-8 by increasing undeveloped land to potential R-8 densities as the area continues to attract residential development at densities needing urban and city services. Much of the existing adjacent area north of D ½ Road is zoned R-5 whereas this property if zoned to R-8 will be available to provide residential opportunities with smaller parcels providing more housing choices including townhomes, to city residents of different ages, abilities, and incomes. The existing townhomes adjacent to the east of the property would need to be zoned R-8 when annexed to be in conformance with current density of the townhomes. In addition, the area in the city limits on the south side of D ½ Road is shown as Residential Medium on the Land Use map and zoned R-8. Staff therefore finds this criterion to be met.

Changes are consistent with the vision, goals and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed Land Use Map Amendment to Residential Medium (5.5-12 du/ac) implement's the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Intensification and Tiered Growth Plan (Chapter 3). Subject property is located within Tier 2 (Suburban Infill) – In Tier 2, the Comprehensive Plan supports sub-urban growth for infill and on this site. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

**Rezoning**

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezoning criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits and is seeking an amendment to the Comprehensive Plan to change the land use category from Residential Low to Residential Medium with a requested zoning district of R-8 which is compatible with the proposed Comprehensive Plan Land Use Map designation of



Residential Medium (5.5 to 12 du/ac). Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise, a county zoning designation.

The 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Low Land Use category with a range of 2 to 5.5 du/ac and the Residential Medium Land Use category with a range of 5.5 to 12 du ac. This area was designated Residential Medium under the 2010 Comprehensive Plan. The 2010 Plan had a density range for the Residential Medium category of 4 to 8 du/ac and the proposed zoning of R-8 was an implementing zone district under the 2010 Plan.

The 2020 Plan reduced the overall number of land use categories in half which required larger ranges of density for each land use designation. This area on the northside of D ½ Road was changed to Residential Low (2 to 5.5 du/ac) densities with the 2020 Plan. The general concern was the introduction of potential R-12 (8 to 12 du/ac) densities that would result with a R-12 zone. The requested zoning for the Sage Creek Annexation is R-8.

The existing County RSF-R zone district at a maximum density of one dwelling unit per five acres does not implement the Residential Low or the Residential Medium Land Use categories. The proposed R-8 zone (densities of 5.5 to 8 du/ac) district does implement the Residential Medium Land Use category if the Land Use Map is amended to Residential Medium. The Plan Amendment to Residential is a new subsequent event invalidating the original premises and findings. However, since the zoning request and plan amendment are being considered concurrent and the Plan amendment has not been approved at the time of this analysis, Staff has found this criterion has not been met.

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

The character or condition of the areas has not changed enough to satisfy this criterion. 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the proposed R-8 zone district. City Sanitary Sewer and Clifton Water are both presently available within the D ½ Road right-of-way. Properties can also be served by Xcel Energy for electricity and natural gas. A short distance away, across the street is Pear Park Elementary School, about two- and one-half miles away is Grand Mesa Middle School and Grand Junction Central High School. A Regional Park is also about two- and one-half miles away. A short distance to the south and west a gas station/convenience store is available and major shopping is just over 2-miles to the north and west and includes a Walmart supercenter, restaurants, retail/office establishments, etc. Staff has found the public and community facilities are adequate to serve the type and scope of the residential

land use proposed at the R-8 densities and therefore has found 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 properties and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5 to 12 du/ac) with an approved amendment as concurrently requested by the applicant. The proposed zoning designation of R-8 meets the intent of achieving the desired density for the property with this request, to develop at the low end of the Residential Medium land use category. For properties already annexed into the City limits, the area within one half mile of the annexation area is predominately zoned R-5 to the north of D ½ Road and R-8 to the south. Much of the area within City limits is developed, little land area is available for new development within the half mile area. Staff finds that there is an inadequate supply of R-8 zoning in this area of Pear Park as define above and therefore finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district could be considered in a Residential Medium Land Use area, the R-8 zone district is consistent with the recommendations of the Plan's amended Land Use Map, compatible with the surround neighborhood and provides for single family housing on a smaller residential lot, and for townhome housing, thereby providing more housing choice to the community.

In addition to the zoning for R-8 (5.5 to 8 du/ac) requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5-12 du/ac) for the annexation area.

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

- Mixed Use Shopfront (MXS-3)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

#### Chapter 2

##### Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

##### Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

#### Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

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

After reviewing the Sage Creek Annexation, CPA-2021-467 Comprehensive Plan Amendment & Zone of Annexation, ANX-2021-466 requests, for a Comprehensive Plan Amendment from Residential Low (2-5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) for the property located at 3038 D ½ Road, and a Zone of annexation from County RSF-R (Residential Single Family – Rural) to a City R-8 (5.5 to 8 du/ac) the following findings of facts and condition have been made.

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.
- 2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for a Zone of Annexation, if the Comprehensive Plan Amendment is approved, the following findings of fact have been made:



1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommends approval of the requested Comprehensive Plan Amendment and Zone of Annexation requests.

**FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

**SUGGESTED MOTION:**

I move to introduce an ordinance amending the Comprehensive Plan Land Use Map from Residential Low to Residential Medium for the Sage Creek Annexation and an Ordinance zoning the Sage Creek Annexation to R-8 (Residential 8 du/ac) zone district, from Mesa County zoning of Residential Single Family Rural and set a public hearing for October 20, 2021.

**Attachments**

1. Development Application dated 10 June 2021pdf
2. Site Maps and Picture
3. Neighborhood Meeting Summary
4. Combined CPA and Zoning Ordinance

## Development Application

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

Petition For:

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:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

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.

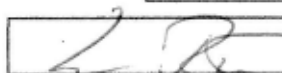
Signature of Person Completing the Application

**Tracy States**

Digitally signed by Tracy States  
Date: 2021.06.10 13:29:52 -06'00'

Date

Signature of Legal Property Owner



Date

Project Report

# **Sage Creek Investments, LLC**

## **Annexation/Comprehensive Plan Amendment/Zoning - 3038 D 1/2 Road**

Project Report

June 23, 2021

Prepared for:

**City of Grand Junction**

Grand Junction, CO 81501

Prepared by:



**215 Pitkin, Grand Junction, CO 81501**

**Grand Junction, CO 81506**

**Phone: (970) 241-4722**

**Fax: (970) 241-8841**



#### **A. Project Description**

- 1) Location: The proposed project is located at 3038 D ½ Road, Grand Junction, Colorado (Parcel No. 2943-162-00-037).
- 2) Acreage: The parcel contains approximately 4.75 Acres
- 3) Proposed Use: This submittal is for Annexation into the City of Grand Junction limits and rezone from County RSF-R to R-8 which requires a Comprehensive Plan Amendment as the future land use is Residential Low (2-5.5 DU/Acre). R-8 zoning is compatible with surrounding development. The R-8 zone district allows for two family dwelling units, single-family detached housing and multifamily development. The minimum density for this project would be 5.5 DU/Acre or 26 units. The maximum density for this project would be 8 DU/Acre or 38 units.

#### **B. Public Benefit**

The proposed zoning will allow the development of needed medium-high residential product to keep up with the demand for housing. The project will also supply construction jobs contributing to the economy and overall economic health.

#### **C. Neighborhood Meeting**

A neighborhood meeting was held virtually via zoom on June 22, 2021. A summary of the meeting and materials presented is included with this submittal.

#### **D. Project Compliance, Compatibility, and Impact**

- 1) Adopted plans and/or policies:

The proposed zoning, in conjunction with a Comprehensive Plan Amendment, will comply with the adopted codes, plans and requirements for the property. The project is proposed to ensure all City requirements are met. Impacts on the infrastructure will be addressed including water, sewer, access, lighting, etc. will not be impacted by this rezone/Comprehensive Plan Amendment.

- 2) Land use in the surrounding area:

The uses contained within the surrounding area are medium density residential subdivisions and large lot/agricultural uses.

- 3) Site access and traffic patterns:

A separate Preliminary/Final Plan application will be made that will identify site access, interconnectivity and traffic patterns.

- 4) Availability of utilities, including proximity of fire hydrants

The subject parcel is served by the following:

Clifton Water  
City of Grand Junction Sewer  
Grand Valley Irrigation Company  
Xcel Energy  
City of Grand Junction Fire  
Charter/Spectrum  
CenturyLink/Lumen

A Fire Flow Form will be included with a future subdivision submittal.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone and Comprehensive Plan Amendment.

6) Effects on public facilities:

The Rezone and Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable. When developed will be typical of residential development.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

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

**Section 21.02.070 (6) of the Zoning and Development Code:**

**General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:**

**(i) Compliance with the Comprehensive Plan and any applicable adopted plan.**

The Rezone request meets the intent of the newly adopted 2020 Comprehensive Plan.

**(ii) Compliance with this zoning and development code.**

The Rezone request is in compliance with the zoning and development code.

**(iii) Conditions of any prior approvals.**

There are no conditions of prior approvals.

**(iv) Public facilities and utilities shall be available concurrent with the development.**

All public facilities and utilities will be available concurrent with the rezoning and subsequent development of this property.

**(v) Received all applicable local, State and federal permits.**

All applicable permits will be obtained for this project.

**21.02.140 Code amendment and rezoning:**

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

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

*Events since the adoption of the 2020 Comprehensive Plan have not invalidated the original premises. However, there is a significant demand for higher density development with little undeveloped land available in this area. The Residential-Medium designation is prevalent on the south side of D ½ Road and would be an appropriate designation for this project.*

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

*The amendment would provide for higher density residential development along a corridor where all utilities exist, maximizing use of infrastructure. People are relocating to Grand Junction for a variety of reasons, housing affordability being one of them.*

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

*Public and community facilities are existing and adequate and will support the proposed use and are not affected as a result of the Rezone and Comprehensive Plan Amendment requests.*

(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

*There is an inadequate supply of Residential Medium designated land in the community. Development is ongoing in this area of Grand Junction with residential lots being presold in under construction developments. Existing inventory is very low.*

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

*The addition of Residential Medium designated, developable land, will benefit the community with the addition of affordable housing, job opportunities created with the construction of housing, and an increased tax base.*

**21.02.160 Annexation:**

(c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements.

*In order for this parcel to develop, it must annex into the City of Grand Junction limits due to its location within the 201 Boundary. The application meets all applicable statutory and City administrative requirements.*

**F. Development Schedule**

Not applicable for this submittal.







**LEGAL DESCRIPTION**

THE W $\frac{1}{2}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;  
EXCEPT THE NORTH 20 FEET AS DESCRIBED IN DOCUMENT RECORDED APRIL 28, 1894 IN BOOK 45 AT  
PAGE 314, RECEPTION NO. 18362,  
COUNTY OF MESA, STATE OF COLORADO.

# MESA COUNTY CERTIFICATE OF TAXES DUE

Account Number R042805

Parcel 294316200037

Assessed To

TOMLINSON JASON A  
3038 D 1/2 RD  
GRAND JUNCTION, CO 81504

Certificate Number 105789

Acres 0.00

Order Number

Vendor ID

RIVER CITY CONSULTANTS  
215 PITKIN AVE # 201 GJ 81501

Legal Description

W2SE4SE4NW4 SEC 16 1S 1E

Situs Address

3038 D 1/2 RD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2020	\$1,403.08	\$0.00	\$0.00	(\$1,403.08)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 06/23/2021</b>					\$0.00

Tax Billed at 2020 Rates for Tax Area 15612 - 15612

Authority	Mill Levy	Amount	Values	Actual	Assessed
CLIFTON FIRE PROTECTION	11.5520000	\$224.00	SINGLE FAMILY	\$110,000	\$7,870
COLORADO RIVER WATER CONSER	0.5020000	\$9.73	LAND		
GRAND RIVER MOSQUITO CTRL	1.3620000	\$26.41	SINGLE FAMILY IMP	\$161,090	\$11,520
GRAND VALLEY DRAINAGE DIST	1.8560000	\$35.99	Total	\$271,090	\$19,390
LIBRARY DISTRICT	3.0230000	\$58.62			
MESA COUNTY	11.4290000*	\$221.60			
COUNTY ROAD & BRIDGE-FULL L	0.5480000	\$10.63			
SCHOOL DIST #51 GEN	29.1940000*	\$566.08			
SCHOOL DIST# 51 BOND	9.4120000	\$182.50			
SCHOOL DIST# 51 2017 OVERRI	3.3790000	\$65.52			
UPPER GRAND VALLEY PEST	0.1030000*	\$2.00			
Taxes Billed 2020	72.3600000	\$1,403.08			

\* Credit Levy

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. Tax lien sale redemption amounts must be paid by cash or cashiers check.

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

MESA COUNTY TREASURER, SHEILA REINER




Mesa County Treasurer  
PO Box 20000  
544 Reed Ave  
Grand Junction CO 81502-5027



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Sage Creek Investments, LLC ("Entity") is the owner of the following property:

(b) 3038 D 1/2 Road, Grand Junction, CO 81504

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

I am the (c) Member 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) Comprehensive Plan Amendment/Annexation/ Zoning

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

(e) None

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

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

Signature of Entity representative: 

Printed name of person signing: Lisa M. Ricks, Member

State of Colorado )

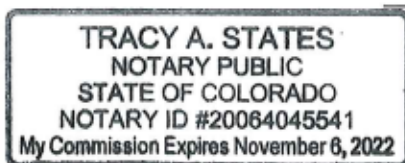
County of Mesa ) ss.

Subscribed and sworn to before me on this 22<sup>nd</sup> day of June, 20 21

by Lisa M. Ricks

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



Tracy A. States  
Notary Public Signature



State Documentary Fee  
Date: March 22, 2021  
\$38.00

**General Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JASON A. TOMLINSON**, whose street address is **3038 D 1/2 RD, GRAND JUNCTION, CO 81504**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$380,000.00) \*\*\*Three Hundred Eighty Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 1452, Palisade, CO 81526**, City or Town of **Palisade**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

**THE W½ SE¼ SE¼ NW¼ OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;  
EXCEPT THE NORTH 20 FEET AS DESCRIBED IN DOCUMENT RECORDED APRIL 28, 1894 IN BOOK 45 AT PAGE 314,  
RECEPTION NO. 18362,  
COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **3038 D 1/2 RD, GRAND JUNCTION, CO 81504**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **March 22, 2021**.

\_\_\_\_\_  
**JASON A. TOMLINSON**

State of **Colorado**

)

)ss.

County of **MESA**

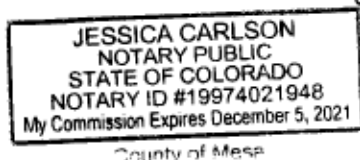
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The foregoing instrument was acknowledged before me on this day of **March 22nd, 2021** by **JASON A. TOMLINSON**

Witness my hand and official seal

My Commission expires: **12-5-21**

\_\_\_\_\_  
Notary Public



When recorded return to: **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**PO BOX 1452, Palisade, CO 81526**





State Documentary Fee  
Date: March 22, 2021  
\$38.00

**General Warranty Deed**  
(Pursuant to C.R.S. 38-30-113(1)(a))

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with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **March 22, 2021**.

\_\_\_\_\_  
**JASON A. TOMLINSON**

State of **Colorado**

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)ss.

County of **MESA**

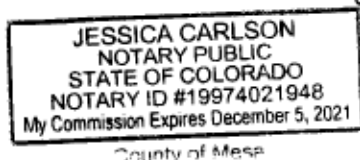
)

The foregoing instrument was acknowledged before me on this day of **March 22nd, 2021** by **JASON A. TOMLINSON**

Witness my hand and official seal

My Commission expires: **12-5-21**

\_\_\_\_\_  
Notary Public



When recorded return to: **SAGE CREEK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**  
**PO BOX 1452, Palisade, CO 81526**





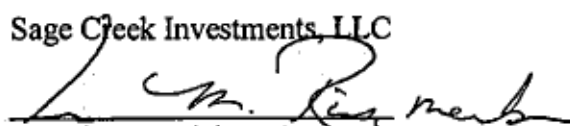
After Recording Return To:

**STATEMENT OF AUTHORITY**

1. This Statement of Authority relates to an entity named: Sage Creek Investments, LLC
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Colorado
4. The mailing address for the entity is:  
  
2126 L Road, Grand Junction, CO 81505
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:  
Lisa M. Ricks, Member
6. The authority of the foregoing person(s) to bind the entity is **not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: September 12, 2012

Sage Creek Investments, LLC

  
By: Lisa M. Ricks, Member

STATE OF: Colorado

COUNTY OF: Mesa

The foregoing instrument was acknowledged before me this 12th day of September, 2012, by Lisa M. Ricks, Member, Sage Creek Investments, LLC, A Colorado Limited Liability Company

Witness my hand and seal.

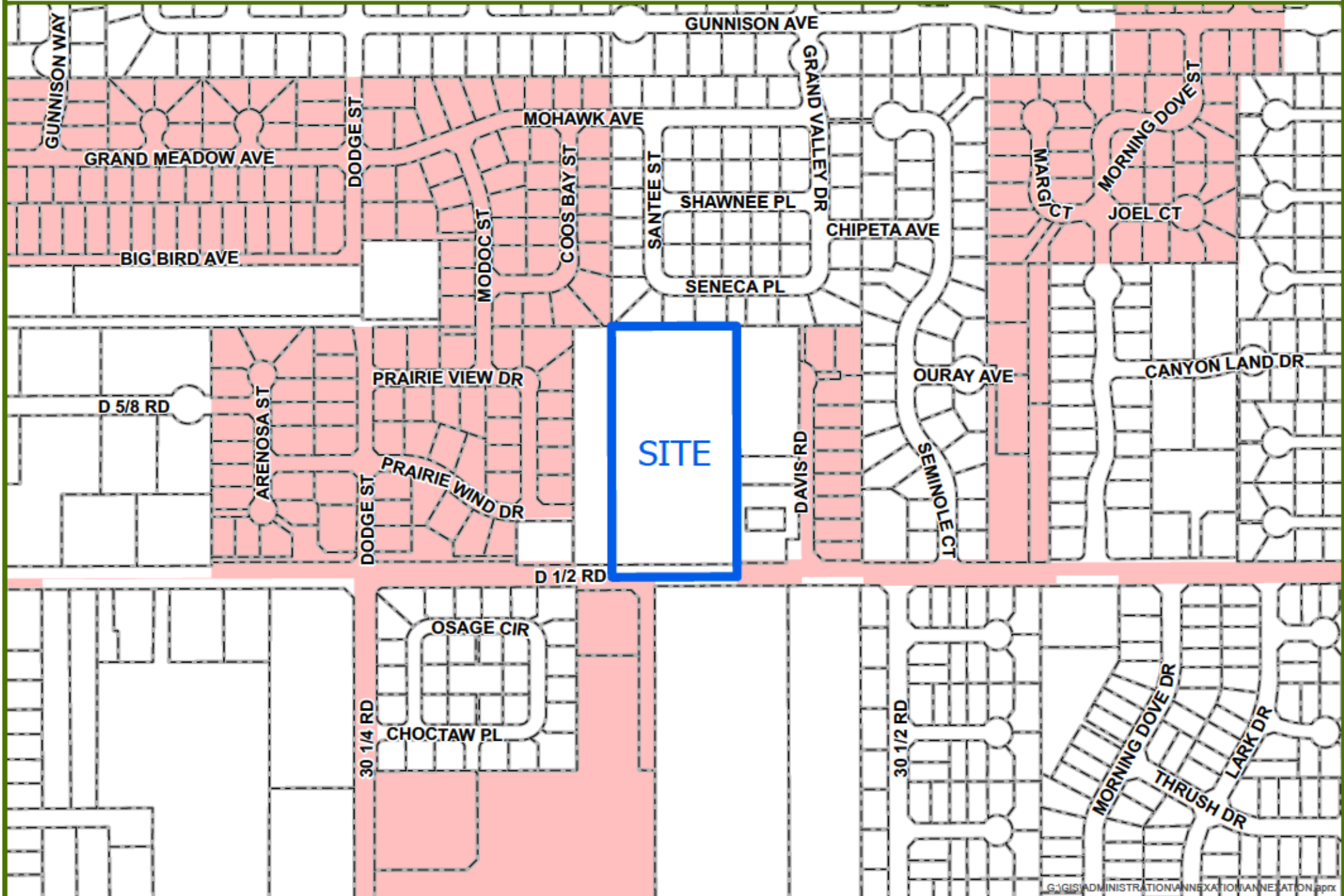
My commission expires:

8-12-13

  
Notary Public



# SAGE CREEK ANNEXATION



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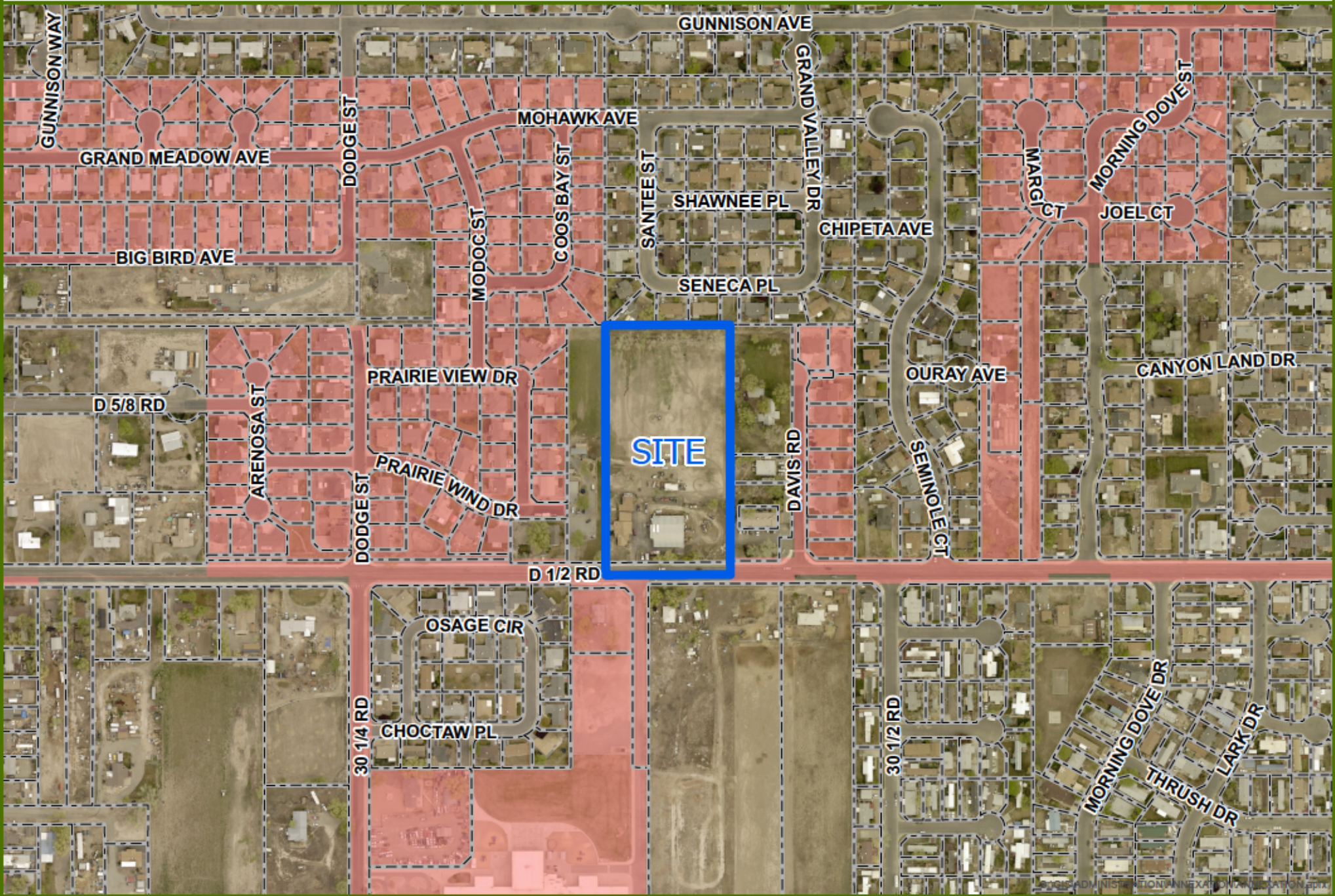
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 Annexation

 City Limits



# SAGE CREEK ANNEXATION

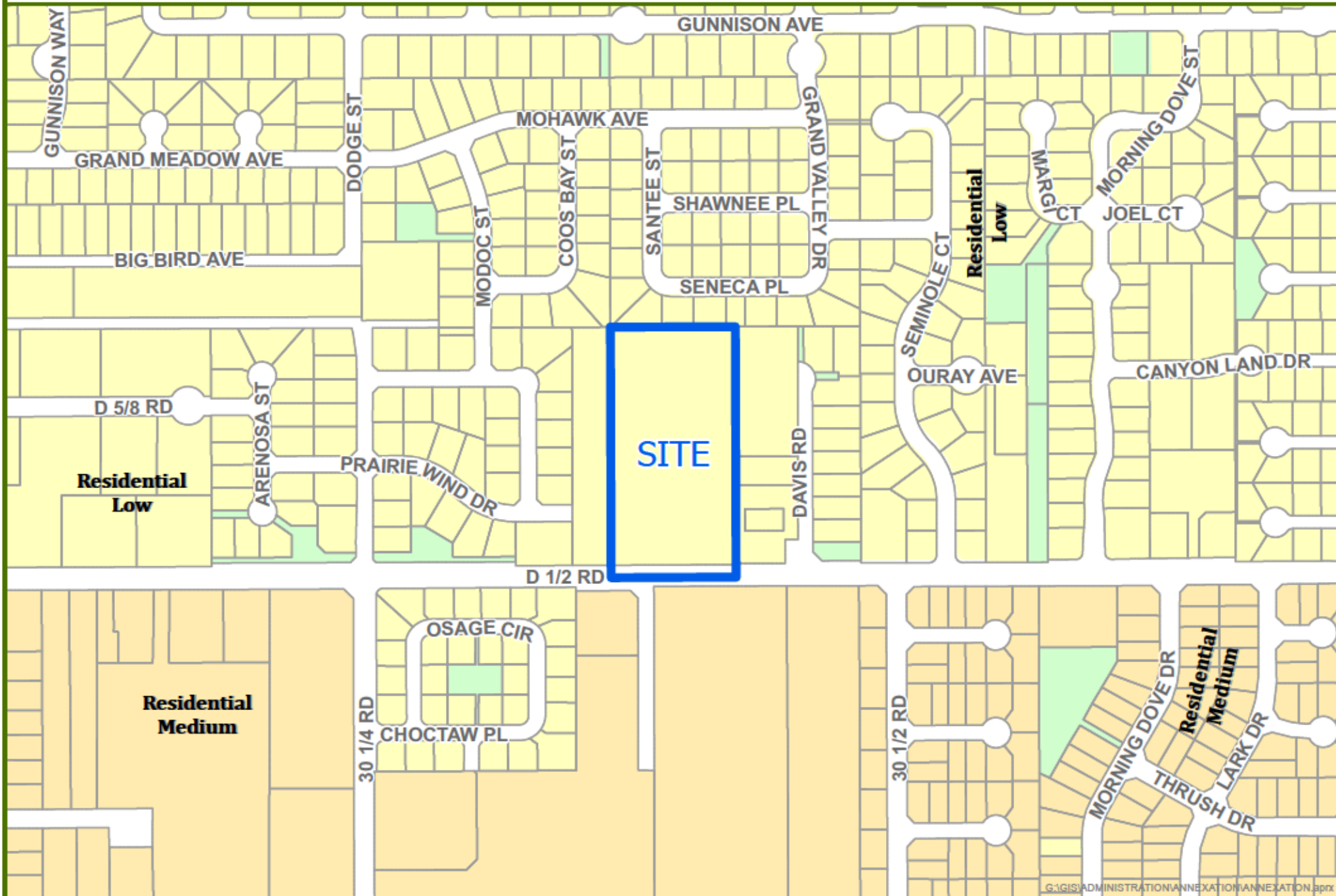


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 Annexation  City Limits




# SAGE CREEK ANNEXATION - LAND USE



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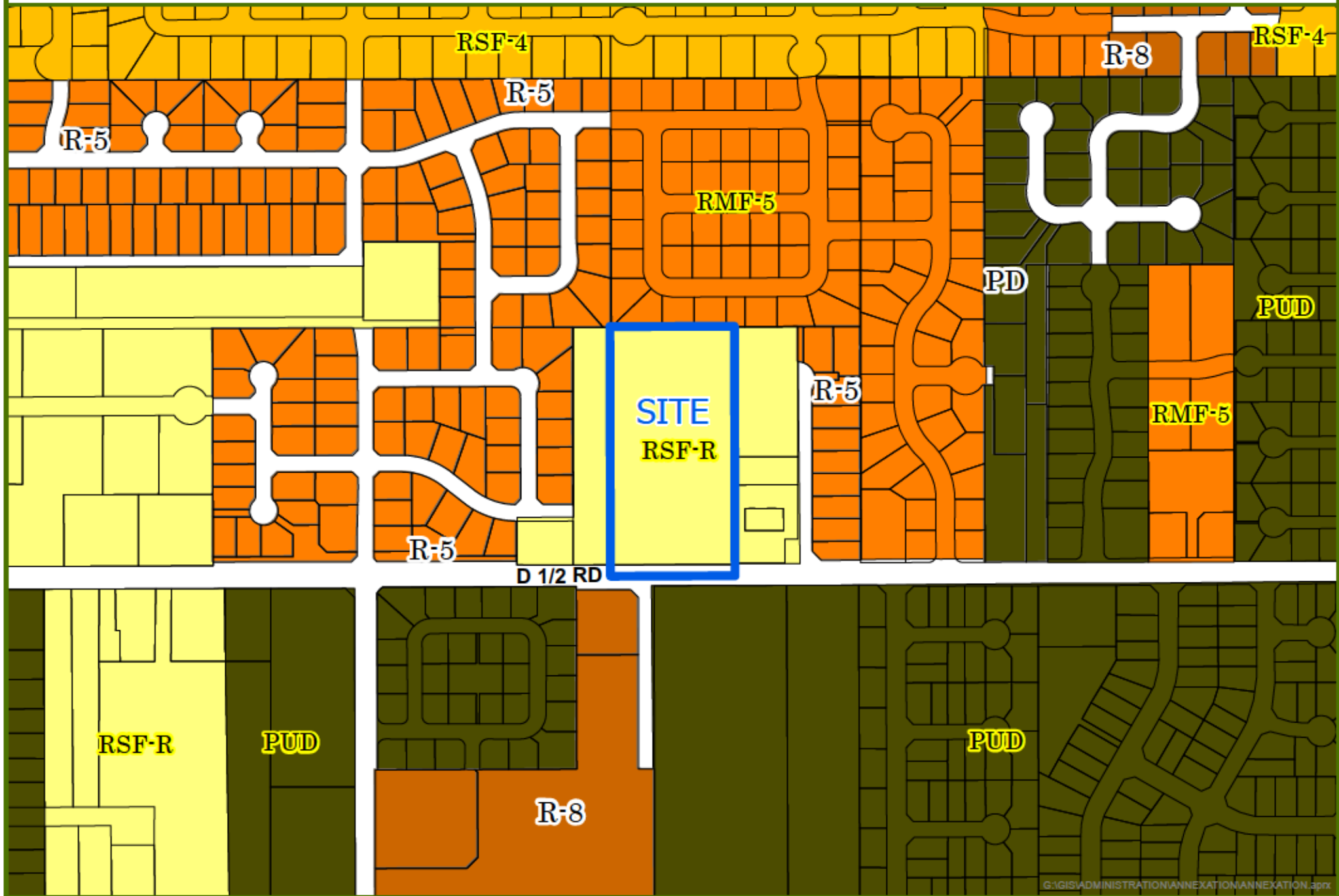
 Annexation Boundary

Packet Page 101

Date Created: 8/19/2021

**CITY OF**  
**Grand Junction**  
COLORADO  
OFFICIAL CITY OF COLORADO JUNCTION

# SAGE CREEK ANNEXATION - ZONING



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0 0.05 0.1 Miles

Annexation

City Zoning  
Packet Page 102

County Zoning

Date Created: 8/19/2021

CITY OF  
Grand Junction  
COLORADO  
SUSTAINABLE. INNOVATIVE. PROGRESS.



**View looking North from D ½ Road**





**ANNEXATION/ COMPREHENSIVE PLAN AMENDMENT/ZONING  
of the property located at 3038 D ½ Road  
(Parcel No. 2943-162-00-037)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING  
TUESDAY, JUNE 22, 2021, @ 5:30 PM  
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation/Comprehensive Plan Amendment/Zoning, was held June 22, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on June 10, 2021, per the mailing list received from the City of Grand Junction. There were no attendees from the public. Present were Tracy States, Project Coordinator with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, and Lisa Ricks representing Sage Creek Investments, LLC, the property owner.

Ms. States presented to Scott Peterson and Lisa Ricks, the maps intended to be shown to the public and they are included with this summary. Tracy advised Scott and Lisa what she had intended to say to the public which included information from the General Project Report to be submitted with the request. It was discussed that people in this particular area of Grand Junction are used to seeing these requests and ongoing development, and that may be the reason that no one attended. Tracy advised Scott that another neighborhood meeting will be held in conjunction with the subdivision submittal.

The meeting adjourned at approximately 5:45 PM.

Ms. States received a voicemail the morning of June 23, 2021 from Mickie Vaill who lives adjacent to the north of the project. Ms. Vaill had tried to login to the meeting at approximately 5:55 pm, after the meeting had already concluded. Tracy returned her call and went through the proposed project with her. Tracy explained that there will be another neighborhood meeting when the subdivision is submitted. Overall, she was satisfied with the project. She did have the following concerns/comments:

- Traffic increase on Riverside Parkway and the intersection of 30 Road and D ½ Road.
- Did not want to see apartments.
- Preferred one-story single family.
- Townhomes might be a nice component.

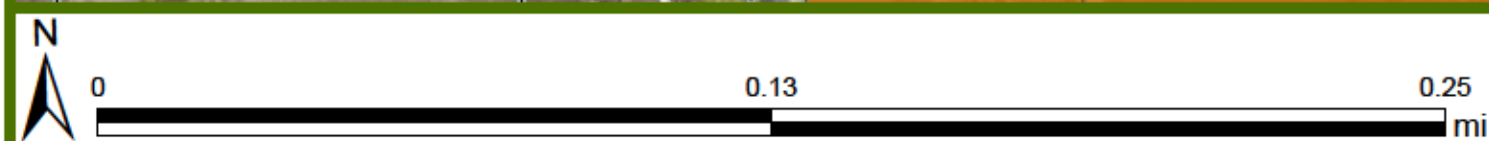


# Location Map



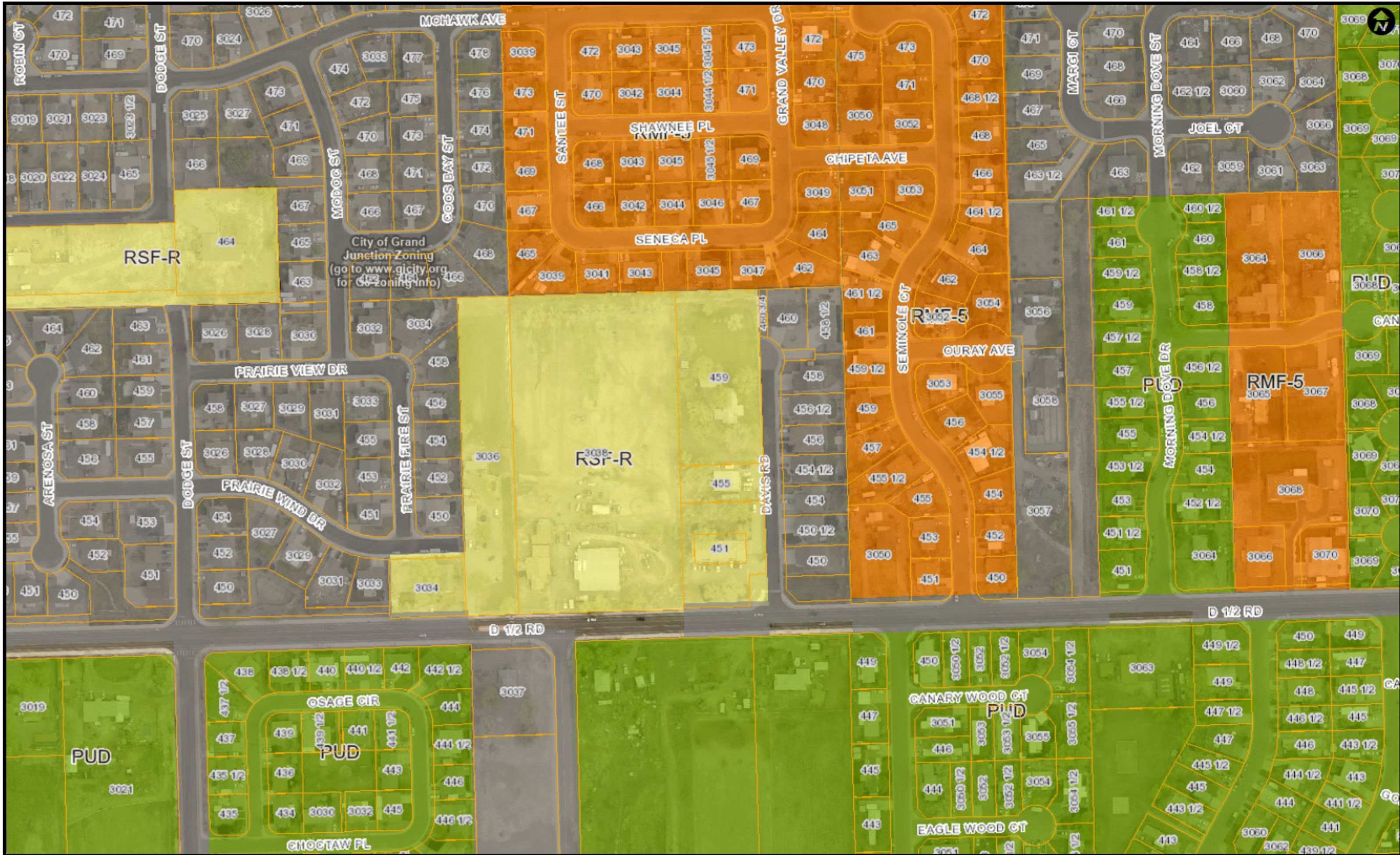
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1 inch equals 94 feet  
Scale: 1:1,128



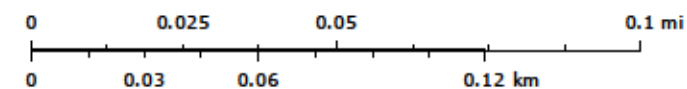


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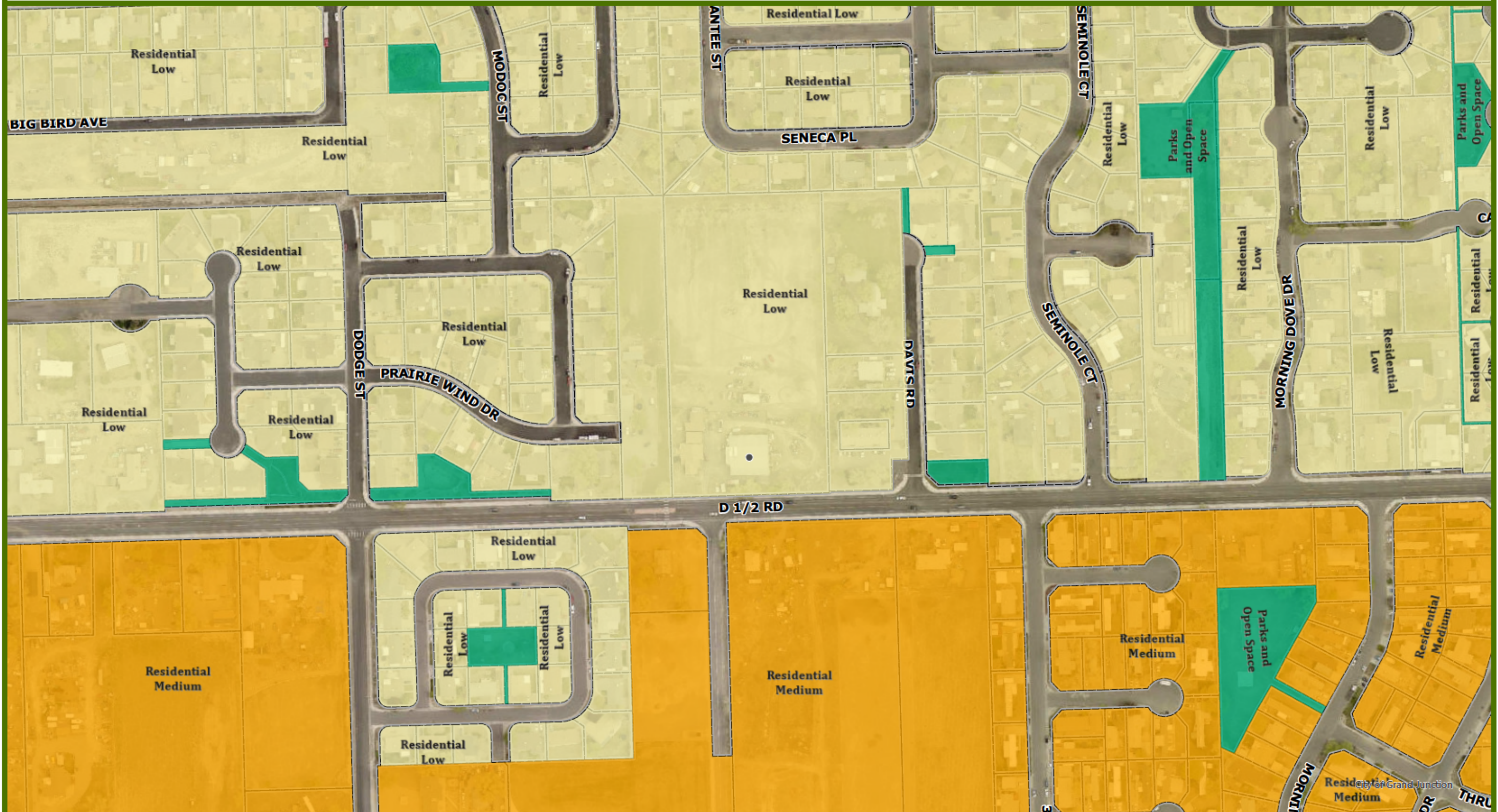


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# 2020 Comprehensive Plan



Printed: 6/22/2021  
1 inch equals 18feet  
Scale: 1:2,200



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL LOW (2-5.5 DWELLING UNITS/ACRE) TO RESIDENTIAL MEDIUM 5.5-12 DWELLING UNITS/ACRE) AND ZONE OF ANNEXATION FOR THE SAGE CREEK ANNEXATION FROM RURAL (1 DWELLING UNIT/5-ACRES) TO R-8 (RESIDENTIAL-8 DWELLING UNITS/ACRE) ZONE DISTRICT**

**LOCATED AT 3038 D ½ ROAD**

Recitals:

The property owner, Sage Creek Investments LLC, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5– 12 du/ac) and a zone of annexation from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) on a total of 4.77-acres, located at 3038 D ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Residential Low (12-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and recommended subsequent approval of changing the zoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) 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 amending the Comprehensive Plan Land Use Map from Residential Low (2-5.5 du/ac) to Residential Medium (5.5-12 du/ac) and rezoning from R-R (Residential – Rural) to R-8 (Residential – 8 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, the City Council also finds that the R-8 (Residential – 8 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be re-designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan and shall be zoned R-8 (Residential – 8 du/ac) on the zoning map:



SAGE CREEK ANNEXATION  
PERIMETER BOUNDARY LEGAL DESCRIPTION

A parcel of land being the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (W 1/2 SE1/4 SE1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 16 and assuming the South line of the SE 1/4 NW 1/4 said Section 16 bears S89°54'18"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'18"W along said south line SE 1/4 NW 1/4 a distance of 330.30 feet to the Southeast Corner of said W 1/2 SE1/4 SE1/4 NW 1/4 being a point on the boundary of FRUITVALE MEADOWS ANNEXATION NO. 2 and being the Point of Beginning; thence continuing S89°54'18"W along the boundary of said FRUITVALE MEADOWS ANNEXATION NO. 2 a distance of 330.30 feet; thence N0°01'38"W a distance of 659.84 feet; thence N89°54'05"E a distance of 330.28 feet; thence S0°01'42"E a distance of 659.86 feet to the Point of Beginning.

Containing 217939 Square Feet, or 5.00 Acres, more or less, as described.

Introduced on first reading this \_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

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

ATTEST:

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

\_\_\_\_\_  
Mayor



## Grand Junction City Council

### Regular Session

Item #2.a.v.

---

**Meeting Date:** October 6, 2021  
**Presented By:** David Thornton, Principal Planner  
**Department:** Community Development  
**Submitted By:** David Thornton, Principal Planner

---

### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Zoning Approximately 2.98 Acres from County PUD (Planned Unit Development) to I-1 (Light Industrial) for the Phoenix Haus Annexation, Located at 834 21 1/2 Road, and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this item at their September 28, 2021 meeting and voted (5-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicants, 834 21 1/2 RD, LLC (Phoenix Haus-William & Kate McDonald) and Buttolph Trust (Kathleen Selover); Aerial & William H Buttolph Trust (Sheryl Buttolph Fitzgerald) are requesting a zone of annexation to I-1 (Light Industrial) for the Phoenix Haus Annexation. The approximately 2.98-acre land area is located at 834 21 1/2 Road and includes a portion of the Pritchard Wash (Capeco Drain). The area has a Comprehensive Plan Land Use Map designation of Industrial for the 834 21 1/2 Road property, however, the Buttolph Trust/William H. Buttolph Trust property is part of the Pritchard Wash (Capeco Drain) corridor and has no land use designation. It is a drainage ditch corridor that runs north-south through the City's Urban Development Boundary planning area. It is adjacent to Industrial on both sides as shown on the Land Use Map. The annexation area contains the existing Phoenix Haus business facility at 834 21 1/2 Road, on Lot 8 of the Riverview Commercial Subdivision and a portion of the Pritchard Wash/Capeco Drain area.

The area is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future expansion of the existing building containing the Phoenix Haus business. The proposed zone district of I-1 is consistent with the Comprehensive Plan land use of Industrial. The request for

annexation will be considered separately by City Council, but concurrently with the zoning request.

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

#### **BACKGROUND**

The Applicants, 834 21 ½ RD, LLC (Phoenix Haus-William & Kate McDonald) and Buttolph Trust (Kathleen Selover); Aerial & William H Buttolph Trust (Sheryl Buttolph Fitzgerald) have requested annexation of their properties into the City limits. Phoenix Haus located at 834 21 ½ Road, is seeking annexation in anticipation of future expansion of their business. The Buttolph Trust/William H. Buttolph Trust property adjacent to 834 21 ½ Road is part of the Pritchard Wash (Copeco Drain) corridor and has no land use designation, it is a drainage ditch corridor that runs north-south through the City's Urban Development Boundary planning area. It is adjacent to Industrial Land Use on both sides, on the Land Use Map. It is similar to a road right-of-way on the Land Use Map where land use designations are absent.

Annexation has been requested of this remnant parcel too, due to a subdivision error in 1982 when the area was platted but left this property unplatted and not described for ownership purposes. Unfortunately, this error ended up creating this remnant parcel and did not include the land area within the adjacent lot(s) in the Riverview Commercial Subdivision plat. Phoenix Haus was unaware of this property issue. The error was found by the city while creating the legal description for the annexation.

To make an ownership transfer of this land requires both 834 21 ½ Road and the remnant Copeco Drain parcel to be under the same jurisdiction. Upon annexation, the jurisdiction will be the City of Grand Junction. The Phoenix Haus business desires to develop their property and not be further delayed by seeking a remedy in Mesa County for the remnant parcel, a property they do not own. The remnant parcel is still owned by the original family, and they are willing to transfer ownership of the parcel to another entity such as the Grand Valley Drainage District. They have signed the annexation petition as the first step.

The Phoenix Haus Annexation is a serial annexation made up of two annexation legal descriptions combined into one annexation and considered together. The entire annexation consists of one property of 2.65-acres, platted as Lot 8 of the Riverview Commercial Subdivision in 1982 and includes a second property that includes a portion of the Pritchard Wash, Copeco Drain lying to the east of Lot 8 containing 0.33 acres, making a total annexation of 2.98 acres. The Applicant is currently requesting a zone of annexation to I-1 (Light Industrial). The legal owners (Kathleen Selover and Sheryl Buttolph Fitzgerald) of the 0.33 acres have also signed an annexation petition to be annexed as part of the Phoenix Haus Annexation.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – September 15, 2021
- Planning Commission considers Zone of Annexation – September 28, 2021



- Introduction of a Proposed Ordinance on Zoning by City Council – October 6, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 20, 2021
- Effective date of Annexation and Zoning – November 21, 2021

The annexation area is currently in the County and has a County zoning of PUD (Planned Unit Development). According to Mesa County Planning staff, the zoning no longer has an approved development plan and will require a public hearing by the County to approve any new planned development on the property. The public hearing requirement triggers annexation and consideration for zoning approvals by the City of Grand Junction as part of the 1998 Persigo Agreement between the City and Mesa County. Surrounding properties to the north, west and south are County zoned PUD for commercial/industrial purposes and to the east, I-1 (light industrial) in the City. The requested zone district of I-1 is in conformance with the Land Use designation of Industrial.

This property is located within an urban infill area of the community. The immediate surrounding area both within the city limits and unincorporated Mesa County are largely developed with industrial land uses. Further development is expected for other properties in the area and are large enough to accommodate growth.

#### **NOTIFICATION REQUIREMENTS**

A virtual Neighborhood Meeting regarding the proposed Annexation and Zoning was held on June 24, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. There were 4 participants in the meeting, none of whom were members of the public.

Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current County zoning (PUD) and proposed annexation and zoning of I-1. Mr. Fox stated that it appeared to fit well with the City of Grand Junction's Future Land Use Plan. An official application for annexation and zoning was submitted to the City of Grand Junction for review on July 14, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 14, 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 on September 17, 2021. The notice of the Planning Commission public hearing was published September 21, 2021 in the Grand Junction Daily Sentinel.

Public comment was also offered through the GJSpeaks platform. No public comments were received.

#### **ANALYSIS**

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City

may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or  
The property owner has petitioned for annexation into the City limits with a requested zoning district of I-1 which is compatible with the existing Comprehensive Plan Land Use Map designation of Industrial and the surrounding zoning and existing land uses. Since the Applicant's properties are currently in the County, the annexation of the properties is a subsequent event that will invalidate the original premise, a county zoning designation. The existing County Planned Unit Development (PUD) zone district is a zone without an official plan or list of specific land uses, making it a planned zone without a plan. The PUD has lapsed. However, the surrounding area has developed as industrial with some properties developing under this county PUD zoning suggesting that not all premises and findings have been invalidated. The proposed I-1 zone district will provide for specific land uses and performance standards permissible for the annexed area in addition to implementing the Industrial Land Use category. However, since not all premises and findings have been invalidated, Staff has found this criterion has not been met.

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

The adoption of the Comprehensive Plan in 2020, designated these properties as Industrial. The Applicant is requesting an allowable zone district within the Industrial Land Use category. Surrounding properties to the north, west and south are in unincorporated Mesa County and zoned PUD with current industrial land uses. The property to the east is annexed and zoned I-1 with a current land use of agricultural. The character and/or condition of the surrounding area has not dramatically changed in recent years as the area continues to be industrial.

Because there has been no apparent change of character and/or condition and the area has not significantly changed, 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the I-1 zone district. City Sanitary Sewer and Ute Water are both presently available within 21 ½ Road right-of-way and to the site. The area is also served by Grand Valley Power electric and Xcel Energy natural gas. Potential heavy truck traffic needed for industrial land uses can utilize 21 ½ Road and head south to US 6 & 50 and the I-70 22 Road Interchange, both important transportation routes and both transportation corridors within a mile of this site. Staff has found the public and community facilities are adequate to serve the type and scope of the industrial land use proposed and therefore has found this criterion to be met.

(4) An inadequate supply of suitably designated land is available in the community, as



defined by the presiding body, to accommodate the proposed land use; and/or  
The properties and surrounding area are designated on the Comprehensive Plan Land Use Map as Industrial. The proposed zoning designation of I-1 implements the Industrial Land Use designation. The 2020 One Comprehensive Plan identified this area between 22 Road and 21 Road and north of I-70 to H ½ Road as an important area for the City of Grand Junction to establish for industrial land uses recognizing the existing industrial uses in the area as well as for future industrial growth. During the Comprehensive Plan planning process, the community identified industrial areas for current and future needs of businesses needing industrial zoning. This area was designated Industrial due to an inadequate supply of industrial zoned land in the City. Staff finds that there is an inadequate supply of Industrial zoning in the City and therefore finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for industrial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of fostering a vibrant, diverse, and resilient economy identified in Plan Principle 2: Resilient and Diverse Economy, found in Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Industrial for the subject properties.

- a. C-2 (General Commercial)
- b. I-O (Industrial/Office Park)
- c. I-2 (General Industrial)

Although the C-2, I-O, and I-02 zone districts could be considered, the I-1 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood and current land uses.

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2



### Plan Principle 2: Resilient and Diverse Economy

Goal: Foster a vibrant, diverse, and resilient economy.

Goal: Promote business growth for a diverse and stable economic base.

### Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

## Chapter 3

Intensification and Tiered Growth Plan. The annexation area is located within Tier 1 – In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

## **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Phoenix Haus Annexation, ANX-2021-494, for a Zone of Annexation from County PUD (Planned Unit Development) to a City I-1 (Light Industrial), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, the Planning Commission recommends approval of the requested Zone of Annexation.

## **FISCAL IMPACT:**

This land use action of zoning does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact.

## **SUGGESTED MOTION:**

I move to introduce an ordinance zoning the Phoenix Haus Annexation to I-1 (Light Industrial) zone district, from Mesa County zoning of Planned Unit Development and set a public hearing for October 20, 2021.

### **Attachments**

1. Development Application dated 24 June 2021
2. Site Maps and Picture
3. Neighborhood Mtg Notes
4. ORD-Zone of Annexation- Phoenix Haus Annex



## Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

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

Signature of Legal Property Owner

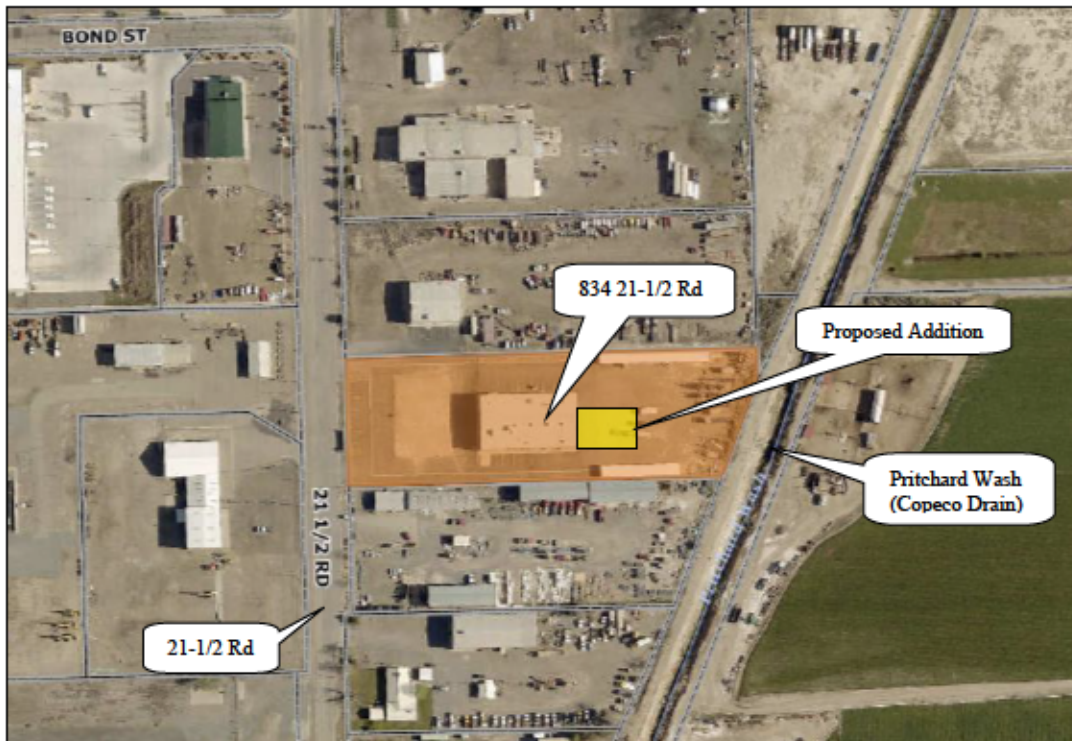
Date



# **General Project Report for Phoenix Haus Property Annexation**

## **Project Description (Location, Acreage, Proposed Use)**

The purpose of this submittal is to obtain approval from the City of Grand Junction to annex a 2.65-acre property located north of Interstate 70 at 834 21 ½ Road in Grand Junction, Colorado. The location of the project site is depicted in the photo below:



Project Location

The property is currently zoned PUD in Mesa County and is required to be annexed into the City of Grand Junction per the Persigo Agreement. The applicant is requesting the property be annexed with a zoning designation of Light Industrial (I-1) in order to construct an approximately 4,000-8,000 sq ft addition to the property's existing structure.

The property abuts the Pritchard Wash, also known as the Copeco Drain, along the east boundary. Adjacent properties are zoned as PUD with commercial/industrial uses or as I-1. The location and proposed use are consistent with the City's 2020 One Grand Junction Comprehensive Plan.

## **Surrounding Land Uses and Zoning:**

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North:	PUD	Commercial
South:	PUD	Commercial
East:	I-1	Agricultural
West	PUD	Commercial

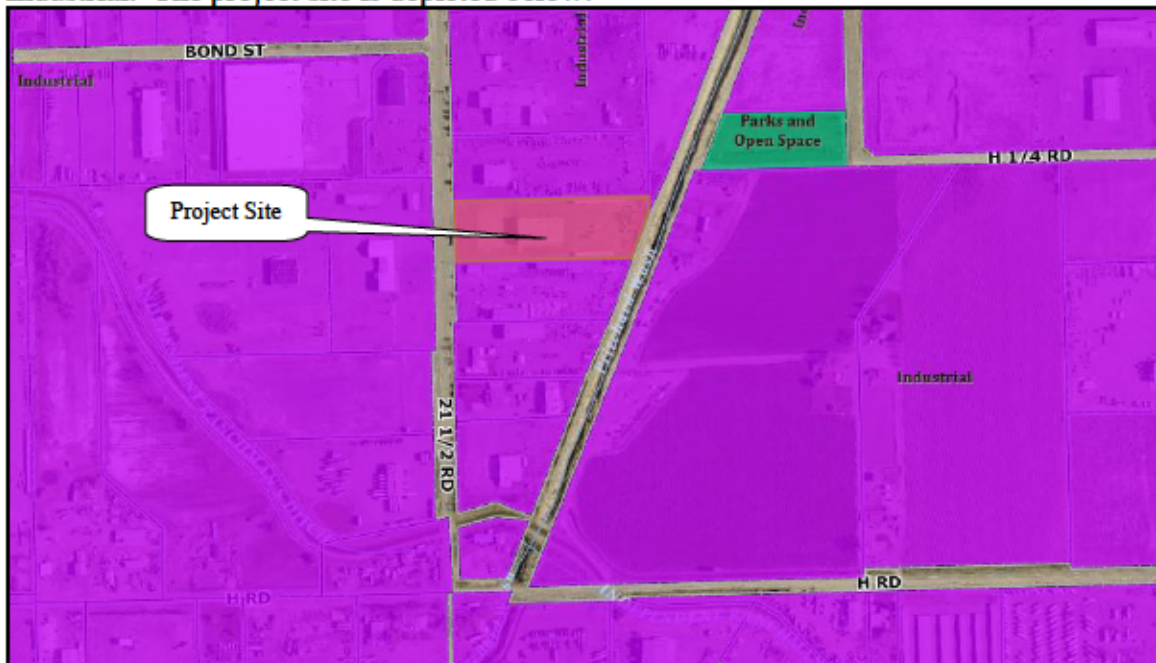
# General Project Report for Phoenix Haus Property Annexation

The City of Grand Junction zoning surrounding this parcel is listed below:



Current City of Grand Junction Zoning

The City's Growth Plan map calls for this property and all surrounding properties to be Industrial. The project site is depicted below:



2020 Comprehensive Plan



## **General Project Report for Phoenix Haus Property Annexation**

### **Site Access:**

Access to the site remains unchanged from 21 ½ Road via the western edge of the parcel. The proposed facility addition presents no significant change to property access.

### **Utilities:**

All utility services required for this project are currently located on, or adjacent to, the project site.

Domestic water is provided by Ute Water Conservancy District from a main 12-inch Asbestos-cement (AC) pipe buried beneath 21 ½ Road. Two valves (2-inch and 6-inch) connect from the AC main to the property.

The property in question utilizes an 8-inch PVC sanitary sewer line from the City of Grand Junction buried beneath 21 ½ Road. No significant changes to the existing sewage system are anticipated with the proposed building addition.

The existing storm sewer system routes water off the property and into the Copeco Drain (Pritchard Wash), located to the east, via a combination of concrete V-drain and buried pipe. The Copeco Drain is operated and maintained by Grand Valley Drainage District 2 and flows in a south/southwesterly direction, eventually discharging into the Colorado River. Due to the relatively small footprint of the proposed addition, the property's existing storm sewer system appears sufficient for the new construction.

Irrigation water use remains unchanged by the proposed annexation and zoning.

### **Development Schedule and Phasing**

The project anticipates starting construction in August of 2021 and will be completed in one phase.

### **Annexation Criteria**

To meet City of Grand Junction Code and Zoning Maps on the annexation of land to the City the following criteria must be met:

1. **Subsequent events have invalidated the original premise and findings.**  
Response: Not applicable to this submittal.

2. **The character and/ or condition of the area has changed such that the amendment is consistent with the Plan.**

Response: The 201 Persigo Boundary requires any land development within this area to connect to public sanitary sewer systems. An agreement was also made between Mesa County and the City that any land development within the 201 Persigo Boundary must be annexed into the City of Grand Junction.



**General Project Report  
for  
Phoenix Haus Property Annexation**

The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to annex and zone the property I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan.

- 3. Public and community facilities are adequate to serve the type and scope of land use proposed.**

Response: All facilities required for the subject site are adjacent to or already exist on the site.

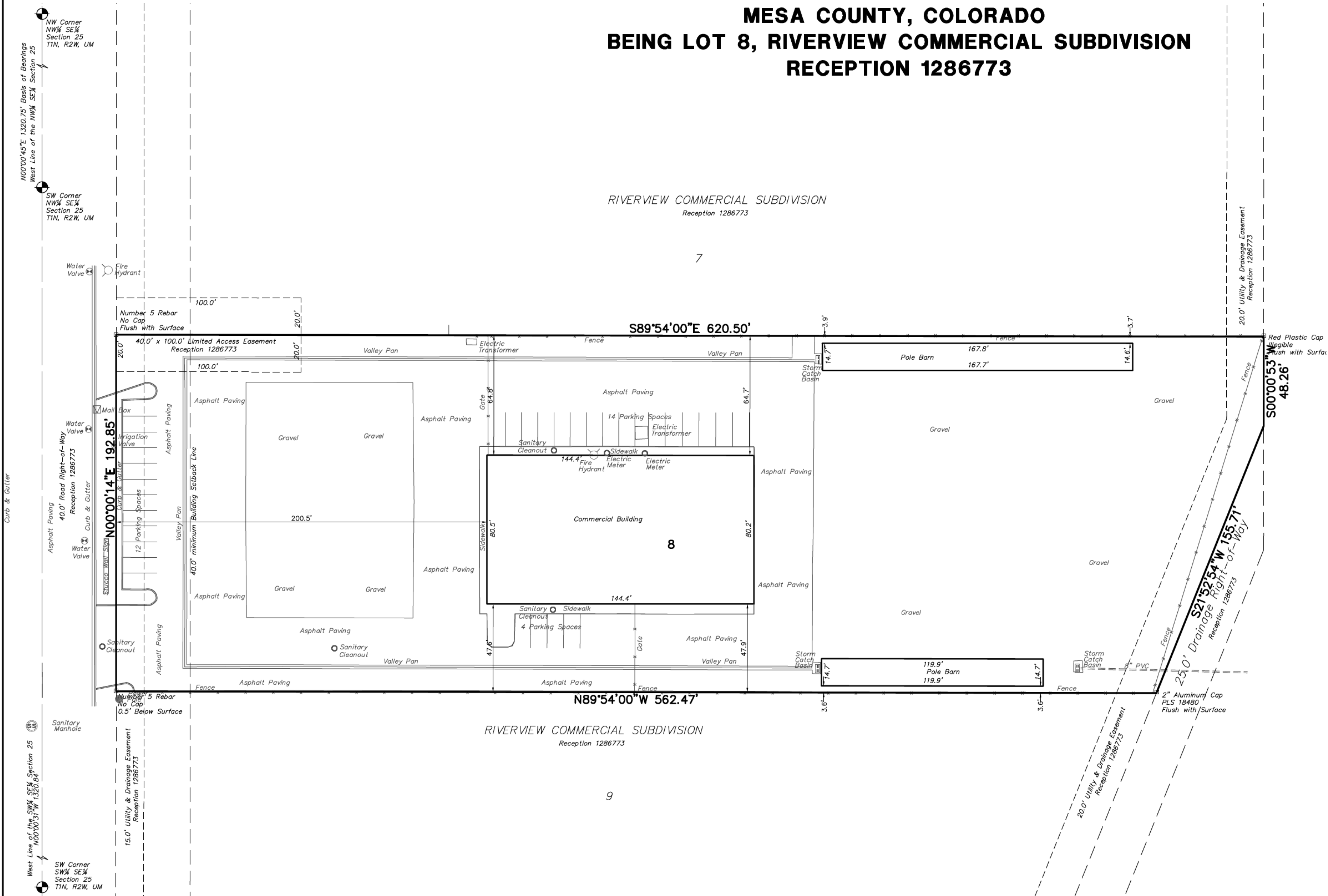
- 4. An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.**

Response: Grand Junction is a growing community and I-1 lots are currently in demand.

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

Response: The proposed facility addition, location, and intended use remains consistent with the City's 2020 One Grand Junction Comprehensive Plan for balanced growth in industrial areas. A local demand for the expansion of industrial and manufacturing businesses exists, and the facility upgrade proposed herein fulfills the criteria for annexation into the City of Grand Junction with a zoning of I-1.

IMPROVEMENT SURVEY  
OF A PARCEL LOCATED IN  
WEST 1/4 SE1/4 SECTION 25, T1N, R2W, UTE MERIDIAN  
MESA COUNTY, COLORADO  
BEING LOT 8, RIVERVIEW COMMERCIAL SUBDIVISION  
RECEPTION 1286773



DESCRIPTION

That property located in the (W¼ SE¼) Section 25, Township 1 North, Range 2 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

All of Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION, as shown on that plat recorded at Reception 1286773, Mesa County records.

SUBJECT TO that 10.0' Wide Underground Electric Utility Easement as granted by Reception 2429740 to Grand Valley Rural Power Lines, Inc., a Colorado corporation.

LAND SURVEY DEPOSITS

MESA COUNTY SURVEYOR'S OFFICE

DATE \_\_\_\_\_

DEPOSIT NO. \_\_\_\_\_

GENERAL NOTES

Easement and Title Information provided by Stewart Title Guaranty Company, Commitment No. ATC-20-7664, dated March 1, 2021.

Basis of bearings is the West Line of the NW¼ SE¼ Section 25 which bears North 00°00'45" East, a distance of 1320.75 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

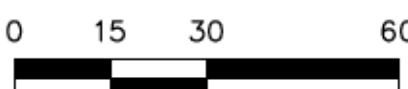
All lined units shown hereon in U.S. Survey feet.

LEGEND

- ALIQUOT SURVEY MARKER, AS NOTED
- FOUND REBAR, AS NOTED
- SET 2" ALUMINUM CAP ON 24" No. 5 REBAR, PLS 24953



SCALE: 1"=30'



Preliminary

SURVEYOR'S CERTIFICATION

I hereby certify that this plat represents a field survey completed under my direct supervision during \_\_\_\_\_, 20\_\_\_\_, and that both conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

	<b>IMPROVEMENT SURVEY</b> W¼ SE¼ SECTION 25, T1N, R2W, UTE MER. MESA COUNTY, COLORADO BEING LOT 8, RIVERVIEW COMMERCIAL SUBDIVISION RECEPTION 1286773			
	<b>High Desert Surveying, LLC</b> 1673 Highway 50 Unit C Grand Junction, Colorado 81503 Telephone: 970-254-8649 Fax 970-241-0451			
	PROJ. NO. 21-66	SURVEYED	DRAWN	CHK'D
	DATE: July, 2021	be	knr	jcf

Prepared for:

## **Legal Description**

Lot 8,  
RIVERVIEW COMMERCIAL SUBDIVISION  
County of Mesa, State of Colorado

Also known by street address as:  
834 21 ½ Road, Grand Junction, CO 81505

For identification purposes only:  
Parcel no.: 2697-254-03-008



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) 834 21 1/2 RD, LLC. ("Entity") is the owner of the following property:

(b) Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION, County of Mesa, State of Colorado also known by street address as: 834 21 1/2 Road, Grand Junction, CO 81505. For identification purposes only. Parcel no:

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Phoenix Haus Annexation (834 21 1/2 Rd, LLC.)

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 McDonald*

Printed name of person signing: William McDonald CEO

State of Colorado )

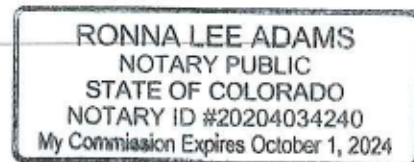
County of Mesa county ) ss.

Subscribed and sworn to before me on this 25<sup>th</sup> day of June, 2021

by William McDonald

Witness my hand and seal.

My Notary Commission expires on 10/1/2024



*Ronna Lee Adams*  
\_\_\_\_\_  
Notary Public Signature

### Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.



**WARRANTY DEED**

**THIS DEED** is to be effective the 17th day of March, 2021, and is made between **Alta Vista LLC**, a Colorado limited liability company, the "Grantor" (whether one, or more than one), of the County of **Mesa**, State of **Colorado**, and **834 21 1/2 RD LLC**, a Colorado limited liability company, the "Grantee" (whether one, or more than one), whose legal address is **2510 Foresight Cir, Unit B, Grand Junction, Colorado 81505** of the County of **Mesa**, State of **Colorado**.

**WITNESS**, that the Grantor, for and in consideration of the sum of **ONE MILLION FOUR HUNDRED SEVENTY-THREE THOUSAND AND NO/100 Dollars (\$1,473,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of **Mesa**, State of **Colorado**, described as follows:

Lot 8,

RIVERVIEW COMMERCIAL SUBDIVISION

County of **Mesa**, State of **Colorado** also known by street address as: **834 21 1/2 Road, Grand Junction, CO 81505**. For identification purposes only: Parcel no.: **2697-254-03-008**

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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantors' heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantees' heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current and all subsequent years; and subject to: the statutory exceptions as set forth in § 38-30-113(5)(a), C.R.S.

The grantors shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

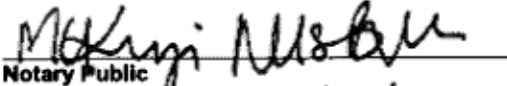
**Alta Vista LLC**, a Colorado limited liability company

By: 

Lance E. Clark, II, Managing Member

STATE OF: Colorado }  
COUNTY OF: Mesa } ss.

The foregoing instrument was acknowledged before me on the 17th day of March, 2021, by Lance E. Clark, II, as Managing Member for Alta Vista LLC, a Colorado limited liability company.

  
Notary Public

My commission expires: 12/22/2024

**MCKENZIE NELSON-BUEHLER**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20204044348  
My Commission Expires December 22, 2024



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

1. This Statement of Authority relates to an entity named:  
834 21 1/2 RD LLC, a Colorado limited liability company  
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: Limited Liability Company
3. The mailing address for the entity is:  
2510 Foresight Cir, Unit B, Grand Junction, CO 81505
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:  
Kate McDonald, Member and William McDonald, Member
6. The authority of the foregoing person(s) to bind the entity is ☒ 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 17th day of March, 2021.

834 21 1/2 RD LLC, a Colorado limited liability company

By: [Signature]  
William McDonald, Member

By: [Signature]  
Kate McDonald, Member

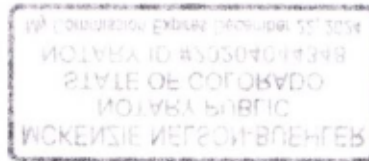
**State of Colorado**  
**County of Mesa**

The foregoing instrument was acknowledged before me this 17th day of March, 2021, by **Kate McDonald as Member and William McDonald as Member for 834 21 1/2 RD LLC, a Colorado limited liability company.**

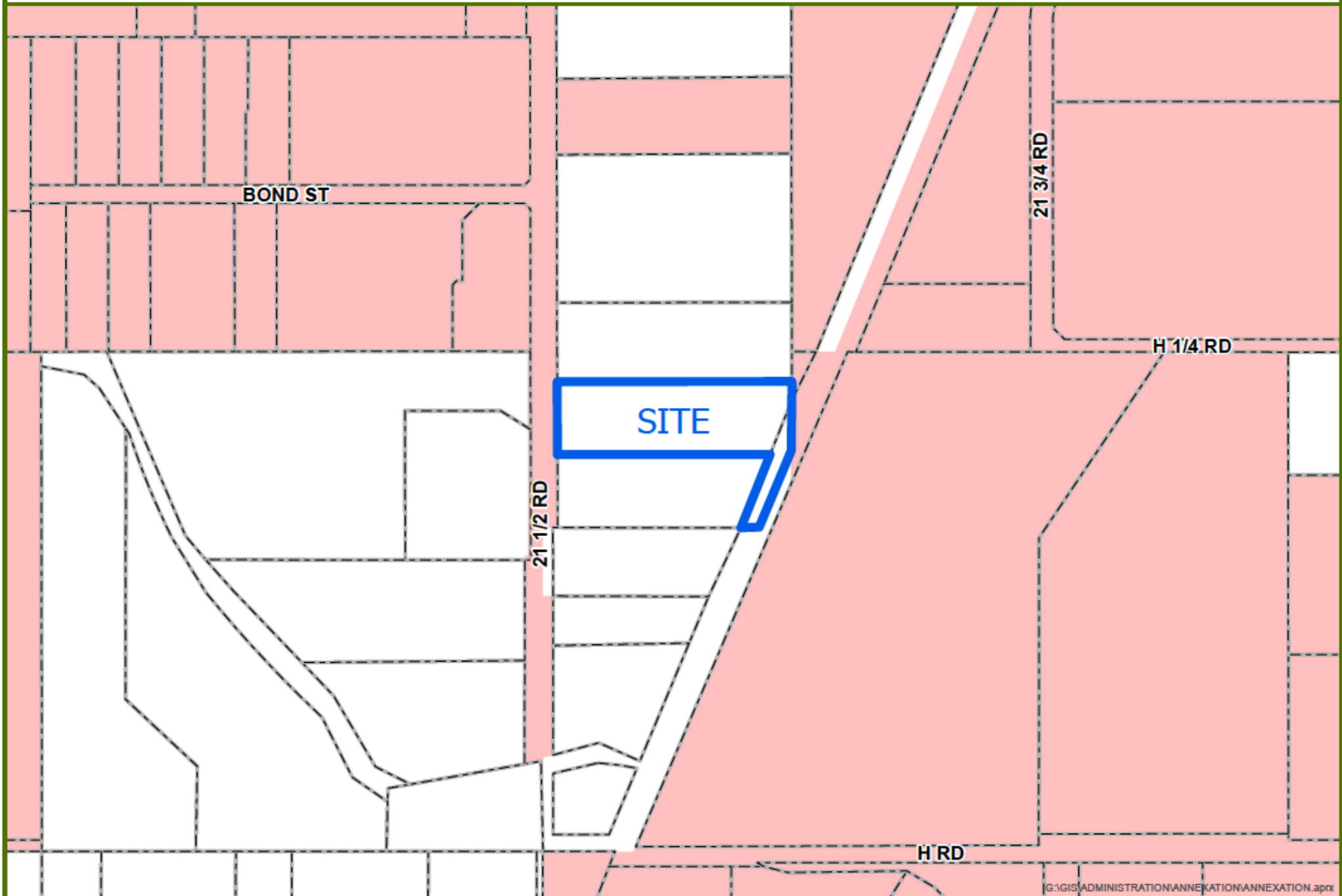
Witness my hand and official seal.

[Signature]  
Notary Public

MCKENZIE NELSON-BUEHLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20204044348  
My Commission Expires December 22, 2024




# PHOENIX HAUS ANNEXATION



0 0.05 0.1 Miles

 Annexation

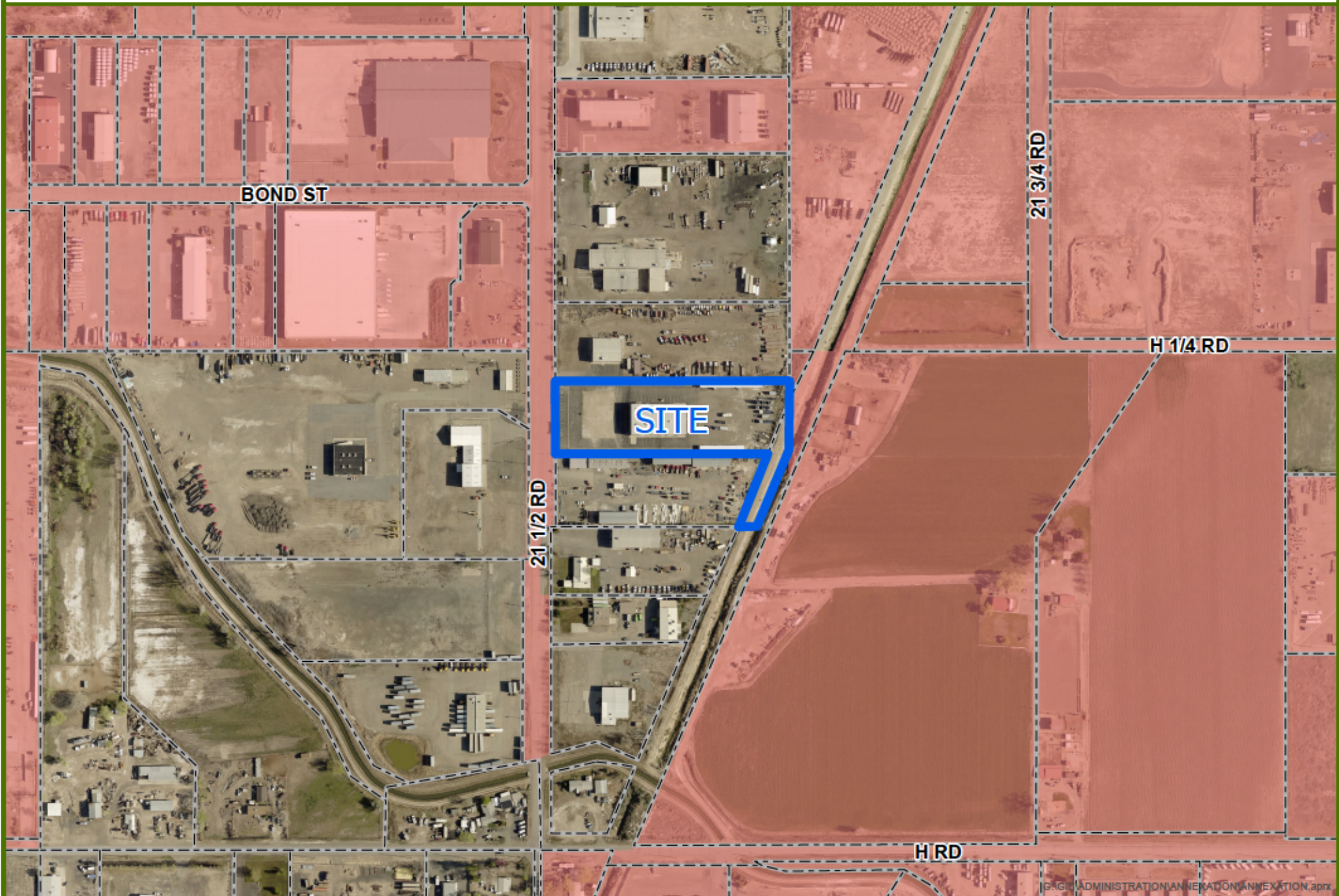
 City Limits

Date Created: 8/19/2021

**CITY OF**  
**Grand Junction**  
**COLORADO**



# PHOENIX HAUS ANNEXATION



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0 0.05 0.1 Miles



Annexation



City Limits


# PHOENIX HAUS ANNEXATION - LAND USE



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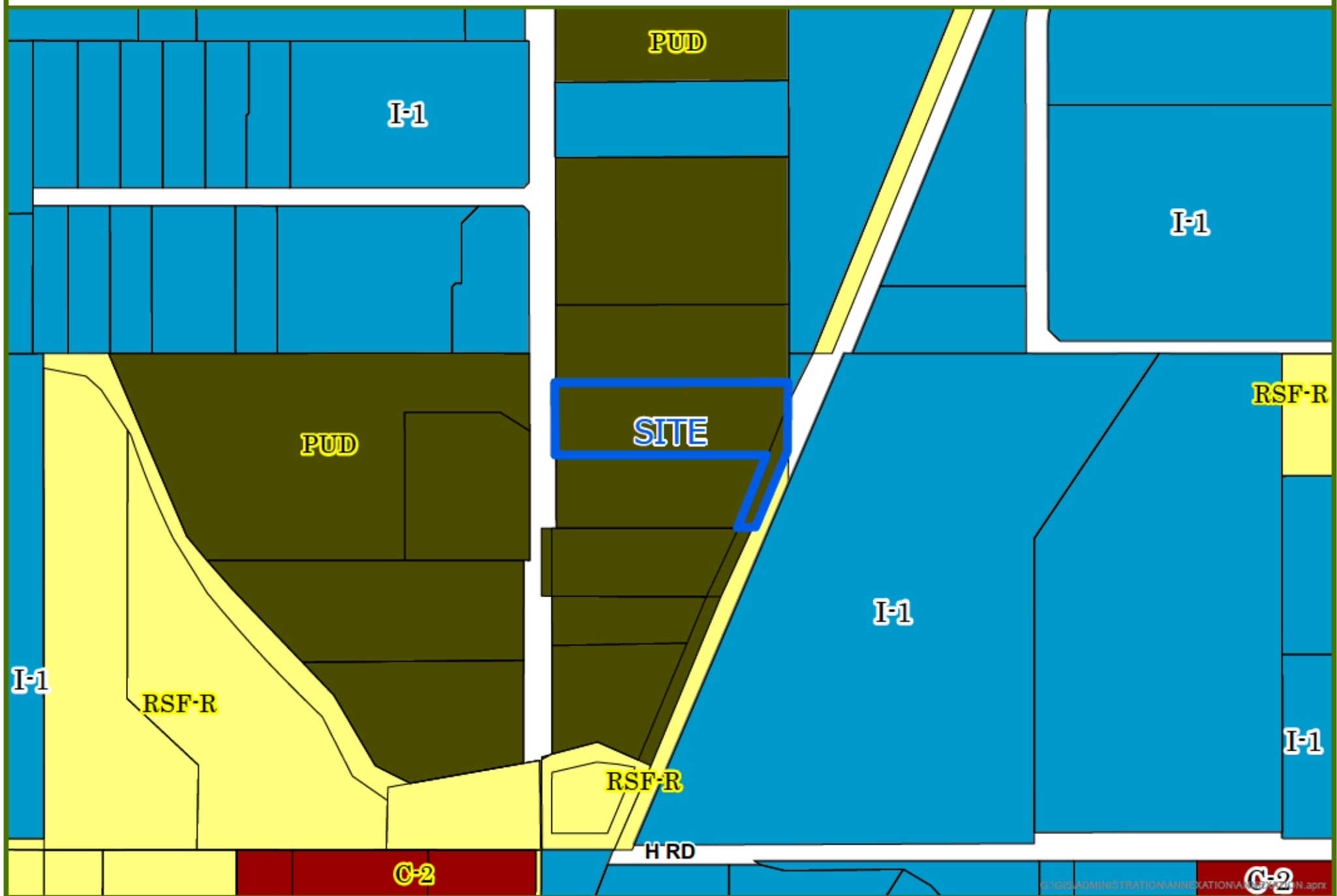
0 0.05 0.1 Miles

 Annexation Boundary  
Packet Page 132

Date Created: 8/19/2021

**CITY OF**  
**Grand Junction**  
COLORADO  
OFFICIAL CITY OF GRAND JUNCTION, COLORADO

# PHOENIX HAUS ANNEXATION - ZONING



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0 0.05 0.1 Miles

Annexation

City Zoning  
Packet Page 133

County Zoning

Date Created: 8/19/2021

CITY OF  
**Grand Junction**  
COLORADO  
SUSTAINABLE COMMUNITIES. PROGRESS.





**Looking East from 21 ½ Road**



## Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

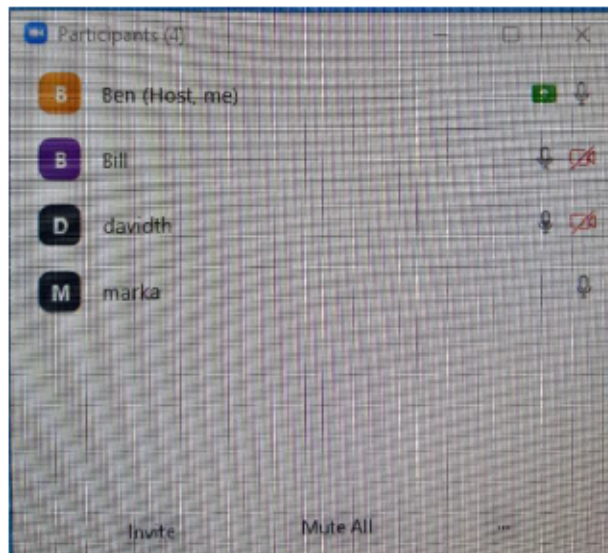
June 25, 2020

Mr. David Thornton  
Senior Planner  
City of Grand Junction Planning Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

**Re: Phoenix Haus Annexation and Zoning (834 21 ½ Rd)  
Neighborhood Meeting Summary**

Dear Mr. Thornton:

The purpose of this letter is to notify the City of Grand Junction Planning Department that a virtual neighborhood meeting was conducted on June 24, 2021, via Zoom, at 5:30 P.M., for the rezone of the property located at 834 21 ½ Road in Grand Junction, Colorado. There were 4 participants in the meeting, none of which were members of the public. A screen shot of the participant list is depicted below:



**Participant List from Zoom Virtual Neighborhood Meeting**

Listed below is a summary of the meeting items:

1. Mark Austin and Ben Fox (both applicant representatives from Austin Civil Group) presented an overview of the property's current County zoning (PUD) and proposed annexation and zoning of I-1. Mr. Fox stated that it appeared to fit well with the City of Grand Junction's Future Land Use Plan.

Mr. Jace Hochwalt

June 24, 2021

Page 2 of 2

2. Mr. Fox and Mr. Austin described a future addition to the property's existing structure (a 4000-8000 SF addition), but mentioned that the focus for this meeting was primarily for annexation and zoning approval, not final development plan approval. Any future site plan remains preliminary and subject to change or alteration.
3. A slideshow was displayed to provide a clear, concise overview of the project location, current/proposed zoning, and future development concepts.
4. Bill McDonald (the project applicant) asked some questions regarding the timeline and process for the project. Mr. Thornton and Mr. Austin provided a general overview of the planning process to Mr. McDonald. The exact details of the discussion were inconclusive and based upon whether or not the applicant (Mr. McDonald) wanted to do a single, phased submission or separate submissions for potential future building additions.
5. There were no comments from the public, and no members of the public attended the meeting.
6. The meeting was closed at approximately 5:45 PM.

Sincerely,



**Austin Civil Group, Inc.**

Mark Austin, P.E. President



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING THE PHOENIX HAUS ANNEXATION  
TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT**

**LOCATED AT 834 21 ½ ROAD**

**Tax Parcel Number 2697-254-03-008 and a Parcel Adjacent to the East**

Recitals

The property owners have requested annexation of 2.98 acres ("Phoenix Haus Annexation") into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Phoenix Haus Annexation I-1 (Light Industrial) finding that the I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map 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 I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**PHOENIX HAUS ANNEXATION**

**A Serial Annexation Comprising Phoenix Haus Annexation No.1  
and Phoenix Haus Annexation No. 2**

**Phoenix Haus Annexation No. 1**

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8 being a point on the east line of KELLEY ANNEXATION NO. 2 and being the Point of Beginning; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet; thence S0°00'30"E a distance of 192.85 feet to a point on the south line said Lot 8; thence N89°54'19"W a distance of 310.00 feet to the Southwest corner said Lot 8 also being a point on the east line said KELLEY ANNEXATION NO. 2; thence N0°00'30"W a distance of 192.85 feet to the Point of Beginning,

Containing 59783 Square Feet, or 1.37 Acres, more or less, as described.

Phoenix Haus Annexation No. 2

A parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being a portion Lot 8, RIVERVIEW COMMERCIAL SUBDIVISION filed under Reception Number 1286773, the 25 foot DRAIN ROW, said RIVERVIEW COMMERCIAL SUBDIVISION and the area east of the east line of the 25 foot DRAIN ROW and west of the centerline of Pritchard Wash, lying north of the south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly, south of the north line said Lot 8 and west of the East Line W 1/2 said SW 1/4 SE 1/4 and being more particularly described as follows:

COMMENCING at the Northwest corner of said SW1/4SE1/4 of Section 25 and assuming the West line of said SW1/4SE1/4 bears S0°00'30"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S26°44'48"E a distance of 88.90 feet to the Northwest Corner of said Lot 8; thence S89°54'19"E along the north line said Lot 8 a distance of 310.00 feet the Northeast corner of PHOENIX HAUS ANNEXATION NO. 1 being the Point of Beginning; thence continuing S89°54'19"E along said north line Lot 8 a distance of 310.49 feet to the Northeast corner said Lot 8 being a point on said east line of the West 1/2 SW 1/4 SE 1/4 and a point on the west line of YOUNGER ANNEXATION; thence S0°00'34"W along said east line of the West 1/2 SW 1/4 SE 1/4 and said west line of YOUNGER ANNEXATION a distance of 182.50 feet to the intersection with said centerline of Pritchard Wash; thence S21°52'35"W along said centerline a distance of 219.19 feet to the intersection with said south line of lot 9, said RIVERVIEW COMMERCIAL SUBDIVISION extended easterly; thence N89°52'05"W along said south line extended a distance of 53.83 feet to the southeast corner of said Lot 9; thence N21°52'35"E along the east line said Lot 9 a distance of 208.01 feet to the easterly corner common to said Lots 8 and 9; thence N89°54'19"W a distance of 252.44 feet to the Southeast Corner of said PHOENIX HAUS ANNEXATION NO. 1; thence N0°00'30"W along the east line said PHOENIX HAUS ANNEXATION NO. 1 a distance of 192.85 feet to the Point of Beginning.

Containing 70251 Square Feet, or 1.61 Acres, more or less, as described.

**INTRODUCED** on first reading this \_\_\_\_\_ day of October, 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of October, 2021 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
C.B. McDaniel  
President of the Council

\_\_\_\_\_  
Wanda Winkelmann  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.a.vi.

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**Meeting Date:** October 6, 2021  
**Presented By:** Daniella Acosta, Associate Planner  
**Department:** Community Development  
**Submitted By:** Daniella Acosta, Associate Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Rezoning One Parcel Totaling 1.51 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2150 Hwy 6 and 50 and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this request at their September 14, 2021 meeting and voted (6-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Representative, Tom Logue, acting on behalf of the Applicant, Cyndi Casebier, is requesting the rezone of one parcel totaling approximately 1.51 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2150 Hwy 6 and 50. Ms. Casebier is the manager for Western Engineers Inc. Please see Exhibit 2 for the Ownership Statement certifying that Ms. Casebier has the implicit authority to bind the LLC in a property transaction.

The requested C-2 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial.

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

##### **BACKGROUND**

The proposed rezone comprises one parcel totaling 1.51 acres situated at 2150 Hwy 6 and 50, just northwest of the Hwy 6 and 50 and 21 ½ Road intersection.

The property was annexed into the City limits in 1992 and zoned I-1. The parcel has been subdivided and developed in the past 23 years and has remained as an I-1 zone



district. The Simple Subdivision took place in 1998. The Simple Subdivision for W.E.I. Minor Subdivision resulted in two lots. Western Engineers Inc. are the owners of the property. The subject site in question is Lot 1. There is currently a building on the property. However, other than the Simple Subdivision that occurred in 1998, the current rezone request, an approved fence permit and an approved sign clearance, there are no other development applications with the City after annexation. The current occupants of the building include the Colorado Security Professionals, who provide uniformed security guard services, and AC Bail Bonds, a bail bonds service provider. To the north, south, east, and west are primarily heavy commercial, the Persigo Wastewater Treatment Facility, light commercial, auto-related services and communication/utilities uses, including a building materials supplier, engineering, drilling contractor facility, and construction services.

As indicated, the subject site is currently zoned I-1 and is occupied. An existing 8,320 square foot single-level, pre-engineered steel building dominates the property. Most of the land area outside the building is utilized for parking and outdoor storage. The 2020 One Grand Junction Comprehensive Plan classifies the subject property and adjacent properties to the west and southeast with a Commercial land use designation. Under the Grand Junction Municipal Code, the zone districts that may implement the Commercial Land Use classification include the M-U (Mixed Use), B-P (Business Park), I-O (Industrial/Office Park), C-1 (Light Commercial), C-2 (General Commercial), MXR-8 (Mixed Use Residential), MXG-3, 5, 8 (Mixed Use General), MXS-3, 5, 8 (Mixed Use Shopfront), and MXOC (Mixed Use Opportunity Corridors) zone districts. As such, the Comprehensive Plan land use classification of Commercial does allow for this rezone request to C-2. The Comprehensive Plan classified adjacent properties to the north, east and south with an Industrial land use designation.

The Applicant is proposing the rezone to C-2 to allow for the creation of new and expanded business opportunities for the subject property. As stated in the General Meeting Notes (MTG-2021-335), the applicant is seeking the rezone to permit office and retail development on the property. General Retail Sales, Indoor Operations, Display and Storage, Personal Services, and All Other Retail Sales and Services uses are not allowed within the I-1 zone district but are allowed within the C-2 zone district.

If the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process, likely in the form of a Major Site Plan Review.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held in-person at the Applicant's office on July 12, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team and City staff were present. No members of the public attended the meeting, and the Applicant team and City Staff discussed the proposal and the anticipated timeline of the proposal. One written correspondence was received from one neighbor (see Exhibit 3 for the attachment).

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 3, 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 September 3, 2021. The notice of the Planning Commission public hearing was published on September 7, 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 Comprehensive Plan Land Use Map identifies the subject property as Commercial. The previous 2010 land use designation identified on the property was Commercial Industrial. The applicant's proposed zoning of C-2 implements the 2020 Comprehensive Plan Land Use of Commercial. The current zoning, I-1, is outside the range of allowable zone districts for Commercial. While the existing zoning designation of I-1 met the former 2010 Comprehensive Plan, the newly adopted 2020 Comprehensive Plan anticipates more commercial type uses in the area of the subject site, which are not allowed within the I-1 zone district. This is attributed to the site's location with frontage and exposure along Highway 6 & 50. As such, from a policy standpoint, the adoption of the 2020 comprehensive Plan has invalidated the original premise, and 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

Most parcels surrounding the subject site are currently zoned I-1. In the last three years there have been few development projects on properties surrounding the site. To the southeast of the subject site there was a major site plan to expand 2H Mechanical LLC, a mechanical contractor, by 3000 square feet (SPN-2020-57). Additionally, southeast of the subject site there is a Minor Site Plan to remodel and expand an existing Love's Store, a truck-stop and convenience store chain, at 748 22 Rd (SPN-2021-448). This area has seen some introduction of uses consistent with the future Commercial Land Use Designation, which are not permitted or only conditionally allowed under the current zoning of I-1. These uses include a car dealership/retail store (CUP-2021-534), which is currently under review, located on 2211 Hallco Drive. This area has seen a slow transition over the years from a heavy industrial area to a lighter industrial and commercial area. However, it is premature to conclude that the area has changed enough to warrant a plan amendment. As such, staff finds this criterion has not been



met.

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

The subject property is within an industrial area in the northwest portion of the City of Grand Junction. Adequate public infrastructure and community facilities and services are available and sufficient to serve uses associated with the C-2 zone district. The subject site is currently served by Grand Valley Power (electricity), Ute Water, and Persigo Wastewater Treatment.

Multimodal access is sufficient. There is one Grand Valley Transit (GVT) route and one bus stop in close proximity (less than ¼ mile from the subject site). The subject site is serviced by a primary truck route that runs along Hwy 6 and 50. The subject site is a corner property with access to the lower ordered street (21 ½ Road – minor collector).

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

There are substantial differences between the I-1 and C-2 zone districts. The C-2 zone district accounts for approximately 3% of City zoned land, whereas the I-1 zone district accounts for approximately 8% of City zoned land. Currently, there are few parcels along the section of the Hwy 6 and 50 Corridor west of the I-70 interchange at Hwy 6 and 50 that are zoned C-2. There are, however, three properties along this stretch of Hwy 6 and 50 that are zoned C-2 and that are less than ½ a mile away from the subject site. Though there appears to be a deficit of C-2 in the area west of the I-70 interchange, staff has been unable to determine if there is an inadequate supply of this zone district and, therefore, have not found this criterion to have been met. Staff finds this criterion has not been met.

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

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to heavy and light commercial areas, single family residential areas, and some duplex residential/commercial-mixed use areas. In addition, a designation of C-2 would support the concentration of retail, services, and employment located at intersections and along major local, state, or interstate roadways than it would if it remained designated as I-1.

The type and scope of land-use allowed within the C-2 zone district is different in



character and extent to the existing land use of many nearby properties, which include light and heavy industrial and commercial uses. However, the rezoning the property to a C-2 zone district supports a broad mix of higher-intensity uses, such as retail, commercial, and other employment, and services and aligns with the proposed vision for a Commercial Corridor along Hwy 6 and 50 conceived in the 2020 Comprehensive Plan. Page 68 of the 2020 Comprehensive Plan identifies Commercial Corridors as policy areas for several commercial land use designations throughout the City, such as the corridor along Hwy 6 and 50. The 2020 Comprehensive Plan highlights a mix and relationship of uses as a defining feature of Commercial Areas, particularly, "a broad mix of higher-intensity uses will be supported in Commercial areas, including but not limited to retail, commercial, and other employment and service-oriented uses". Higher intensity residential may also be considered. A C-2 zone district would allow for the introduction of businesses whose retail sales exceed 10 percent of the gross floor area. The 2020 Comprehensive Plan has designated Hwy 6 and 50 within the City as a future commercial corridor. As such, staff finds this criterion has been met.

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 2.1.a. Economic Diversity – Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuations and evolution.

Plan Principle 2.1.b. Employment Base – Continue to collaborate with local and regional partners to expand the community's economic base and primary job creation by focusing on retention, expansion, incubation, and recruitment efforts that create jobs and import income or dollars to the community, particularly businesses in targeted areas.

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

## **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the RLCR Rezone, RZN-2021-512, rezoning one parcel totaling 1.51 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at Hwy 6 and 50, the following findings of fact have been made:

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

2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, the Planning Commission recommends approval of the request.

**FISCAL IMPACT:**

There is no direct fiscal impact as a result of this action.

**SUGGESTED MOTION:**

I move to introduce an ordinance to rezone the property located at 2150 Hwy 6 and 50 from I-1 (Light Commercial) to C-2 (General Commercial) and set a hearing for October 20, 2021.

**Attachments**

1. Exhibit 3 - Neighborhood Meeting Documentation
2. Exhibit 4 - Maps and Exhibit
3. Exhibit 2 - Development Application Packet
4. Exhibit 5 - Draft Ordinance

2150 Highway 6 and 50 Rezone Application

**NEIGHBORHOOD MEETING**

July 13, 2021

A neighborhood meeting to discuss the pending Rezone Application for property located at 2150 Highway 6 and 50 was held at 5:30 p.m. on July 12, 2021 at the applicants office at 2150 Highway 6 and 50.

In addition to Dave Thorton, Community Development Department staff planner, the land owner and her representative, no neighbors out of the approximately 9 that were notified of the Neighborhood Meeting attended. However, one written correspondence was received from one neighbor. A copy of the e-mail correspondence is attached.

Respectfully submitted,

Tom Logue, Representative for RLCR, LLC, Cindi Casebier, Manager



**From:** Tom Logue  
**Sent:** Friday, July 9, 2021 7:12 AM  
**To:** Cyndi Casebier  
**Cc:** Patrick Morris  
**Subject:** RE: Property meeting

Patrick,  
Thank you for your question. The requested change in zone designation will be specific to the subject property and no others.  
The City of Grand Junction only considers requests for rezoning by the land owner.  
Hopefully, this answers your question, if not, do not hesitate to contact us.

Tom Logue  
537 Fruitwood Dr.  
Grand Junction, CO 81504  
(o)970-434-8215  
(m) 970-260-2911

**From:** [Cyndi Casebier](#)  
**Sent:** Thursday, July 8, 2021 5:27 PM  
**To:** [Tom Logue](#)  
**Cc:** [Patrick Morris](#)  
**Subject:** Fwd: Property meeting

Tom,  
Can you reply to Patrick Morris' question?  
Thank you,  
Cyndi

Begin forwarded message:

**From:** Patrick Morris <[pmorris@drtshared.com](mailto:pmorris@drtshared.com)>  
**Date:** July 8, 2021 at 1:51:09 PM MDT  
**To:** Cyndi Casebier <[cyndicasebier@gmail.com](mailto:cyndicasebier@gmail.com)>  
**Cc:** [talldc@msn.com](mailto:talldc@msn.com), [davidth@gjcity.org](mailto:davidth@gjcity.org), John Whitworth <[JWhitworth@lonemountaintruck.com](mailto:JWhitworth@lonemountaintruck.com)>, Madison Throneberry <[MThroneberry@lonemountaintruck.com](mailto:MThroneberry@lonemountaintruck.com)>, Paula Wolf <[pwolf@drtshared.com](mailto:pwolf@drtshared.com)>  
**Subject:** RE: Property meeting

Cyndi,

Can you confirm the zoning and use of our property won't change?

printing, or use of this information is prohibited. If you have received this email in error, please notify the sender immediately. **ENTITY NOTICE:** This company operates its businesses through and contracts services with various related entities. As such, neither the domain name, the signature block, or any other entity reference in this email shall imply such individual is working for the entity so identified. Rather, the actions, authorizations, or statements made in any such email shall only relate to the applicable entity to which the topic relates.

**From:** Patrick Morris  
**Sent:** Thursday, July 8, 2021 2:17 PM  
**To:** [cindicasebier@gmail.com](mailto:cindicasebier@gmail.com); [talldc@msn.com](mailto:talldc@msn.com); [davidth@gjcity.org](mailto:davidth@gjcity.org)  
**Cc:** John Whitworth <[JWhitworth@lonemountaintruck.com](mailto:JWhitworth@lonemountaintruck.com)>; Madison Throneberry <[MThroneberry@lonemountaintruck.com](mailto:MThroneberry@lonemountaintruck.com)>; Paula Wolf ([pwolf@drtsshared.com](mailto:pwolf@drtsshared.com)) <[pwolf@drtsshared.com](mailto:pwolf@drtsshared.com)>  
**Subject:** FW: Property meeting

Cyndi, Tom, and David,

We received the attached notice in the mail about an upcoming meeting regarding your project at 2150 21 ½ Rd in Grand Junction, CO. We represent the owner of 760 21 ½ Rd and are not against the rezoning of your property to General Commercial (C-2) as long as it doesn't change the zoning or use of our property.

Please advise.

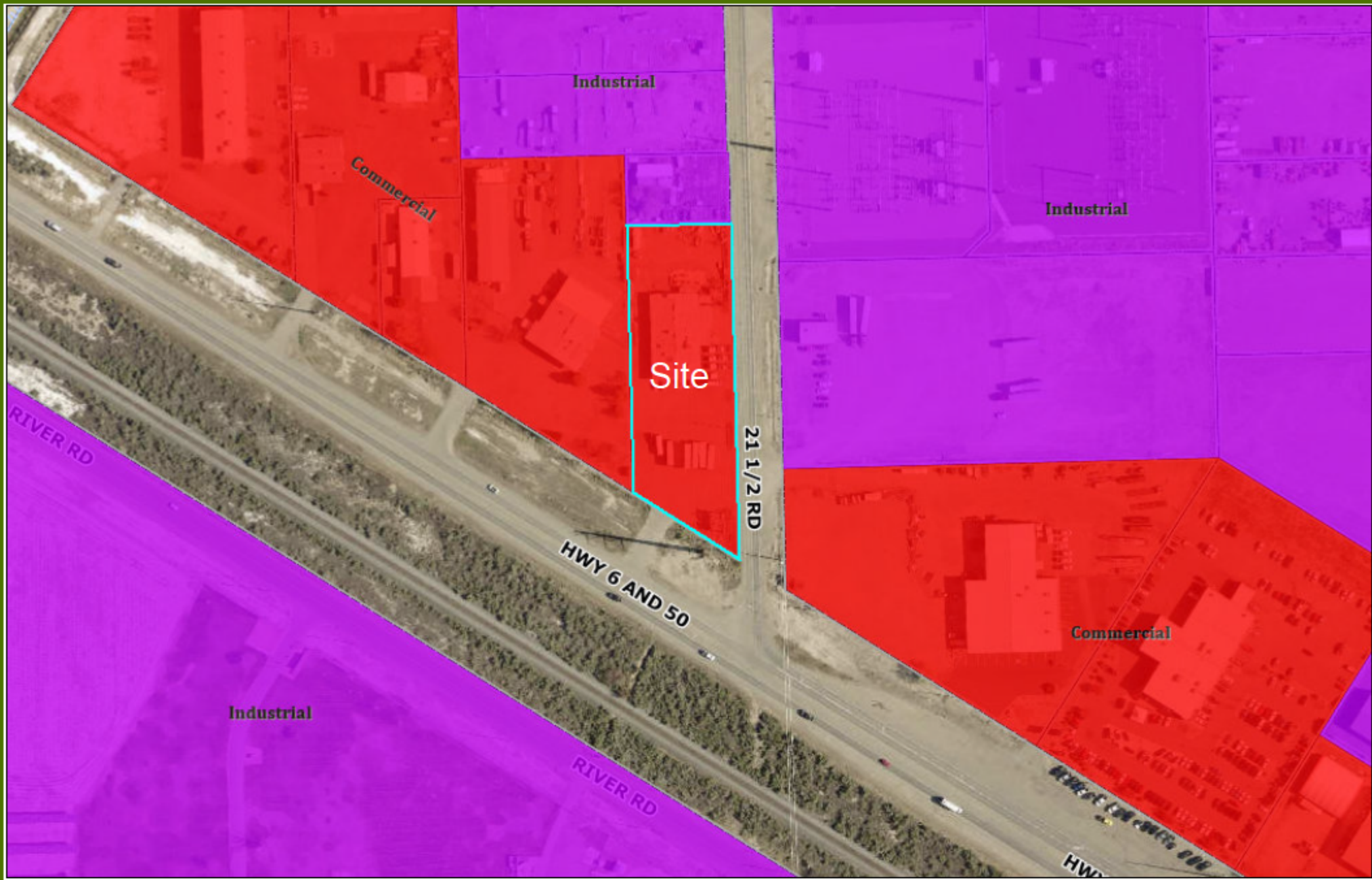
<image005.png>  
**Patrick Morris**  
**Corporate Real Estate Manager**  
**DRT LLC**  
**2200 Abbott Dr. Carter Lake, IA 51510**  
**Phone: (402) 578-1164**

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**From:** Grant Hoovestol <[granth@lonemountaintruck.com](mailto:granth@lonemountaintruck.com)>  
**Sent:** Wednesday, July 7, 2021 2:50 PM  
**To:** Patrick Morris <[pmorris@drtsshared.com](mailto:pmorris@drtsshared.com)>  
**Subject:** Property meeting

The attached came in the mail and was delivered to my desk today.

# Comprehensive Plan Future Land Use Map



0 0.05 0.1 mi

Printed: 8/23/2021

1 inch = 188 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# Existing Zoning Map



0 0.05 0.1  
mi

Printed: 8/23/2021

1 inch = 188 feet



# Site Location Map



0 0.0275 0.055  
mi

Printed: 8/23/2021

1 inch = 94 feet

**CITY OF**  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# Vicinity Map



0 0.05 0.1  
mi

Printed: 8/23/2021

1 inch = 188 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



## Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

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

Digitally signed by Tom Logue  
Date: 2018.09.13 08:11:59 -06'00'

Date

Signature of Legal Property Owner

*Cyndi Casebier*

Date

GENERAL PROJECT REPORT  
RLCR REZONE REQUEST APPLICATION  
July, 2021

**SITE LOCATION DATA**

Address:	2150 Highway 6 and 50
Area	1.52 acres
Tax Parcel No.	2997-362-11-001
Aliquot Section:	NW ¼ Section 36, Township 1 North, Range 2 West, Ute P.M.
Latitude and Longitude:	39° 06' 58", -108° 39' 18"

**LOCATION MAP**



REQUEST -The accompanying documents and drawings depict the relationship of proposed Zone Change request to the property boundary, roadway access and adjacent properties. The proposal calls for rezoning the property from I-1, (Light Industrial) to C-2 (General Commercial) in accordance with Section 21.02.140, Code Amendments and Zone Change in the *City of Grand Junction Municipal Code. (GJMC)*.

According to the GJMC:

*The purpose of the I-1, General Commercial zone district is to provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses.*

*The purpose of the C-2, Light Industrial zone district is to provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations.*





**FUTURE LAND USE PLAN** – In 2021 the City adopted a Comprehensive Land Use Plan. The subject site is located within the Urban Development Boundary depicted by the plan. The plan designates the subject properties as: C “Commercial”. The existing I-1 land use zone classification is not in compliance with the Future Land Use designation for the subject property.



**EXISTING LAND USE** – The site under concern is a single subdivided parcel that is mainly rectangular in shape; approximately 400 feet in length north/south and 150 feet at its widest east/west point. An existing 8,320 square foot single level, pre-engineered steel building, dominates the property. Most of the land area outside of the building is for parking and outdoor storage. An Existing Land Use Map can be found on the following page. The map depicts the location of each existing land use in relationship to the property boundary, intensity of ground cover, and the location of nearby land uses.

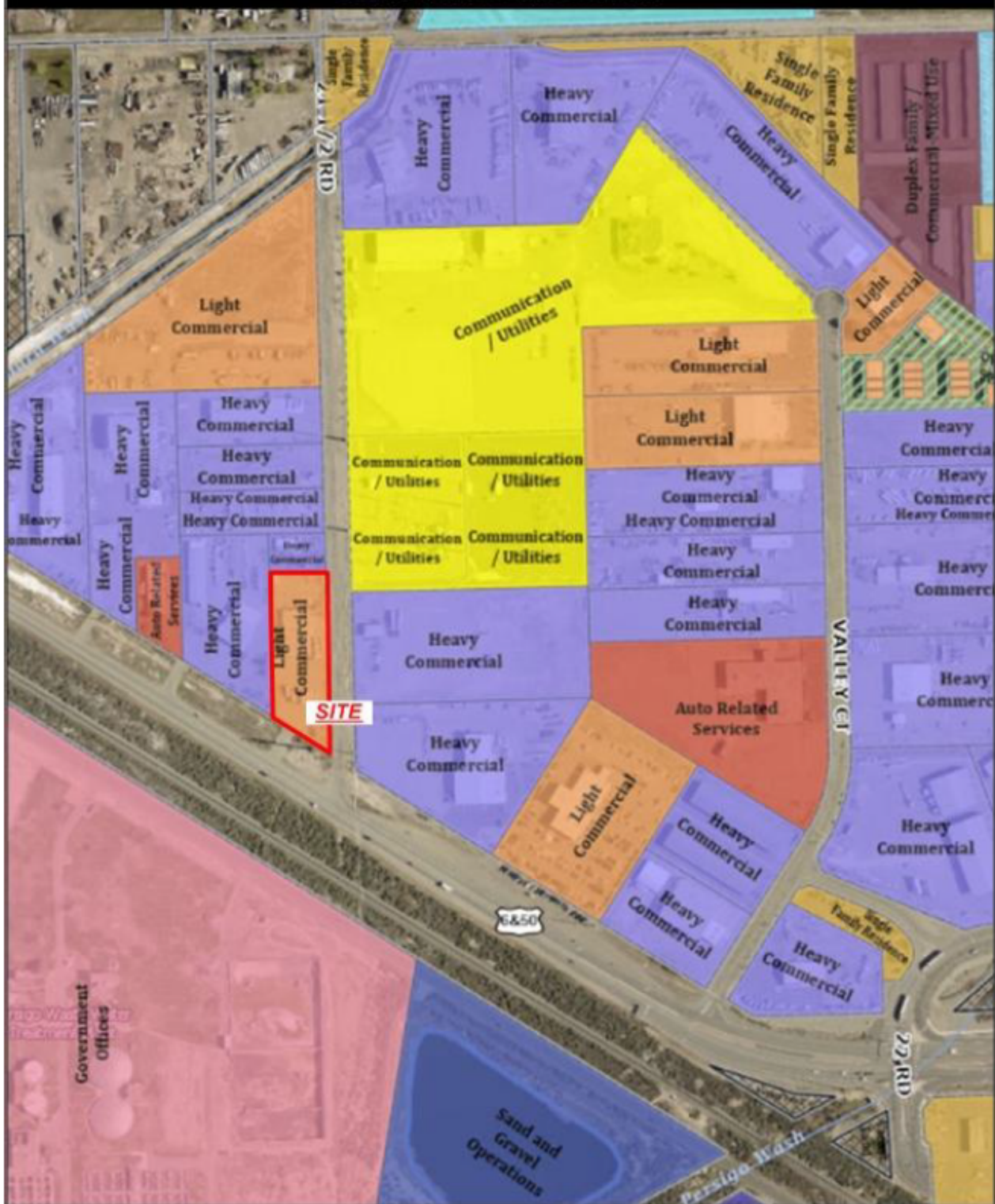
EXISTING LAND USE MAP (2020 Air Photo)



**SURROUNDING LAND USES** – The surrounding land uses in the vicinity of the subject properties are considered to be “high” intensity. The prevalent land uses in the area Heavy Commercial uses on acreage sized parcels. An existing power station facility adjoins the sites northeast boundary. US Highway 6 and 50, a major connector between Grand Junction and Fruita along with the Union Pacific Railroad and River Road are adjacent to the subject sites southerly boundary line. Land uses in the vicinity of the subject property are depicted on the following Surrounding Land Use Map illustrating the configuration of various nearby land uses in relationship to the subject site.



# **SURROUNDING LAND USE MAP**



## EVALUATION OF REQUEST

Evaluation of the request is accomplished by using the approval criteria for Code Amendments and rezoning within Chapter the *Grand Junction Municipal Code*.

### **21.02.140 Code Amendments and Rezoning.**

- (1) *Subsequent events have invalidated the original premises and findings;*

RESPONSE: The adoption of the Comprehensive Plan in April, 2021 designated the subject site as "Commercial".

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

RESPONSE: Most of the land adjoining the subject property along the north side of US Highway 6 and 50 is designated as Commercial in the Comprehensive Plan.

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

RESPONSE: The following existing facilities, with available capacity, adjoin the subject property:

Streets/Roadways

Sanitary Sewer

Domestic Water and Fire Protection

Electric, Natural Gas, and Communication lines

Fire Protection is provided by the City of Grand Junction from Station No. 3 approximately 4.5 miles east of the site in a straight line distance. Commercial uses do not create any major impacts to Schools and Parks.

- (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;*

RESPONSE: No vacant land was identified within the boundary on the Surrounding Land Use Map.

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

RESPONSE: The commercial zone designation for the property offers a somewhat more extensive uses than the industrial designation. Such as retail sales, which almost non-existent in the surrounding area. The additional uses that the commercial zone designation includes will allow for the creation of new and expanded business opportunities for the subject property.

LEGAL DESCRIPTION  
RLCR Rezone Application

Lot one, WEI Minor Subdivision, Grand Junction Mesa County Colorado.



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING LOT 1, W.E.I. MINOR SUBDIVISION  
2150 HWY 6 AND 50 (RCLR PROPERTY) FROM I-1 (LIGHT INDUSTRIAL) TO  
C-2 (GENERAL COMMERCIAL)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning the RCLR Property, Lot 1, W.E.I. Minor Subdivision, to the C-2 (General Commercial) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-2 (General Commercial) 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:**

Lot 1, W.E.I. Minor Subdivision shall be zoned C-2 (General Commercial).

Introduced on first reading this 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

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

ATTEST:

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

\_\_\_\_\_  
Mayor



## Grand Junction City Council

### Regular Session

Item #2.a.vii.

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**Meeting Date:** October 6, 2021  
**Presented By:** Daniella Acosta, Associate Planner  
**Department:** Community Development  
**Submitted By:** Daniella Acosta, Associate Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Rezoning One Parcel Totaling 26.673 Acres from R-R (Rural-Residential) to MXG-3 (Mixed Use General – 3) Located at 765 24 Road and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this request at their September 28, 2021 meeting and voted (5-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Representative, Daniel C. Hooper, President, acting on behalf of the Applicant, Fellowship Church of Grand Junction ("Fellowship Church"), is requesting the rezone of one parcel totaling 26.673 acres from R-R (Rural Residential) to MXG-3 (Mixed Use General – 3) located at 765 24 Rd. The purpose of the rezone is to enable the Applicant to erect signage consistent with a non-residential zone district. The requested MXG-3 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium.

The MXG-3 zone district allows for mixed-use development and has specific site design and architectural standards intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

Furthermore, the subject site is located within the 24 Rd Corridor Subarea Plan and therefore, is subject to 24 Rd Corridor Design Standards. The signage standards require monument style signs not exceeding 12 feet in height and 100 square feet in size.

## **BACKGROUND OR DETAILED INFORMATION:**

### **BACKGROUND**

The proposed rezone comprises one parcel totaling 26.673 acres situated at 765 24 Rd, just north of the I-70 interchange with 24 Rd.

The subject site was annexed into the City in 1995 and was originally zoned RSF-R (Residential Single Family with a density not to exceed 1 unit per 5 acres) under the 1995 Grand Junction Zoning and Development Code. A Special Use Permit was approved in 1995 (SUP-1995-136) to allow a church and outdoor/indoor family activity center to be located in the RSF-R zone district. Another Special Use Permit was approved in 1998 to allow the placement of five modular units for temporary classrooms. The Fellowship Church subdivision was approved and accepted in 1998 (contains only one lot). The site has undergone three Major Site Plan Reviews. The first two Major Site Plan Reviews took place in 1997 and approved the construction of a new 81,000 square-foot church facility and offices in two phases with a total seating capacity of 1,550 upon completion (SPR-1997-058), as well as approved road improvements to 24 Rd and the I-70 frontage road (SPR-1997-058-2). A third Major Site Plan (SPR-2007-273) was approved in 2007 to construct a 35,000 square foot additional sanctuary.

As indicated, the subject site is currently zoned R-R and is occupied by the Fellowship Church of Grand Junction. To the north are primarily Single Family – Agriculture > 10 Acres uses and some Light Commercial. To the east and south are primarily cropland uses. To the west of the subject site are primarily Heavy Commercial and some Single-Family Residence uses. Located to the southeast of the property, across the I-70 interchange, is Canyon View Park. The property fronts the I-70 Frontage Rd and has access off both the I-70 Frontage Rd and 24 Rd.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property and adjacent properties to the north as Residential Medium. Under the Grand Junction Municipal Code, the zone districts that may implement the Residential Medium Land Use classification include the R-8 du/ac (Residential 8), R-12 du/ac (Residential 12), CSR (Community Services and Recreation), MXR-3 (Mixed Use Residential), MXG-3 (Mixed Use General), and MXS-3 (Mixed Use Shopfront) zone districts. The Comprehensive Plan classified adjacent properties to the west and east of the property with an Industrial and a Commercial land use designation, respectively.

The Applicant is now requesting a rezone to MXG-3 to accommodate increased signage square footage on that property. The proposed increase in signage is not permitted within the R-R zone district but is permitted within the MXG-3 zone district. The signage standards for the 24 Rd Corridor require monument signs not exceeding 12 feet in height and 100 square feet in size. The signage parameters meet the desired dimensions of the Applicant for new signage for their facilities. The MXG-3 zone district would permit these dimensions.

If the rezone application is approved, the project would be required to obtain a sign



permit. The 24 Rd Corridor sign design standards will apply.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held in-person at the Applicant's office on August 12th, 2021, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Other than City Staff, the landowner/representative, and Church Staff, only two neighbors out of the approximately 15 neighbors that were notified of the Neighborhood Meeting attended.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 17, 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 September 17, 2021. The notice of the Planning Commission public hearing was published on September 21, 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 Comprehensive Plan Land Use Map identifies the subject property as Residential Medium. The previous 2010 land use designation identified on the property was Commercial. The applicant's proposed zoning of MXG-3 implements the 2020 Comprehensive Plan Land Use of Commercial.

The current zoning, R-R, is outside the range of allowable zone districts for Residential Medium. The newly adopted 2020 Comprehensive Plan anticipates more open space and parks, schools, places of worship, home-based business, public/institutional uses, and other complementary neighborhood uses as secondary land uses in the subject site, which are not allowed within the R-R zone district. From a policy standpoint, the adoption of the 2020 Comprehensive Plan directs the proposed vision for development of the subject site that is not implementable with the current zoning. However, adoption of the 2020 Comprehensive Plan is not a subsequent event that would invalidate the original premises or findings. Rather, as a policy document, it indicates the belief and communicates the aspiration that the area will develop in such a manner. Therefore, staff does not find that this criterion has been met.

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

The subject site directly abuts County property zoned RSF-R, to the north and west. To the east of the subject site are parcels within the City limits that are zoned C-1 (Light Commercial). To the southwest of the property are two parcels with C-2 (General Commercial). Directly south of the property, across I-70, is a stretch of parcels with MU (Mixed Use) zoning that run along 24 Rd.

In the last two years there have been few development projects and rezones on properties surrounding and near the site. To the north of the subject site was a parcel that was rezoned from R-E (Residential Estate) to R-8 and C-1 in anticipation of future residential and commercial development. The proposed R-8 zone would be 14.87 +/- acres in size and the proposed C-1 zone would be 3.19 +/- acres in size. There is currently an active Major Subdivision application for the Chronos Subdivision on that parcel to develop three (3) lots (2-commercial and 1-residential) in anticipation of future commercial and residential development on a total of 18.05-acres. The property that directly abuts the subject site to the southwest is currently classified as a Vacant Commercial parcel. To the northeast of the subject site sits the Highlands Distillery Office, which has undergone two Minor Site Plan Reviews in the past three years. This included an expansion of the distillery, although the application was ultimately withdrawn. The site was instead approved for a temporary yurt building for seasonal seating.

This area has seen a slow transition over the years from a rural residential area to medium residential, mixed-use, and commercial areas. However, it is premature to conclude that the area has changed enough to warrant a rezone. As such, staff finds this criterion has not been met.

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

The subject property is within the 24 Rd Corridor, which seeks to implement the goals and objectives of the 24 Rd Corridor Subarea Plan to develop a high-quality environment within the corridor that reflects its importance as a gateway to Grand Junction. Adequate public infrastructure and community facilities and services are available and sufficient to serve uses associated with the MXG-3 zone district. The subject site is currently served by Xcel Energy (electricity), Ute Water, Grand Valley Irrigation Company, and Persigo Wastewater Treatment.

Multimodal access is sufficient. The subject site is serviced by a primary truck route that runs along I-70 with access via 24 Rd. The stretch of 24 Rd that runs adjacent to the subject site is classified as an Active Transportation Corridor. The subject site is a corner property with access to the lower ordered street (24 Rd – major collector), as well as access on the frontage road.

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

There are substantial differences between the R-R and MXG-3 zone districts. The MXG-3 zone district accounts for approximately 0% of City zoned land, whereas the R-R zone district accounts for approximately 1% of City zoned land. Currently, there are no parcels along the section of 24 Rd north of the I-70 interchange that are zoned MXG-3. There appears to be a deficit of MXG-3 in the area north of the I-70 interchange along 24 Rd. MXG-3 zone districts intend to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment. The introduction of an MXG-3 zone district in the area aligns with the following goals and objectives of the 24 Rd Corridor Design Standards and may help encourage and advance the implementation of the 24 Rd Corridor Subarea Plan:

- Establish a practical, interconnected system of streets, parks, and parkways that allow easy orientation and convenient access for all modes of transportation.
- Accommodate a broad mix of development types that encourage alternative transportation, especially walking, and transit use.

Therefore, 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.

As stated in the General Project Report, the intent of the proposal is not to change any character or condition of the area. All uses on the property will remain the same as the request for rezone is to allow for signage. However, the proposed MXG-3 zoning would create an opportunity to provide for additional uses that could serve the community at this key location and will provide an appropriate scale of signage along this important transportation corridor. MXG-3 is a form district. Form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. MXG-3 allows for all types of household living, institutional and civic uses and limited commercial uses, including entertainment, lodging, office, recreation, and retail sales and service.

The zone district also has design and architectural standards to address compatibility with surrounding residential areas. The implementation of this zone district will provide potential future options to this property for reuse and/or redevelopment that aligns with the vision of the Comprehensive Plan, thereby furthering community goals and providing community benefits. Furthermore, the proposed Appleton Connection – N Leach Creek, which is part of the Active Transportation Corridors, runs across from the property on the eastern half of 24 Rd. Potential future development in accordance with the performance standards of MXG-3, such as higher density mixed uses, could support and encourage increased use of this Active Transportation Corridor. Staff



therefore finds this criterion has been met.

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

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

The subject property is located within the Tier 2 – Suburban Infill tier as identified on the City's Growth Plan. Rezoning to MXG-3 opens up opportunities for more compact development and higher density uses in an area that the 2020 Comprehensive Plan identifies as a priority for infill. As stated in the 2020 Comprehensive Plan, development of parcels located within Tier 2 will provide development opportunities while minimizing the impact on infrastructure and City Services (pg. 56). Rezoning to MXG-3 may help direct any potential future mixed-used development to an area that has adequate public infrastructure to accommodate that growth.

Plan Principle 3.6.b. Mix of Uses – Support the creation of a mix of uses in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

An MXG-3 form district allows for the colocation of different uses, such as residential, commercial, and institutional uses such that they are within close proximity (i.e., walkable distance) to one another. A mix of uses may be implemented via standards for building types permitted in an MXG-3 form district, such as General – a building form intended for ground floor office and personal services with upper-story residential or office. Any potential development of the subject site in the future is poised to benefit from the flexibility that an MXG-3 form district provides.

Plan Principle 3.7.a. Gateways – Enhance and accentuate the community's gateways, including Interstate 70 interchanges, Interstate 70 Business Loop, and State Highway 50 to provide a coordinated and attractive community entrance. Gateway design elements may include streetscape design, supportive land uses, building architecture, landscaping, signage, lighting, and public art.

The subject site is located at the corner of 24 Rd and the I-70 interchange, a location identified by the 2020 Comprehensive Plan as a community gateway. Per the 2020

Comprehensive Plan, community gateways are part of the continued efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties. Rezoning to MXG-3 will allow for signage that is consistent with the vision of the 24 Rd Corridor Subarea Plan and that implements objectives to preserve and accentuate the views of the natural beauty of the Colorado National Monument and Colorado River Corridor, thus enabling the interchange to realize its function as a community gateway.

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

After reviewing the Fellowship Church Rezone, RZN-2021-548, rezoning one parcel totaling 26.673 acres from R-R (Residential Rural) to MXG-3 (Mixed Use General) located at 765 24 Rd, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Therefore, the Planning Commission recommends approval of the request.

#### **FISCAL IMPACT:**

There is no direct fiscal impact as a result of this action.

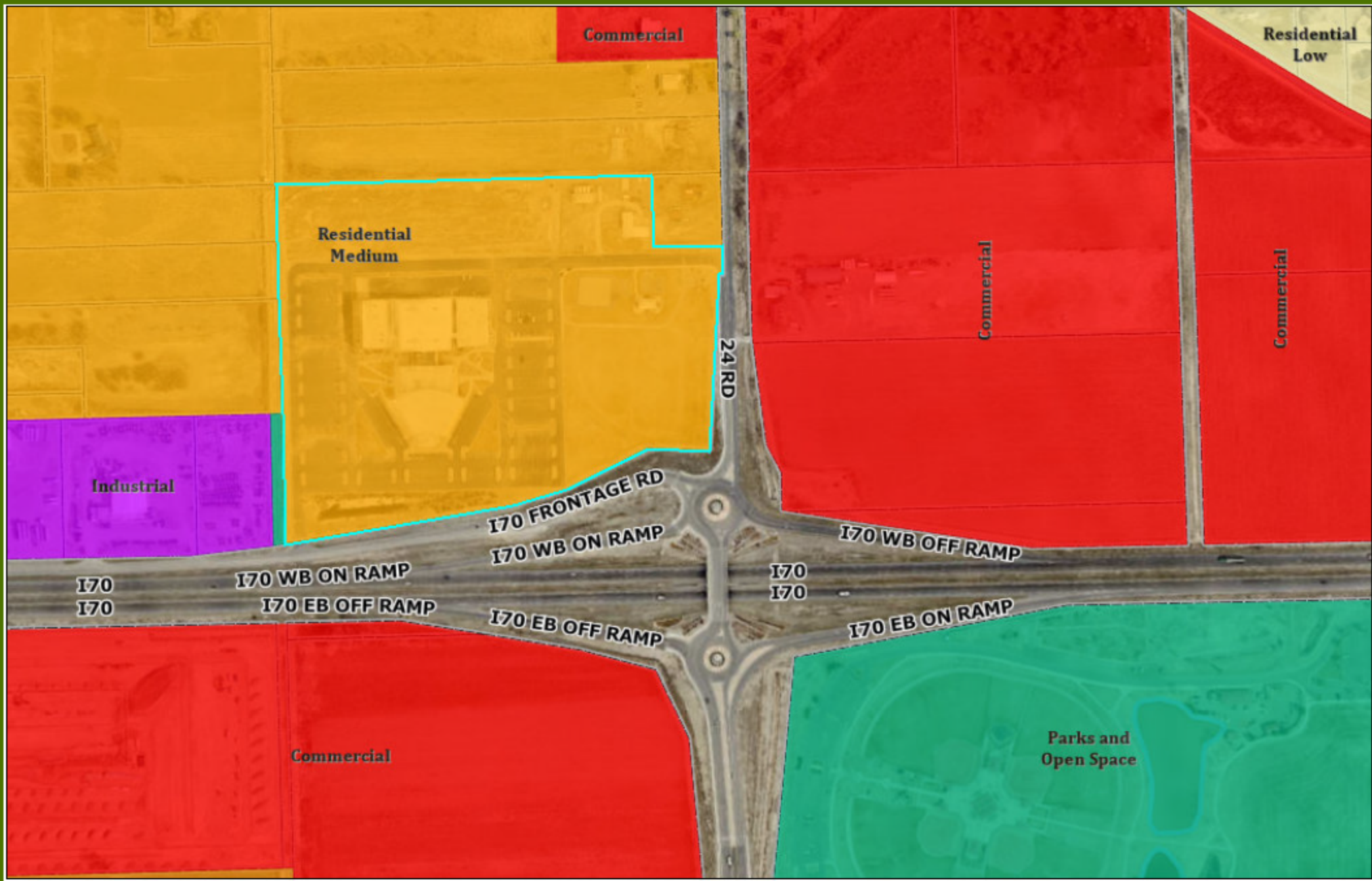
#### **SUGGESTED MOTION:**

I move to introduce an ordinance to rezone the property located at 765 24 Rd from R-R (Residential-Rural) to MXG-3 (Mixed Use General – 3) and set a hearing for October 20, 2021.

#### **Attachments**

1. Exhibit 4 - Maps & Exhibits
2. Exhibit 2 - Development Application
3. Exhibit 3 - Neighborhood Meeting Documentation
4. ORD-Fellowship 092821

# Comprehensive Plan Future Land Use Map



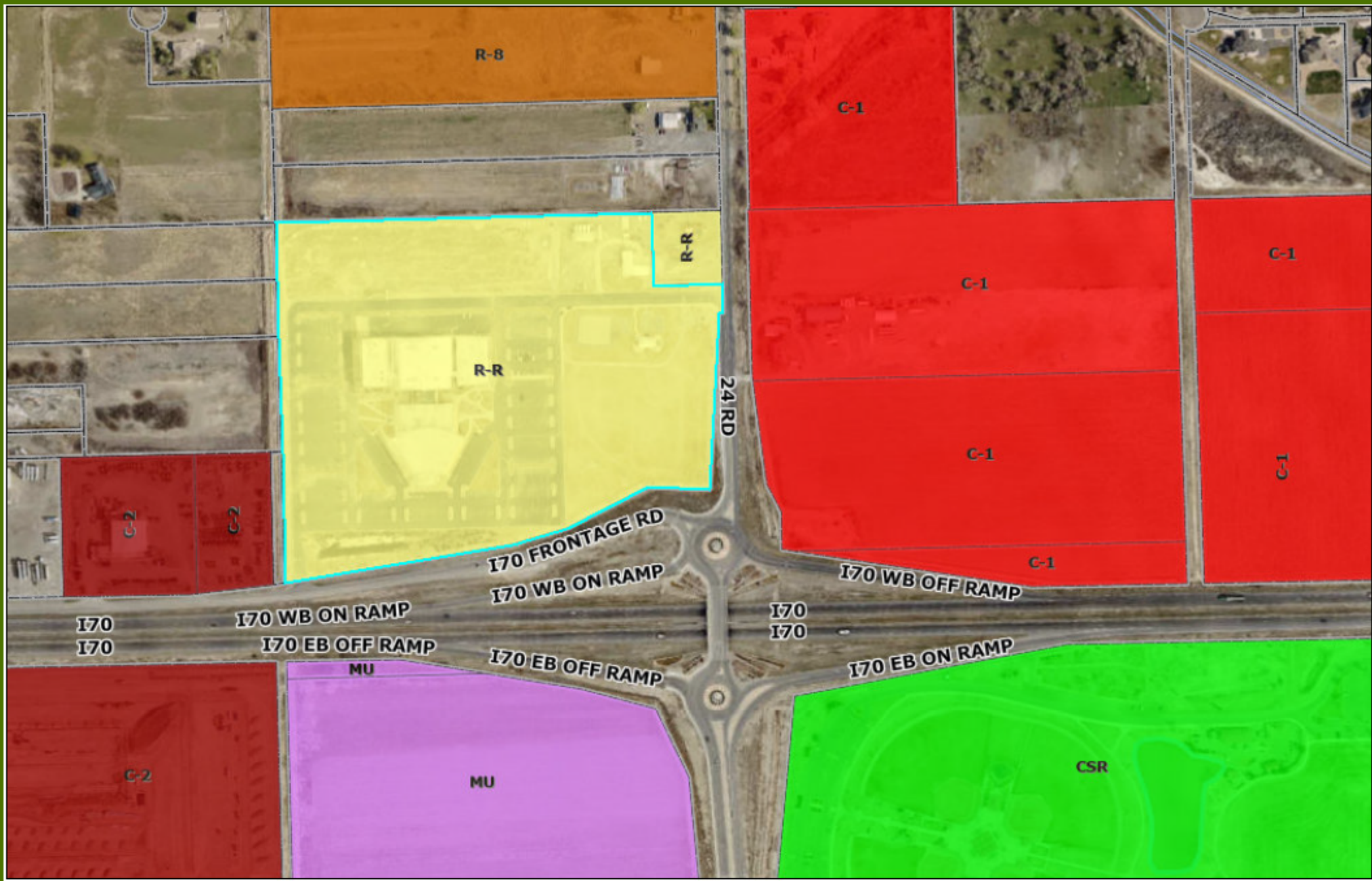
0 0.1 0.2 mi

Printed: 9/7/2021

1 inch = 376 feet



# Existing Zoning Map



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mi

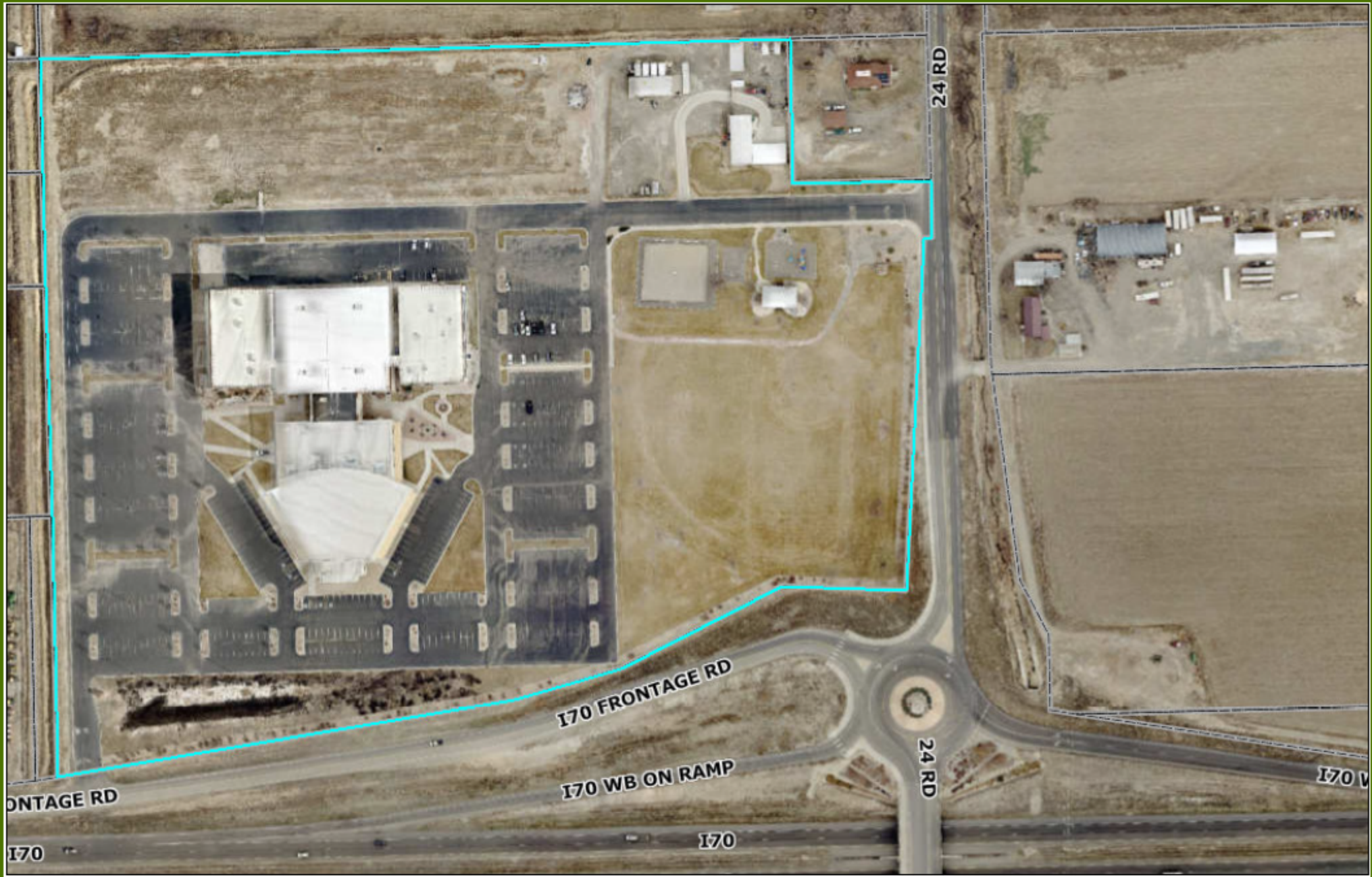
Printed: 9/7/2021

1 inch = 376 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# Site Location Map



0 0.05 0.1  
mi

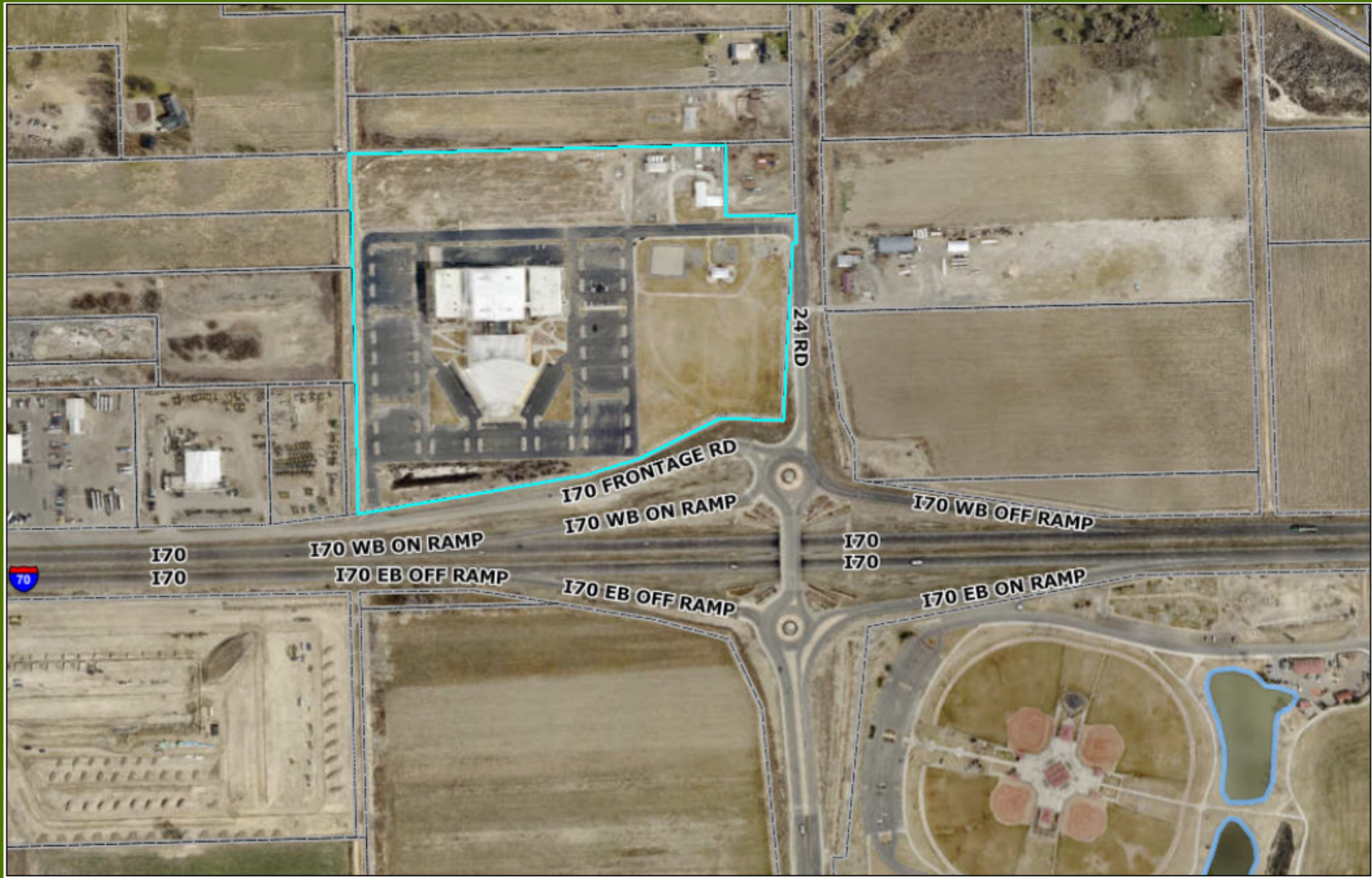
Printed: 9/7/2021

1 inch = 188 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# Vicinity Map



0 0.1 0.2  
mi

Printed: 9/7/2021

1 inch = 376 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



## 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 Rural

Existing Zoning: R-R

Proposed Land Use Designation: Mixed Use General

Proposed Zoning: MXG-3

### Property Information

Site Location: 765 24 Road Grand Junction, CO 81505

Site Acreage: approx 26 acres

Site Tax No(s): 2701-321-15-002

Site Zoning: R-R

Project Description:

Rezone from R-R to MXG-3

### Property Owner Information

Name: Fellowship Church of Grand Junction

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

Fax #: 970-243-9789

Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

### Applicant Information

Name: Fellowship Church of Grand Junction

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

Fax #: 970-243-9789

Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

### Representative Information

Name: Daniel Hooper Sr

Street Address: 765 24 Road

City/State/Zip: Grand Junction, CO 81505

Business Phone #: 970-245-7729

E-Mail: phsr@fellowshipgj.com

Fax #: 970-243-9789

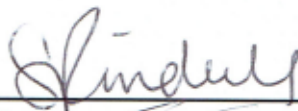
Contact Person: Daniel Hooper Sr

Contact Phone #: 970-245-7729

**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:

7.14.21

Signature of Legal Property Owner:



Date:

7/15/21

## **General Project Report - Rezone**

Date: 7/14/2021

**Property Address: 765 24 Road**

Petitioner: Fellowship Church Grand Junction

Self-Representative: Pastor Daniel Hooper, Sr.

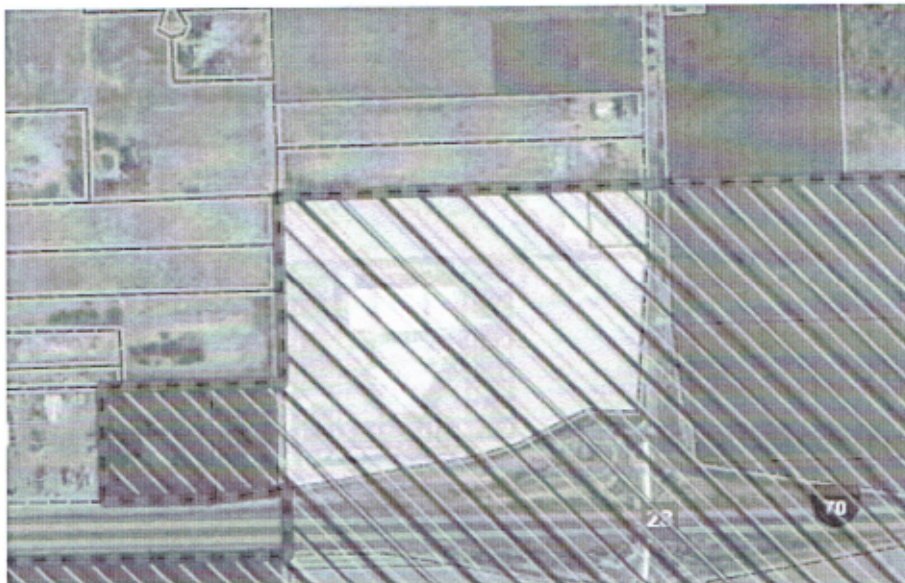
### ***Purpose:***

The purpose of this application is to install signage compliant with zoning and meet the needs of visibility for the existing use.

### ***Description:***

Fellowship Church Grand Junction hereby requests a rezone to Mixed Use General (MXG-3), which requires an amendment to the Future Land Use Map for Grand Junction. The reason for this request is for Fellowship Church to be able to place the desired sign on the street frontage, which is not allowable in the current Residential Zone designation.

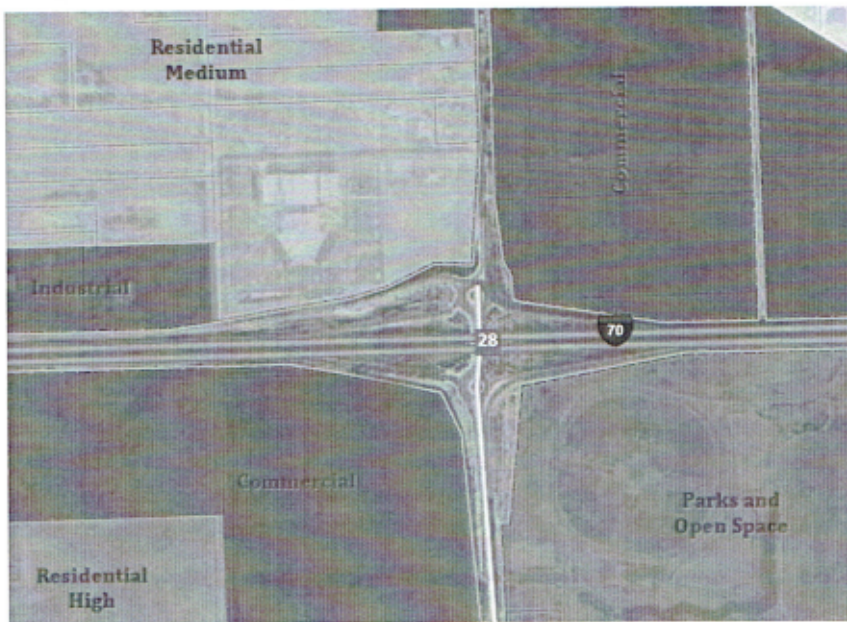
**Figure 1 – City of Grand Junction Zoning Map**



As shown on the above zoning map, the adjacent, annexed properties are C-2, C-1 and Mixed Use. Fellowship Church's proposal of Mixed Use complies with adjacent properties.



**Figure 2 – 2020 Comprehensive Plan Map**



The properties surrounding the 24 Road and I-70 Corridor are not residential. It makes sense for this property at the north west corner of the intersection to also be Mixed Use rather than Residential as all other corners are Commercial / Industrial or Parks.

### **Code Compliance**

This section of the report cites portions of the code and states in *italics how the proposal meets the criteria.*

**Approval criteria:** In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premises and findings; and/or  
*The other properties around the intersection of 24 Road and I-70 are now Commercial / Parks use, which may be a change event since the original zoning of Residential. Again, this proposal is not to change the USE it is to allow for the SIGNAGE in the Mixed Use zone designation.*
- (2) The character and / or condition of the area has changed such that the amendment is consistent with the Plan; and/or  
*This proposal is not to change any character or condition of the area. All uses remain the same; the request for rezone is to allow for signage.*
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and / or  
*All facilities are already in place and therefore adequate to serve the facility and therefor the proposal as requested.*



- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/ or  
*This is not applicable to this proposal.*
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.  
*The area will derive benefit from this proposal; the area will more easily be able to see the access to Fellowship Church given adequate signage, which is allowable only with this rezone approval.*

In summary, Fellowship Church does not propose a change in use. The rezone requested is to allow for signage to access and identify the church. This application does comply with the surrounding area and the Land Development Code amendment as required for such an application. Fellowship Church respectfully requests approval of this rezone application.

**ADJACENT PROPERTY OWNER  
NAME & ADDRESS ORDER FORM**

- ☒ Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional \$50.

Tax Parcel #(s): 2701-321-15-002

Property Address: 765 24 Road Grand Junction, CO 81505

Property Owner: Fellowship Church of Grand Junction Colorado Inc

Contact Person: Daniel Hooper Sr. *Staci Rinderle 970.250-6925.*

Mailing Address: 765 24 Road Junction, CO 81505

E-Mail Address: phsr@fellowshipgj.com

Applicant: Fellowship Church of Grand Junction Colorado Inc

Contact Person: Daniel Hooper Sr

Mailing Address: 765 24 Road Junction, CO 81505

E-Mail Address: phsr@fellowshipgj.com

Project Representative: Self

Contact Person: Daniel Hooper Sr

Mailing Address: 765 24 Road Junction, CO 81505

Phone Number: 970-245-7729

E-Mail Address: phsr@fellowshipgj.com

**\*This request for labels and/or the name and address list MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR to a Neighborhood Meeting.**

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

Legal Description

LOT 1 FELLOWSHIP CHURCH SEC 32 1N 1W EXC ROW ON SE COR  
OF PARCEL AS DESC IN B-3923 P-309 RECP NO 2259866- 25.98AC



## OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Fellowship Church of Grand Junction, CO ("Entity") is the owner of the following property:

(b) 765 24 Road, Grand Junction Colorado 81505

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) Owner 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)

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:

Printed name of person signing:

State of )

County of ) ss.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_

Witness my hand and seal.

My Notary Commission expires on \_\_\_\_\_

**QUITCLAIM DEED**

THIS DEED, made this      day of     , 19     ,  
between Fellowship of Excitement aka Grand Junction  
Baptist Church of Grand Junction, Colorado, A Nonprofit  
Corporation  
of the said      \*County of Mesa and State of  
Colorado, grantor, and Fellowship Church of  
Grand Junction, Colorado, Inc., a Colorado nonprofit  
Corporation  
whose legal address is 715 Horizon Drive, Suite 380,  
Grand Junction, Colorado 81506

1849967 06/10/98 09:18AM  
MONIKA TODD CLK&REC MESA COUNTY CL  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$NO FEE

9:18A

of the said      County of Mesa and State of Colorado, grantees:

WITNESS, that the grantor, for and in consideration of the sum of Ten and other valuable  
consideration----- DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does  
remise, release, sell and QUITCLAIM unto the grantees, their heirs, successors and assigns forever, not in tenancy in common but in joint  
tenancy, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any,  
situate, lying and being in the said      County of Mesa and State of Colorado,  
described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

also known by street and number as: 765 24 Road, Grand Junction, Colorado 81505  
assessor's schedule or parcel number: 2701-321-00-066

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise  
thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper  
use, benefit and behoof of the grantees, their heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Daniel C. Hooper  
Fellowship of Excitement aka  
Grand Junction Baptist Church  
of Grand Junction, Colorado, A  
Nonprofit Corporation by

1. This Statement of Authority relates to an entity<sup>1</sup> named **Fellowship Church of Grand Junction, Colorado, Inc.** and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

- ☐ corporation
- ☒ nonprofit corporation
- ☐ limited liability company
- ☐ general partnership
- ☐ limited partnership
- ☐ business trust

- Notary Public  
TAMARA M. HEINE  
STATE OF COLORADO

Packet Page 181



Adjacent Property Owner

Grand Junction, CO 81505

MTG-2021-527

**RE: 765 24 Road Grand Junction, CO 81505**

Dear Property Owner:

The Above referenced property will soon be subject of a Rezone Application Request(s) with the City of Grand Junction's Community Development Department. Prior to application submittal, a Neighborhood Meeting is to be held to introduce the proposed rezone to area residents, in accordance with the Grand Junction Zoning and Development Code.

The parcel at 765 24 Road encompasses approx. 26 acres, located north of I-70 and West of 24 Road. The current zoning of the property is R-R (rural residential). The proposed zoning is MXG-3 (Mixed Use General)

The purpose for the rezone request is to allow for increased signage square footage as permitted by the City of Grand Junction.

The neighborhood meeting is held to allow the neighborhood an opportunity to see the area to be rezoned and to answer questions about the request. Pastor Daniel Hooper Sr. and a City Planner will attend the meeting to discuss the proposed rezone.

A Neighborhood meeting will be held in-person and in compliance with the City of Grand Junction's Neighborhood Meeting process. The meeting is designed to present information for you to learn more about the proposed Project in a safe meeting environment and will be held at Fellowship Church on August 12<sup>th</sup> 2021 at 5:30pm

A site location map is attached to show the location of the property to be rezoned.

**Location:**

**Fellowship Church**

**765 24 Road Grand Junction, CO 81505**

**Topic: Rezone**

**Time : August 12<sup>th</sup> 2021 5:30 pm**

**Please do not hesitate to contact if you have any questions regarding this project**

**Fellowship Church of Grand Junction**

Name	Address	E-mail
RICHARD PENNINGTON	780-53 1/2 RD GS.	
SCOTT PETERSON	SENIOR PLANNER	SCOTHP@GJCITY.ORG
Dani Acosta	Associate Planner	daniellac@gjcily.org
Al Rockman	3491 E Road	alrockman@hotmail.com
Jeffrey Crippin	765 24 Rd	jeff@Fellowshipgj.com
Sheila Collins	3176 Highway Rd GS.	twobettyboob@hotmail.com
PASTOR DAN HOOPER SR.	765 24 ROAD	

5:30

Aug. 12 2021

Meeting

Fellowship Church

765 24 Rd

Grand Junction CO

81505

Attended

Richard Pennington

Wanted to know why - Mixed use General  
Pastor Hooper explained for signage



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING LOT 1, FELLOWSHIP CHURCH SUBDIVISION  
765 24 RD (FELLOWSHIP CHURCH PROPERTY) FROM R-R (RURAL  
RESIDENTIAL) TO MXG-3 (MIXED USE GENERAL – 3)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning the Fellowship Church Property, Lot 1, Fellowship Church Subdivision, to the MXG-3 (Mixed Use General – 3) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the MXG-3 (Mixed Use General – 3) 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:**

Lot 1, Fellowship Church Subdivision shall be zoned MXG-3 (Mixed Use General – 3).

Introduced on first reading this 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

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

**ATTEST:**

\_\_\_\_\_  
Wanda Winkelmann  
City Clerk

\_\_\_\_\_  
C.B. McDaniel  
City Council President



## Grand Junction City Council

### Regular Session

Item #2.a.viii.

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**Meeting Date:** October 6, 2021  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, AICP, Planning Supervisor

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance to Zone Approximately 19.41 Acres from County PUD and County RSF-R (Planned Unit Development and Residential Single Family Rural 5-Acre Lot Sizes) to a City R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation, the Property Located at 2973 D 1/2 Road, Just West of 30 Road in Pear Park and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

The Planning Commission heard this item at their August 24, 2021 meeting and voted (7-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicants, Richard and Marianne Traver, are requesting a zone of annexation to R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation. The approximately 19.41-acre property is located at 2973 D ½ Road, just west of 30 Road, in Pear Park. The property has a Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). The subject property currently has an existing single-family residence.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits in anticipation of future residential subdivision development. The zone district of R-8 is consistent with the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

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

## **BACKGROUND**

The Applicants have requested annexation of 19.41-acres of land into the City limits, located in the Pear Park section of Grand Junction south of D½ Road approximately one quarter mile west of 30 Road. The largely undeveloped parcel carries the address of 2973 D½ Road. The Westland Meadows Annexation consists of one property of 19.41-acres. The Applicant is currently requesting a zone of annexation to R-8 (Residential – 8 du/ac).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – August 18, 2021
- Planning Commission considers Zone of Annexation – August 24, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – October 6, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 20, 2021
- Effective date of Annexation and Zoning – November 21, 2021

The Applicant's property is currently in the County and has a County zoning of PUD and a portion is RSF-R (Residential Single Family – Rural – 5-acre minimum lot sizes). The PUD zoning was established by a previous owner covering the annexed property as well as an adjacent property. The portion of the PUD under consideration for annexation remains undeveloped. Surrounding properties to the north and west are zoned County RSF-R ranging in size from 0.29 to 4.78 acres. These properties consist of large lot single family homes. To the east resides a single large lot residence with County RSF-R zoning, and a collection of single-family residences along Marianne Drive with City R-4 zoning. Most of these lots range from 0.18 to 0.28 acres in size. Property to the south has City R-8 zoning and consists primarily of a residential subdivision which has been mostly developed. The city owns a triangular lot between the developing subdivision and the subject property. The subject property has a Comprehensive Plan Land Use designation of Residential Medium (5.5 - 12 du/ac). The requested zone district of R-8 is in conformance with the Land Use designation for the area.

The greater surrounding area both within the city limits and County are largely developed with single-family detached homes each on a platted lot or parcel. Further subdivision development and/or lot splits are possible in the future for other properties in the area, especially to the north of this property and are large enough to accommodate such development. Most of the zoning for the greater surrounding area consists of City R-8 zoning.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on March 31, 2021 in accordance with Section 21.02.080 (e) of the Zoning and



Development Code. Public comment was also offered through the GJSpeaks platform. The Applicant, Richard Traver, Applicants' Representative and City staff were in attendance along with three (3) citizens.

Questions at the Neighborhood Meeting centered mainly on the proposed future subdivision of the property regarding phasing, access, whether the zoning might change during the process, and how tall the future homes might be. An official application for annexation and zoning was submitted to the City of Grand Junction for review on May 17, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 15, 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 on August 13, 2021. The notice of the Planning Commission public hearing was published August 17, 2021 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or  
The property owners have petitioned for annexation into the City limits with a requested zoning district of R-8 which is compatible with the existing Comprehensive Plan Land Use Map designation of Residential Medium (5.5 - 12 du/ac). The surrounding area has developed in a manner largely conforming with the 2010 and 2020 Comprehensive Plans. The 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Medium Land Use category with a range of 5.5 to 12 du/ac. While the proposed R-8 zone district implements the Residential Medium Land Use category, no events since the adoption of the 2010 Comprehensive plan have occurred which would invalidate the original premises. Therefore, Staff has found this criterion has not been met.

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

The adoption of the Comprehensive Plan in 2020, designated these properties as Residential Medium (5.5 - 12 du/ac). The Applicant is requesting an allowable zone district that is consistent with the lower end of the density range allowed by the Residential Medium category. Many of the adjacent properties in the greater area to the north, west, and south also have a Residential Medium land use designation and have been annexed and zoned R-8. The character and/or condition of the surrounding area has not changed much and it continues to develop with residential uses. Due to the lack of significant change in the character and/or condition of the area, the staff find that

this criterion has not been met.

Because there has been an apparent change of character and/or condition and the area has significantly changed, Staff finds that this criterion has been met.

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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the R-8 zone district. City Sanitary Sewer and Ute Water are both presently available within the D ½ Road right-of-way. Properties can also be served by Xcel Energy electric and natural gas. A short distance away, about two thirds of a mile, is Pear Park Elementary School. Las Colonias Park is just over three miles from this proposed annexation and a future park site borders the subject property to the south. Groceries and gas are available within one and a half miles. Major shopping resides within two miles with a Wal-Mart and commercial services and restaurants along North Avenue between 23<sup>rd</sup> Street and 29 Road. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed and therefore has found 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 Comprehensive Plan and the future land use map comprise two of the primary tools the City uses to establish an adequate supply of land available for different types of development. Using these tools the city has designated the subject property for the Residential Medium land use, which allows a range of zoning districts designed to meet the future demand for housing. The adequate supply of Residential Medium land uses is established by the amount of land designated for that land use in the future land use map. The Residential Medium classification of the subject property identifies the subject property as an essential component for providing an adequate supply of land designated for Residential Medium development. Therefore, 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.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement.

The 2020 Comprehensive Plan describes the projected residential needs of the community and proposes the future land use plan as a means to achieve an appropriately diverse supply of housing types that meet the needs of all ages, abilities, and incomes. The land use plan component of the 2020 Comprehensive Plan uses a variety of residential land use classifications to establish a variety of housing types



available for development in different areas of the City. This location has been assigned for Residential Medium land uses, which includes the requested zoning of Residential-8. Therefore, the plan identifies Residential-8 zoning as an appropriate designation for this property to meet the housing objectives described in the 2020 Comprehensive Plan and derive benefits from its development for the community. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The R-8 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 - 12 du/ac) for the subject properties.

1. R-12 (Residential – 8 to 12 du/ac)
2. CSR (Community Services and Recreation)
3. Mixed-Use Residential (MXR-3 )
4. Mixed-Use General (MXG-3 )
5. Mixed-Use Shopfront (MXS-3 )

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

#### Chapter 2

##### Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

##### Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

#### Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 – In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.



**FINDINGS OF FACT**

After reviewing the Westland Meadows Annexation, ANX-2021-343, for a Zone of Annexation from County PUD-RSF-R (Planned Unit Development & Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

**FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions such as future development and related construction may have direct fiscal impact depending on type of use.

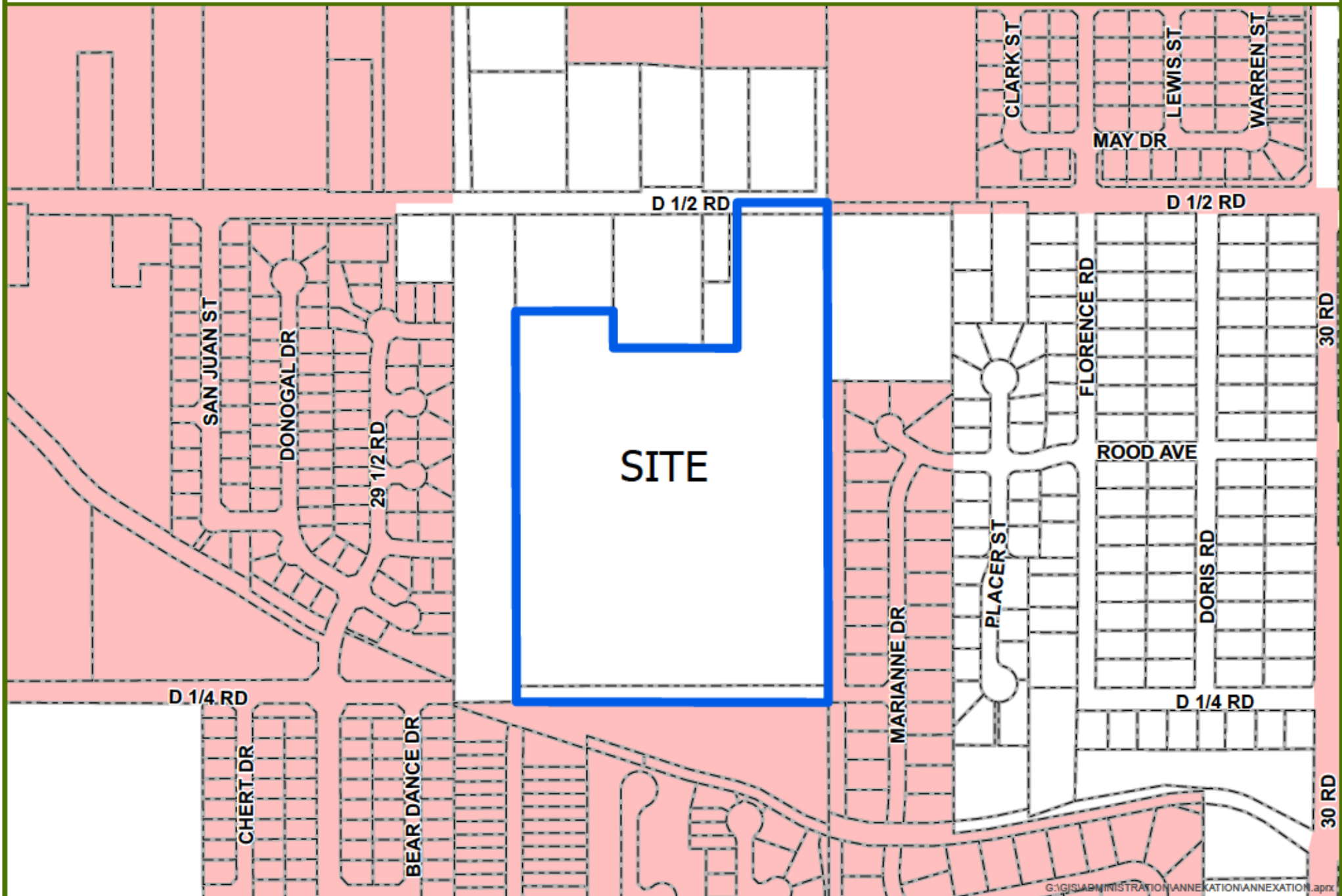
**SUGGESTED MOTION:**

I move to introduce an ordinance zoning the Westland Meadows Annexation to R-8 (Residential - 8 du/ac) zone district, from Mesa County zoning of Residential Single Family Rural (R-SFR) and County PUD and set a public hearing for October 20, 2021.

**Attachments**

1. Site Location and Zoning Maps
2. Neighborhood Meeting Minutes
3. Westland Meadows Annexation Plat
4. ANNEXATION SCHEDULE & SUMMARY TABLE
5. Planning Commission Minutes - 2021 - August 24 - Draft
6. Zone of Annexation Ordinance - WestlandMeadows Annex

# WESTLAND MEADOWS ANNEXATION



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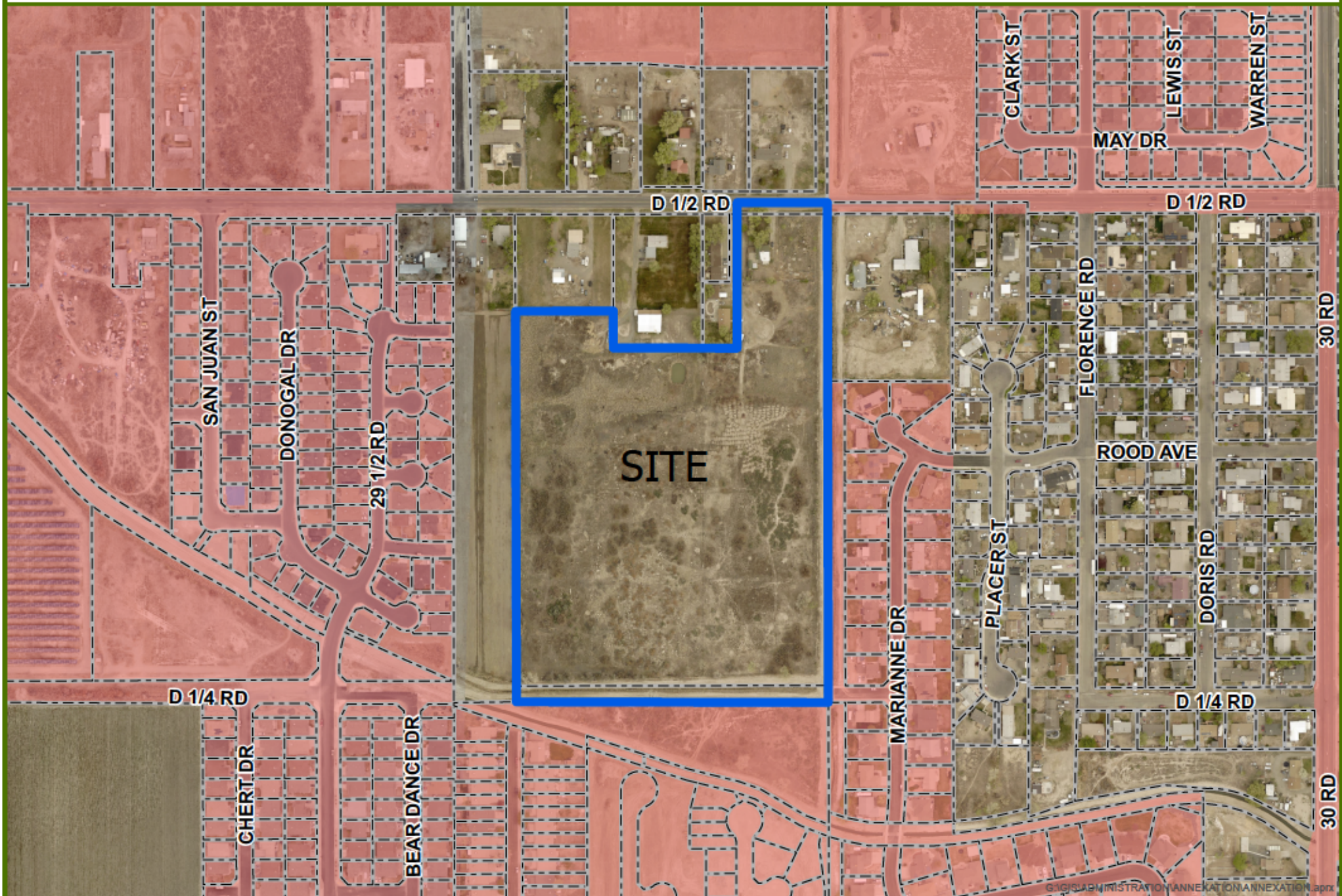
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 Annexation

 City Limits




# WESTLAND MEADOWS ANNEXATION



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 Annexation

 City Limits




# WESTLAND MEADOWS ANNEXATION - LAND USE



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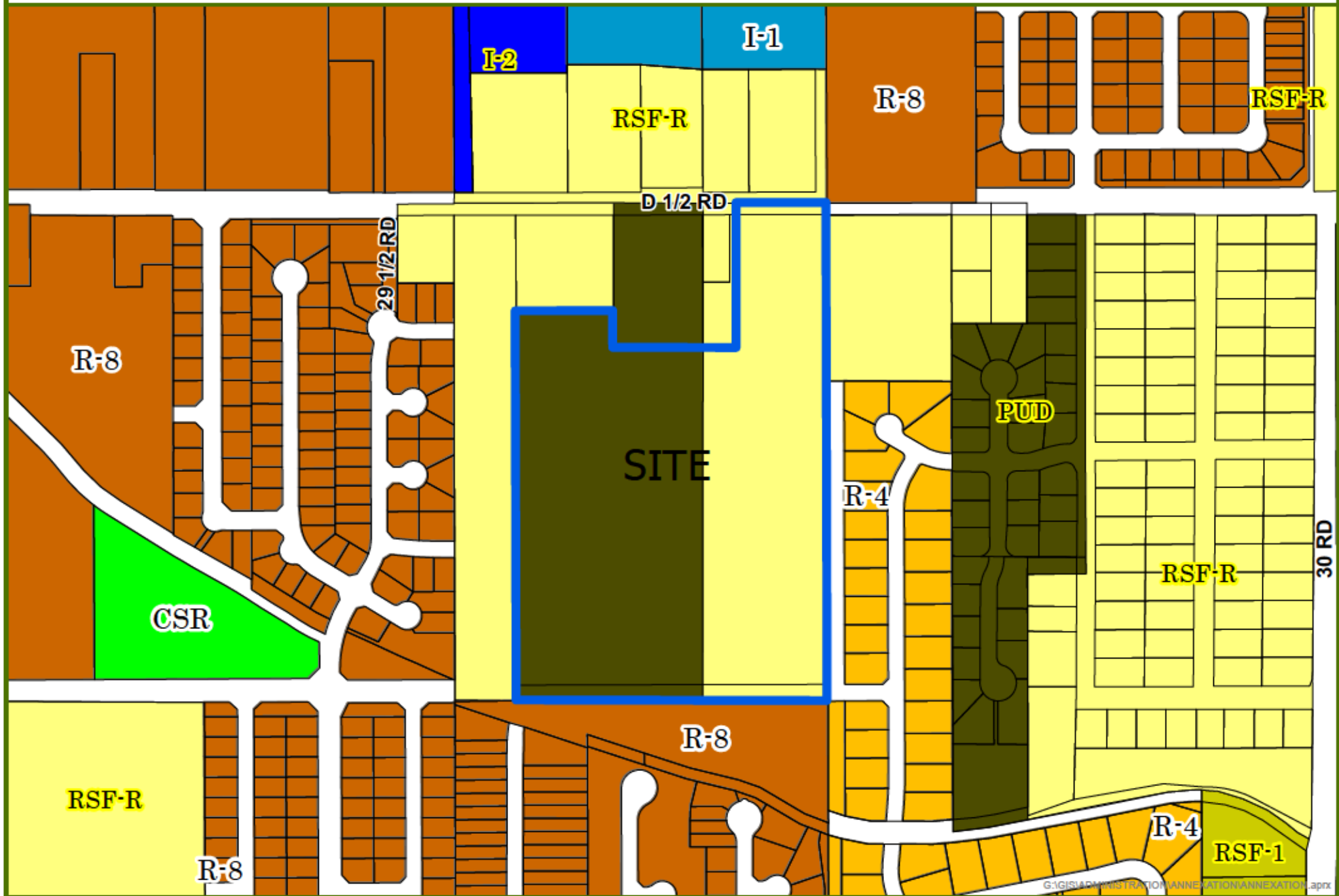
 Annexation Boundary

Packet Page 194

Date Created: 7/22/2021

**CITY OF**  
**Grand Junction**  
**COLORADO**

# WESTLAND MEADOWS ANNEXATION - ZONING



0 0.05 0.1 Miles

 Annexation

City Zoning  
Packet Page 195

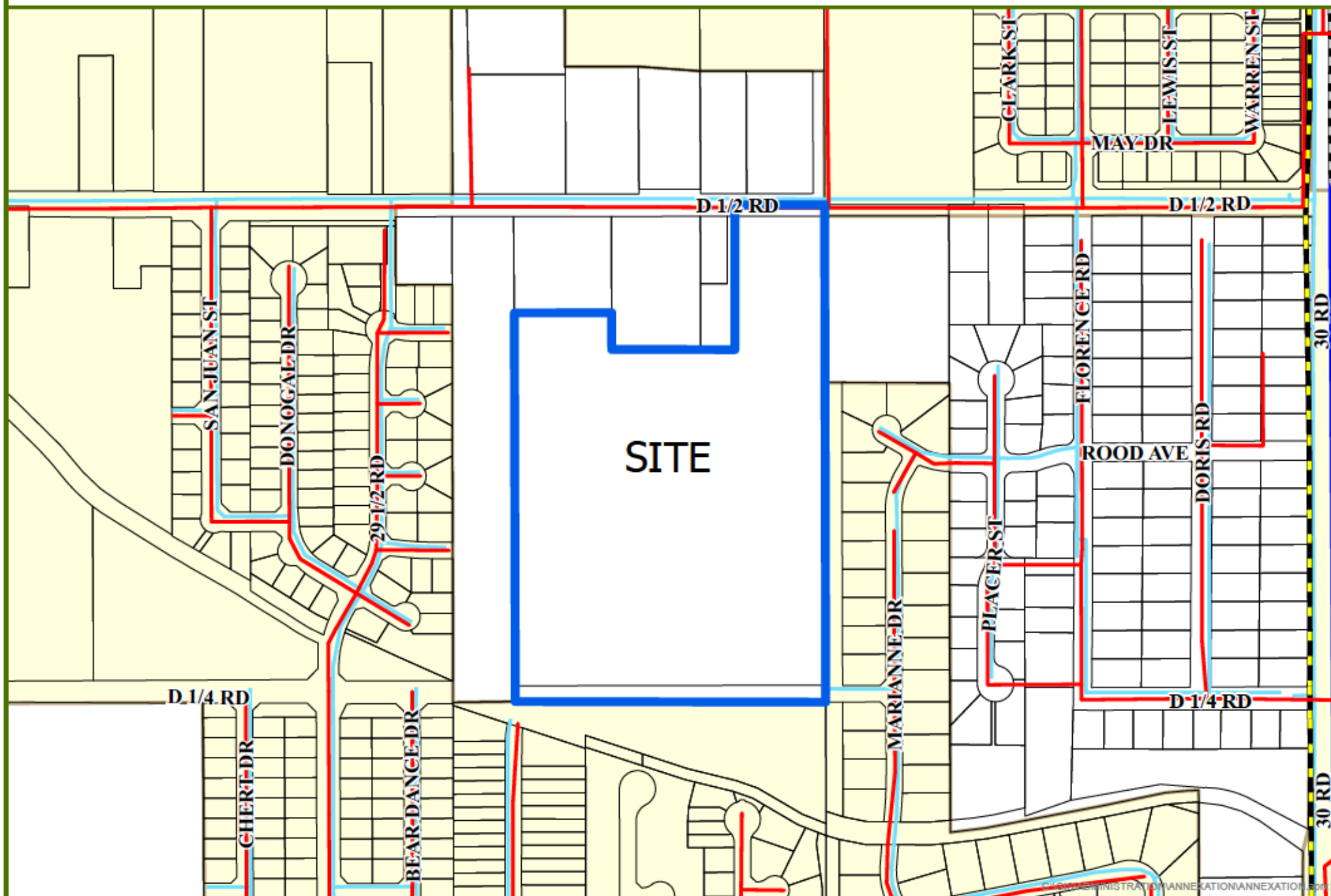
County Zoning

Date Created: 7/22/2021

**CITY OF**  
**Grand Junction**  
COLORADO  
SAFELY. SUSTAINABLY. PROGRESSIVELY.

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# WESTLAND MEADOWS ANNEXATION - UTILITIES





# **WESTLAND MEADOWS SUBDIVISION**

## **INITIAL NEIGHBORHOOD MEETING 3-31-2021 via ZOOM**

### **Attendees:**

Scott Peterson, Senior Planner – City of Grand Junction  
Pat O'Connor Design Group, Inc. (Jim JoJslyn, Engineer)  
Richard and Marianne Traver, owners.  
Molly Nelson  
Tammy Hayzlett  
Micah Berg, builder: MIB Constr.

### **Meeting began at 5:30 pm.**

Pat O'Connor provided an introduction of the plans and of the people involved.

The overall drawing was pulled up for all to see and was described by Mr. O'Connor. The initial Filing One was shown to be 9 lots, and was to be rezoned to R-8 which was about 5.5 units per acre. The whole subdivision covers about 19.4 acres which meant there will be 107+ lots with some 'single family attached' dwellings described as two units with a common wall on two separate lots. Mr. O'Connor did mention that there was a property/pasture between the Wexford Subdivision to the West of the proposed subdivision. No plans are pending to develop that separating acreage.

### **Questions/Comments:**

**Tammy Hayzlett:** She was concerned about the zoning/rezoning and asked if it will stay the same throughout the rest of the filings. Scott Peterson said that it will all stay the same and that no further zoning will happen. The size of the lots would be about 4,500 to 5,000 square feet each. Rich Traver mentioned that the lots will be a little larger than the ones in Wexford Subdivision. In Filing One, the lots will be larger, around 7,000 square feet. Tammy asked about the time frame. Mr. O'Connor said it depends on many factors, one of which could be the sales volumes in the area. It was mentioned that Filing One will be started as soon as possible after the Final Plan submittal is approved, possibly a few months out. Tammy asked about which direction it will be done, whether it will start at the East and work West toward Wexford. The answer was that it will work South, then West, that there are five filings/phases. Tammy asked about the time frame of all five filings. It was mentioned maybe three years. Tammy asked about the roads to be connecting through. Pat O'Connor mentioned that Inishmore is intended to connect through to Wexford on the Northwest side of the planned subdivision. (That future connection being dependent on the disposition of the owner of the in-between parcel.) He mentioned that the subdivision will be annexed into the City with the preliminary submittal of Filing One. Scott Peterson mentioned the order of submittals, that there will be public hearings in front of the City Council, and that cards will be sent out for notification to those who had received the present notice of this initial meeting.

**Molly Nelson:** She asked about the southern access for exiting of the subdivision. Pat O'Connor pointed out the road to the South which will be D $\frac{1}{4}$  Road, that it will connect East into Westland Estates along the Ditch which now exists there. Pat O'Connor also mentioned that D $\frac{1}{4}$  Rd. might extend West, and could possibly connect with Broken Arrow Dr. to the South. Pat O'Connor also added his opinion that Grand Valley Irrigation Company might not agree to D $\frac{1}{4}$  Rd. going west across the canal. Rich Traver mentioned that he talked with the President of GVI, Phil Bertrand, and that he might be more amenable to the Broken Arrow St. crossing. Molly mentioned her concern about duplexes, and it was mentioned again that they will be 'single family attached' homes, each owned by occupying homeowners, and Rich Traver mentioned that there are only four of those planned. They will be similar to those that exist to the south in Flint Ridge Subdivision.

**Tammy Hayzlett:** She asked if there will be any two-story dwellings, that she didn't want her view to be obstructed. It was mentioned that they can be one story.

Scott Peterson mentioned that the market now is driving with one story dwellings anyway.

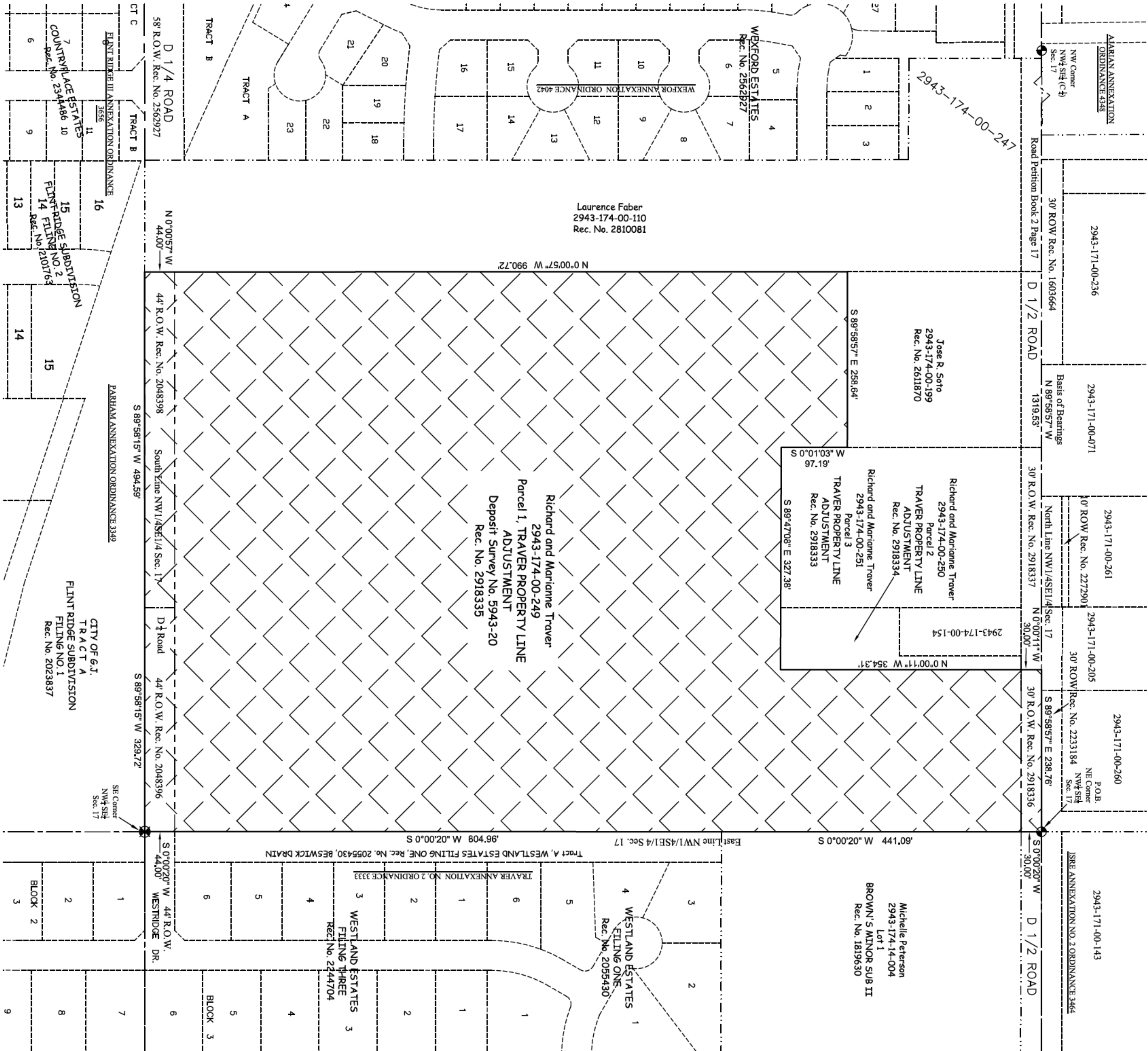
**MIB Construction:** He mentioned about possibly building some homes there.

Meeting adjourned at 5:55 pm. Written by M Traver



WESTLAND MEADOWS ANNEXATION

Located within the NW 1/4 SE 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



ORDINANCE NO.

EFFECTIVE DATE

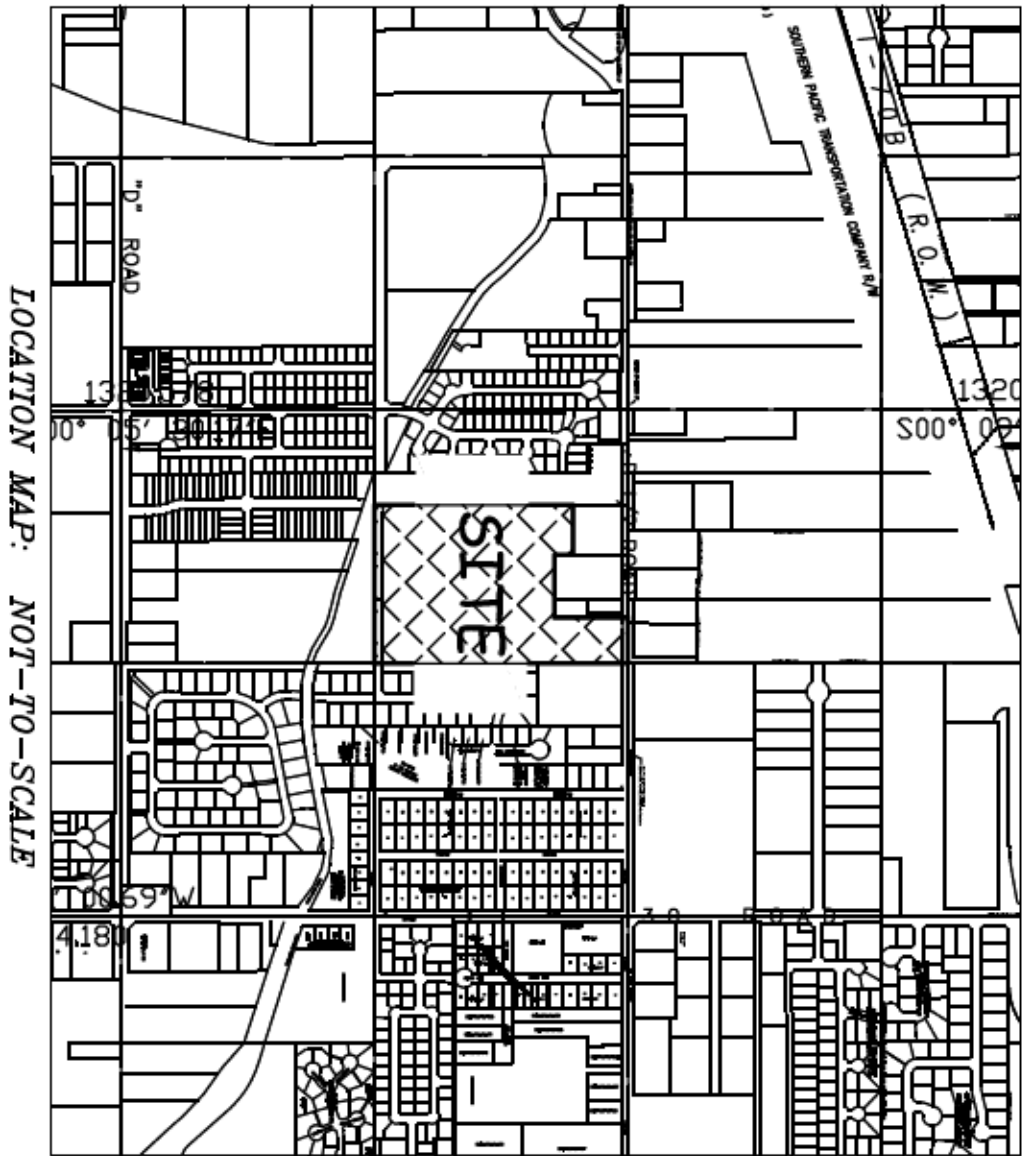
ANNEXATION PERMETER	4483.37 FT
CONTIGUOUS PERMETER	17032.77 FT
AREA IN SQUARE FEET	889136
AREA IN ACRES	20.41
AREA IN D 1/2 ROAD ROW	36220 SQ.FT. or 0.83 ACRES
AREA IN D 1/2 ROAD ROW	7164 SQ.FT. or 0.16 ACRES

DRAWN BY	R.B.P.	DATE	07-12-2021
DESIGNED BY		DATE	
CHECKED BY	M.G.	DATE	07-14-2021
APPROVED BY		DATE	



PUBLIC WORKS

WESTLAND MEADOWS ANNEXATION



LEGAL DESCRIPTION

A parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northeast Corner of said NW1/4SE1/4 Section 17 and assuming the North line of said NW1/4 SE1/4 bears N89°58'57" W with all other bearings contained herein being relative thereto; thence S0°00'20" W along the east line of the NW1/4 SE1/4 also being a portion of the west line of TSRE ANNEXATION NO. 2 ORDINANCE 3464 a distance of 30.00 feet to the southeast corner of a Right of Way parcel described in a deed filed under Reception Number 2918336; thence continuing S0°00'20" W along said east line NW1/4SE1/4 a distance of 441.09 feet to the Northwest corner of TRAVYER ANNEXATION NO. 2 ORDINANCE 3333; thence continuing S0°00'20" W along said east line NW1/4SE1/4 also being a portion of the west line of said TRAVYER ANNEXATION NO. 2 ORDINANCE 3333 a distance of 804.96 feet to the Northeast Corner of a Right of Way parcel described in a deed filed under Reception Number 2048396; thence continuing S0°00'20" W along said east line NW1/4SE1/4 to the Southeast Corner of said NW1/4SE1/4 also being the north line of PARHAM ANNEXATION ORDINANCE 3349 a distance of 329.72 feet to the Southwest Corner of said Reception Number 2048396 also being the Southeast Corner of a Right of Way parcel described in a deed filed under Reception Number 2048398; thence continuing S89°58'15" W along the south line of said NW1/4SE1/4 a distance of 44.00 feet to the Southwest Corner of said Reception Number 2048398; thence N0°00'57" W a distance of 494.59 feet to the Southwest Corner of said Reception Number 2048398; thence N0°00'57" W a distance of 44.00 feet to the Northwest Corner of said Reception Number 2048398 also being the Southwest Corner of Parcel 1, TRAVYER PROPERTY LINE ADJUSTMENT as described in deposit survey 5943-20; thence along the boundary of said Parcel 1 for the following five (5) courses: N0°00'57" W a distance of 990.72 feet; S89°58'57" E a distance of 238.64 feet; S0°01'03" W a distance of 97.19 feet; S89°47'08" E a distance of 327.38 feet; N0°00'11" W a distance of 334.31 feet to the Southwest Corner of said Right of Way parcel described in a deed filed under Reception Number 2918336; thence continuing N0°00'11" W a distance of 30.00 feet to the Northwest Corner of said Reception Number 2918336 being a point on the north line of said NW1/4SE1/4; thence S89°58'57" E along said north line said NW1/4SE1/4 a distance of 728.76 feet to the Point of Beginning.

CONTAINING 20.41 Acres, more or less, as described.

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Renée B. Parent, PLS No. 38266  
Professional Land Surveyor for the  
City of Grand Junction

FOR REVIEW



Westland Meadows Annexation				
18 August 2021		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
24 August 2021		Planning Commission Considers Zone of Annexation		
15 September 2021		City Council Intro Proposed Zoning Ordinance		
20 October 2021		City Council Accept Petition/Annex and Zoning Public Hearing		
21 November 2021		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-343		
Location		2973 D ½ Rd		
Tax ID Number(s)		2943-174-00-249		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		1		
Number of Dwelling Units		1		
Acres Land Annexed		19.41		
Developable Acres Remaining		19.41		
Right-of-way in Annexation		0		
Previous County Zoning		PUD - RSF- R		
Proposed City Zoning		R-8		
Surrounding Zoning:	North:	County RSF-R		
	South:	City R-8		
	East:	City R-4 and County RSF-R		
	West:	County RSF-R		
Current Land Use		Single-family residential/vacant land		
Proposed Land Use		Residential Subdivision		
Surrounding Land Use:	North:	Residential Medium		
	South:	Parks and Open Space		
	East:	Residential Low		
	West:	Residential Medium		
Comprehensive Plan Designation:		Residential Medium		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$23,840		
	Actual	\$333,450		
Address Ranges				
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire			
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County School District 51		
	Pest	Grand River Mosquito Control District		



**GRAND JUNCTION PLANNING COMMISSION**  
**August 24, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Andrea Haitz.

Also present were John Shaver (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), and Scott Peterson (Senior Planner).

There were 7 members of the public in attendance.

The meeting video can be viewed online [here](#).

**CONSENT AGENDA**

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Commissioner Reece moved to adopt Consent Agenda Items #1-3. Commissioner Weckerly seconded the motion. The motion carried 7-0.

**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from July 27, 2021.

**2. Tonto Lane Right-of-Way Vacation**

**File # VAC-2021-392**

Consider a request by Kraig Andrews to vacate right-of-way of Tonto Lane between 2632 and 2635 Cottonwood Drive.

**3. G 1/8 Road Right-of-Way Vacation**

**File # VAC-2021-539**

Consider a request by McCurter Land Company LLC and Five Star Homes & Development Inc., to vacate a portion of the undeveloped G 1/8 Road public right-of-way.

**REGULAR AGENDA**

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**1. Reece Annexation**

**File # ANX-2021-365**

Consider a request by EDKA Land Co LLC to annex and zone 6.73 +/- acres from County RSF-R (Residential Single Family - Rural) to a City R-5 (Residential - 5 du/ac) zone district in anticipation of future residential subdivision development.

*Commissioner Reece stated into the record that she has no relation to the applicant and therefore no conflict of interest.*

**Staff Presentation**

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

None.

**Applicant Presentation**

The applicant's representative, Mark Austin, Austin Civil Group, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~5:45 p.m. on August 24, 2021.

**Questions for Applicant or Staff**

Commissioner Ehlers asked a question.

**Discussion**

Commissioner Reece made a statement regarding the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Zone of Annexation for the Reece Annexation to R-5 (Residential – 5 du/ac) zone district, file number ANX-2021-365, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Scissors seconded the motion. The motion carried 7-0.

**2. Westland Meadows Annexation File # ANX-2021-343**

Consider a request by Richard Traver of Westland Development LLC to annex and zone 19.4 +/- acres from County RSF-R (Residential Single Family - Rural) and PUD (Planned

Urban Development) to a City R-8 (Residential - 8 du/ac) zone district in anticipation of future residential subdivision development.

### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Gatseos asked a question regarding the zoning criteria.

Commissioner Ehlers asked a question regarding the County PUD.

Commissioner Teske asked a question regarding the County PUD.

### **Applicant Presentation**

The applicant, Richard Traver, was available for questions. He also provided clarity regarding the County PUD.

### **Questions for Applicant**

None.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~6:00 p.m. on August 24, 2021.

### **Questions for Applicant or Staff**

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the request.

### **Motion and Vote**

Commissioner Ehlers made the following motion, "Mr. Chairman, on the Zone of Annexation for the Westland Meadows Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-343, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."



Commissioner Haitz seconded the motion. The motion carried 7-0.

### **3. Faith Heights Rezone**

**File # RZN-2021-427**

Consider a request by John & Carla Cappetto to rezone one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use).

#### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for Staff**

Commissioners Reece and Scissors asked questions regarding the request.

There was discussion amongst the Commissioners regarding the use of the property.

Commissioner Weckerly asked a question regarding density.

#### **Applicant Presentation**

The applicant's representative, Kim Kerk, was present and gave a brief presentation regarding the request.

#### **Questions for Applicant**

None.

#### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Scott Warren, Village Park Subdivision HOA, and Gordon McFarin, Village Park Subdivision HOA, gave comments in opposition to the request.

The public hearing was closed at ~6:20 p.m. on August 24, 2021.

#### **Applicant's Response to Comment**

Kim Kerk responded to public comment.

#### **Questions for Applicant or Staff**

Commissioner Haitz asked for some examples of light manufacturing.

Commissioner Ehlers asked a question about access to the site.

Commissioner Reece made a comment regarding the request.

Commissioner Teske asked the applicant a question regarding the intention of development.

### **Discussion**

Commissioners Ehlers, Gatseos and Teske made comments regarding the request.

### **Motion and Vote**

Commissioner Scissors made the following motion, "Chairman, on the Faith Heights Rezone request from an R-8 (Residential - 8) zone district to an M-U (Mixed Use) zone district for one parcel totaling approximately 13.92 acres located at 600 28 ¼ Road, City file number RZN-2021-427, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Reece seconded the motion. The motion carried 7-0.

### **4. Other Business**

None.

### **5. Adjournment**

Commissioner Reece moved to adjourn the meeting. Commissioner Haitz seconded. The meeting adjourned at ~6:40 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING WESTLAND MEADOWS ANNEXATION  
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED ON A PROPERTY WEST OF 30 Road at 2973 D ½ Road  
Tax Parcel Number 2943-174-00-249**

**Recitals**

The property owner has requested annexation of one property that totals 19.41-acres into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Westland Meadows Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 - 12 du/ac) as shown on the Land Use Map 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-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**WESTLAND MEADOWS ANNEXATION**

**The following property be zoned R-8 (Residential – 8 du/ac) zone district.**

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence



South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼ of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING an area of 19.41 Acres or 845,500 Square Feet, as herein described.

**INTRODUCED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

ATTEST:

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

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



## Grand Junction City Council

### Regular Session

Item #2.a.ix.

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**Meeting Date:** October 6, 2021  
**Presented By:** Jace Hochwalt, Senior Planner  
**Department:** Community Development  
**Submitted By:** Jace Hochwalt, Senior Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Rezoning 12.00 Acres from I-1 (Light Industrial) to C-2 (General Commercial) Located at 2211 Hallco Drive and Setting a Public Hearing for October 20, 2021

#### **RECOMMENDATION:**

Planning Commission heard this request at its September 28, 2021 meeting and voted (5-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, LSM Red Rock, LLC, is requesting the rezone of one parcel totaling approximately 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) located at 2211 Hallco Drive. The requested C-2 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial.

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

The proposed rezone comprises one parcel totaling approximately 12.00 acres at 2211 Hallco Drive, situated directly north of Interstate 70 and Highway 6 & 50 interchange. The parcel was annexed into the City limits in 2007 and currently sits vacant, but was recently subdivided in January of 2021 as part of a three-lot subdivision known as the Hallco II Subdivision. The site is currently zoned I-1 (Light Industrial), which is similar to the immediately adjacent properties. Uses in the immediate area of the subject site comprise primarily light industrial and commercial uses, inclusive of gas station/convenience stores, storage facilities, distribution facilities, and storage yards. There are also several vacant properties within close proximity to the subject site.

As indicated, the subject site is currently zoned I-1 and sits vacant. The 2020 One

Grand Junction Comprehensive Plan classifies the subject property and immediately adjacent properties with a Commercial land use designation. Zone districts that may implement the Commercial Land Use designation include MU (Mixed Use), BP (Business Park Mixed Use), I-O (Industrial Office/Park), C-1 (Light Commercial), C-2 (General Commercial), and the form-based, mixed-use zones of MXR-8, MXG-3, MXS-3, and MXOC. As such, the Comprehensive Plan land use classification of Commercial does support the rezone request to C-2, and does not support the existing zoning designation of I-1 for the subject site.

As indicated in the Applicant's General Project Report, they are proposing a rezone to C-2 to provide more flexibility of allowed uses for the site. The Applicant plans to construct an automotive dealership on the property, classified as a retail use in the Zoning and Development Code, which is not a use by right in the current I-1 zone district. While retail can be allowed within the I-1 zone district, the retail sales area shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel. As such, a rezone to C-2 is proposed, which would allow for the proposed automotive dealership use without limiting the retail sales area. The Applicant recently submitted a Major Site Plan Review to City staff for the automotive dealership, known as City File Number SPN-2021-589. The site plan application is concurrently under review along with this proposed rezone, but will not be approved unless the rezone is approved.

#### **NOTIFICATION REQUIREMENTS**

Neighborhood Meetings were held virtually on July 21, 2021 and September 23, 2021 for the proposal, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant team and City staff were present. No members of the public attended the meeting, and the Applicant team and City Staff discussed the proposal and anticipated timeline of the proposal.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 15, 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 September 17, 2021. The notice of the Planning Commission public hearing was published on September 21, 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 2020 Comprehensive Plan Land Use Map identifies the subject property as Commercial, which is different from the 2010 Comprehensive Plan designation of Commercial/Industrial. While the existing zoning designation of I-1 was supported by the former 2010 Comprehensive Plan, it is not supported by the recently adopted 2020 Comprehensive Plan, which anticipates more commercial type uses in the area of the subject site, which are not allowed within the I-1 zone district. This is attributed to the site's location with frontage and exposure adjacent to the interchange of Interstate 70 and Highway 6 & 50. As stated in the land use and Growth Framework section of the 2020 Comprehensive Plan, the Commercial land use designation is to be located at intersections or in areas along major local, state, and interstate roadways. Based on the preceding information, 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 has been vacant, but was recently subdivided as part of a three-lot subdivision. There is still a vast amount of vacant or underdeveloped land in the surrounding area, however, the most recently constructed projects in the area are more commercial in nature, including the Love's Travel Stop (gas station/convenience store/fast food restaurant) adjacent to the west and constructed in 2013, as well as the Pilot Travel Center (gas station/convenience store) a block southwest constructed in 2014. Most other developed properties in the area were built out between 1970 and 2005. Based on this information, it appears that development trends in the immediate area are shifting towards a mix of uses rather than strictly industrial uses. The proposed C-2 zoning district is less restrictive than the current I-1 zone district, affording more commercial and retail opportunities and considered more compatible to the most recently constructed developments in the immediate area. In conclusion, staff finds that this criterion has been met.

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

The subject property is within an urbanizing area in the northwest portion of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the C-2 zone district. The type and scope of land-use allowed within the C-2 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light industrial and commercial uses. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Grand Valley Power. The site is immediately adjacent to Highway 6 & 50 and Interstate 70, providing convenient local and regional access to the site. 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

While there are some similarities between the I-1 and C-2 zone districts, there are also differences, primarily being that C-2 allows for more commercial and retail type uses. The C-2 zone district accounts for approximately 3% of City zoned land. While the majority of parcels in the immediate area are zoned I-1, there are some C-2 zoned properties within close proximity of the subject site. In addition, there are other areas of the City, particularly to the southeast, with similar exposure and access that currently hold a C-2 zoning designation. In conclusion, staff has been unable to determine if there is an inadequate supply to accommodate the proposed land use and therefore has not found this criterion to have been met.

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

The site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. The site has exceptional exposure, situated immediately adjacent to Highway 6 & 50 and Interstate 70, providing convenient visibility and access (both local and regional) to the subject site. In addition, a zoning designation of C-2 would preclude some high intensity industrial uses, while allowing more commercial and retail type uses, causing the property to act as a better buffer between the Interstate 70 corridor to the south and industrial uses to the north. As such, staff finds this criterion has been met.

The rezone criteria provide the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

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 3.6.b. Mix of Uses - Support the creation of a mix of uses as in neighborhood centers and along prominent corridors that reflect the needs of adjoining residents and the characteristics of individual neighborhoods, including, but not limited to retail, office, entertainment, schools, libraries, parks, recreation amenities, transit facilities, and other amenities.

The subject site is located within Tier 1: Urban Infill, which focuses on the intensification of commercial areas through infill. This encourages orderly development patterns and limits infrastructure extensions while still allowing for business growth. As previously

indicated, the primary purpose of the rezone is for the allowance of more commercial type uses, including an automotive dealership. The rezone would accommodate a mix of uses, particularly the possibility of an intensification of commercial type uses, which are supported by the land use designation of Commercial.

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

After reviewing the Red Rocks Auto Rezone, RZN-2021-655, rezoning 12.00 acres from I-1 (Light Industrial) to C-2 (General Commercial) for the property located at 2211 Hallco Drive, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
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 12.00 acres from an I-1 (Light Industrial) zone district to a C-2 (General Commercial) zone district located at 2211 Hallco Drive and set a public hearing for October 20, 2021.

#### **Attachments**

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps and Exhibits
3. ORD-HALLCO Zoning 092921



## 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 **Vacant**

Existing Zoning **I-1**

Proposed Land Use Designation **Commercial / Retail**

Proposed Zoning **C-2**

### Property Information

Site Location: **2211 Hallco Drive**

Site Acreage: **12.0 acres**

Site Tax No(s): **2701-312-26-001**

Site Zoning: **I-1**

Project Description: **Construction of two dealership showrooms and a service / administration building with 1 additional showroom proposed in the future on the west area of site.**

### Property Owner Information

Name: **LSM Red Rock, LLC**

Street Address: **P.O. Box 571375**

City/State/Zip: **Murray, UT 84157**

Business Phone #: **801-269-9888**

E-Mail: **hollym@lsmlc.net**

Fax #: **N/A**

Contact Person: **Holly Moeller**

Contact Phone #: **801-673-5677**

### Applicant Information

Name: **LSM Red Rock, LLC**

Street Address: **P.O. Box 571375**

City/State/Zip: **Murray, UT 84157**

Business Phone #: **801-269-9888**

E-Mail: **hollym@lsmlc.net**

Fax #: **N/A**

Contact Person: **Holly Moeller**

Contact Phone #: **801-673-5677**

### Representative Information

Name: **SGM**

Street Address: **259 Grand Ave, Ste 200**

City/State/Zip: **Grand Junction, CO 81501**

Business Phone #: **970-930-8241**

E-Mail: **dianar@sgm-inc.com**

Fax #: **N/A**

Contact Person: **Diana Rooney**

Contact Phone #: **201-566-5525**

**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

*Holly Moeller*

Date **09-10-2021**

Signature of Legal Property Owner

*Janet A. Dulle*

Date **09-10-2021**

# OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) LSM Red Rock, LLC ("Entity") is the owner of the following property:

(b) 2211 Hallco Drive, Grand Junction CO 81505; Reception number: 2963559

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) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Major Site Plan

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: Timothy C. Dahle

Printed name of person signing: Timothy C. Dahle

State of Utah )

County of Salt Lake ) ss.

Subscribed and sworn to before me on this 24 day of June, 2021

by [Signature]

Witness my hand and seal.

My Notary Commission expires on 3/19/23



[Signature]  
Notary Public Signature



ORIGINAL  
ATTACHED

## SPECIAL WARRANTY DEED

Doc. Fee \$261.36

**THIS DEED** is dated January 28, 2021, and is made between LenderCo, LLC, a Colorado limited liability company, and the W.T. Hall Trust (hereinafter collectively the "Grantor"), of the County of Mesa and State of Colorado and LSM Red Rock, LLC, a Utah limited liability company the "Grantee," whose legal address is P.O. Box 571375, Murray, Utah 84157-1375.

**WITNESS**, that the Grantor, for and in consideration of the sum of TWO MILLION SIX HUNDRED AND THIRTEEN THOUSAND SIX HUNDRED DOLLARS, (\$2,613,600.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa and State of Colorado, described as follows:

Lot 1, HallCo II Subdivision

also known by street address as: 2211 Hallico Drive, Grand Junction, CO 81505  
and assessor's schedule or parcel number: TBD


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

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's successors and assigns forever. The Grantor, for the Grantor does covenant and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the successors and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to the following matters:

Subject to property taxes for 2021, payable in 2022 and all subsequent years, and easements, rights of way, covenants, reservations, restrictions and agreements of record affecting the property, and zoning, building and land use regulations.

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

LenderCo LLC

  
Douglas A. Colaric, Manager

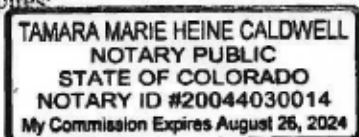
**W.T. Hall Trust**

  
Bryce Palo, Successor Trustee

STATE OF COLORADO )  
 ) ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 28 day of January, 2021 by Douglas A. Colaric, Manager of LenderCo, LLC and Bryce Palo, Successor Trustee of the W. T. Hall Trust.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_



Notary Public



September 10, 2021

RE: 2211 Hallco Drive Site Plan Approval Submission – **General Project Report for Rezone**

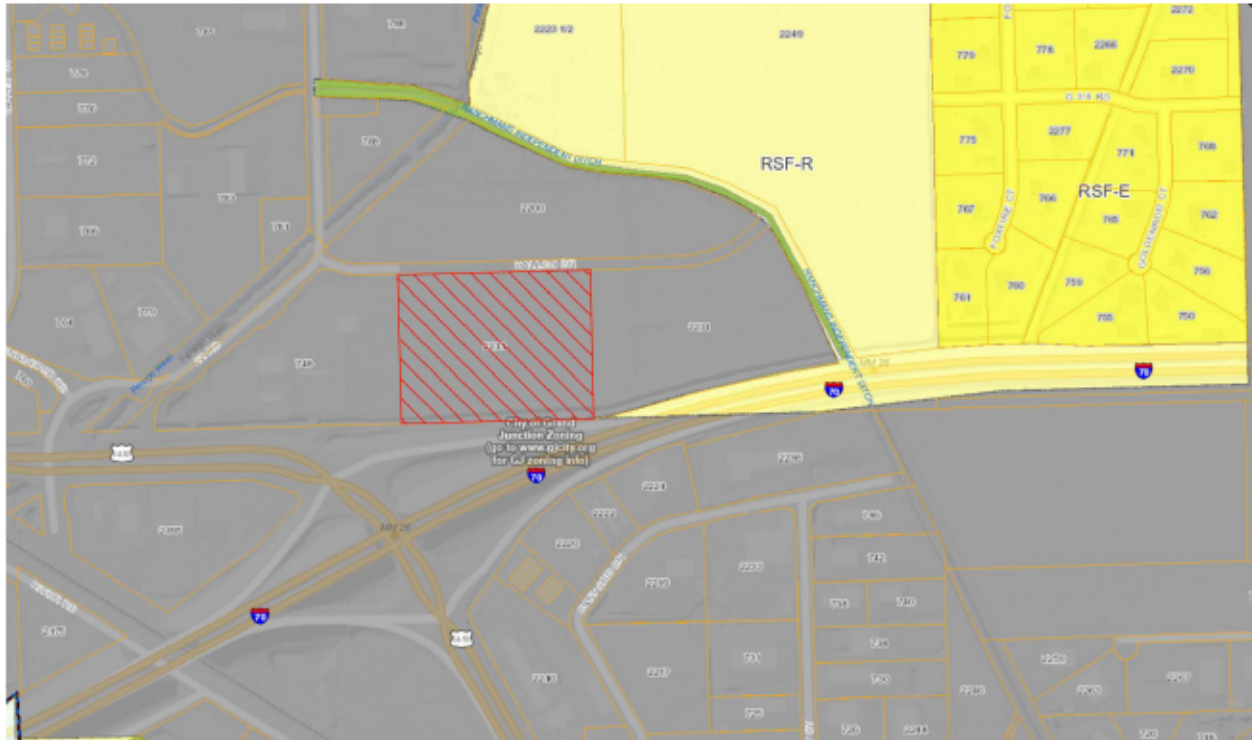
LSM Red rock, LLC is seeking Rezone approval for the parcel at 2211 Hallco Drive in Grand Junction, Colorado. The project encompasses the development of Lot 1, a 12 Acre parcel within the Hallco II Subdivision by LSM Red Rock, LLC. LSM Red Rock LLC is a developer/owner that works with the Tim Dahle Automotive Group to construct and maintain Automotive Dealership facilities in the Salt Lake Metro-area and in Grand Junction, CO. The location is immediately East and adjacent to the Love's Truck Stop on the 22 Road & Highway 50.



## 1 - Vicinity Map

The parcel is currently zoned as I-1, Light Industrial. The Applicant is requesting to rezone the parcel to the C-2 Zone, General Commercial, designation, which facilitates the use of the parcel for an Automotive Retail use. All neighboring parcels area also zoned I-1 at this time, though the use of the parcel immediately East of the subject parcel is used as a small retail function (allowed under I-1 or C-2 zones). Further to the East and North, beyond the Ranchman's

Independent Ditch, are parcels zoned RSF-R, with an RSF-E zone beyond. These areas would be impacted only minimally by this rezone, due to their distance from the subject parcel. The site is immediately North of the Westbound I-70 off-ramp to Highway 6 & 50. Access to the site is via the 22 Road from Highway 6 & 50, and then onto Hallco Drive.



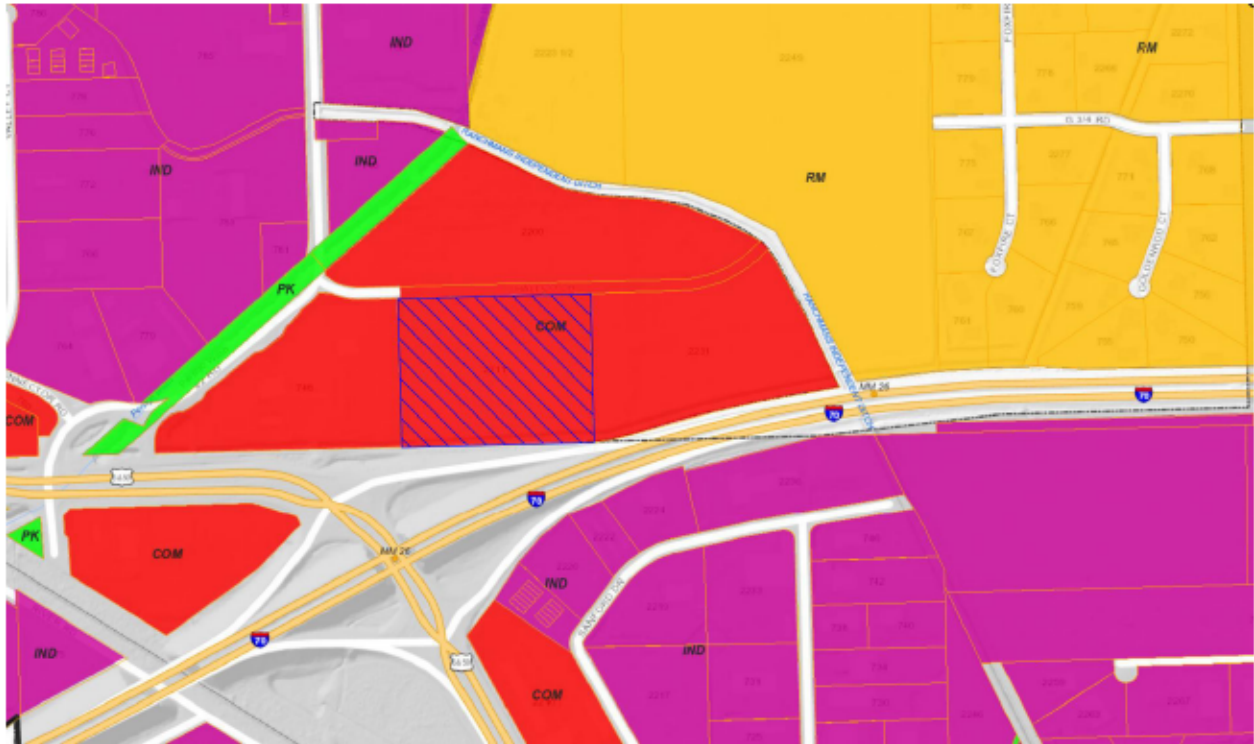
## 2 - Current Zoning Map

The Applicant's request to modify the Zoning of this parcel to C-2 aligns with the current Land-Use Plan of Grand Junction City, as shown in Figure 3. The future use plan intends for much of the freeway corridor to be zoned for Commercial use. This plan capitalizes on the use of the existing adjacent freeway interchange and facilitates the often-larger traffic flow to commercial zones.

This development is being planned by LSM Red Rock, LLC to facilitate growth and development of both existing and new Automotive Sales and Service points. The Owner wishes to remain in and support Grand Junction City, but the current facilities do not adequately support the growth



of the businesses. Relocation to this site allows for the businesses to meet these requirements and aligns with the future development plans of Grand Junction City.



### 3 - Land Use Plan Map

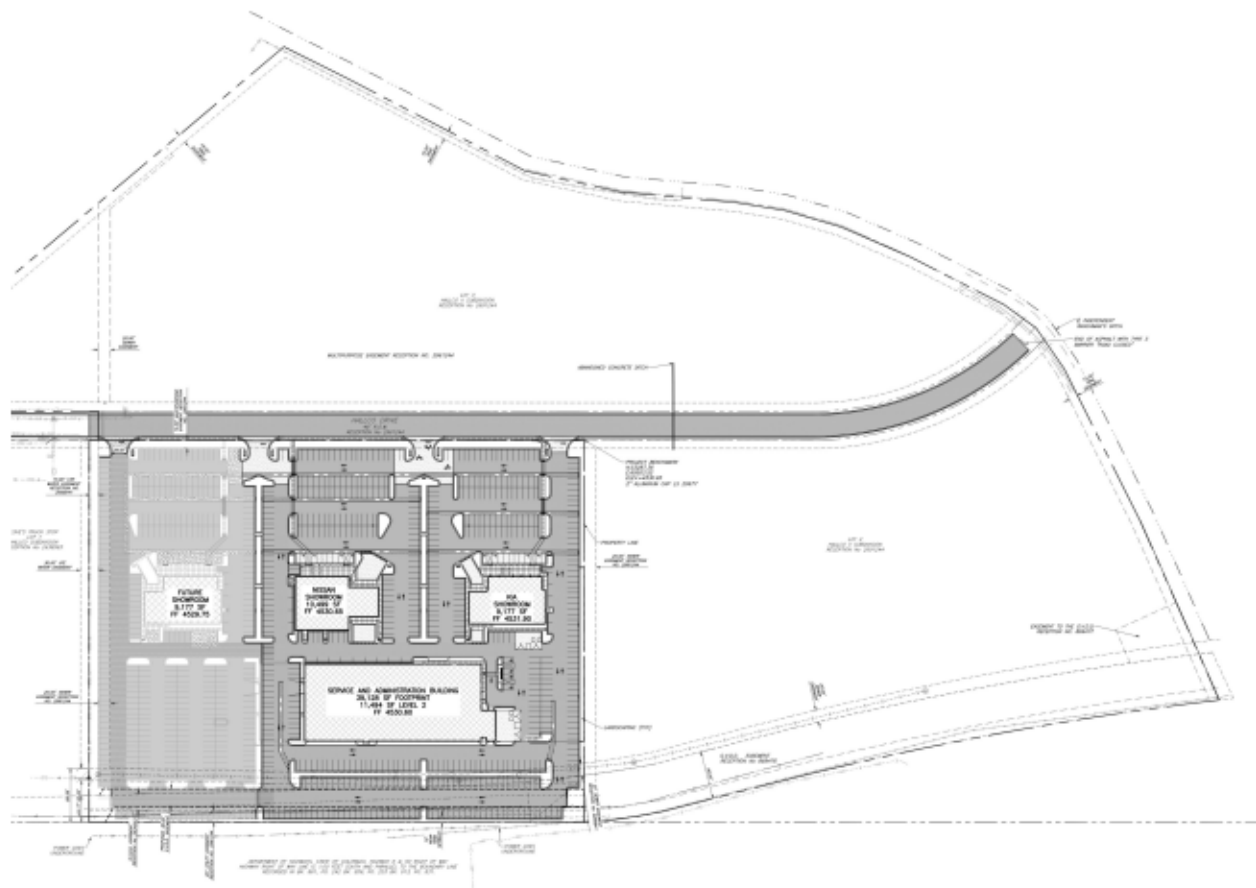
The proposed development will include the construction of three Showroom facilities for Red Rock Nissan (relocated sales point), Red Rock Kia (new sales point), and yet to be decided brand. These showroom facilities will be accompanied by a combined Service, Parts Warehouse and Administration building. The areas of the proposed buildings are:

- Red Rock Nissan Showroom: 10,499 SF gross (Single Level)
- Red Rock Kia Showroom: 9,177 SF gross (Single Level)
- TBD Showroom: 10,000 SF gross (Single Level) (estimate)
- Service/Admin Building: 50,622 SF gross (Two Level)

It is anticipated the facilities will be Type IIB Construction and will be fully fire sprinklered. We are intending the use of Concrete Masonry and Steel structural systems.



Site Access will not change from the aforementioned methods utilizing the 22 Road and Hallco Drive. Future development as defined by the Hallco II Subdivision indicates a potential connection of Hallco Drive to the G ¼ Road. All utilities to this parcel are new and will enter the site via connections within Hallco Drive. Storm water is intended to flow South from the parcel (and after being detained in an underground storage basin) enter the G.V.D.D. Easement, as defined in the Hallco II subdivision agreement. Irrigation water is not present on site, so future landscape irrigation will utilize domestic water sources.



#### 4 - Concept Site Plan

The Architectural styling of all four buildings can be described as modern and features the use of Aluminum Composite Metal Panels (ACM), Aluminum Storefront, CMU and EIFS for the

façade materials. The site design will feature low-water or xeriscape landscaping. It is anticipated that little or no turf will be included in the landscape plantings. The site does feature a significant portion of hardscape, as is typical in Automotive Sales facilities. The frontage on Hallico Drive (North side) will primarily be for display of the new and used vehicles for sale, while the areas in the middle of the property will be devoted to Customer vehicles of both the Sales & Service portions of the business. The rear, or South, portion of the property will be primarily Employee and Vehicle Storage areas. These zones are not definite in their divisions but will ebb-and-flow, based upon the inventory of vehicles on hand.

We feel that this proposal for a Rezoning of the subject parcel meets the requirements for rezone provided in Section 21.02.140(a) of the Municipal Code, specifically criteria points 2, 4 and 5.

- a) The condition of the area is consistent with the City's future Land Use plan.
- b) The intended use requires larger contiguous tracts of land within the C-2 Zone than what is available adjacent to or near the existing facilities yet remains within the Grand Junction City boundaries.
- c) The community of Grand Junction will benefit by aligning the use to the future land use plan and by channeling traffic for the intended retail uses onto existing and underutilized infrastructure.



# Grand Junction Fire Department New Development Fire Flow Form

Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.<sup>1</sup> The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.<sup>2</sup>

## SECTION A

To be completed by the Applicant

Date: 06/16/2021

Project Name: Red Rock Auto Center

Project street address: 2211 Hallco Drive, Grand Junction, CO 81505

Assessor's Tax Parcel Number: 2701-312-26-001

Property Owner name: LSM Red Rock, LLC.

City or County project file #: \_\_\_\_\_

Name of Water Purveyor: Ute Water

Applicant Name/Phone Number: Holly Moeller

Applicant E-mail: hollym@lsmlc.net

1. If the project includes one or two-family dwelling(s):

a. The maximum fire area (see notes below) for each one or two family dwelling will be \_\_\_\_\_ square feet.

b. All dwelling units will ☐, will not ☐ include an approved automatic sprinkler system.

Comments: No family dwellings

2. If the project includes a building other than one and two-family dwelling(s):

a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: All Type IIB Const.; Nissan: 10,499 SF;

Kia: 9,177 SF; Service/Admin: 50,622 SF; TBD Showroom: 10,000 (estimate)

b. List each building that will be provided with an approved fire sprinkler system: (1) Nissan Showroom  
(2) Kia Showroom (3) Service/Admin Building (4) TBD Showroom

3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): Service/Admin: 4,750 GPM for 4-Hours; 5 hydrants

Nissan: 2,250 GPM for 2 hours; 2 hydrants

Comments: Kia: 2,000 GPM for 2 hours; 2 hydrants

TBD Showroom: 2,250 GPM for 2 hours; 2 hydrants

### Notes:

**Fire Area:** The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

**Fire Flow Rule:** The City's Fire Code<sup>3</sup> sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (See Fire Flow Guidance Packet<sup>4</sup>). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

**Applicant/Project Engineer:** Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2018] to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

**\*End of Section A. Section B continues on the next page\***





# Grand Junction Fire Department New Development Fire Flow Form

## SECTION B

To be completed by the Water Supplier

Attach fire flow test data for the hydrants

Failure to attach the fire flow test data and/or diagram may delay your project review.

1. Circle the name of the water supplier: Ute      Clifton      Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:

3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:

[Or: 1. attach a map or diagram with the same information, or 2. attach a map/diagram with flow modeling information.]

4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain:

Print Name and Title of Water Supplier Employee completing this Form:

Date

Contact phone/E-mail of Water Supplier:

\*\*\*\*\*

Note: Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer<sup>5</sup> to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

<sup>1</sup> There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.

<sup>2</sup> Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

<sup>3</sup> International Fire Code, 2018 Edition.

<sup>4</sup> <http://www.gjcity.org>

<sup>5</sup> City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.



Persigo Wastewater Treatment Plant  
Industrial Pretreatment Program  
2145 River Road  
Grand Junction, Colorado 81505  
(970) 256-4180

## Industrial Pretreatment Discharge Permit Application

LONG FORM PERMIT APPLICATION

### SECTION A: ORGANIZATIONAL INFORMATION

- 1) Company Name: LSM Red Rock, LLC
- 2) Mailing Address: P.O. Box 571375
- 3) Facility Address: 2211 Hallco Drive, Grand Junction, CO 81505
- 4) Chief Executive Officer: Mr. Timothy C. Dahle, Owner  
(Print Name, Title, Phone #)
- 5) Signing Official: Holly Moeller, Property Manager, 801-673-5677, hollym@lsmllc.net  
(Print Name, Title, Phone #, E-mail)
- 6) Contact Person: Holly Moeller, Property Manager, 801-673-5677, hollym@lsmllc.net  
(Print Name, Title, Phone #, E-mail)

\*\*\*\*\*  
**CERTIFICATION STATEMENT**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. (Must be signed by Owner/Officer/Manager of the company)

Printed Name & Title: Holly Moeller, Property Manager

Signature: *Holly Moeller* Date: 6/30/21

\*\*\*\*\*  
**RECEIPT INFORMATION FOR CITY OF GRAND JUNCTION, WWTP OFFICE USE ONLY:**

Permit Application Fee: \$ 50.00  
Payable to the City of Grand Junction

Account Number 902-615-260-4340\_15

Check Paid by: \_\_\_\_\_ Check Number: \_\_\_\_\_

Received By(signature): \_\_\_\_\_ Date Fee Received: \_\_\_\_\_

TREASURER RECEIPT NUMBER: \_\_\_\_\_ Date Of Treasurer Receipt: \_\_\_\_\_

## **SECTION B: BUSINESS ACTIVITY & FACILITY OPERATIONS**

### **1) Describe operations at this facility including primary products or services:**

The property would include construction of three dealership showrooms and a service / administration building. Primary products are new automobile sales and car maintenance services.

### **2) Describe process operations in detail for each product line. Attach additional pieces of paper if necessary.**

Showroom Buildings: General Retail Sales and Finance & Vehicle Service Inspections.  
Service/Admin Building: General Servicing of passenger vehicles, including regular maintenance through mechanical rebuild (No body work). Vehicle Interior & Exterior cleaning & detailing. Vehicle replacement parts warehousing and distribution.  
Administration functions including management, accounting & staff training.

### **3) List (if known) the applicable Standard Industrial Classification code (SIC code) and/or the North American Industry Classification System code (NAICS code) for all processes at your facility:**

<b>SIC Code</b>	<b>NAICS Code</b>	<b>Description</b>
7538	811111	Auto Repair Shops
5511	441120	Retailing for Automobiles and Light Trucks
7542	81192	Car Wash & Detailing

### **4) Attach a schematic process diagram for each product line, including the regulated discharge point.**

### **5) If your facility employs or expects to employ processes in any of the nationally regulated industrial categories or business activities listed below, place a check beside the category or business activity. Check all that apply:**

- |  |   |
|--|---|
| <input type="checkbox"/> Aluminum Forming                              | <input type="checkbox"/> Metal Finishing                                |
| <input type="checkbox"/> Asbestos Manufacturing                        | <input type="checkbox"/> Metal Molding & Casting                        |
| <input type="checkbox"/> Battery Manufacturing                         | <input type="checkbox"/> Metal Products & Machinery                     |
| <input type="checkbox"/> Canned/Preserved Fruits/Vegetables Processing | <input type="checkbox"/> Mineral Mining & Processing                    |
| <input type="checkbox"/> Canned & Preserved Seafood Processing         | <input type="checkbox"/> Nonferrous Metals Forming & Metal Powders      |
| <input type="checkbox"/> Carbon Black Manufacturing                    | <input type="checkbox"/> Nonferrous Metals Manufacturing                |
| <input type="checkbox"/> Cement Manufacturing                          | <input type="checkbox"/> Oil & Gas Extraction                           |
| <input type="checkbox"/> Centralized Waste Treatment                   | <input type="checkbox"/> Ore Mining & Dressing                          |
| <input type="checkbox"/> Coal Mining                                   | <input type="checkbox"/> Organic Chemicals, Plastics & Synthetic Fibers |
| <input type="checkbox"/> Coil Coating                                  | <input type="checkbox"/> Paint Formulating                              |
| <input type="checkbox"/> Concentrated Animal Feeding Operations        | <input type="checkbox"/> Paving & Roofing Materials (Tars & Asphalts)   |
| <input type="checkbox"/> Copper Forming                                | <input type="checkbox"/> Pesticide Chemicals                            |
| <input type="checkbox"/> Dairy Products                                | <input type="checkbox"/> Petroleum Refining                             |
| <input type="checkbox"/> Electrical & Electronic Components            | <input type="checkbox"/> Pharmaceutical Manufacturing                   |
| <input type="checkbox"/> Electroplating                                | <input type="checkbox"/> Phosphate Manufacturing                        |
| <input type="checkbox"/> Explosives Manufacturing                      | <input type="checkbox"/> Photographic                                   |
| <input type="checkbox"/> Ferroalloy Manufacturing                      | <input type="checkbox"/> Plastics Molding & Forming                     |
| <input type="checkbox"/> Fertilizer Manufacturing                      | <input type="checkbox"/> Porcelain Enameling                            |
| <input type="checkbox"/> Glass Manufacturing                           | <input type="checkbox"/> Pulp, Paper & Paperboard                       |



- ☐ Grain Mills
- ☐ Gum & Wood Chemicals Manufacturing
- ☐ Hospital
- ☐ Ink Formulating
- ☐ Inorganic Chemicals Manufacturing
- ☐ Iron & Steel Manufacturing
- ☐ Landfills
- ☐ Leather Tanning & Finishing
- ☐ Meat Products

- ☐ Rubber Manufacturing
- ☐ Soap & Detergent Manufacturing
- ☐ Steam Electric Power Generating
- ☐ Sugar Processing
- ☐ Textile Mills
- ☐ Timber Products Processing
- ☒ Transportation Equipment Cleaning
- ☐ Waste Combustion

**6) Indicate which of the activities listed below will be performed at your facility:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Manufacturing                       | <input type="checkbox"/> Printing/Labeling                 | <input type="checkbox"/> Photo/X-ray Processing     |
| <input type="checkbox"/> Laundry Operations                  | <input type="checkbox"/> Dye-Check Operations              | <input type="checkbox"/> Chemical Mixing            |
| <input type="checkbox"/> Soldering Operations                | <input checked="" type="checkbox"/> Welding Operations     | <input type="checkbox"/> Painting Operations        |
| <input type="checkbox"/> Stripping/Etching Processes         | <input checked="" type="checkbox"/> Vehicle Service/Repair | <input checked="" type="checkbox"/> Vehicle Washing |
| <input checked="" type="checkbox"/> Equipment Service/Repair | <input checked="" type="checkbox"/> Equipment Washdown     | <input checked="" type="checkbox"/> Floor Washdown  |
| <input type="checkbox"/> Metal Plating Operations            | <input type="checkbox"/> Tumbling Operations               | <input type="checkbox"/> Forklift Battery Servicing |
| <input type="checkbox"/> Food Service Operations             | <input type="checkbox"/> Conversion Coating                | <input checked="" type="checkbox"/> Solvent Usage   |
| <input checked="" type="checkbox"/> Warehouse Activities     | <input type="checkbox"/> Use of Evaporators                | <input type="checkbox"/> Container Rinsing/Cleaning |

**7) Indicate the shifts normally worked each day and other shift information:**

Shift	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 <sup>st</sup> Day	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 <sup>nd</sup> Evening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 <sup>rd</sup> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Average Number of Employees per Shift:

1st Shift: <sup>96</sup> 2nd Shift: <sup>42</sup> 3rd Shift: <sup>N/A</sup>

Total Number of Employees: <sup>138</sup>

Primary Activity - 1st Shift: Passenger Automobile Sales & Service

Primary Activity - 2nd Shift: Passenger Automobile Sales

Primary Activity - 3rd Shift: N/A

Months of Operation: ☒ Full Year ☐ Partial Year (indicate months below)

☐ Jan ☐ Feb ☐ Mar ☐ Apr ☐ May ☐ Jun ☐ Jul ☐ Aug ☐ Sep ☐ Oct ☐ Nov ☐ Dec

**8) Supply / Raw Materials\*:**

Raw Material/Chemical	Process/Use	Storage location	Container type/size/number	Chemical transfer method

\* Attach additional pages if needed

\* Provide a Material Safety Data Sheet for each raw material / chemical used.

**9) Provide the following information for each product line:**

Principle Product: \_\_\_\_\_  
Average Rate of Production: \_\_\_\_\_  
Materials/Additives: \_\_\_\_\_  
Wastewater Discharge: ☐ Batch ☐ Continuous ☐ Both  
Volume and Frequency of Wastewater Discharge: \_\_\_\_\_  
Peak Production Months: \_\_\_\_\_  
Periods of Shutdown: \_\_\_\_\_

Principle Product: \_\_\_\_\_  
Average Rate of Production: \_\_\_\_\_  
Materials/Additives: \_\_\_\_\_  
Wastewater Discharge: ☐ Batch ☐ Continuous ☐ Both  
Volume and Frequency of Wastewater Discharge: \_\_\_\_\_  
Peak Production Months: \_\_\_\_\_  
Periods of Shutdown: \_\_\_\_\_

Principle Product: \_\_\_\_\_  
Average Rate of Production: \_\_\_\_\_  
Materials/Additives: \_\_\_\_\_  
Wastewater Discharge: ☐ Batch ☐ Continuous ☐ Both  
Volume and Frequency of Wastewater Discharge: \_\_\_\_\_  
Peak Production Months: \_\_\_\_\_  
Periods of Shutdown: \_\_\_\_\_

\* Attach additional pages if necessary for more product lines

**10) Are any significant process changes or expansions planned during the next five years? (a significant change is one of 20% or more)** ☐ Yes ☒ No

If yes, provide brief explanation:

## **SECTION C: WATER USE & WASTEWATER DISCHARGE**

### **1) List raw water sources and approximate total volume of water usage:**

<u>Source</u>	<u>Usage</u>	<u>Measured</u>	<u>Estimate</u>
City of Grand Junction:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Ute Water:	4315 _____ gal/day	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Well:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Surface Water:	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify): _____	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>

### **2) Describe any raw water treatment processes utilized:**

N/A

### **3) Describe any water recycling or material reclaiming processes utilized:**

The Car Wash equipment will utilize water reclaim processes. Usage is estimated at 18 Gallons fresh water per vehicle.

### **4) List water consumption within the facility:**

<u>Type</u>	<u>Usage</u>	<u>Measured</u>	<u>Estimate</u>
Contact Cooling Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Non-Contact Cooling Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Boiler Feed Water	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Used in Product/Process	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Air Pollution Control Unit	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Domestic/Sanitary	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	_____ gal/day	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	_____ gal/day		

### **5) Water Acct # / Name on Water Bill: \_\_\_\_\_**

### **6) List wastewater discharge or water losses to:**

<u>Outlet</u>	<u>Estimated Average Gallons Per Day</u>
Grand Junction Municipal Sewer System	2800
Storm Sewer System	
Waste Hauler Disposal	
Evaporation	
Contained in Product	
Landscaping Activities	
Other:	
<b>TOTAL</b>	



7) List average wastewater discharges to the sanitary sewer system for those SIC/NAICS processes itemized in Section B (2) previously:

SIC/NAICS Code	Brief Process Description	Gallons per Operating Day	Batch or Continuous Discharge

8) Is wastewater given any form of pretreatment prior to discharge to the sanitary sewer system? ☐ Yes ☐ No

If YES, describe the method of pretreatment and the pretreatment facilities:

9) Check which of the following industrial pretreatment equipment or processes will be in use at this facility for pretreating wastewater prior to discharge to any source or disposal as a solid or sludge:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Dissolved Air Flotation  | <input type="checkbox"/> Centrifuge               | <input type="checkbox"/> Plate & Frame Filter Press |
| <input type="checkbox"/> Chemical Precipitation   | <input type="checkbox"/> Screening                | <input type="checkbox"/> Sedimentation Processes    |
| <input type="checkbox"/> Belt Filter Press        | <input type="checkbox"/> Filter Systems           | <input type="checkbox"/> Biological Treatment       |
| <input type="checkbox"/> Chlorination             | <input type="checkbox"/> Flow Equalization        | <input type="checkbox"/> Septic Tank                |
| <input type="checkbox"/> Oil & Grease Interceptor | <input type="checkbox"/> Oil/Sand Interceptor     | <input type="checkbox"/> Oil & Grease Separators    |
| <input type="checkbox"/> Reverse Osmosis          | <input type="checkbox"/> pH Adjustment            | <input type="checkbox"/> Grit Removal               |
| <input type="checkbox"/> Ion Exchange             | <input type="checkbox"/> Neutralization Processes | <input type="checkbox"/> Sumps or Holding Tanks     |
| <input type="checkbox"/> Sludge Drying Beds       | <input type="checkbox"/> Incineration Processes   | <input type="checkbox"/> Evaporators                |
| <input type="checkbox"/> Digestion Processes      | <input type="checkbox"/> Lagoons                  | <input type="checkbox"/> Composting                 |
| <input type="checkbox"/> Chemical Stabilization   | <input type="checkbox"/> Thermal Conditioning     | <input type="checkbox"/> Solvent Separation         |
| <input type="checkbox"/> Other _____              | <input type="checkbox"/> Other _____              | <input type="checkbox"/> Other _____                |

10) Will this facility have a wastewater discharge monitoring plan? ☐ Yes ☐ No

If YES, provide details on how samples are obtained, frequency of sampling, who performs sample analysis and how quality control is maintained:

11) Does this facility produce liquid wastes, process wastes, slurries or sludges which must be disposed of? ☒ Yes ☐ No

If YES, below is a list of wastes which may be generated. Check all that apply and the disposal method used for each particular waste:

Waste	City Sewer Disposal	Waste Hauler Disposal	On-Site Storage/Disposal	Off-Site Recycle	Other
<input type="checkbox"/> Acids and Alkalies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Heavy Metal Sludges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ink/Dye Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Oil/Grease Trap Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Organic Compounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Paints/Coatings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pesticides/Herbicides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Plating Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pretreatment Sludges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Solvents/Thinners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X-Ray/Photo Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sand/Oil Trap Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sump Wastes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Barrel/Pail Rinses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used Antifreeze	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Used glycols	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parts Cleaner Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used oils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Used coolants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other wastes (list)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide Name and Address of Waste Hauler:

Provide Name and Address of Recycler:

12) List and describe the location of sewer outlets, manholes, sewer taps and pretreatment devices associated with the facility. Attach to this application scaled drawings of site plans, floor plans, mechanical/plumbing plans and details to show all sewers, sewer connections and appurtenances by size, location and elevation. Show location of possible sampling points for sewers and SIC/NAICS process effluents. Show locations of all stored chemicals on site (interior & exterior). For reference and field orientation, buildings, streets, alleys and other pertinent physical structures should be included. Attach information to application.

## **SECTION D: ENVIRONMENTAL CONTROL**

- 1) Will this facility have a State of Colorado Stormwater Discharge Permit?

☐ Yes ☐ No Permit Number: \_\_\_\_\_

- 2) Will this facility utilize the City of Grand Junction's storm water sewer system?

☐ Yes ☐ No

If YES, indicate all that apply: ☐ Roof Drains ☐ Sump Pumps ☐ Outside Drains

☐ Catch Basins ☐ Impoundments ☐ Parking Lots ☐ Loading Docks

☐ Other: \_\_\_\_\_

- 3) Describe any outside drains or sump pumps (size, type, location, where stormwater drains to):

- 4) Describe any spill control measures used:

- 5) Describe how spill clean-up would be handled:

- 6) Are chemicals, product or equipment stored outside the facility? ☐ Yes ☐ No

If Yes, describe the storage area:

- 7) Does this facility have chemical storage tanks, containers, bins or ponds?

☐ Yes ☐ No

If YES, give a description of their location, contents, size, type and frequency and method of cleaning. Indicate on a diagram the proximity of these containers to a sanitary sewer or storm drain.

- 8) Is a Slug/Spill Discharge Control Plan prepared for this facility? ☐ Yes ☐ No

If YES, attach a copy of the Slug/Spill Plan to this application.

- 9) Is a Solvent Management Plan prepared for this facility? ☐ Yes ☐ No



**10) Is a Hazardous Materials Compliance Plan prepared for this facility?**

☐ Yes ☐ No

Indicate what the hazardous waste generator category is for this facility :

- ☐ Not a generator of hazardous waste  
☐ Conditionally exempt small quantity generator (less than 220 lbs per month)  
☐ Small quantity generator (220 lbs to 2200 lbs per month)  
☐ Large quantity generator (more than 2200 lbs per month)

**11) List all environmental control permits held by the facility:**

<u>Permit Type</u>	<u>Permit No.</u>	<u>Issuing Agency</u>	<u>Expiration Date</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**SECTION E. WASTE & WASTEWATER INFORMATION**

**1) Indicate the following constituents that are or could be present in the wastewater discharge:** (For any "YES" or checked answer - attach a written explanation)

- ☐ Heavy metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Silver, Molybdenum, Zinc)
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Petroleum substances     | <input type="checkbox"/> Fats, wax, grease or oils                   | <input type="checkbox"/> Dyes                 |
| <input type="checkbox"/> Tanning solutions        | <input type="checkbox"/> High BOD (>200 mg/l)                        | <input type="checkbox"/> High TSS (>250 mg/l) |
| <input type="checkbox"/> High TDS (>500 mg/l)     | <input type="checkbox"/> Toxic Gases                                 | <input type="checkbox"/> Ammonia              |
| <input type="checkbox"/> Hydrogen Sulfide         | <input type="checkbox"/> Sulfur Dioxide                              | <input type="checkbox"/> Chlorine             |
| <input type="checkbox"/> Nitrous Oxide            | <input type="checkbox"/> Bromine                                     | <input type="checkbox"/> Iodine               |
| <input type="checkbox"/> Phenols                  | <input type="checkbox"/> PCB's                                       | <input type="checkbox"/> Cyanide              |
| <input type="checkbox"/> Pesticides/Herbicides    | <input type="checkbox"/> Salt Brines                                 | <input type="checkbox"/> Disinfectants        |
| <input type="checkbox"/> Solvents - Petroleum     | <input type="checkbox"/> Solvent - Citrus                            | <input type="checkbox"/> High pH (caustics)   |
| <input type="checkbox"/> Low pH (acids)           | <input type="checkbox"/> Flammable Substances                        | <input type="checkbox"/> Explosive substances |
| <input type="checkbox"/> Surfactants (detergents) | <input type="checkbox"/> Radioactive Substances                      | <input type="checkbox"/> Toxic Substances     |
| <input type="checkbox"/> Antifreeze               | <input type="checkbox"/> Latex Paint                                 | <input type="checkbox"/> Enamel Paint         |
| <input type="checkbox"/> Methanol                 | <input type="checkbox"/> Manganese Compounds                         | <input type="checkbox"/> Barium Compounds     |
| <input type="checkbox"/> Nitrate Compounds        | <input type="checkbox"/> Chlorine Dioxide                            | <input type="checkbox"/> Activated Carbon     |
| <input type="checkbox"/> Glycols                  | <input type="checkbox"/> Boiler & Cooling System Treatment Chemicals |   |

**2) Will there be periodic maintenance performed on any of the following systems? Check all that apply.**

<u>Activity</u>	<u>Times Per Year</u>	<u>Gallons Generated/Discharged</u>
<input type="checkbox"/> Cooling System Cleaning	_____	_____
<input type="checkbox"/> Cooling System Drainings	_____	_____
<input type="checkbox"/> Boiler Maintenance	_____	_____
<input type="checkbox"/> Tank Passivation Activities	_____	_____

☐ Water Softener Maintenance \_\_\_\_\_

☐ Air Pollution Control Unit \_\_\_\_\_

3) Priority Pollutants - Listed in Code of Federal Regulations, Title 40, Part 122, Appendix D. Indicate, by checking the appropriate box by each listed chemical, whether the chemical is known to be absent, suspected to be absent, known to be present, or suspected to be present in your manufacturing / maintenance activities or generated as a by-product. For those chemicals known to be present, indicate the concentrations and mass loading of the discharge to the sanitary sewer system, if known. Mark a box for each chemical.

**TABLE II ---- Organic Toxic Pollutants in Each of Four Fractions in Analysis by Gas Chromatography / Mass Spectroscopy (GS/MS)**

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
<b>Volatiles</b>						
acrolein						
acrylonitrile						
benzene						
bromoform						
carbon tetrachloride						
chlorobenzene						
chlorodibromomethane						
chloroethane						
2-chloroethylvinyl ether						
chloroform						
dichlorobromomethane						
1,1-dichloroethane						
1,2-dichloroethane						
1,1-dichloropropane						
1,3-dichloropropylene						
ethylbenzene						
methyl bromide						
methyl chloride						
methylene chloride						
1,1,2,2-tetrachloroethane						
tetrachloroethylene						
toluene						
1,2-trans-dichloroethylene						
1,1,1-trichloroethane						
1,1,2-trichloroethane						
trichloroethylene						
vinyl chloride						
<b>Acid Compounds</b>						
2-chlorophenol						
2,4-dichlorophenol						
2,4-dimethylphenol						
4,6-dinitro-o-cresol						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
2,4-dinitrophenol						
2-nitrophenol						
4-nitrophenol						
p-chloro-m-cresol						
pentachlorophenol						
phenol						
2,4,6-trichlorophenol						
<b>Base / Neutral</b>						
acenaphthene						
acenaphthylene						
anthracene						
benzidine						
benzo (a) anthracene						
benzo (a) pyrene						
3,4-benzofluoranthene						
benzo (ghi) perylene						
benzo (k) fluoranthene						
bis (2-chloroethoxy) methane						
bis (2-chloroethyl) ether						
bis (2-chloroisopropyl) ether						
bis (2-ethylhexyl) phthalate						
4-bromophenyl phenyl ether						
butylbenzyl phthalate						
2-chloronaphthalene						
4-chlorophenyl phenyl ether						
chrysene						
dibenzo (a,h) anthracene						
1,2-dichlorobenzene						
1,3-dichlorobenzene						
1,4-dichlorobenzene						
3,3'-dichlorobenzidine						
diethyl phthalate						
dimethyl phthalate						
di-n-butyl phthalate						
2,4-dinitrotoluene						
2,6-dinitrotoluene						
di-n-octyl phthalate						
1,2-diphenylhydrazine (as azobenzene)						
fluoranthene						
fluorene						
hexachlorobenzene						
hexachlorobutadiene						
hexachlorocyclopentadiene						
hexachloroethane						
indeno (1,2,3-cd) pyrene						
isophorone						
napthalene						
nitrobenzene						
N-nitrosodimethylamine						
N-nitrosodiphenylamine						
N-nitrosodi-n-propylamine						



Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
phenanthrene						
pyrene						
1,2,4-trichlorobenzene						
<b>Pesticides</b>						
aldrin						
alpha-BHC						
beta-BHC						
gamma-BHC						
delta-BHC						
chlordane						
4,4'-DDT						
4,4'-DDE						
4,4'-DDD						
dieldrin						
alpha-endosulfan						
beta-endosulfan						
endosulfan sulfate						
endrin						
endrin aldehyde						
heptachlor						
heptachlor epoxide						
PCB-1242						
PCB-1254						
PCB-1221						
PCB-1232						
PCB-1248						
PCB-1260						
PCB-1016						
toxaphene						

**TABLE III ---- Other Toxic Pollutants (Metals and Cyanide) and Total Phenols**

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Antimony, Total						
Arsenic, Total						
Beryllium, Total						
Cadmium, Total						
Chromium, Total						
Copper, Total						
Lead, Total						
Mercury, Total						
Nickel, Total						
Selenium, Total						
Silver, Total						
Thallium, Total						
Zinc, Total						
Cyanide, Total						
Phenols, Total						

**TABLE IV ---- Conventional and Nonconventional Pollutants Required To Be Tested by Existing Dischargers if Expected to be Present**

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Bromide						
Chlorine, Total Residual						
Color						
Fecal Coliform						
Fluoride						
Nitrate-Nitrite						
Nitrogen, Total Organic						
Oil and Grease						
Phosphorus, Total						
Radioactivity						
Sulfate						
Sulfide						
Sulfite						
Surfactants						
Aluminum, Total						
Barium, Total						
Boron, Total						
Cobalt, Total						
Iron, Total						
Magnesium, Total						
Molybdenum, Total						
Manganese, Total						
Tin, Total						
Titanium, Total						

**TABLE V ---- Toxic Pollutants and Hazardous Substances Required To Be Identified by Existing Dischargers if Expected To Be Present**

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
<b>Toxic Pollutants</b>						
Asbestos						
<b>Hazardous Substances</b>						
Acetaldehyde						
Allyl alcohol						
Allyl chloride						
Amyl acetate						
Aniline						
Benzonitrile						
Benzyl chloride						
Butyl acetate						
Butylamine						
Captan						
Carbaryl						
Carbofuran						
Carbon disulfide						
Chlorpyrifos						
Coumaphos						
Cresol						

Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
Crotonaldehyde						
Cyclohexane						
2,4-D (2,4-Dichlorophenoxy acetic acid)						
Diazinon						
Dicamba						
Dichlobenil						
Dichlone						
2,2-Dichloropropionic acid						
Dichlorvos						
Diethyl amine						
Dimethyl amine						
Dinitrobenzene						
Diquat						
Disulfoton						
Diuron						
Epichlorohydrin						
Ethion						
Ethylene diamine						
Ethylene dibromide						
Formaldehyde						
Furfural						
Guthion						
Isoprene						
Isopropanolamine						
Dodecylbenzenesulfonate						
Kelthane						
Kepone						
Malathion						
Mercaptodimethur						
Methoxychlor						
Methyl mercaptan						
Methyl methacrylate						
Methyl parathion						
Mevinphos						
Mexacarbate						
Monoethyl amine						
Monomethyl amine						
Naled						
Napthenic acid						
Nitrotoluene						
Parathion						
Phenolsulfanate						
Phosgene						
Propargite						
Propylene oxide						
Pyrethrins						
Quinoline						
Resorcinol						
Strontium						
Strychnine						
Styrene						



Chemical Compound	Known Absent	Suspect Absent	Known Present	Suspect Present	Avg mg/l	Avg daily loading lbs
2,4,5-T (2,4,5-Trichlorophenoxy acetic acid)						
TDE (Tetrachlorodiphenylethane)						
2,4,5-TP (2(2,4,5-Trichlorophenoxy) propanoic acid)						
Trichlorofan						
Triethanolamine dodecylbenzenesulfonate						
Triethylamine						
Trimethylamine						
Uranium						
Vanadium						
Vinyl acetate						
Xylene						
Xylenol						
Zirconium						

## **SECTION F: COMPANY INFORMATION**

### **1) Type of Organization:**

- ☐ Sole Proprietorship   
☐ General Partnership   
☒ Limited Liability Company  
☐ Limited Partnership   
☐ Corporation

**2) State(s) of Incorporation or Registration:** Utah

**3) Registered Agent:** Mr. Timothy C. Dahle

### **4) Principal Officers (Name/Address):**

Mr. Timothy C. Dahle  
LSM Red Rock, LLC  
P.O. Box 571375  
Murray, UT 84157-1375

## **SECTION G: NOTICE TO SIGNING OFFICIAL**

### **1) In consideration of the granting of a discharge permit, the company agrees:**

- a) To furnish any additional information relating to the installation or use of the industrial sewer for which an industrial discharge permit is sought as may be requested by the City of Grand Junction.
- b) To accept and abide by all provisions of the Grand Junction City Code, Chapter 13.04.
- c) To operate and maintain any waste pretreatment facilities, as may be required, in an efficient manner at all times, and at no expense to the City.

d) To cooperate at all times with the City and its representatives in their inspecting, sampling, and study of the industrial wastes, and any facilities provided for pretreatment.

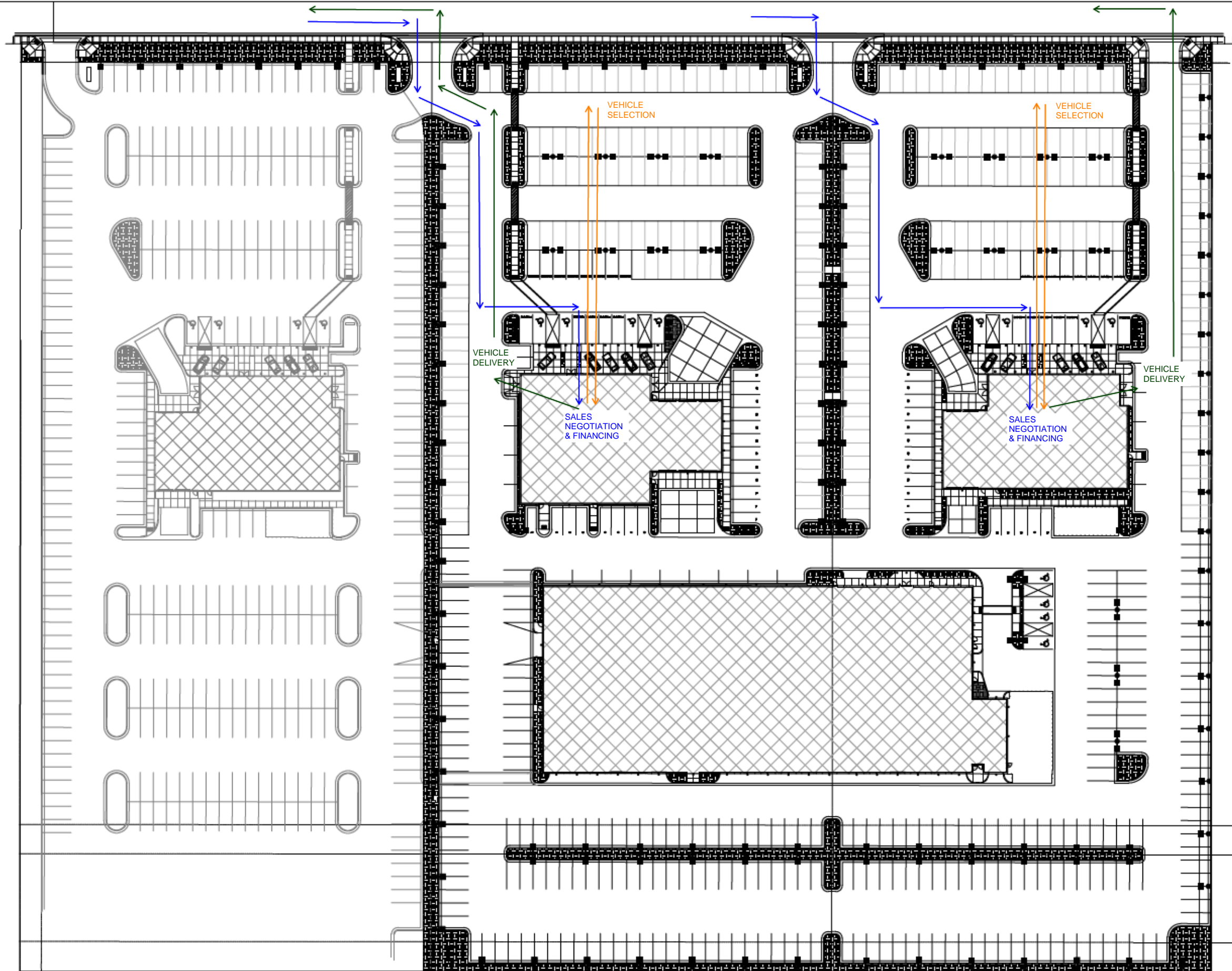
e) To notify the City immediately in the event of any accident, or other occurrence that occasions a contribution to the POTW of any wastewater or substances prohibited by City, State, or Federal law.

**2) In accordance with 40 CFR, Part 403, Section 403.14, information provided in this application which is necessary to characterize your industry's wastewater discharge shall be available to the public without restriction. Any other information provided may be claimed as confidential by the submitter. Such claim must be asserted at the time of submission by stamping the words "Confidential Business Information" on, or similarly identifying the information claimed as confidential. Requests for confidential treatment of information shall be governed by procedures specified in 40 CFR, Part 2.**

Following are internet websites which may be used to determine the industrial classification for industrial processes performed at your facility:

**North American Industry Classification Code (NAICS Code)**  
<http://naics.com/>

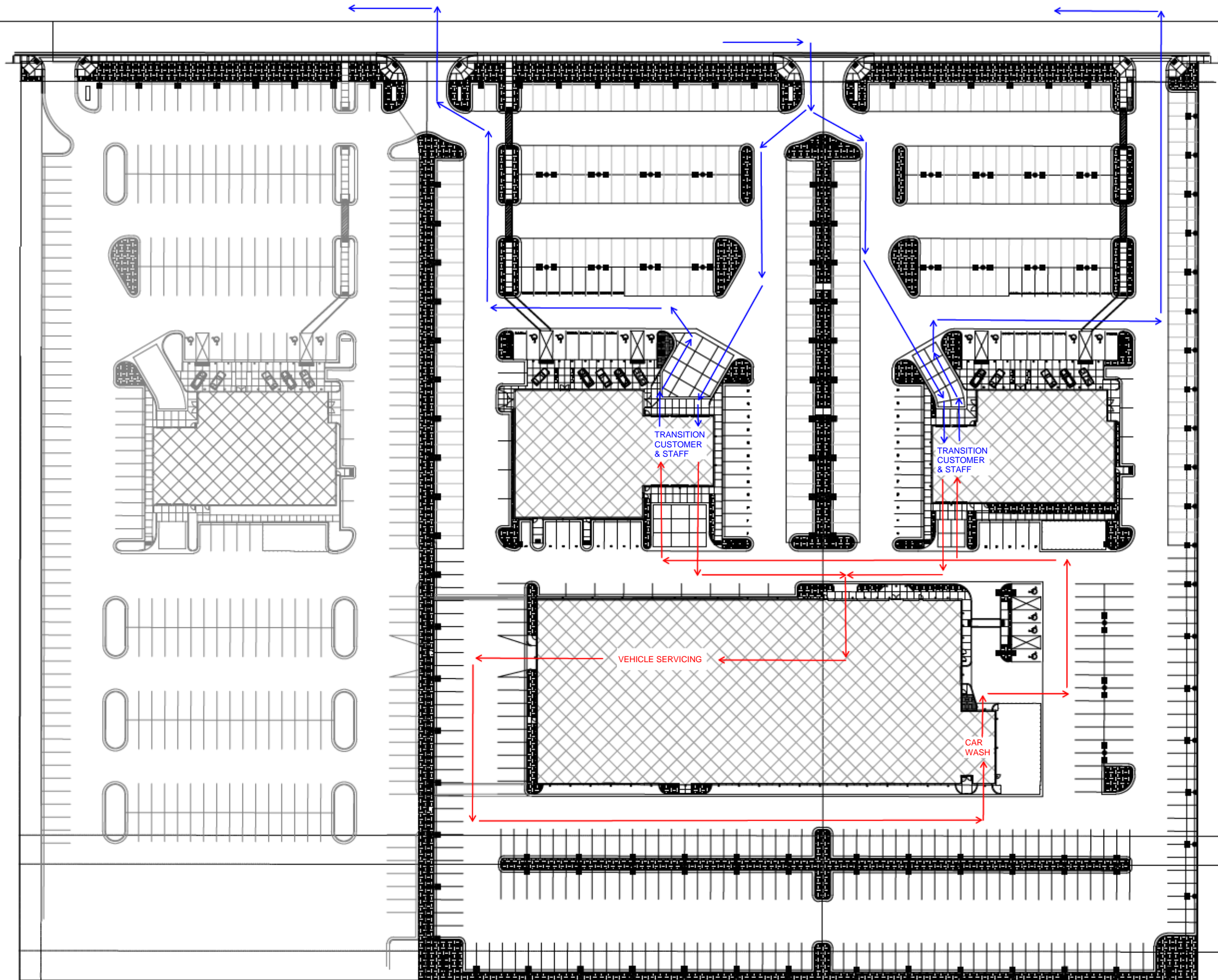
**Standard Industrial Classification Code (SIC Code)**  
<http://www.osha.gov/pls/imis/sicsearch.html>



# VEHICLE SALES WORK FLOW

RED ROCK AUTO COURT  
GRAND JUNCTION, COLORADO

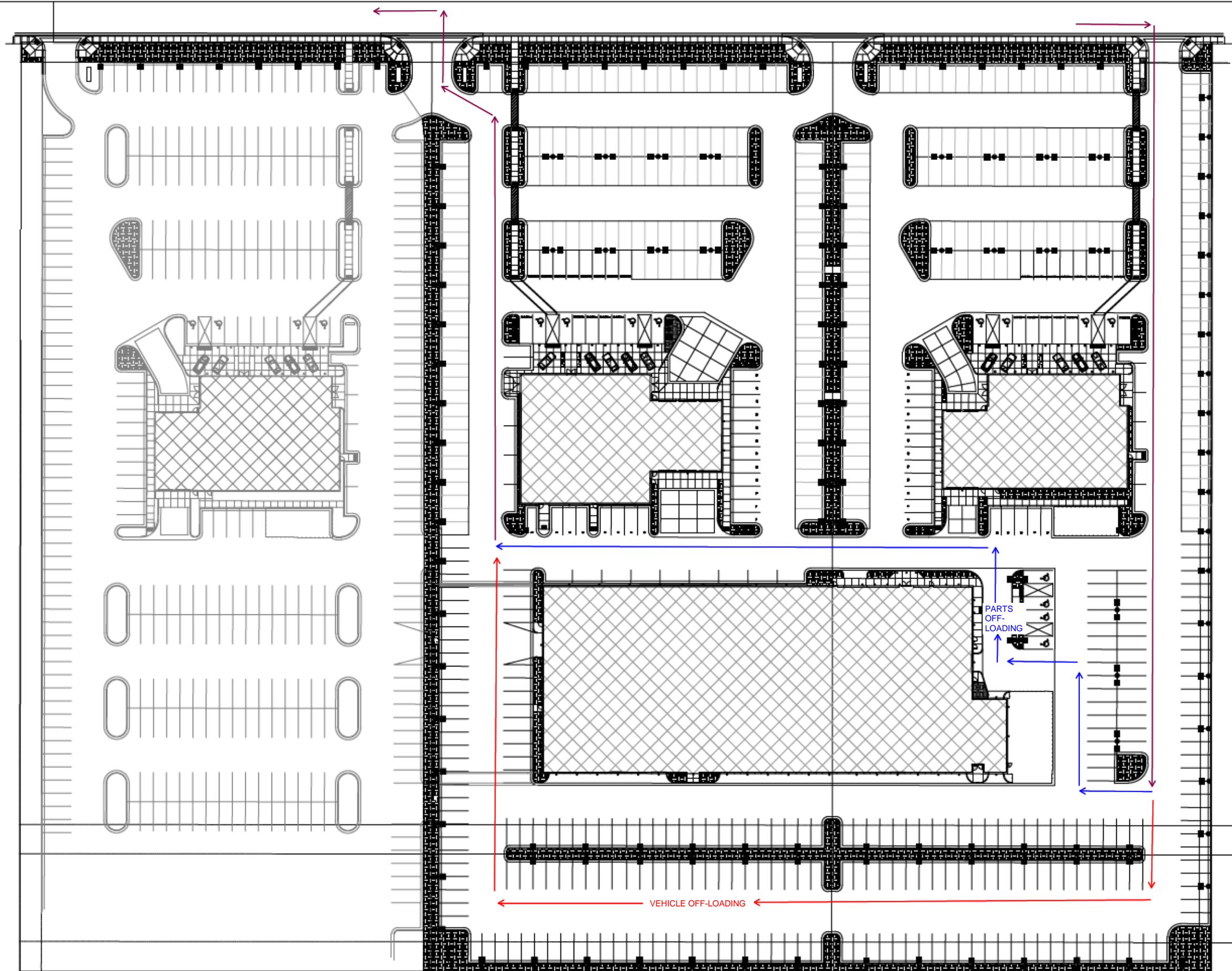




VEHICLE SERVICING WORK FLOW

RED ROCK AUTO COURT  
GRAND JUNCTION, COLORADO

FFKR ARCHITECTS  
780 Franklin Avenue - Suite 100 - Grand Junction, CO 81505  
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PARTS & DELIVERY WORK FLOW



# FFKR ARCHITECTS

September 9, 2021

Notice of Neighborhood Meeting  
Parcel Re-zone  
Pre-application Requirement for a Public Hearing

Dear Neighbor,

We are in the process of applying to rezone the property at 2211 Hallco Drive from its current I-1 zone to be a C-2 zone. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information regarding our proposed project to the surrounding neighbors.

The meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of City or County. Once the application is submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive a notification from the City of Grand Junction Planning Department regarding the public hearing via postal mail and/or a display on the property for which the Rezone is applied.

The Neighborhood Meeting details are as follows:

Date: Thursday, September 23<sup>rd</sup>, 2021

Time: 5:30 pm

Location: Online, via Zoom Link:

<https://us02web.zoom.us/j/83183148510?pwd=ZmVTNHBYb21pclkyc1VvZWlUWmFrZz09>

Meeting ID: 831 8314 8510

Passcode: shW5Sq

Or call in at: 346-248-7799

Meeting ID: 831 8314 8510

Passcode: 700360

The project is summarized below:

Site Location: 2211 Hallco Drive, Grand Junction, CO 81505

Proposed use: Multiple Automotive Dealerships & Service Center

The project encompasses the development of 12 Acres within the Hallco II Subdivision by LSM Red Rock, LLC. LSM Red Rock LLC is a developer/owner that works with the Tim Dahle Automotive Group to construct and maintain Automotive Dealership facilities in the Salt Lake Metro-area and in Grand Junction, CO. The location is immediately East and adjacent to the Love's Truck Stop on the 22 Road & Highway 50.



## FFKR ARCHITECTS

The proposed development will include the construction of three Showroom facilities for Red Rock Nissan (relocated sales point), Red Rock Kia (new sales point), and yet to be decided brand. These showroom facilities will be accompanied by a combined Service, Parts Warehouse and Administration building. The primary focus of the facility is Automotive Retail Sales, which is an allowed use under the C-2 Zone we are applying for. This rezone also aligns the site with Grand Junction City's General Plan.

It is anticipated the facilities will be Type IIB Construction and will be fully fire sprinklered. We are intending the use of Concrete Masonry and Steel structural systems.

The Architectural styling of all four buildings can be described as modern and features the use of Aluminum Composite Metal Panels (ACM), Aluminum Storefront, CMU and EIFS for the façade materials. The site design will feature low-water or xeriscape landscaping. It is anticipated that little or no turf will be included in the landscape plantings

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any question you have. Please do not contact the City of Grand Junction Planning Department regarding this meeting. This is a pre-application requirement and we have not submitted the application for consideration at this time.

Sincerely,



Trenton Jones, AIA  
FFKR Architects  
[tjones@ffkr.com](mailto:tjones@ffkr.com)  
801-521-6186



Holly Moeller  
LSM Red Rock, LLC  
[hollym@lsmlc.net](mailto:hollym@lsmlc.net)  
801-269-9888

September 23, 2021

Jace Hochwalt, AICP  
Senior Planner  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501  
Phone: 970-256-4008

RE: Parcel Rezone Neighborhood Meeting for Red Rock Auto Center

Dear Mr. Hochwalt,

As requested, a Neighborhood Meeting was held in conjunction with the submission of the Parcel Rezone application for the Red Rock Auto Center. This meeting was held on Thursday, September 23, 2021, at 5:30 PM and was hosted in Digital/Remote Access format via the Zoom online meeting platform. The meeting was scheduled by Trenton Jones and the digital link for the meeting was included in the letter sent via the US Postal Service to the intended recipients established by the City of Grand Junction.

**Meeting Minutes are as follows:**

**Attendees:**

- Holly Moeller, LSM Red Rock, LLC – Applicant and Property Owner's representative
- Trenton Jones, AIA – FFKR Architects (Owner's Representative)
- Jace Hochwalt, AICP – Senior Planner with the City of Grand Junction, Colorado
- **No representative(s) of the community attended**

**Minutes:**

- The meeting link was established by Trenton Jones at 5:28 PM
  - General discussion of the forthcoming Planning Commission Meeting and typical meeting protocol ensued while awaiting potential community participation (no connections were established).
  - The Rezone application is anticipated to be first on the Planning Commission Agenda on Tuesday, 9/28/2021. Jace recommends arriving 5-

10 minutes early to facilitate an on-time start.

- Major Site Plan Review Update (from Jace):
  - First review comments of the Major Site Plan Review process are forthcoming, 3-week typical duration for first review has slowed due large numbers of applications in the que.
- The meeting was closed at 5:43 PM on 9/23/2021 per the recommendation of Jace due to lack of community attendance.

Please let me know if this record conflicts with any notations you might have taken.  
Thank you for your time and assistance on the completion of this process.

Best Regards,

A handwritten signature in blue ink that reads "Trenton Jones". The signature is fluid and cursive, with the first name "Trenton" and last name "Jones" clearly distinguishable.

Trenton Jones, AIA  
Senior Associate  
FFKR Architects

Cc: Pat Moeller, Holly Moeller

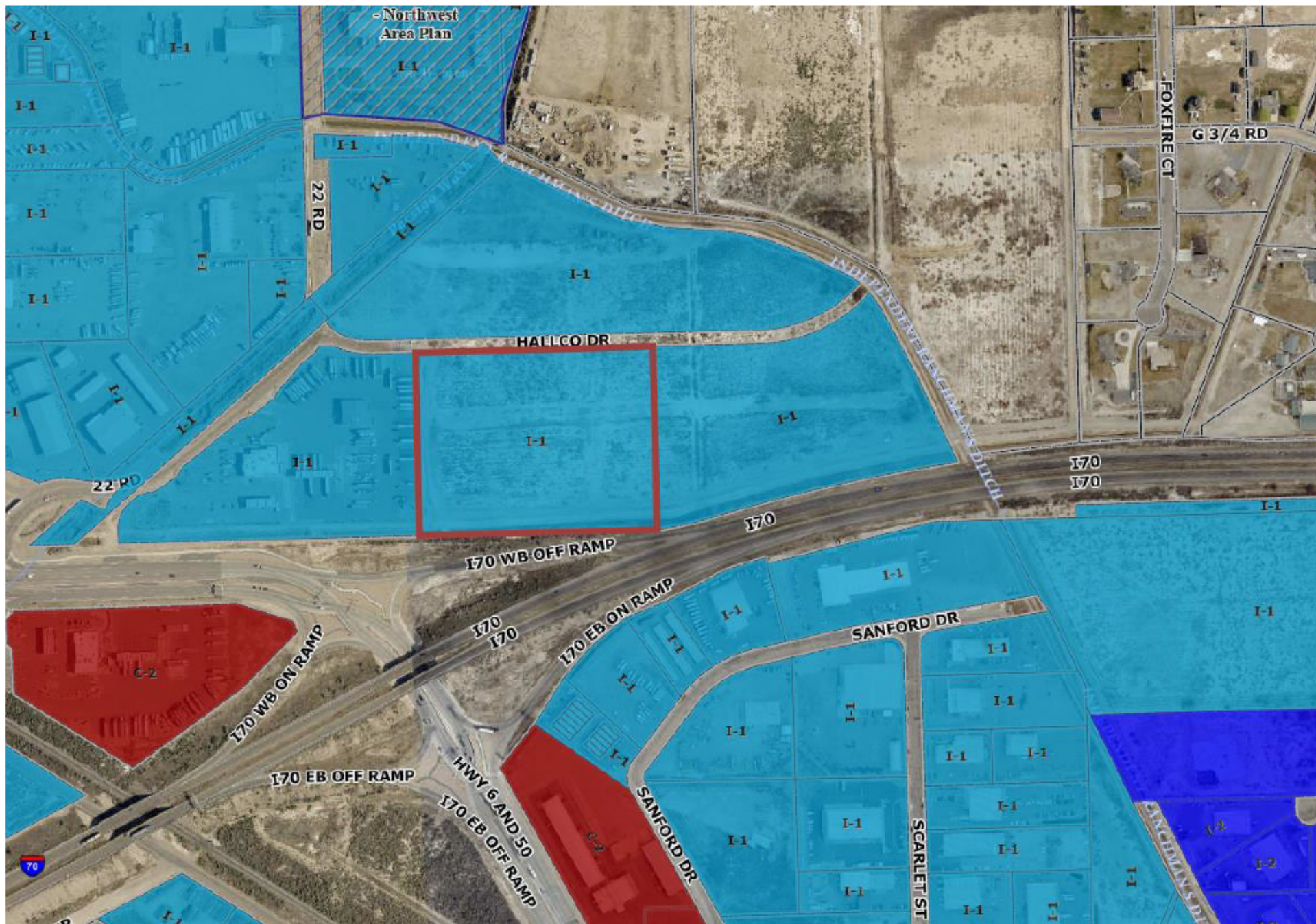


## Vicinity Map



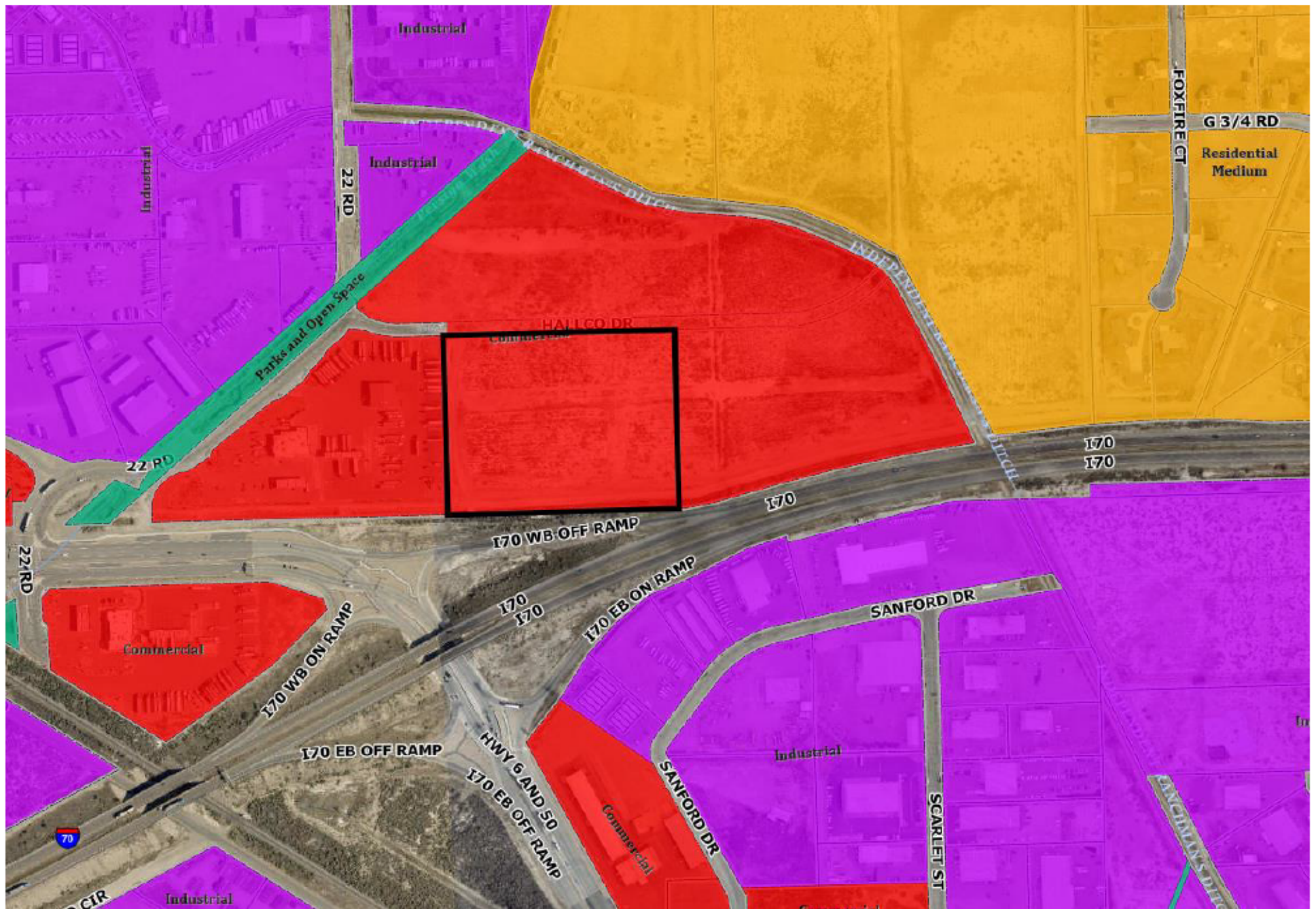


# Zoning Map





## Comprehensive Plan Land Use Map





**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE REZONING APPROXIMATELY 12.00 ACRES FROM I-1  
(LIGHT INDUSTRIAL) TO C-2  
(GENERAL COMMERCIAL) LOCATED AT 2211 HALLCO DRIVE**

Recitals:

LSM Red Rock, LLC (Owner) owns the parcel located at 2211 Hallco Drive totaling approximately 12.00 acres (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 Commercial designation. The Owner proposes that the property be rezoned from I-1 (Light Industrial) to C-2 (General Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Property to the C-2 (General Commercial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Commercial, 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 C-2 (General Commercial) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The Property, Lot 1 of Hallco II Subdivision, in Grand Junction, Mesa County, Colorado, as recorded at Reception #2961244 in the records of the Mesa County Clerk and Recorder, shall be zoned C-2 (General Commercial).

Introduced on first reading this 6<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

Adopted on second reading this 20<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

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Wanda Winkelmann  
City Clerk

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C.B. McDaniel  
President of City Council/Mayor



## Grand Junction City Council

### Regular Session

Item #3.a.i.

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**Meeting Date:** October 6, 2021  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, AICP, Planning Supervisor

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### Information

#### **SUBJECT:**

A Resolution Accepting the Petition for the Annexation of 19.41 Acres of Land and Ordinances Annexing the Westland Meadows Annexation to R-8 (Residential - 8 du/ac), on property located at 2973 D 1/2 Road, west of 30 Road in Pear Park (***Will be Continued to October 20, 2021***)

#### **RECOMMENDATION:**

Staff recommends adoption of a resolution accepting the petition for the Westland Meadows Annexation, and approval of the annexation ordinances. The Planning Commission heard the zoning request at its August 24, 2021 meeting and voted (7-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

##### **EXECUTIVE SUMMARY**

Continue to October 20th - It is requested that this item be continued to the October 20th City Council meeting so the annexation can be heard at the same public hearing as the zoning for the property. The first reading of the ordinance to zone this property is on this consent agenda.

The Applicants, Richard and Marianne Traver are requesting a zone of annexation to R-8 (Residential – 8 du/ac) for the Westland Meadows Annexation. The approximately 19.41-acre property is located at 2973 D ½ Road, just west of 30 Road, in Pear Park. The property has a Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). The subject property currently has an existing single-family residence.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits in anticipation of future residential

subdivision development. The zone district of R-8 is consistent with the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning request.

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

#### **BACKGROUND**

The Applicants have requested annexation and zoning of 19.41-acres of land into the City limits, located in the Pear Park section of Grand Junction south of D½ Road approximately one quarter mile west of 30 Road. The largely undeveloped parcel carries the address of 2973 D½ Road. The Westland Meadows Annexation consists of one property of 19.41-acres. The Applicant is currently requesting a zone of annexation to R-8 (Residential – 8 du/ac).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – August 18, 2021
- Planning Commission considers Zone of Annexation – August 24, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – September 15, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 6, 2021
- Effective date of Annexation and Zoning – November 7, 2021

The Applicant's property is currently in the County and has a County zoning of PUD and a portion is RSF-R (Residential Single Family – Rural – 5-acre minimum lot sizes). The PUD zoning was established by a previous owner covering the annexed property as well as an adjacent property. The portion of the PUD under consideration for annexation remains undeveloped. Surrounding properties to the north and west are zoned County RSF-R ranging in size from 0.29 to 4.78-acres. These properties consist of large lot single family homes. To the east resides a single large lot residence with County RSF-R zoning, and a collection of single-family residences along Marianne Drive with City R-4 zoning. Most of these lots range from 0.18 to 0.28 acres in size. Property to the south has City R-8 zoning and consists primarily of a residential subdivision which has been mostly developed. The city owns a triangular lot between the developing subdivision and the subject property. The subject property has a Comprehensive Plan Land Use designation of Residential Medium (5.5 - 12 du/ac). The requested zone district of R-8 is in conformance with the Land Use designation for the area.

The greater surrounding area both within the city limits and County are largely developed with single-family detached homes each on a platted lot or parcel. Further subdivision development and/or lot splits are possible in the future for other properties in the area, especially to the north of this property and are large enough to accommodate such development. Most of the zoning for the greater surrounding area



consists of City R-8 zoning.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on March 31, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was also offered through the GJSpeaks platform. The Applicant, Richard Traver, Applicants' Representative and City staff were in attendance along with three (3) citizens.

Questions at the Neighborhood Meeting centered mainly on the proposed future subdivision of the property regarding phasing, access, whether the zoning might change during the process, and how tall the future homes might be. An official application for annexation and zoning was submitted to the City of Grand Junction for review on May 17, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on July 15, 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 on August 13, 2021. The notice of the Planning Commission public hearing was published August 17, 2021 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

### **Annexation**

The Westland Meadows Annexation consists of one parcel of land totaling 19.41 acres; the parcel number is 2943-174-00-249. There is no road right-of-way area within the annexation area.

The land currently has a lone single family residence residing at the northern end of the property near D 1/2 Road, but the rest of the property has remained agricultural. The property owners plan for residential development in the future. The Applicant wishes to annex the property into City limits for this purpose and is requesting a zoning of R-8 (Residential with a maximum density of 8 dwelling units per acre) for the property. The R-8 Zone District implements the Comprehensive Plan's Land Use Category of Residential Medium for the property.

The property is currently adjacent to the existing city limits. The property owner has signed a petition for annexation of the property.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reece Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the one owner of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Thirty-seven percent of the perimeter of the annexation is contiguous with the existing City limits exceeding the 1/6 contiguity requirements for annexation.

c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.

d) The area is or will be urbanized in the near future. The property owner is currently planning for the development of residential housing at urban densities.

e) The area is capable of being integrated with the City. The proposed annexation adjacent to the city limits on one side and will be required at the time of development to interconnect with existing City streets that stub to the property. Utilities and City services are also available and currently serving the existing urban area in the area.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply, however, the petitioner has granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City.

### **Zone of Annexation**

The criteria for review is set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or  
The property owners have petitioned for annexation into the City limits with a requested zoning district of R-8 which is compatible with the existing Comprehensive Plan Land Use Map designation of Residential Medium (5.5 - 12 du/ac). The surrounding area has developed in a manner largely conforming with the 2010 and 2020 Comprehensive Plans. The 2020 One Grand Junction Comprehensive Plan defined the density range



for the Residential Medium Land Use category with a range of 5.5 to 12 du/ac. While the proposed R-8 zone district implements the Residential Medium Land Use category, no events since the adoption of the 2010 Comprehensive plan have occurred which would invalidate the original premises. Therefore, Staff has found this criterion has not been met.

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

The adoption of the Comprehensive Plan in 2020, designated these properties as Residential Medium (5.5 - 12 du/ac). The Applicant is requesting an allowable zone district that is consistent with the lower end of the density range allowed by the Residential Medium category. Many of the adjacent properties in the greater area to the north, west, and south also have a Residential Medium land use designation and have been annexed and zoned R-8. The character and/or condition of the surrounding area has not changed much and continues to develop with residential uses. Due to the lack of significant change in the character and/or condition of the area 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the R-8 zone district. City Sanitary Sewer and Ute Water are both presently available within the D ½ Road right-of-way. Properties can also be served by Xcel Energy electric and natural gas. A short distance away, about two thirds of a mile is Pear Park Elementary School. Las Colonias Park is just over three miles from this proposed annexation and a future park site borders the subject property to the south. Groceries and gas are available within one and a half miles. Major shopping resides within two miles with a Wal-Mart and commercial services and restaurants along North Avenue between 23<sup>rd</sup> Street and 29 Road. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed and therefore has found 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 Comprehensive Plan and the future land use map comprise two of the primary tools the City uses to establish an adequate supply of land available for different types of development. Using these tools the city has designated the subject property for the Residential Medium land use, which allows a range of zoning districts designed to meet the future demand for housing. The adequate supply of Residential Medium land uses is established by the amount of land designated for that land use in the future land use map. The Residential Medium classification of the subject property identifies the subject property as an essential component for providing an adequate supply of land designated for Residential Medium development. Therefore, 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.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement.

The 2020 Comprehensive Plan describes the projected residential needs of the community and proposes the future land use plan as a means to achieve an appropriately diverse supply of housing types that meet the needs of all ages, abilities, and incomes. The land use plan component of the 2020 Comprehensive Plan uses a variety of residential land use classifications to establish a variety of housing types available for development in different areas of the City. This location has been assigned for Residential Medium land uses, which includes the requested zoning of Residential-8. Therefore, the plan identifies Residential-8 zoning as an appropriate designation for this property to meet the housing objectives described in the 2020 Comprehensive Plan and derive benefits from its development for the community. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The R-8 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 - 12 du/ac) for the subject properties.

1. R-12 (Residential – 8 to 12 du/ac)
2. CSR (Community Services and Recreation)
3. Mixed-Use Residential (MXR-3 )
4. Mixed-Use General (MXG-3 )
5. Mixed-Use Shopfront (MXS-3 )

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

#### Chapter 2

##### Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

##### Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of

people of all ages, abilities, and incomes.

### Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 – In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

### **FINDINGS OF FACT**

After reviewing the Westland Meadows Annexation and Zone of Annexation, ANX-2021-343, from County PUD-RSF-R (Planned Unit Development & Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac), the following findings of fact have been made:

1. Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Westland Meadows Annexation is eligible to be annexed because of compliance with the annexation criteria
2. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
3. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Annexation and Planning Commission recommended approval of the Zone of Annexation.

### **FISCAL IMPACT:**

Fiscal Impacts by City Department.

#### Fire Department:

Currently this property is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 7.6010 mill levy that generates \$181 per year. If annexed, the property will be excluded from the rural fire district and the City's 8 mills will generate \$191 per year (prior to development) and between \$18,200 and \$26,600 per year after development depending on number of homes constructed. This will need to pay for not

only fire and emergency medical services, but also other City services provided to the area. City services are supported by a combination of property taxes and sales/use taxes.

Response times to this area are longer than other areas due to the distance from existing fire stations. For the immediate future the area will be served by Fire Station 4 at 2884 B ½ Road. However, as a result of the recently passed First Responder Tax this area is slated to have a closer fire station constructed next year.

Utilities:

Ute Water District serves this area with domestic water.

The parcel is within Persigo 201 Service Area and would be required to connect to sewer. The developer would be required to extend a trunkline to the parcel to connect to existing sewer located in Broken Arrow Road a short distance to the south. The developer would also be required to pay sewer Plant Investment Fees.

**SUGGESTED MOTION:**

I move to adopt Resolution No. \_\_\_\_\_, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Westland Meadows Annexation, approximately 19.41 acres, on a property located at 2973 D ½ Road, just west of 30 Road in Pear Park, as well as adopting a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Westland Meadows Annexation, approximately 19.41 acres, a property located at 2973 D ½ Road, just west of 30 Road in Pear Park, and adopting a proposed ordinance zoning the Westland Meadows Annexation to R-8.

**Attachments**

1. ANNEXATION SCHEDULE & SUMMARY TABLE
2. Planning Commission Minutes - 2021 - August 24 - Draft
3. Neighborhood Meeting Minutes
4. Site Location and Zoning Maps
5. Westland Meadows Annexation Plat
6. Zone of Annexation Ordinance - WestlandMeadows Annex
7. Resolution Accepting Petition for Annexation-Westland Meadows Annexation
8. Westland Meadows Annexation Ordinance



Westland Meadows Annexation				
18 August 2021		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
24 August 2021		Planning Commission Considers Zone of Annexation		
15 September 2021		City Council Intro Proposed Zoning Ordinance		
20 October 2021		City Council Accept Petition/Annex and Zoning Public Hearing		
21 November 2021		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-343		
Location		2973 D ½ Rd		
Tax ID Number(s)		2943-174-00-249		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		1		
Number of Dwelling Units		1		
Acres Land Annexed		19.41		
Developable Acres Remaining		19.41		
Right-of-way in Annexation		0		
Previous County Zoning		PUD - RSF- R		
Proposed City Zoning		R-8		
Surrounding Zoning:	North:	County RSF-R		
	South:	City R-8		
	East:	City R-4 and County RSF-R		
	West:	County RSF-R		
Current Land Use		Single-family residential/vacant land		
Proposed Land Use		Residential Subdivision		
Surrounding Land Use:	North:	Residential Medium		
	South:	Parks and Open Space		
	East:	Residential Low		
	West:	Residential Medium		
Comprehensive Plan Designation:		Residential Medium		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$23,840		
	Actual	\$333,450		
Address Ranges				
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire			
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County School District 51		
	Pest	Grand River Mosquito Control District		

**GRAND JUNCTION PLANNING COMMISSION**  
**August 24, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Andrea Haitz.

Also present were John Shaver (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), and Scott Peterson (Senior Planner).

There were 7 members of the public in attendance.

The meeting video can be viewed online [here](#).

**CONSENT AGENDA**

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Commissioner Reece moved to adopt Consent Agenda Items #1-3. Commissioner Weckerly seconded the motion. The motion carried 7-0.

**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from July 27, 2021.

**2. Tonto Lane Right-of-Way Vacation**

**File # VAC-2021-392**

Consider a request by Kraig Andrews to vacate right-of-way of Tonto Lane between 2632 and 2635 Cottonwood Drive.

**3. G 1/8 Road Right-of-Way Vacation**

**File # VAC-2021-539**

Consider a request by McCurter Land Company LLC and Five Star Homes & Development Inc., to vacate a portion of the undeveloped G 1/8 Road public right-of-way.

**REGULAR AGENDA**

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**1. Reece Annexation**

**File # ANX-2021-365**

Consider a request by EDKA Land Co LLC to annex and zone 6.73 +/- acres from County RSF-R (Residential Single Family - Rural) to a City R-5 (Residential - 5 du/ac) zone district in anticipation of future residential subdivision development.

*Commissioner Reece stated into the record that she has no relation to the applicant and therefore no conflict of interest.*

**Staff Presentation**

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

None.

**Applicant Presentation**

The applicant's representative, Mark Austin, Austin Civil Group, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~5:45 p.m. on August 24, 2021.

**Questions for Applicant or Staff**

Commissioner Ehlers asked a question.

**Discussion**

Commissioner Reece made a statement regarding the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Zone of Annexation for the Reece Annexation to R-5 (Residential – 5 du/ac) zone district, file number ANX-2021-365, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Scissors seconded the motion. The motion carried 7-0.

**2. Westland Meadows Annexation File # ANX-2021-343**

Consider a request by Richard Traver of Westland Development LLC to annex and zone 19.4 +/- acres from County RSF-R (Residential Single Family - Rural) and PUD (Planned



Urban Development) to a City R-8 (Residential - 8 du/ac) zone district in anticipation of future residential subdivision development.

### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Gatseos asked a question regarding the zoning criteria.

Commissioner Ehlers asked a question regarding the County PUD.

Commissioner Teske asked a question regarding the County PUD.

### **Applicant Presentation**

The applicant, Richard Traver, was available for questions. He also provided clarity regarding the County PUD.

### **Questions for Applicant**

None.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~6:00 p.m. on August 24, 2021.

### **Questions for Applicant or Staff**

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the request.

### **Motion and Vote**

Commissioner Ehlers made the following motion, "Mr. Chairman, on the Zone of Annexation for the Westland Meadows Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-343, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Haitz seconded the motion. The motion carried 7-0.

### **3. Faith Heights Rezone**

**File # RZN-2021-427**

Consider a request by John & Carla Cappetto to rezone one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use).

#### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for Staff**

Commissioners Reece and Scissors asked questions regarding the request.

There was discussion amongst the Commissioners regarding the use of the property.

Commissioner Weckerly asked a question regarding density.

#### **Applicant Presentation**

The applicant's representative, Kim Kerk, was present and gave a brief presentation regarding the request.

#### **Questions for Applicant**

None.

#### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Scott Warren, Village Park Subdivision HOA, and Gordon McFarin, Village Park Subdivision HOA, gave comments in opposition to the request.

The public hearing was closed at ~6:20 p.m. on August 24, 2021.

#### **Applicant's Response to Comment**

Kim Kerk responded to public comment.

#### **Questions for Applicant or Staff**

Commissioner Haitz asked for some examples of light manufacturing.

Commissioner Ehlers asked a question about access to the site.

Commissioner Reece made a comment regarding the request.

Commissioner Teske asked the applicant a question regarding the intention of development.

### **Discussion**

Commissioners Ehlers, Gatseos and Teske made comments regarding the request.

### **Motion and Vote**

Commissioner Scissors made the following motion, "Chairman, on the Faith Heights Rezone request from an R-8 (Residential - 8) zone district to an M-U (Mixed Use) zone district for one parcel totaling approximately 13.92 acres located at 600 28 ¼ Road, City file number RZN-2021-427, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Reece seconded the motion. The motion carried 7-0.

### **4. Other Business**

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None.

### **5. Adjournment**

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Commissioner Reece moved to adjourn the meeting. Commissioner Haitz seconded. The meeting adjourned at ~6:40 p.m.



# WESTLAND MEADOWS SUBDIVISION

## INITIAL NEIGHBORHOOD MEETING 3-31-2021 via ZOOM

### Attendees:

Scott Peterson, Senior Planner – City of Grand Junction  
Pat O'Connor Design Group, Inc. (Jim JoJslyn, Engineer)  
Richard and Marianne Traver, owners.  
Molly Nelson  
Tammy Hayzlett  
Micah Berg, builder: MIB Constr.

### Meeting began at 5:30 pm.

Pat O'Connor provided an introduction of the plans and of the people involved.

The overall drawing was pulled up for all to see and was described by Mr. O'Connor. The initial Filing One was shown to be 9 lots, and was to be rezoned to R-8 which was about 5.5 units per acre. The whole subdivision covers about 19.4 acres which meant there will be 107+ lots with some 'single family attached' dwellings described as two units with a common wall on two separate lots. Mr. O'Connor did mention that there was a property/pasture between the Wexford Subdivision to the West of the proposed subdivision. No plans are pending to develop that separating acreage.

### Questions/Comments:

**Tammy Hayzlett:** She was concerned about the zoning/rezoning and asked if it will stay the same throughout the rest of the filings. Scott Peterson said that it will all stay the same and that no further zoning will happen. The size of the lots would be about 4,500 to 5,000 square feet each. Rich Traver mentioned that the lots will be a little larger than the ones in Wexford Subdivision. In Filing One, the lots will be larger, around 7,000 square feet. Tammy asked about the time frame. Mr. O'Connor said it depends on many factors, one of which could be the sales volumes in the area. It was mentioned that Filing One will be started as soon as possible after the Final Plan submittal is approved, possibly a few months out. Tammy asked about which direction it will be done, whether it will start at the East and work West toward Wexford. The answer was that it will work South, then West, that there are five filings/phases. Tammy asked about the time frame of all five filings. It was mentioned maybe three years. Tammy asked about the roads to be connecting through. Pat O'Connor mentioned that Inishmore is intended to connect through to Wexford on the Northwest side of the planned subdivision. (That future connection being dependent on the disposition of the owner of the in-between parcel.) He mentioned that the subdivision will be annexed into the City with the preliminary submittal of Filing One. Scott Peterson mentioned the order of submittals, that there will be public hearings in front of the City Council, and that cards will be sent out for notification to those who had received the present notice of this initial meeting.

**Molly Nelson:** She asked about the southern access for exiting of the subdivision. Pat O'Connor pointed out the road to the South which will be D $\frac{1}{4}$  Road, that it will connect East into Westland Estates along the Ditch which now exists there. Pat O'Connor also mentioned that D $\frac{1}{4}$  Rd. might extend West, and could possibly connect with Broken Arrow Dr. to the South. Pat O'Connor also added his opinion that Grand Valley Irrigation Company might not agree to D $\frac{1}{4}$  Rd. going west across the canal. Rich Traver mentioned that he talked with the President of GVI, Phil Bertrand, and that he might be more amenable to the Broken Arrow St. crossing. Molly mentioned her concern about duplexes, and it was mentioned again that they will be 'single family attached' homes, each owned by occupying homeowners, and Rich Traver mentioned that there are only four of those planned. They will be similar to those that exist to the south in Flint Ridge Subdivision.

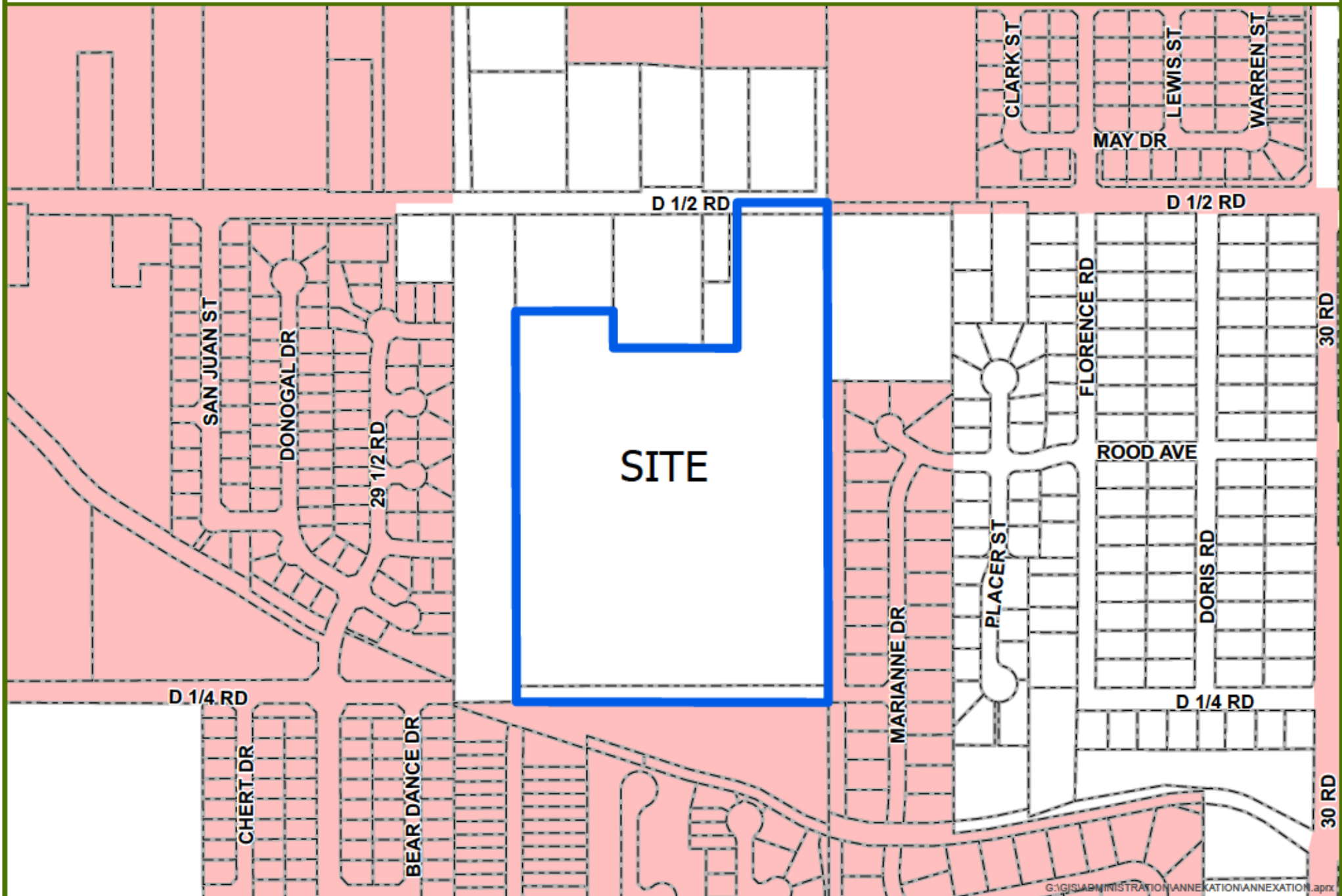
**Tammy Hayzlett:** She asked if there will be any two-story dwellings, that she didn't want her view to be obstructed. It was mentioned that they can be one story.

Scott Peterson mentioned that the market now is driving with one story dwellings anyway.

**MIB Construction:** He mentioned about possibly building some homes there.

Meeting adjourned at 5:55 pm. Written by M Traver

# WESTLAND MEADOWS ANNEXATION



Annexation

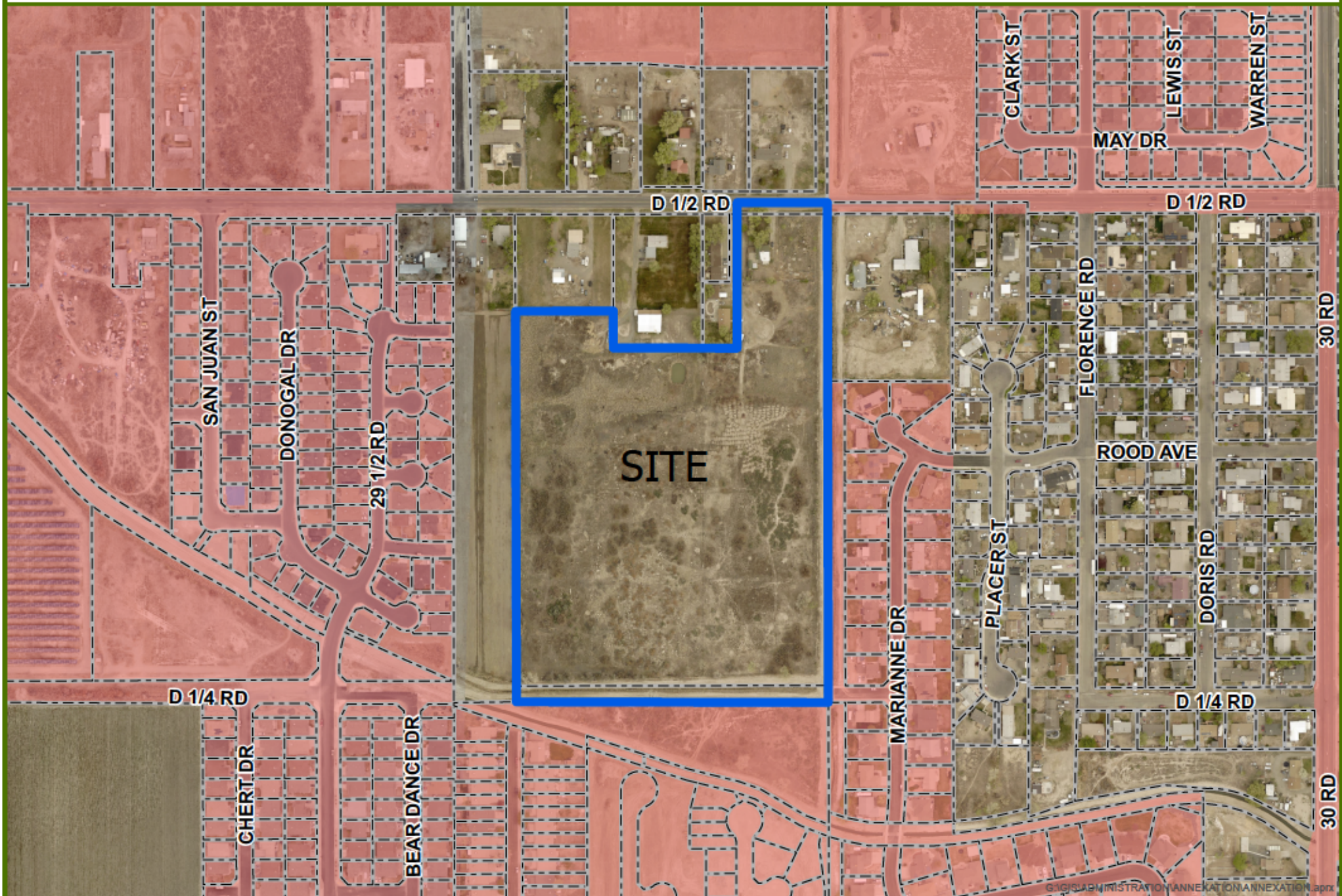
City Limits

CITY OF  
**Grand Junction**  
COLORADO

Date Created: 7/22/2021



# WESTLAND MEADOWS ANNEXATION



0 0.05 0.1 Miles

Annexation

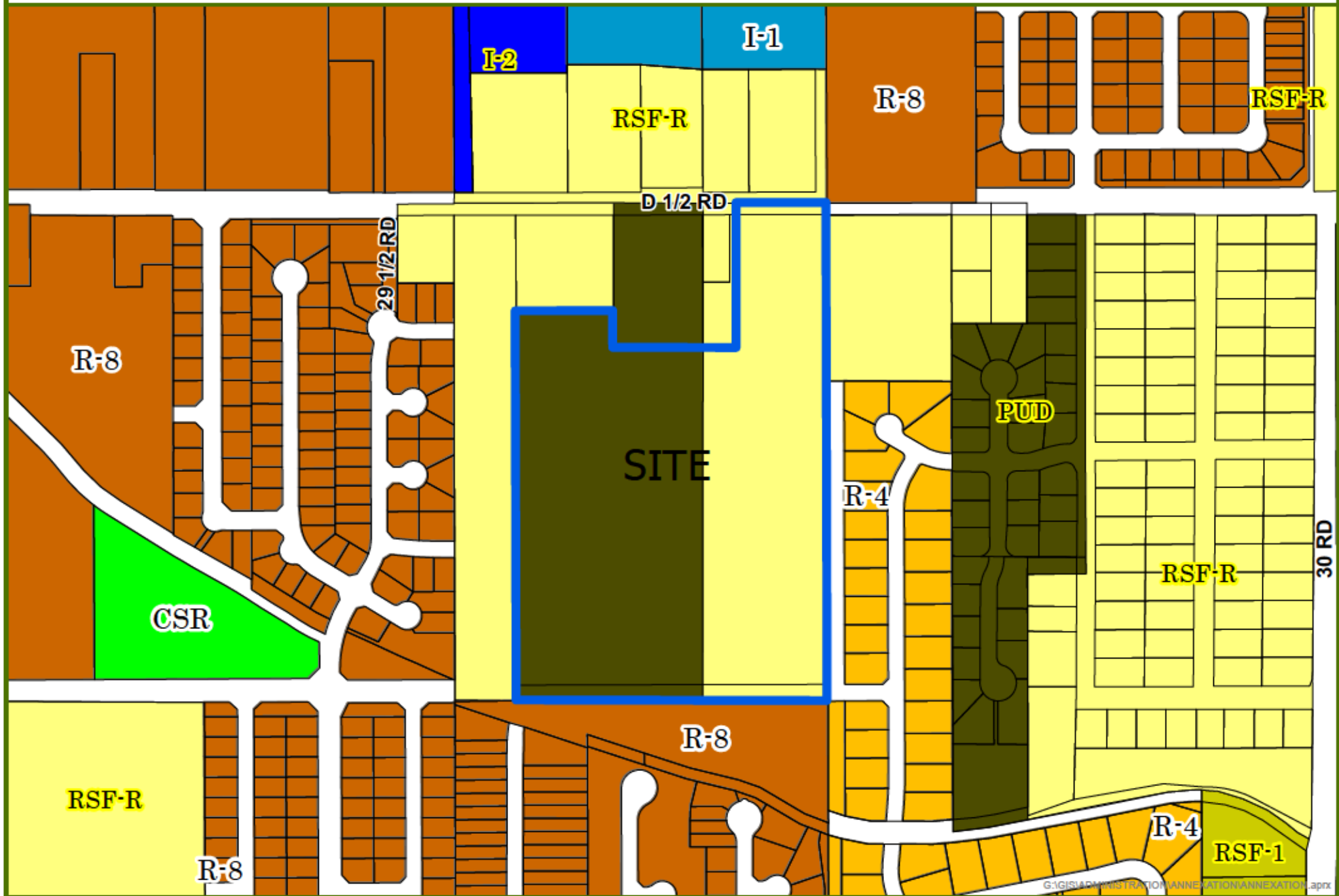
City Limits



# WESTLAND MEADOWS ANNEXATION - LAND USE



# WESTLAND MEADOWS ANNEXATION - ZONING



0 0.05 0.1 Miles

 Annexation

City Zoning  
Packet Page 267

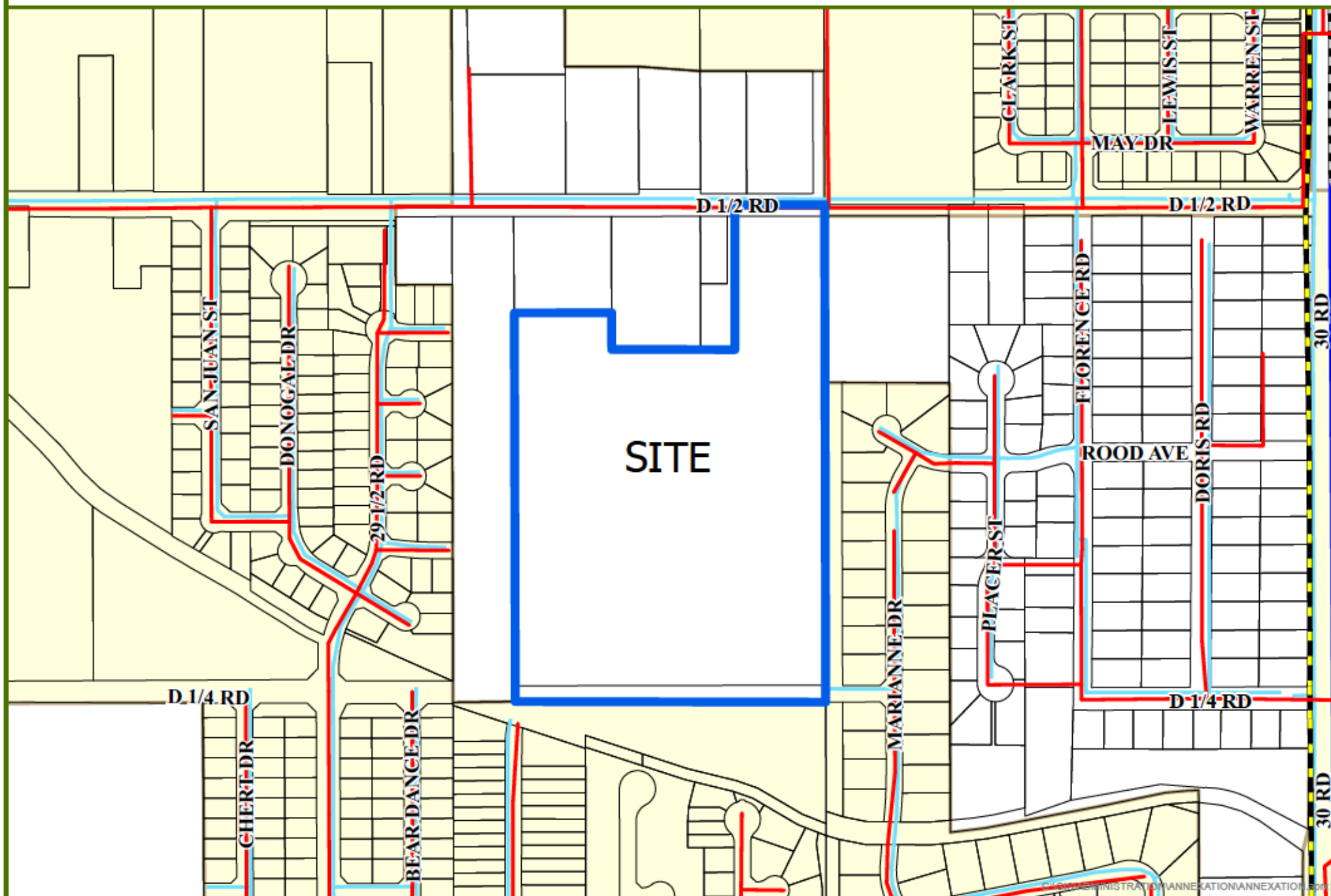
County Zoning

Date Created: 7/22/2021

**CITY OF**  
**Grand Junction**  
COLORADO  
SAFELY. SUSTAINABLY. PROGRESSIVELY.

G:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx

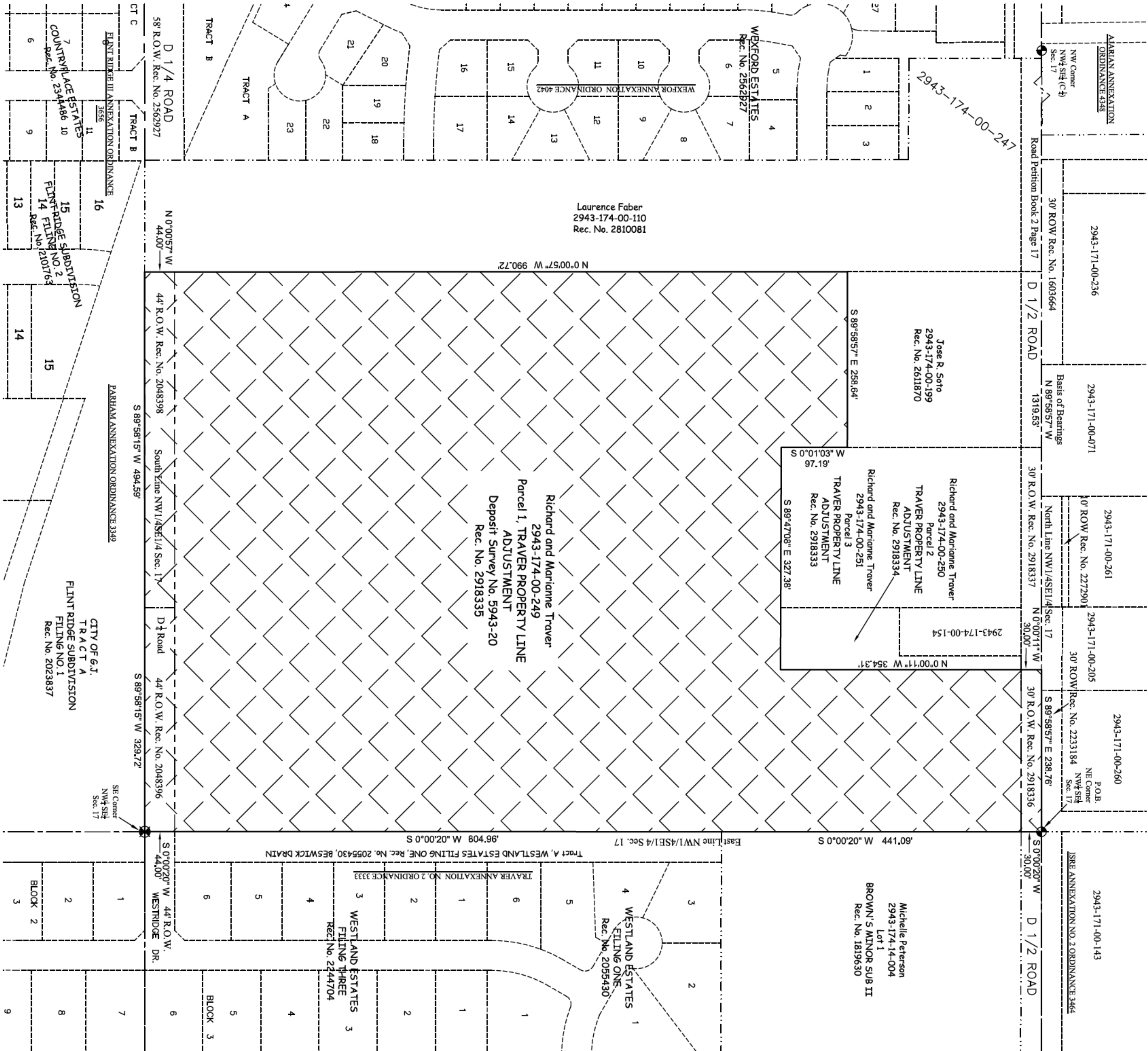
# WESTLAND MEADOWS ANNEXATION - UTILITIES





WESTLAND MEADOWS ANNEXATION

Located within the NW 1/4 SE 1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN  
COUNTY OF MESA, STATE OF COLORADO



ORDINANCE NO.

EFFECTIVE DATE

ANEWATION PERMETER	4483.37 FT.
CONTIGUOUS PERMETER	1703.27 FT.
AREA IN SQUARE FEET	8891.36
AREA IN ACRES	20.41
AREA IN D 1/2 Road ROW	3620.00 FT. or 0.83 ACRES
AREA IN D 1/2 Road ROW	7164.00 FT. or 0.16 ACRES

ANEWATION BOUNDARY	LEGEND
EXISTING CITY LIMITS	.....

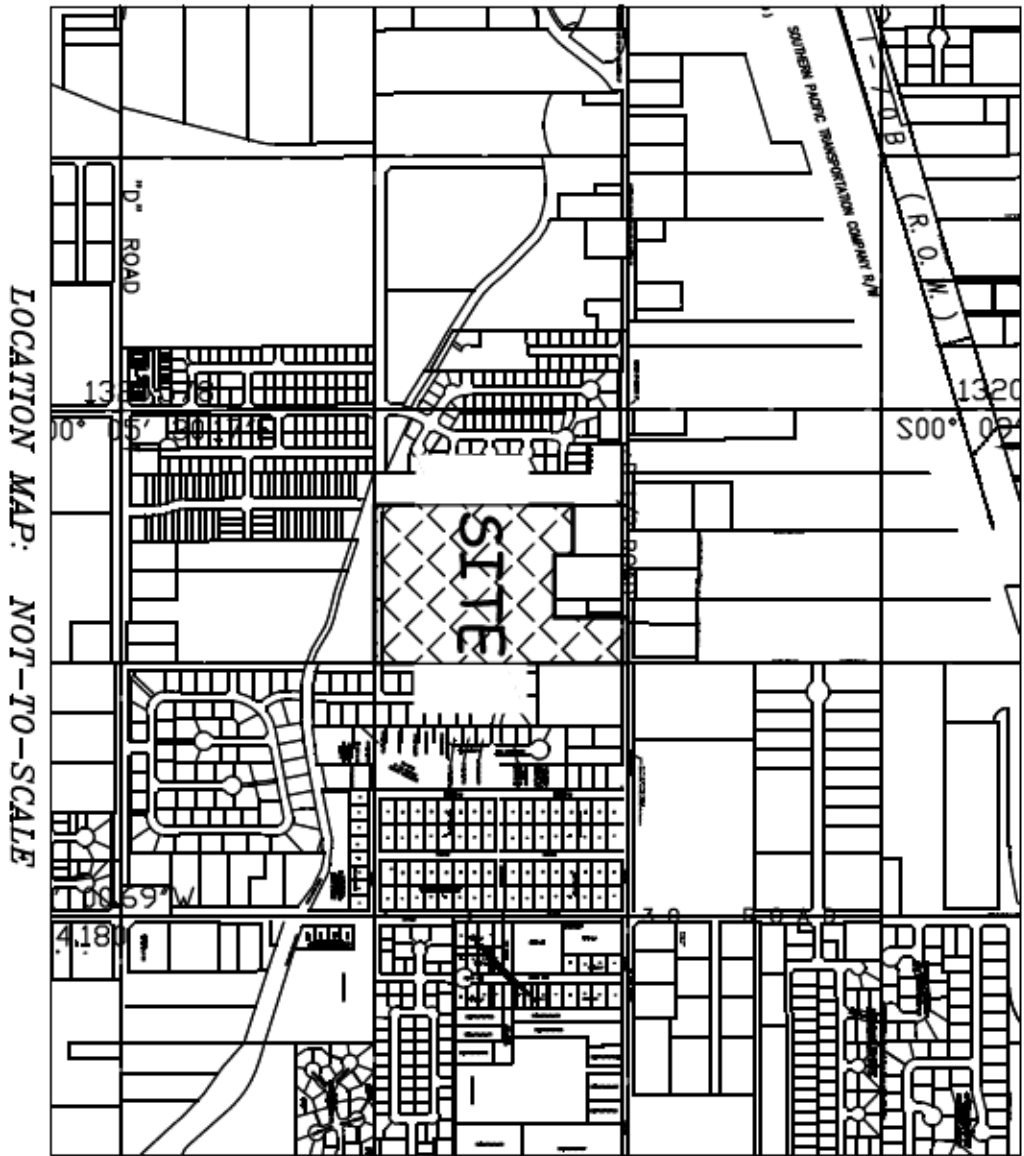
Notice:	
According to Colorado law you must acknowledge any legal action based upon any defect in this survey within three years after you first discover said defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.	
DRAWN BY	R.B.P.
DESIGNED BY	DATE
CHECKED BY	M.G. DATE 07-14-2021
APPROVED BY	DATE

SCALE	
1" = 100'	



PUBLIC WORKS

WESTLAND MEADOWS ANNEXATION



LEGAL DESCRIPTION

A parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the Northeast Corner of said NW 1/4 SE 1/4 Section 17 and assuming the North line of said NW 1/4 SE 1/4 bears N89°58'57" W with all other bearings contained herein being relative thereto; thence S0°00'20" W along the east line of the NW 1/4 SE 1/4 also being a portion of the west line of TSEB ANNEXATION NO. 2 ORDINANCE 3464 a distance of 30.00 feet to the southeast corner of a Right of Way parcel described in a deed filed under Reception Number 2918336; thence continuing S0°00'20" W along said east line NW 1/4 SE 1/4 a distance of 441.09 feet to the Northwest corner of TRAVIER ANNEXATION NO. 2 ORDINANCE 3333; thence continuing S0°00'20" W along said east line NW 1/4 SE 1/4 also being a portion of the west line of said TRAVIER ANNEXATION NO. 2 ORDINANCE 3333 a distance of 804.96 feet to the Northeast Corner of a Right of Way parcel described in a deed filed under Reception Number 2048396; thence continuing S0°00'20" W along said east line NW 1/4 SE 1/4 to the Southeast Corner of said NW 1/4 SE 1/4 also being the north line of PARHAM ANNEXATION ORDINANCE 3349 a distance of 329.72 feet to the Southwest Corner of said Reception Number 2048396 also being the Southeast Corner of a Right of Way parcel described in a deed filed under Reception Number 2048398; thence continuing S89°58'15" W along the south line of said NW 1/4 SE 1/4 a distance of 44.00 feet to the Southwest Corner of said Reception Number 2048398; thence N0°00'57" W a distance of 494.59 feet to the Southwest Corner of said Reception Number 2048398; thence N0°00'57" W a distance of 44.00 feet to the Northwest Corner of said Reception Number 2048398 also being the Southwest Corner of Parcel 1, TRAVIER PROPERTY LINE ADJUSTMENT as described in deposit survey 9943-20; thence along the boundary of said Parcel 1 for the following five (5) courses: N0°00'57" W a distance of 327.38 feet; S89°58'57" E a distance of 238.64 feet; S0°01'03" W a distance of 97.19 feet; S89°47'08" E a distance of 327.38 feet; N0°00'11" W a distance of 334.31 feet to the Southwest Corner of said Right of Way parcel described in a deed filed under Reception Number 2918336; thence continuing N0°00'11" W a distance of 30.00 feet to the Northwest Corner of said Reception Number 2918336 being a point on the north line of said NW 1/4 SE 1/4; thence S89°58'57" E along said north line said NW 1/4 SE 1/4 a distance of 728.76 feet to the Point of Beginning.

CONTAINING 20.41 Acres, more or less, as described.

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Renée B. Parent, PLS No. 38266  
Professional Land Surveyor for the  
City of Grand Junction

FOR REVIEW



**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING WESTLAND MEADOWS ANNEXATION  
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

**LOCATED ON A PROPERTY WEST OF 30 Road at 2973 D ½ Road  
Tax Parcel Number 2943-174-00-249**

**Recitals**

The property owner has requested annexation of one property that totals 19.41-acres into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Westland Meadows Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 - 12 du/ac) as shown on the Land Use Map 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-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**WESTLAND MEADOWS ANNEXATION**

**The following property be zoned R-8 (Residential – 8 du/ac) zone district.**

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence

South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼ of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING an area of 19.41 Acres or 845,500 Square Feet, as herein described.

**INTRODUCED** on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and ordered published in pamphlet form.

ATTEST:

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

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



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_\_**

**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,  
AND EXERCISING LAND USE CONTROL**

**WESTLAND MEADOWS ANNEXATION**

**APPROXIMATELY 19.41 ACRES  
LOCATED ON A PROPERTY AT 2973 D ½ Road  
Tax Parcel Number 2943-174-00-249**

WHEREAS, on the 18<sup>th</sup> day of August, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**WESTLAND MEADOWS ANNEXATION**

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼ of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West,

a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING an area of 19.41 Acres or 845,500 Square Feet, as herein described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20<sup>th</sup> day of October, 2021; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 20<sup>th</sup> day of October, 2021.

Attest:

---

President of the Council

---

City Clerk

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**WESTLAND MEADOWS ANNEXATION**

**APPROXIMATELY 19.41 ACRES  
LOCATED ON A PROPERTY AT 2973 D ½ Road  
Tax Parcel Number 2943-174-00-249**

**WHEREAS**, on the 18<sup>th</sup> day of August, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the \_\_\_\_ day of \_\_\_\_\_, 2021; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**WESTLAND MEADOWS ANNEXATION**  
**Exhibit A**

A parcel located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

(Deed Reception 1848411, Reception 1855530 and (Deed Reception 1848411, Reception 1855530 and Reception 2316875, EXCEPT those parcels described for Rights-of-Way described in Reception 2048396 and Reception 2048398). Parcel 1 Traver Property Line Adjustment Reception 2918335. COMMENCING at the Northeast corner of the NW¼ SE¼ of said Section 17, Township 1 South, Range 1 East of the Ute Meridian, whence the Northwest corner of said Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 17, bears North 89°59'03" West, a distance of 1319.69 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'14" West, a distance of 30.00 feet, along the East line of said NW¼ SE¼



of said Section 17 to the POINT OF BEGINNING; thence South 00°00'14" West, a distance of 1246.05 feet, along the East line of said NW¼ SE¼ of said Section 17, to the North line of that 44.00 foot wide right-of-way for D½ Road, as described in Reception 2048396, Mesa County records; thence South 89°58'09" West, a distance of 329.73 feet, along said right-of-way to the West line of the East Half of the East Half (E½ E½) of said NW¼ SE¼ of said Section 17, and the beginning of the North line of that 44.00 foot wide right-of-way for D¼ Road, as described in Reception 2048398, Mesa County records; thence South 89°58'09" West, a distance of 494.60 feet, along said North right-of-way line to the West line of the East Half of the East Half of the West Half (E½ E½ W½) of said NW¼ SE¼ of said Section 17; thence North 00°01'03" West, a distance of 990.72 feet, along said West line of said E½ E½ W½ NW¼ SE¼ of said Section 17; thence South 89°59'03" East, a distance of 258.64 feet; thence South 00°00'57" West, a distance of 97.19 feet; thence South 89°47'14" East, a distance of 327.38 feet; thence North 00°00'17" West, a distance of 354.31 feet; thence South 89°59'03" East, a distance of 238.76 feet to the POINT OF BEGINNING.

CONTAINING 19.41 Acres or 845,500 Square Feet, more or less, as described, be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18<sup>th</sup> day of August 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading the \_\_\_\_ day of October 2021 and ordered published in pamphlet form.

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President of the Council

Attest:

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City Clerk





## Grand Junction City Council

### Regular Session

Item #4.a.

**Meeting Date:** October 6, 2021

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

**Department:** Community Development

**Submitted By:** Kristen Ashbeck Principal Planner

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### **Information**

#### **SUBJECT:**

2021 Community Development Block Grant (CDBG) Subrecipient Agreements between the Counseling and Education Center, HopeWest, STRiVE, Riverside Educational Center, Mesa County Partners, HomewardBound of the Grand Valley, Mind Springs Health and Housing Resources of Western Colorado and the City of Grand Junction

#### **RECOMMENDATION:**

Staff recommends approval

#### **EXECUTIVE SUMMARY:**

The Subrecipient Contract formalizes the City's award of CDBG funds to various agencies allocated from the City's 2019 CDBG Program Year as approved by City Council at its June 5, 2019 meeting. The allocation includes the following grants: 1) \$10,000 to the Counseling and Education Center; 2) \$10,000 to HopeWest; 3) \$7,942 to STRiVE; 4) \$27,000 to the Riverside Educational Center; 5) \$14,468 to Partners - Western Colorado Conservation Corps; 6) \$40,000 to HomewardBound of the Grand Valley; 7) \$29,788 to Mind Springs Health; and 8) two grants in the amounts of \$25,000 and \$10,000 to Housing Resources of Western Colorado. The contracts outline the duties and responsibilities of the agencies and ensures that the subrecipients comply with all Federal rules and regulations governing the use of the funds.

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

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City has received \$469,557 for the 2021 Program Year. The final funding decision of 13 projects was made by the City Council at its hearing on June 16, 2021. The City's 2021 Program Year began on September 1, 2021. Therefore, contracts between the City and



the agencies may now be executed.

Counseling and Education Center (CEC) Low Income Counseling Services

CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds will be used to provide 175 more sessions of counseling for at least 10 more clients seeking care.

HopeWest Extended Caregiver Support for Low- and Moderate-Income Families

HopeWest is a community resource focused on changing the way our communities experience aging, illness and grief. The Extended Care Support (ECS) program assists families with additional hospice aide to manage care of a family member nearing the end of life. Families purchase this additional care from HopeWest for \$30/hour which is cost-prohibitive for low- and moderate-income families. CDBG funds will be used to offer scholarships for those who qualify for the program.

STRiVE - Repair Accessible Bus

STRiVE provides supports for individuals representing the broad spectrum of intellectual/developmental disabilities and their families. CDBG funds will be used to repair its wheelchair accessible bus used to transport clients to appointments and other community services. Repairs will extend the useful life of the vehicle for 15 years.

Riverside Educational Center (REC) Chipeta Elementary After School Program Transportation

The Riverside Educational Center is a community collaboration that provides after-school tutoring and extracurricular activities for qualifying Mesa County students to improve academic achievement and foster positive social and emotional development. REC provides home transport for students enrolled in REC programming at Chipeta Elementary. CDBG funds will be used to purchase a 14-passenger bus for this purpose.

Mesa County Partners Purchase Vehicle for Western Colorado Conservation Corps (WCCC)

Mesa County Partners provides on-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth. Partners also supervises juvenile offenders in performing court-ordered community service and operates the Western Colorado Conservation Corps (WCC). CDBG funds will be used to purchase a vehicle to transport WCCC members to area projects.

HomewardBound of the Grand Valley Homeless Shelter Remodel

The HomewardBound Community Homeless Shelter provides homeless individuals and families with short-term shelter and meals with support services for transitioning to stable housing, community integration and independence. CDBG funds will be used to update the security camera system at the shelter.

Mind Springs Health (MSH) Oasis Clubhouse Rehabilitation

MSH is a community mental health center that provides a variety of mental health and substance-abuse services. The Oasis Clubhouse serves low-income individuals and many people experiencing homelessness. It provides a day program for people that live with mental illness and substance disorders and a safe place for people to access professional resources and feel a sense of community in a non-clinical setting. CDBG funds will be used to rehabilitate the near-century old home, including kitchen updates, roof repair, replacing HVAC and tree removal.

#### Housing Resources of Western Colorado (HRWC) Emergency Repair for Mobile Homes

The Single-Family Owner-Occupied Housing Rehabilitation Program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility, and improves energy efficiency for owner-occupied housing. Emergency repair grants are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant or 50% of its value with the cap being \$10,000. A home repair will improve the community's blighted housing stock, reducing the client's chance of becoming homeless due to a substandard unit.

#### Housing Resources of Western Colorado Critical Home Repair Program

HRWC provides low-moderate income residents with a 24-hour Critical Home Repair Program. CDBG funds will be used to provide labor and materials/equipment for repairs/improvements including pest infestations, roof repair, HVAC repair, correcting carbon monoxide issues, frozen pipes and electrical problems. Expenditures are typically \$300 to \$500 per household, so the program would expect to fund 20 households with the CDBG funds.

The agencies listed above are considered "subrecipients" to the City. The City will "pass through" a portion of its 2021 Program Year CDBG funds to the agencies, but the City remains responsible for the use of these funds. The contracts outline the duties and responsibilities of the agencies and ensures that the subrecipients comply with all Federal rules and regulations governing the use of the funds. The contracts must be approved before the subrecipients may obligate or spend any of the Federal funds. The Subrecipient Agreement with each agency contains the specifics of the projects and how the money will be used by the subrecipients.

#### **FISCAL IMPACT:**

Previously approved 2021 CDBG Program Year Budget/Allocation: \$469,557

Total allocation includes \$25,000 for program administrative costs.

The City will "pass through" a total of \$174,198 of its 2021 Program Year CDBG funds to the agencies listed above.

#### **SUGGESTED MOTION:**

I move to authorize the City Manager to sign the Subrecipient Contracts between the City of Grand Junction and the Counseling and Education Center, HopeWest, STRiVE,

Riverside Educational Center, Mesa County Partners, HomewardBound of the Grand Valley, Mind Springs Health and Housing Resources of Western Colorado for funding through the City's 2021 Community Development Block Grant Program Year.

**Attachments**

1. 2021 CDBG Subrecipient Agreements



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$10,000

**Subrecipient:** Counseling and Education Center

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$10,000 from its 2021 Program Year CDBG Entitlement Funds to provide counseling services to low- and moderate-income persons in Grand Junction, Colorado ("Property").
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income students and families in Grand Junction, Colorado.
3. This project consists of providing counseling services to low- and moderate-income persons that reside within the City limits. It is understood that \$10,000 of City CDBG funds shall be used only for the services described in this agreement. Costs associated with any other elements of the project or above and beyond this amount shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the project is estimated to be \$452,918 as follows:  
  
CDBG Funds: \$10,000    Other Funds: \$442,918
6. This project will provide approximately 175 more counseling sessions to an estimated 10 clients.
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient  
\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 10

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 10

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 10; ii) how many will have improved access to the service or benefit\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 3 Q2: 2 Q3: 3 Q4: 2

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1: 50% Q2: 50% Q3\_\_\_Q4:

### **4. Outcome Measures**

**Activity** (select one) \_\_\_ Senior Service \_\_\_ Youth Service \_\_\_ Homeless Service/Facility \_\_\_ Disabled Service X LMI Service \_\_\_ Fair Housing Service

**Primary Objective** (select one) X Create a suitable living environment \_\_\_ Provide decent, affordable housing \_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_ Availability/Accessibility \_\_\_ Affordability X Sustainability

### ***Summarize the means by which outcomes will be tracked, measured and reported***

CEC staff and the CEC application process asks questions about "household" income and will ask for information even from "non-traditional" households (e.g., a single parent who has their new partner living in the home but they are not legally married). The sliding fee scale considers family size as compared to the monthly household income. The scale is updated each year referencing the Federal poverty guidelines. We verify the client's zip code to confirm that they live within the city boundaries. We use the fee of \$35.00 per session, or below, as qualifying for the "low-income counseling" program. The amount of income can vary due to the impact of the family size, so monthly income is not used as the defining line until size of family is included. For example, a family of eight that has yearly income of \$54,790 would qualify as "low income," but for a family of only one, the income could be \$26,890.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$10,000

**Subrecipient:** HopeWest

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$10,000 from its 2021 Program Year CDBG Entitlement Funds for extended caregiver support for low- and moderate-income families. The services will be provided at the main program office located at 3090 North 12<sup>th</sup> Street in Grand Junction, Colorado ("Property"). Subrecipient is a community resource focused on changing the way our communities experience aging, illness, and grief.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income students and families in Grand Junction, Colorado.
3. The project consists of providing the Extended Care Support (ECS) program to families with additional hospice aide to manage care of a family member nearing the end of life. It is understood that the \$10,000 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the program is \$187,692.
6. This project will provide for services for approximately 33 low- and moderate-income patients/families in Grand Junction with at least 3 hours of ECS
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient  
\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 33

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 33

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 33; ii) how many will have improved access to the service or benefit\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 8 Q2: 8 Q3: 8 Q4: 9

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1\_\_\_Q2: 50% Q3\_\_\_Q4: 50%

### **4. Outcome Measures**

**Activity** (select one) \_\_\_ Senior Service \_\_\_ Youth Service \_\_\_ Homeless Service/Facility \_\_\_ Disabled Service X LMI Service \_\_\_ Fair Housing Service

**Primary Objective** (select one) X Create a suitable living environment \_\_\_ Provide decent, affordable housing \_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_ Availability/Accessibility \_\_\_ Affordability X Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

Extended Care Services are generally private pay. We interview families on admission (intake form) to verify the income of beneficiaries for hospice care. The Hospice Care Team evaluates patients weekly; if they need extended care, they look at all options, including family and volunteer services, ECS referrals come from the Team social worker such as if a patient is on Medicaid, or this family has needs but cannot afford, we ask sliding scale fees.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant: \$7,942**

**Subrecipient: Mesa Developmental Services dba STRiVE**

**Completion Date: August 31, 2022**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$7,942 from its 2021 Program Year CDBG Entitlement Funds to repair an accessible multi-passenger vehicle to be used to transport STRiVE clients to appointments and activities. Subrecipient provides a breadth of supports for Mesa County residents with intellectual/developmental disabilities and their families. Those served are of all ages and primarily residents of Grand Junction, often with co-occurring physical disabilities and behavioral health disorders.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income/disabled individuals in Grand Junction, Colorado.
3. The project consists of the repair of a 30-person passenger wheelchair accessible bus. Repairs will primarily consist of necessary transmission and radiator replacements. The vehicle is Property owned and operated by the Subrecipient. It is understood that the \$7,942 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the cost of appliances is estimated to be \$7,942.
6. This project will provide for services for approximately 118 clients served by STRiVE.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient  
\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 118

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 118

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: \_\_\_\_; ii) how many will have improved access to the service or benefit 118? And iii) how many will receive the service or benefit that is improved/no longer substandard \_\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1\_30 Q2: 30 Q3: 29 Q4: 29

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1 \_\_\_\_ Q2: 100% Q3 \_\_\_\_ Q4:

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service \_\_\_\_ Youth Service \_\_\_\_ Homeless Service/Facility  
\_X\_ Disabled Service \_\_\_\_ LMI Service \_\_\_\_ Fair Housing Service

**Primary Objective** (select one) \_X\_ Create a suitable living environment \_\_\_\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_X\_ Availability/Accessibility \_\_\_\_ Affordability  
\_\_\_\_ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

All individuals supported by STRiVE receive SSI (Social Security/Supplemental Security Income) or SSDI (Social Security/Supplemental Security Disability Income), which automatically qualifies them as eligible for services.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$27,000

**Subrecipient:** Riverside Educational Center

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$27,000 from its 2021 Program Year CDBG Entitlement Funds to purchase a multi-passenger vehicle to be used to transport students that attend after school tutoring and enrichment activities at Chipeta Elementary School located at 950 Chipeta Avenue, Grand Junction, Colorado ("Property"). Subrecipient is a collaboration with community partners that provides after school tutoring and extracurricular activities for qualifying Mesa County students to improve academic achievement and foster positive social and emotional development.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income students and families in Grand Junction, Colorado.
3. The project consists of the purchase of a 14-passenger bus to provide transportation home for students enrolled in REC programming at Chipeta Elementary which is in a CDBG-eligible neighborhood. Transportation is needed for students who would otherwise not be able to attend REC programming. The bus will also be used to transport the students to offsite enrichment opportunities in and around the community. The bus will be the Property owned and operated by the Subrecipient. It is understood that the \$27,000 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the cost of appliances is estimated to be \$27,000.
6. This project will provide for services for approximately 50 students that attend REC programming at Chipeta Elementary.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

## Attachment 1 – Performance Measures

### 1. Output Measures

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 50

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 50

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 50; ii) how many will have improved access to the service or benefit\_\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard\_\_\_\_?

### 2.) Schedule of Performance

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1\_\_\_\_Q2: 50 Q3\_\_\_\_Q4:

### 3) Payment Schedule

During the 12 mo. FY contract funds will be drawn Q1\_\_\_\_Q2: 50 Q3\_\_\_\_Q4:

### 4) Outcome Measures

*Activity* (select one) \_\_\_\_ Senior Service ☒ Youth Service \_\_\_\_ Homeless Service/Facility \_\_\_\_ Disabled Service \_\_\_\_ LMI Service \_\_\_\_ Fair Housing Service

*Primary Objective* (select one) ☒ Create a suitable living environment \_\_\_\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

*Primary Outcome Measurement* (select one) ☒ Availability/Accessibility \_\_\_\_ Affordability \_\_\_\_ Sustainability

*Summarize the means by which outcomes will be tracked, measured and reported*

Eligibility for REC programming is determined largely based on free and reduced lunch eligibility at Mesa County Valley School District schools. This is self-reported by caretakers in the application process for REC.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant: \$14,468**

**Subrecipient: Partners - Western Colorado Conservation Corps**

**Completion Date: August 31, 2022**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$14,468 from its 2021 Program Year CDBG Entitlement Funds to purchase a multi-passenger vehicle to be used to transport WCCC members to area projects. Subrecipient provides one-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth, supervises juvenile offenders in performing court-ordered community service as well as the WCCC.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income students and families in Grand Junction, Colorado.
3. The project consists of the purchase of a multi-passenger vehicle to transport WCCC members to area projects. The vehicle will be the Property owned and operated by the Subrecipient. It is understood that the \$14,468 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the cost of the vehicle purchase is estimated to be \$35,000.
6. This project will provide for services for approximately 50 clients that participate in the WCCC program.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient  
\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 50

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 50

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 50; ii) how many will have improved access to the service or benefit\_\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard\_\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1\_\_\_\_Q2: 50 Q3\_\_\_\_Q4:

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1\_\_\_\_Q2: 100% Q3\_\_\_\_Q4:

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service ☒ Youth Service \_\_\_\_ Homeless Service/Facility \_\_\_\_ Disabled Service \_\_\_\_ LMI Service \_\_\_\_ Fair Housing Service

**Primary Objective** (select one) \_\_\_\_ Create a suitable living environment \_\_\_\_ Provide decent, affordable housing ☒ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) ☒ Availability/Accessibility \_\_\_\_ Affordability \_\_\_\_ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

WCCC members provide income information on preliminary application materials.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction



**2021SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant: \$40,000**

**Subrecipient: HomewardBound of the Grand Valley**

**Completion Date: August 31, 2022**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$40,000 from its 2021 Program Year CDBG Entitlement Funds to rehabilitate the Community Homeless Shelter located at 2853 North Avenue, Grand Junction, Colorado ("Property"). Subrecipient provides 270 beds for emergency shelter and substance abuse treatment/recovery, day programming, case management, primary medical and other support services for homeless individuals and families.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income/homeless individuals in Grand Junction, Colorado.
3. The project consists of updating the security camera system at the Community Homeless Shelter. CDBG funds will be used to purchase and install an Ais 360 camera system. ; rehabilitation of the site and building used as The Oasis Clubhouse to include kitchen updates, roof repair, replacing HVAC and tree removal. opportunities in and around the community. The Property is currently owned and operated by Subrecipient which will continue to operate the housing facility. It is understood that the \$40,000 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the project is estimated to be \$40,000.
6. The project will provide for services for approximately 3,800 unduplicated clients in the facility.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 3,800

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 3,800

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: \_\_\_\_; ii) how many will have improved access to the service or benefit: 3,800? And iii) how many will receive the service or benefit that is improved/no longer substandard: \_\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 950 Q2: 950 Q3: 950 Q4: 950

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1 \_\_\_\_ Q2: 50% Q3: 50% Q4: \_\_\_\_

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service \_\_\_\_ Youth Service ☒ Homeless Service/Facility  
\_\_\_\_ Disabled Service \_\_\_\_ LMI Service/Facility \_\_\_\_ Fair Housing Service

**Primary Objective** (select one) ☒ Create a suitable living environment \_\_\_\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_\_ Availability/Accessibility \_\_\_\_ Affordability  
☒ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

Persons served at the Community Homeless Shelter are homeless and check-in procedures confirm eligibility.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$29,788

**Subrecipient:** MindSprings Health

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$29,788 from its 2021 Program Year CDBG Entitlement Funds to rehabilitate the Oasis Clubhouse community facility located at 450 Ouray Avenue, Grand Junction, Colorado ("Property"). Subrecipient is a community mental health center that provides a variety of mental health and substance abuse services. The Oasis Clubhouse serves low-income individuals and many people experiencing homelessness.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(e)). It shall meet this objective by providing the above-referenced services for low/moderate income individuals in Grand Junction, Colorado.
3. The project consists of rehabilitation of the site and building used as The Oasis Clubhouse to include kitchen updates, roof repair, replacing HVAC and tree removal. opportunities in and around the community. The Property is currently owned and operated by Subrecipient which will continue to operate the housing facility. It is understood that the Amount of the Grant of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient. It is understood that the \$29,788 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

5. The total budget for the cost of appliances is estimated to be \$29,788 as follows:

Sink, sink relocation, kitchen demo	\$19,450
Electrical Range	\$1,500
Roof Repair/Evap Cooler	\$7,118
Tree Removal	\$1,650

6. This project will provide for services for approximately 449 clients.
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_ Subrecipient  
\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 449

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 449

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: \_\_\_\_; ii) how many will have improved access to the service or benefit \_\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard: 449?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 120 Q2: 100 Q3: 120 Q4: 129

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1 \_\_\_\_ Q2: \_\_\_\_ Q3: 50% Q4: 50%

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service \_\_\_\_ Youth Service \_\_\_\_ Homeless Service/Facility  
\_\_\_\_ Disabled Service \_\_XX\_\_ LMI Service/Facility \_\_\_\_ Fair Housing Service

**Primary Objective** (select one) \_\_X\_\_ Create a suitable living environment \_\_\_\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_\_ Availability/Accessibility \_\_\_\_ Affordability  
\_\_X\_\_ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

All MSH clients are invited to apply for MSH's sliding fee scale that can provide services at a reduced rate or free of charge. During the intake process, clients fill out a Financial Assistance Application and may be offered a Zero Income/Homeless Attestation to sign.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$25,000

**Subrecipient:** Housing Resources of Western Colorado

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$25,000 from its 2021 Program Year CDBG Entitlement Funds to provide repair and rehabilitation services for mobile homes located in Grand Junction, Colorado ("Property"). Subrecipient provides housing and housing services that create stable, sustainable Western Colorado Homes.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.202(a)(1)). It shall meet this objective by providing the above-referenced services for low/moderate income households in Grand Junction, Colorado.
3. The project consists of making emergency repairs to meet life safety code requirements for mobile home units within the City limits of Grand Junction. Locations of units to be determined through program implementation. CDBG funds will be used towards this project. It is understood that the \$25,000 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the project is estimated to be \$28,000:  

CDBG	\$25,000
Other Funds	\$3,000
6. This project will provide for services for approximately 5 households.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 5

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 5

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 5; ii) how many will have improved access to the service or benefit \_\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard: \_\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 1 Q2: 2 Q3: 1 Q4: 1

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1: 25% Q2: 25% Q3: 25% Q4: 25%

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service \_\_\_\_ Youth Service \_\_\_\_ Homeless Service/Facility \_\_\_\_ Disabled Service \_\_\_\_ LMI Service/Facility \_\_\_\_ Fair Housing Service \_\_\_\_X\_\_\_\_ Housing

**Primary Objective** (select one) \_X\_ Create a suitable living environment \_X\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_\_ Availability/Accessibility \_\_\_\_ Affordability \_X\_ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

The income of each household/person receiving assistance will be individually verified for eligibility. If a client is a LEAP recipient, the LEAP letter of approval will serve as determination of income. If a client is qualifying through their income, all related income must be verified through pay stubs, social security annual letters and other qualifying documentation. Income is not to exceed the threshold of low/moderate income established guidelines.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction



**2021 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
EXHIBIT A  
SCOPE OF SERVICES**

**Date Approved:** \_\_\_\_\_

**Amount of Grant:** \$10,000

**Subrecipient:** Housing Resources of Western Colorado

**Completion Date:** August 31, 2022

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, this Exhibit and attachment to it, \$10,000 from its 2021 Program Year CDBG Entitlement Funds to provide emergency repair services for homes located in Grand Junction, Colorado ("Property"). Subrecipient provides housing and housing services that create stable, sustainable Western Colorado Homes.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.202(a) and 570.202). It shall meet this objective by providing the above-referenced services for low/moderate income households in Grand Junction, Colorado.
3. The project consists of rehabilitating homes with critical repairs including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems, and evaporative coolers on homes within the City limits. It is understood that the \$10,000 of City CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2021 Subrecipient Agreement and the completion of all necessary and appropriate state and local licensing, environmental permit review, approval and compliance. The project shall be completed on or before the Completion Date.
5. The total budget for the project is estimated to be \$12,000:  

CDBG	\$10,000
Other Funds	\$2,000
6. This project will provide for services for approximately 20 households.

\_\_\_\_\_ Subrecipient

\_\_\_\_\_ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the Completion Date the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the Amount of the Grant the City makes to the project. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V. (E) will not be required as long as no cash advances are made, and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended, and a final report is received.

\_\_\_\_\_ Subrecipient  
\_\_\_\_\_ City of Grand Junction

## **Attachment 1 – Performance Measures**

### **1. Output Measures**

A. Total Number of unduplicated clients anticipated to be served by the project during the 12 mo. FY contract: 20

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 20

C. Of the City residents to be served: i) how many will have new or continued access to the service/benefit: 20; ii) how many will have improved access to the service or benefit \_\_\_\_? And iii) how many will receive the service or benefit that is improved/no longer substandard: \_\_\_\_?

### **2. Schedule of Performance**

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 5 Q2: 5 Q3: 5 Q4: 5

### **3. Payment Schedule**

During the 12 mo. FY contract funds will be drawn Q1: 25% Q2: 25% Q3: 25% Q4: 25%

### **4. Outcome Measures**

**Activity** (select one) \_\_\_\_ Senior Service \_\_\_\_ Youth Service \_\_\_\_ Homeless Service/Facility \_\_\_\_ Disabled Service \_\_\_\_ LMI Service/Facility \_\_\_\_ Fair Housing Service \_\_X\_\_ Housing

**Primary Objective** (select one) \_\_X\_\_ Create a suitable living environment \_\_X\_\_ Provide decent, affordable housing \_\_\_\_ Create economic opportunity (ies)

**Primary Outcome Measurement** (select one) \_\_\_\_ Availability/Accessibility \_\_\_\_ Affordability \_\_X\_\_ Sustainability

### **Summarize the means by which outcomes will be tracked, measured and reported**

The income of each household/person receiving assistance will be individually verified for eligibility. If a client is a LEAP recipient, the LEAP letter of approval will serve as determination of income. If a client is qualifying through their income, all related income must be verified through pay stubs, social security annual letters and other qualifying documentation. Income is not to exceed the threshold of low/moderate income established guidelines.

\_\_\_\_ Subrecipient

\_\_\_\_ City of Grand Junction





## Grand Junction City Council

### Regular Session

Item #4.b.

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**Meeting Date:** October 6, 2021  
**Presented By:** Randi Kim, Utilities Director  
**Department:** Public Works - Engineering  
**Submitted By:** Anna Purtscher

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### **Information**

#### **SUBJECT:**

2021 North Avenue Sanitary Sewer Improvements Project

#### **RECOMMENDATION:**

Staff Recommends the City Purchasing Division execute a construction contract with Oldcastle SW Group, Inc. dba United Companies for the 2021 North Avenue Sanitary Sewer Improvements project in the amount of \$458,967.50.

#### **EXECUTIVE SUMMARY:**

The project will perform various spot repairs to the sanitary sewer pipe, replace 3 manholes, and replace old brick riser rings in 58 manholes in North Avenue, between North 1st Street and 30 Road. This work is being done now, in anticipation of the Colorado Department of Transportation's 2022 Overlay of North Avenue.

Cost to the City for construction is \$458,967.50, which is funded by the 2021 Persigo Sewer Replacement project funds. Final completion is scheduled for December 2021.

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

Staff identified necessary sanitary sewer system repairs/replacements to complete along North Avenue, between North 1st. Street and 30 Road, prior to the Colorado Department of Transportation's anticipated overlay of the road in April 2022. The project will perform spot repairs to the sanitary sewer pipe, replacing a total of 58 linear feet of pipe at 9 different locations to make the necessary repairs identified via CCTV inspection of the sewer. Inspections indicate that three manholes in North Avenue are degraded to the point where they will need to be replaced through the project. Additionally, 58 manholes have brick riser rings, which would be compromised and could potentially crumble under the weight of the equipment that will be utilized during

the 2022 CDOT overlay work. The project will replace approximately 67 vertical feet of brick riser rings in 58 manholes with new HDPE riser rings.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted bids, both of which were found to be responsive and responsible, in the following amounts:

<b>Vendor</b>	<b>Location</b>	<b>Bid Amount</b>
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$507,900.00
Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	\$458,967.50

**FISCAL IMPACT:**

The expense for the sanitary sewer repairs/replacements for this project will be funded by the Joint Sewer Fund and is included in the 2021 Adopted Budget.

The project expenses associated with this contract are within the amounts included the amended Capital Projects budget as reflected below:

<b>Description of Work</b>	<b>Project Expenses</b>	<b>2021 Budgeted Amount</b>	<b>Actual and Encumbrances</b>	<b>Available Budget</b>
2021 Sanitary Sewer Repairs/Replacements	\$458,967.50	\$2,753,000.00	\$2,249,871.23	\$503,128.77

**SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2021 North Avenue Sanitary Sewer Improvements project in the amount of \$458,967.50.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #5.a.

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**Meeting Date:** October 6, 2021

**Presented By:** Ken Watkins, Fire Chief

**Department:** Fire

**Submitted By:** Chris Angermuller

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### **Information**

#### **SUBJECT:**

Resolution Adopting the Grand Junction Fire Department Community Risk Assessment and Standards of Cover

#### **RECOMMENDATION:**

Approve a resolution to adopt the Grand Junction Fire Department Community Risk Assessment and Standards of Cover.

#### **EXECUTIVE SUMMARY:**

The Grand Junction Fire Department (GJFD) has been progressing through the Commission on Fire Accreditation International (CFAI) accreditation process. The accreditation process requires that the governing body officially adopt through resolution the Fire Department Community Risk Assessment and Standards of Cover document. This request is to approve the attached resolution.

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

The GJFD is currently working to complete the international accreditation process through the CFAI, the accreditation body of the Center for Public Safety Excellence ([www.cpse.org](http://www.cpse.org)).

The accreditation process requires that fire departments follow industry best practices in the fire and emergency medical services professions. Through the process, fire departments are required to adopt a continuous improvement model, which involves every member of the department, is community-focused, and is data driven to ensure that the department is meeting the current and future needs of the community. The process is then validated by an external peer review team to ensure all requirements are met and that the department has established plans and processes to ensure future



compliance. The council received more detailed information on the accreditation process in a memo on August 23, 2021.

CFAI requires that the City's elected body adopt through resolution the department's Community Risk Assessment/Standards of Cover document (<https://www.gjcity.org/DocumentCenter/View/4025/Community-Risk-Assessment-and-Standard-of-Cover-for-Emergency-Response-PDF>) that is described below. This is a critical part of the accreditation process.

A Community Risk Assessment: Standards of Cover document is designed to provide the community and elected officials with an overview of GJFD operations related to community risk management based on facts and numbers. These facts allow for decisions based on data and defines written policies and procedures for the distribution and concentration of static and dynamic resources for the fire department.

**FISCAL IMPACT:**

There is no direct fiscal impact from this action.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 79-21, a resolution adopting the Grand Junction Fire Department Community Risk Assessment and Standards of Cover Document.

**Attachments**

1. Accreditation Memo
2. Res-GJFD Community Risk Assessment and Standards of Cover092821

## *Memorandum*

**TO:** Members of City Council  
**FROM:** Greg Caton, City Manager  
Ken Watkins, Fire Chief  
**DATE:** August 23, 2021  
**SUBJECT:** Fire Department Accreditation

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The Fire Department is currently working to complete the international accreditation process through the Commission on Fire Accreditation International (CFAI), the accreditation body of the Center for Public Safety Excellence ([www.cpse.org](http://www.cpse.org)).

The accreditation process requires the department to complete three benchmark phases – *Registered Agency*, *Applicate Agency*, and *Candidate Agency*. The process requires that fire departments follow industry best practices in the fire and emergency medical services professions. Through the process, fire departments are required to adopt a *continuous improvement model*, which involves every member of the department, is community-focused, and is data driven to ensure that the department is meeting the current and future needs of the community. The process is then validated by an external peer review team to ensure all requirements are met and that the department has established plans and processes to ensure future compliance.

CFAI requires that the City's elected body adopt through resolution the department's *Community Risk Assessment/Standards of Cover* document that is described below. This is a critical part of the accreditation process, and the purpose of this memo is to provide these documents in anticipation of the resolution coming before City Council. This document along with the department's strategic plan and 2020 annual review are attached for reference.

**Accreditation Process** – The accreditation process was created through a partnership between the International City/County Managers Association and the International Association of Fire Chiefs. The fire department started the process three years ago when it became a registered agency allowing the department to explore whether accreditation was the right improvement model and to assign a department member as accreditation manager to oversee the process.

City Council was informed of the accreditation process at a workshop in late 2019 in anticipation of the department transitioning to becoming an applicant agency, which requires the department to complete three comprehensive documents prior to moving to candidate status. These three documents are the *Community Risk Assessment/Standards of Cover*, *Department Specific Strategic Plan*, and *Self-Assessment Manual*. As the department has progressed through this stage, it has completed the *Community Risk Assessment/Standards of Cover* and *Strategic Plan* and are currently working on the *Self-Assessment Manual*.

As part of the *Community Risk Assessment/Standards of Cover* the department has performed an assessment on all emergency responses over the last four years and has been able to project future needs of the community and the department because of this process.

The five-year department strategic plan was developed utilizing the City's strategic plan as a foundation. The plan is specific to the unique challenges that the department will face over the next five years. This process brought together 102 members of the community for the external stakeholder group and 38 employees of fire department for the internal stakeholder group.

**Next Steps** – The department is projecting that they will complete the required documentation by September and transition to *Candidate Agency*. In this step the department will be assigned a peer team from the fire and EMS industry that specialize in evaluating fire departments. The peer team will perform a comprehensive review of the department's documents, complete a site visit to verify and validate the information, and render a recommendation on whether the department should be accredited. If recommended for accreditation, representatives from the City and fire department will be required to attend a CFAI hearing where the commission will either grant or decline accredited status for the department.

Once in place, accreditation is an ongoing process focused on continuous improvement of every facet of the department, including fire & EMS response, training, fire prevention, administration, finance, human resources, information technology, and community risk reduction. The department will focus efforts on meeting the goals of the current strategic plan, as well as recommendations from the peer team to continually improve the agency.

The department will report progress toward goals back to CFAI and City Council on an annual basis and continue to conduct an updated *Standards of Cover and Community Risk Assessment*, *Strategic Plan*, and *Self-Assessment Manual* every five years.

Accreditation is an honor and a distinction for any agency, with only 293 agencies worldwide achieving this status, and 12% of the US population being served and protected by an accredited agency. Through this process, GJFD will be ensuring that all department services are top tier, meet or exceed industry standards, are fiscally responsible, and reliable in serving the current and future needs of the City of Grand Junction.

Links to the *Fire Department Standards of Cover and Community Risk Assessment*, *Fire Department Strategic Plan*, and *Fire Department Strategic Plan Performance Indicators 2020 Annual Review* are available online at <https://www.gjcity.org/1140/Accreditation-Process>.

*C: Department Directors*



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. xx-21**

**A RESOLUTION ADOPTING THE GRAND JUNCTION FIRE DEPARTMENT  
COMMUNITY RISK ASSESSMENT AND STANDARDS OF COVER DOCUMENT**

**Recitals:**

The Grand Junction Fire Department mission, vision, and values guide the Department in providing fire and medical services to the community. The Department has established specific service level objectives that are in accordance with specific operational directives and policies for the response to fires, emergency medical, hazardous materials, and technical rescue incidents. The objectives were established by, with and through the Community Risk Assessment and Standards of Cover document, which process and resulting document are critical elements in the accreditation process.

The Community Risk Assessment and Standards of Cover document defines the Grand Junction Fire Department written policies and procedures for the Department's distribution and concentration of resources.

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

The City Council supports and adopts the Grand Junction Fire Department Community Risk Assessment and Standards of Cover document to guide future planning and resource development and deployment in the Grand Junction Fire Department.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

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C.B. McDaniel  
City Council President

**ATTEST:**

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Wanda Winkelman  
City Clerk



## Grand Junction City Council

### Regular Session

Item #5.b.

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**Meeting Date:** October 6, 2021

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

**Department:** Community Development

**Submitted By:** Kristen Ashbeck Principal Planner

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### **Information**

#### **SUBJECT:**

A Resolution Designating the Residence Located at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts

#### **RECOMMENDATION:**

The Historic Preservation Board heard this item at its September 7, 2021 meeting and recommended approval of the designation (5-0).

#### **EXECUTIVE SUMMARY:**

Consider a request by Avis Carlson, owner of 1155 Grand Avenue, to designate the property known as the Cherrington/Jaynes Residence in the City Register of Historic Structures, Sites and Districts.

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

##### **BACKGROUND**

City Council adopted Section 21.07.040, Historic Preservation, in the Zoning and Development Code in 1994 which established a City Register of Historic Structures, Sites and Districts, to which eligible resources may be designated. The criteria by which the Historic Preservation Board and Council shall review a proposed designation are specified in the ordinance and are included in the Analysis section of this report. The purpose and effect of designation is: to assist local interests in the preservation of physical structures, sites or districts and to recognize locally significant structures, sites or districts; to provide a mechanism to educate the public on local history, development of the community, architectural styles and housing and business development; to enable the owners of the property in the City to take advantage of historic preservation programs and opportunities; and to make all properties listed on the City Registry eligible for such incentive programs as may be developed.

## **SITE HISTORY**

The home at 1155 Grand Avenue was constructed c. 1901-1903 and has an interesting and important history. Built in 1903 in an area that at the time was at the far east edge of the City of Grand Junction, in the original square mile laid out by George A. Crawford in 1882. When the home was built in 1903 by Alvin Borschell it was clearly in a rural setting with corrals and barns at the Borschell home as well as the surrounding residences. Alvin Borschell was an early grand valley pioneer, having arrived in Grand Junction in 1895. He became a prominent Grand Junction citizen, having served as the Deputy Postmaster for the City. He later embarked on a banking career at William H. Moyer's Grand Valley National Bank. Borschell also served as President of the Federal Aid Society. By 1908, the property was conveyed to Mary and Judge Charles E. Cherrington who moved to Grand Junction in 1906 to enter the real estate business. During the years he resided in the house, he was manager of the Ramey-Udlock Investment Company, president of the Grand Junction Chamber of Commerce, and manager of Western Slope Securities. Cherrington was elected a city commissioner in 1913, serving as mayor for eight years while Grand Junction was ruled under the commission form of government. In 1921, when the City Charter was amended to adopt the current City Manager form of government, he briefly served as the first city manager until one could be hired. Cherrington also served as a municipal judge until the time of his death in 1942.

In 1916, the home was put back into the hands of the Borschell family, this time being owned by John Borschell, Alvin's father. John Borschell rented the home out until the Jaynes family purchased 1155 Grand Avenue in 1936.

When M.H. Jaynes, his wife Ida, daughters Avis and Lois and son Leon moved into the house, Avis remembers there was a barn in the back of the home and still had the feel of being in the country. Mr. Jaynes worked in the furniture store business while Ida was active in social circles involving their church and ladies' groups, often meeting in their home. A few modifications have been made to the home over the years, primarily during the 1950s, including a reconfiguration of the front porch and stoop.

Avis Jaynes, the current owner, was a well-liked educator, teaching at Lincoln Park Elementary. Avis married Loyd Carlson in 1975 and continued to live in the house. Thus, Avis has occupied the historic residence for 85 years.

## **ANALYSIS**

Pursuant to Section 21.07.040(f)(2) of the Zoning and Development Code, designation of a structure in the City Register of Historic Structures, Sites and Districts shall conform to the following criteria.

(1) Structures. Structures must be at least 50 years old and meet one or more of the architectural, cultural or geographic/environmental significance criteria. A structure can be exempted from the age requirement if the Council finds it to be exceptionally important in other criteria.



The house at 1155 Grand Avenue was constructed circa 1901-1903 and thus meets this criterion.

(i) Historic structures or sites shall meet one or more of the following areas of significance in order to be considered for designation.

(A) Architectural.

(B) Cultural

(C) Geographic/Environmental

The 1155 Grand Avenue property is most significant under the Cultural criterion in that it is associated with a notable person or the work of a notable person. Several of the previous owners were notable in the community; in particular, Judge Charles E. Cherrington and his association with local businesses and participation with city government.

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

After reviewing the request to designate the property at 1155 Grand Avenue in the City Register of Historic Structures, Sites and Districts, the following findings of fact have been made:

1. The request conforms with Section 21.07.040(f)(2) of the Zoning and Development Code.

Therefore, the Historic Preservation Board recommended approval of the request.

#### **FISCAL IMPACT:**

This action has no fiscal impact.

#### **SUGGESTED MOTION:**

I move to adopt Resolution No. 80-21, a resolution designating the residence located at 1155 Grand Avenue known as the Cherrington/Jaynes Residence in the City Register of Historic Sites, Structures and Districts.

#### **Attachments**

1. 1155 Grand Ave Location Map
2. 1155 Grand Dev App
3. 1155 Grand Photos
4. 1155 Grand Avenue Architectural Inventory
5. Historic Preservation Board Minutes - 2021 - September 7
6. RES-Cherrington Jaynes Historic Designation Resolution092021clean

# 1155 Grand Avenue Location Map



0 0.0125 0.025  
mi

Printed: 8/30/2021

1 inch = 47 feet

**CITY OF**  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



## 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: Historic Designation

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

Existing Land Use Designation Residential Medium

Existing Zoning R-8

Proposed Land Use Designation Residential Medium

Proposed Zoning R-8

### Property Information

Site Location: 1155 Grand Avenue

Site Acreage: .26 acres

Site Tax No(s): 2945-144-01-007

Site Zoning: R-8

Project Description: Owner is seeking historic designation of the property in the local register.

### Property Owner Information

### Applicant Information

### Representative Information

Name: Avis Carlson

Name: same

Name: Rick Gallher

Street Address: 1155 Grand Ave.

Street Address: same

Street Address: 1145 Grand Ave.

City/State/Zip: Grand Junction, CO, 81501

City/State/Zip: same

City/State/Zip: Grand Junction, CO 81501

Business Phone #: n/a

Business Phone #: same

Business Phone #: n/a

E-Mail: n/a

E-Mail: same

E-Mail: rwg31973@gmail.com

Fax #: n/a

Fax #: same

Fax #: n/a

Contact Person: Avis Carlson

Contact Person: same

Contact Person: Rick Gallher

Contact Phone #: same

Contact Phone #: same

Contact Phone #: 970-298-4621

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

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

Signature of Person Completing the Application

[Signature]

Date

July 15, 2021

Signature of Legal Property Owner

Avis M Carlson

Date

July 15, 2021





COLORADO HISTORICAL SOCIETY  
Office of Archaeology and Historic Preservation  
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

SITE NO.: 5ME8229

Eligible for National Register ☐ yes ☐ no  
date  initials

Criteria ☐ A ☐ B ☐ C ☐ D

Contributes to a potential National Register district  
☐ yes ☐ no district name:

Eligible for State Register ☐ yes ☐ no  
date  initials

Criteria ☐ a ☐ b ☐ c ☐ d ☐ e

Areas of significance:

COUNTY: Mesa

CITY: Grand Junction

HISTORIC BUILDING NAME: Cherrington, Charles E., House

Period of significance

Needs data  date  initials

CURRENT BUILDING NAME: Carlson Residence

LOCAL LANDMARK DESIGNATION: ☐ yes ☒ no

Date of designation: N/A

Designating authority: N/A

ADDRESS: 1155 Grand Ave., Grand Junction, CO 81501-3429

P.M.: UTE township: 1S range: 1W

NE 1/4 of NE 1/4 of NE 1/4 of SE 1/4 of section 14

OWNER NAME & ADDRESS: Loyd A. Carlson, 1155 Grand Ave., Grand Junction, CO 81501-3429

UTM REFERENCE-12

Easting: 711760

Northing: 4327200

USGS QUAD NAME: Grand Junction

Year: 1962; photorevised 1973 ☒ 7.5' ☐ 15'

STYLE: Classic Cottage

Block: 88

Lot(s): 13 - 15

Addition:

Year of addition:

BUILDING TYPE:

☒ original location ☐ moved

Date of move(s):

MATERIALS: Mud Sill Foundation - Wood Frame - Wood Shakes - Tile Roof

HISTORIC USE: Domestic

PRESENT USE: Domestic

STORIES: 1.5

SQUARE FOOTAGE: 1204

DATE OF CONSTRUCTION- estimate: 1901 actual:

Source of information: Tax Assessor's Records

PLAN SHAPE:



north arrow



ARCHITECT: Unknown

Source of information:

BUILDER/CONTRACTOR: Unknown

Source of information:

ORIGINAL OWNER: John Borschell

Source of information: Lot and Block Books

ASSOCIATED BUILDINGS- ☒ yes ☐ no

Type: Garage



**ARCHITECTURAL DESCRIPTION:** One and a half story, front gable roof with flared cat-slide in west slope and a cross gable. Concrete foundation. Concrete step and stoop lead to vestibule with front gable roof with flared west slope. Wooden screen door. Main door is paneled and has three vertical lights. Double hung wood sash windows, one-over-one, with metal storm windows around house. Shallow bay with hip roof on east facade. Small gabled dormer in east elevation. Large gables on north and south elevations, and cross gable on west elevation, all have full sized paired windows. Beige asbestos shingle siding. Window frames and surrounds, cornice returns, foundation, fascia, gutters and down spouts are dark gray. Red tile roof with boxed eaves. Two brick chimneys in west slope.

Landscaped with lawn, shrubs and stones randomly arranged in yard, several large trees and a young tree on lot.

Single car garage in rear with front gable with flared slope on west side covered with red tiles. Shake shingle siding painted beige.

**PHOTOGRAPHS** (include photographs showing each side of building and any associated buildings)

Film roll no.: 34  
Negative no.: 21

Photographer: Carolyn Howard  
Location of negatives: City Of Grand Junction

**CONSTRUCTION HISTORY** (include description and dates of major additions, alterations, or demolitions): Asbestos siding. Clay tile roof from 1950s. Storm windows. Additional construction or modifications not noted in Assessor's records.

**HISTORICAL BACKGROUND** (discuss important persons and events associated with this building): Pearl and John Borschell, a janitor for the Carnegie Public Library, were the first owners/occupants of the house ca. 1901-1907. Perhaps the best known owners/occupants have been Mary and Judge Charles E. Cherrington who owned/occupied the house ca. 1908-1916. Cherrington moved to Grand Junction ca. 1906 to enter the real estate business. During the years he resided in the house, he was manager of the Ramey-Udlock Investment Company, president of the Grand Junction Chamber of Commerce, and manager of Western Slope Securities. He was elected a city commissioner in 1913, serving as mayor for eight years while Grand Junction was ruled under the commission form of government. In 1921, when the City Charter was amended to adopt the current City-Manager form of government, he briefly served as the first city manager until one could be hired. He also served as a municipal judge until the time of his death in 1942. James Borschell, a mechanic at Paris Brothers Auto, was the owner/occupant ca. 1917-1919; and Etta and Howard Leffingwell, Leffingwell Electric Service, the owners/occupants ca. 1920-1928, and the absentee owners ca. 1930-1931. The house was owned/occupied, at least through 1946, by Ida and Melvin H. Jaynes, a driver and later a linoleum layer for Treece Furniture. The Jaynes daughter, Avis, and her husband Loyd Carlson, were still living there in 1996.

**INFORMATION SOURCES** (be specific): Plat Map, Appraisal Card, Lot and Block Books, Grand Junction City Directories, Obituary Index, 1981 Historic Survey of Grand Junction. Grand Junction Daily Sentinel Newspaper: 8 Jun 1942, p8; 9 Jun 1942, p1; 10 Jun 1942, p10; 12 Jun 1942, p4. Museum of Colorado Research Library: City of Grand Junction Collection.

**SIGNIFICANCE** (check appropriate categories)

**Architectural significance:**  
☐ represents the work of a master  
☐ possess high artistic value  
☒ represents a type, period, or method of construction

**Historical significance:**  
☒ associated with significant person(s)  
☐ associated with significant event  
☐ associated with a pattern of events  
☐ contributes to an historic district

**National Register eligibility:**  
Individual ☐ yes ☒ no  
Criteria: ☐ A ☐ B ☐ C ☐ D  
Area(s) of significance: Architecture;  
Government

**Contributes to a potential district:**  
☐ yes ☒ no  
District name:

**Period of significance:** 1901

**THEME(S):**

**STATEMENT OF SIGNIFICANCE** (briefly justify the significance checked above): This house had major remodeling in the 1950s. The flared eaves, siding, and tile roof are unchanged from them. This house should be checked for possible addition to the local register based on its association with Judge Cherrington.

**INVENTORY COMPLETED BY:** Museum Group Staff

**DATE:** 3/29/96

**AFFILIATION:** Museum of Western Colorado

**PHONE:** (970) 241-9117





1155 Grand Ave. , Grand Junction, Mesa Co, CO  
2945-144-01-007 03/08/1996  
Roll 34 Frame 21 View N Dir SE  
5ME8229

Packet Page 324



1155 Grand Ave. , Grand Junction, Mesa Co, CO  
2945-144-01-007 03/08/1996  
Roll 34 Frame 21 View N Dir SE  
5ME8229



**Historic Preservation Board Meeting**  
**Minutes – September 7, 2021**

Board Members Present: Priscilla Mangnall, Mikhail Blosser, Jody Motz, Ron Parron and Troy Reynolds

Board Members Not Present: Greg Gnesios and Vida Jaber

Others in Attendance: Kristen Ashbeck, Principal Planner

**Call to Order/Announcements**

The meeting was called to order at 4:00 pm by Chair Troy Reynolds.

**Approval of Minutes**

The Board unanimously (5-0) approved the minutes of the May 4, 2021 meeting by motion from Ron Parron and second by Priscilla Mangnall.

**Discussion Items**

**Historic Designation of House at 1155 Grand Avenue**

Kristen provided a brief presentation of the history and architectural integrity of the Cherrington/Jaynes home as well as review of the pertinent criteria by which a designation is to be reviewed. The home is over 50 years old and several prominent residents in the community had resided in the home. Members of the Jaynes family have resided in the home since 1936, including the current owner, Avis Carlson, who has lived in the home since that time. She is elderly and was unable to attend the hearing.

The Board discussed the merits of the application and found it met the applicable criteria. The Board unanimously (5-0) recommended approval of the designation on a motion by Ron Parron and a second by Priscilla Mangnall.

The Board recommended that staff create a public announcement regarding the designation once it is approved by City Council.

**Updates**

Priscilla stated that Sarah Meredith-Dishong with the Arts and Cultural Committee/Art on the Corner program was interested in perhaps looking into/assisting with the relocation of the downtown shade structure. Troy said he would be meeting with Sarah and will ask if she could attend the Board's October meeting.

**Other Business/Public Comment**

Terms for two Board members (Motz and Gnesios) are expiring at the end of 2021. Jody is term-limited but Greg may apply for another term. The Board suggested a few

possible members: Zeb Miracle, Joe Hatfield, Rock Cesario or Steve Schulte. Kristen will suggest these to the City Clerks' office.

Mikhail is working on putting the Operation Foresight video on a thumb drive. If successful, the Board will view it at the next available meeting.

**Adjournment**

The meeting was adjourned at 5:07 pm.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

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

A RESOLUTION TO DESIGNATE THE PROPERTY LOCATED AT 1155 GRAND AVENUE,  
GRAND JUNCTION, COLORADO, KNOWN AS THE CHERRINGTON/JAYNES RESIDENCE  
IN THE CITY REGISTER OF HISTORIC STRUCTURES, SITES AND DISTRICTS

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

WHEREAS, the Historic Preservation Board has reviewed the Cherrington/Jaynes Residence for conformance to the adopted criteria for designating a historic site and finds that the site meets the following criteria: is at least 50 years old; is associated with a notable person within the community; and enhances the sense of identity of the community; and

WHEREAS, the Historic Preservation Board recommended approval of the designation at its September 7, 2021 meeting; and

WHEREAS, the City Council finds that the Cherrington/Jaynes Residence meets the criteria set forth by the Historic Preservation ordinance and, therefore, is a significant local historic site that merits recognition and preservation.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THE PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND INCORPORATED BY THIS REFERENCE IS HEREBY DESIGNATED IN THE CITY REGISTER OF HISTORIC SITES, STRUCTURES AND DISTRICTS

PASSED and APPROVED this 6th day of October 2021.

ATTEST:

\_\_\_\_\_  
Wanda Winkelmann  
City Clerk

\_\_\_\_\_  
C.B. McDaniel  
President of City Council



## **EXHIBIT A**

Lots 13-14-15 of Block 88 City of Grand Junction Resurvey of Second Division, Section 14, Township 1 South, Range 1 West as recorded 4/17/1905 at Reception Number 54332 in the Mesa County Records.



## Grand Junction City Council

### Regular Session

Item #5.c.

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**Meeting Date:** October 6, 2021  
**Presented By:** Jace Hochwalt, Senior Planner  
**Department:** Community Development  
**Submitted By:** Jace Hochwalt, Senior Planner

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### **Information**

#### **SUBJECT:**

A Resolution Renaming a Portion of 27 1/2 Road Abutting the Parcels Currently Addressed 347 and 348 27 1/2 Road to Eddy Drive

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

Consider a request by The Eddy at Grand Junction LLC to rename a portion of 27 1/2 Road to Eddy Drive where abutting the two parcels currently addressed as 347 and 348 27 1/2 Road.

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

Title 21.06.010(b)(6) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

The Eddy at Grand Junction LLC is the property owner of two parcels of land totaling approximately 16.4 acres within a C-1 (Light Commercial) zone district currently addressed as 347 and 348 27 1/2 Road. The property owner was recently approved to construct a 96-unit apartment facility and 73-space RV campground referred to as "The Eddy". During the plan review and platting process, the owner was required to dedicate right of way along 27 1/2 Road and C 1/2 Road to meet Ute Water's requirement for their water facilities to be located within public right-of-way. The right-of-way dedication also

had to meet City Engineering and Design Standards.

Since approval of the project in mid-2021, the Owner has requested to change the street name of the small portion of right-of-way that directly abuts the two parcels from 27 ½ Road to Eddy Drive. The property owner is requesting the street name change in order for the proposed street name to match the project name. The owner feels that this will help with orientation and wayfinding to the development. This is common practice among new developments, and some examples include the following: Spyglass Drive within the Spyglass Subdivision; Foresight Circle at the Foresight Industrial Park development; and Rimrock Avenue at Rimrock Market Place.

The area of right-of-way being renamed is very small, totaling 1,877 square feet, and affects the two adjacent parcels (347 and 348 27 ½ Road). This area is visually depicted in the illustrations of Exhibit 2. No other parcels will be affected by the street name change. If approved, these parcels will be readdressed as 309 and 310 Eddy Drive, respectively.

In addition, street and road names that contain fractions have been identified as an issue throughout the community for a variety of reasons, including visitors to the community being able to navigate to electronic GPS and 911 systems not “understanding” the fraction. Because construction of the project has not yet been completed, it is an opportune time to propose this street name change. Furthermore, no other entities reviewing the request had any objection to the street name change including the City Police Department, City Fire Department, City Streets Division, United States Postal Service, and all applicable utility companies.

Therefore, Staff recommends approval of the request.

**FISCAL IMPACT:**

There is no direct fiscal impact related to this request.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 73-21, a resolution renaming a portion of 27 ½ Road to Eddy Drive directly abutting the properties at 347 and 348 27 ½ Road.

**Attachments**

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps & Descriptions
3. RES-Eddy ROW name change 092921



## Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

### Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

### Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

### Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

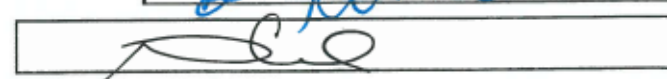
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application 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

Signature of Legal Property Owner



Date

**347 & 348 27 ½ Road**  
**Minor Change – Street Name Change**  
**July 1, 2021**  
**Project Description**

**Project Overview**

The Eddy at Grand Junction LLC currently owns the two connecting parcels located at 347 & 348 27 ½ Road. Two parcels recently went through a Simple Subdivision process with the City of Grand Junction, reducing three connecting parcels down to two. This process was approved and recorded (reception #2983444). Both parcels total 16.23 acres.

This proposal is to change the name at the entrance to the development from 27 ½ Road to Eddy Drive.

**A. Project Description**

Location and Site Features

- The parcels are located on the corner of 27½ Road and C ½ Road adjacent to the Las Colonias Business Park. The property is in the City.
- There is an 8" sewer main in 27½ Road and C ½ Road. Ute Water provides sufficient capacity to the properties.
- Surrounding land use /zoning is Planned Development (Las Colonias) and I-1 to the north, County Zoning of RSF-R to the east; R-5 Residential and CSR to the south across the Colorado River; and Planned Development (Las Colonias) to the west.
- There is one entrance to the development at the intersection of 27 ½ and C ½ Road.
- Lot 1 is approved as an RV Campground; Lot 2 is approved as Apartments.

Existing Zoning

- The parcels are zoned C-1.

**B. Public Benefit:**

- The primary benefits came with rezone, site plan, and subdivision in which this development fulfilled infill development, the use of existing infrastructure; the ability for cohesive and efficient development of two abutting parcels; the ability to develop challenging, controversial properties.
- The benefit of this request is for ease of orientation and location, where a 'name' is associated with a street rather than a string of numbers. Historically when property is annexed into the City the numerical or alphabetical County designation receives a City designation. For example, F Road / Patterson and 26 Road / 1<sup>st</sup> Street. Additionally, a street name such as Las Colonias Drive or Dos Rios Drive provides immediate orientation to the location.

**C. Neighborhood Meeting**

A Neighborhood Meeting is not required for a Street Name Change.

**D. Project Compliance, Compatibility, and Impact**

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

## 2. Surrounding Land Use

Surrounding land use /zoning is under Planned Development/Industrial to the north, RSF-R to the east; the Colorado River / Residential to the south; and Planned Development to the west (Las Colonias Business Park).

## 3. Site Access and Traffic

There is currently one access point, 27 ½ Road extends into the properties.

## 4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: Sewer is provided by the City of Grand Junction. It is an existing 8" line located in 27 ½ Road and C ½ Road.

Domestic water is provided by Ute Water.

## 6. Effects On Public Facilities

Changing the street name will not impact the fire department, police department, or the public school system.

## 7. Site Soils

The soil conditions of the site are combination of native soils and placed fill which includes soil and construction debris normal solid waste.

## 8. Site Geology and Geologic Hazards

The floodway and floodplain were appropriately addressed with the Site Plan approval

## 9. Hours of Operation N/A

## 10. Number of Employees N/A

## 11. Signage Plans N/A

## 12. Irrigation

## **E. Development Schedule and Phasing**

- Simple Subdivision – Approved May 2021
- Major Site Plan – Approved May 2021
- Submit Street Name Change – July 2021



## EXHIBIT A

A Parcel of land located within Government Lot 2 and Lot 3 of Section 24 a part of the NE1/4 of the SW1/4 and NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 24 whence the Center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings hereon being relative thereto; thence S54°12'24"E, a distance of 51.59 feet to the Point of Beginning and a point on the South Right of way line of C 1/2 Road described at Reception No.2983444; thence S45°07'03"W along the Northwesterly line of Lot 2 of Eddy Riverfront Subdivision described at Reception No.2983444, a distance of 36.18 feet; thence S00°00'00"E, a distance of 25.02 feet; thence N90°00'00"W, a distance of 30.52 feet to the East line of Lot 1 of said Eddy Riverfront Subdivision; thence N00°00'00"E along said East line of Lot 1, a distance of 50.78 feet; thence S89°45'54"E, a distance of 56.16 feet to the Point of Beginning.

Containing an area of 1,877 square feet more or less as described.



This legal description prepared by:  
Christopher C Ransier  
CO PLS 38089  
734 Main Street  
Grand Junction, CO 81501  
970-201-4081 [surveying@kaart.com](mailto:surveying@kaart.com)

A part of the Government Lot 2 and Lot 3 of Section 24,  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

CITY OF GRAND JUNCTION  
 PARCEL NO. 2945-243-00-272  
 RECEPTION NO. 1796705

POINT OF COMMENCEMENT  
 CENTER 1/4 CORNER, SEC 24  
 2 1/2" ALLOY CAP  
 IN MONUMENT BOX  
 Q.E.D., LS30111, 2006

27 1/2 ROAD  
 40' ROAD EASEMENT  
 ROAD BOOK 9 PAGE 162

CENTER EAST 1/16 CORNER, SEC 24  
 2 1/2" ALLOY CAP  
 IN MONUMENT BOX  
 T. SYLVESTER, E/16, S24, 2008, LS38005

BASIS OF BEARINGS S89° 45' 54"E  
 NORTH LINE OF THE NW 1/4 OF THE SE 1/4 SECTION 24

C 1/2 ROAD  
 30' RIGHT OF WAY  
 RECEPTION NO. 2983444

OWNER: EDDY AT GRAND JUNCTION, LLC  
 PHYSICAL ADDRESS: 347 27 1/2 ROAD,  
 GRAND JUNCTION, CO 81501  
 LOT 1, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

14' MULTIPURPOSE EASEMENT  
 RECEPTION NO. 2983444

EAST LINE LOT 1

RIGHT OF WAY VARIES  
 RECEPTION NO. 2983444

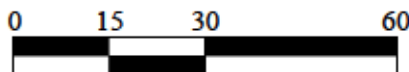
10' MULTI-PURPOSE EASEMENT  
 RECEPTION NO. 2983444

SOUTH RIGHT OF WAY  
 LINE C 1/2 ROAD

OWNER: EDDY AT GRAND JUNCTION, LLC  
 PHYSICAL ADDRESS: 348 27 1/2 ROAD,  
 GRAND JUNCTION, CO 81501  
 LOT 2, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

PUBLIC SERVICE COMPANY OF  
 COLORADO EASEMENT  
 RECEPTION NO. 2930525

Line Table		
Line #	Direction	Length
L1	S54°12'24"E	51.59'
L2	S45°07'03"W	36.18'
L3	S00°00'00"E	25.02'
L4	N90°00'00"W	30.52'
L5	N00°00'00"E	50.78'
L6	S89°45'54"E	56.16'



SCALE IN FEET  
 1"=30'

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



Christopher C. Ransier  
 CO PLS 38089  
 734 Main Street, LLC  
 Grand Junction, CO 81501  
 surveying@kaart.com



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) The Eddy at Grand Junction LLC ("Entity") is the owner of the following property:

(b) 347 27 1/2 Rd; 2945-244-00-080; 2757 C 1/2 Rd Grand Junction, CO 81501

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) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

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

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

☐ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Right of Way Vacation

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

(e) none

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

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

Signature of Entity representative: [Signature]

Printed name of person signing: M. Michael O'Connor

Authorized person of the  
Managing Member

State of Colorado

County of ROUIT

) ss.

Subscribed and sworn to before me on this 24<sup>th</sup> day of June, 20 21

by Michael O'Connor

Witness my hand and seal.

My Notary Commission expires on 7/15/2023

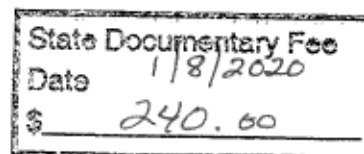
CHRISTOPHER JAMES IMBLER  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20194026365  
My Commission Expires 7/15/2023

[Signature]  
Notary Public Signature



Recording requested by and  
when recorded return to:

Four Points Funding  
345 Lincoln Avenue, #206  
Steamboat Springs, CO 80487  
Attn: Chris Montgomery



**SPECIAL WARRANTY DEED**  
[C.R.S. § 38-30-113 & 115]

BRADY TRUCKING LAND HOLDINGS, LLC, a Colorado limited liability company, as Grantor, for the consideration of Ten and No/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to THE EDDY AT GRAND JUNCTION, LLC, a Colorado limited liability company, as Grantee, whose street address is c/o Four Points Funding, 345 Lincoln Avenue, #206, Steamboat Springs, Colorado 80487, that certain real property located in the County of Mesa and State of Colorado, as more particularly described on Exhibit A attached hereto and made a part hereof, together with all its appurtenances, and agrees to and with Grantee to warrant and defend the quiet and peaceable possession of the Property, by Grantee, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor and no others, subject only to those matters of record appearing on Exhibit B attached hereto and made a part hereof.


Effective this 2nd day of January, 2020

*[Signatures and Acknowledgements on Following Pages]*



65040774

BRADY TRUCKING LAND HOLDINGS,  
LLC, a Colorado limited liability company

By:   
Zachary Frisch, Manager

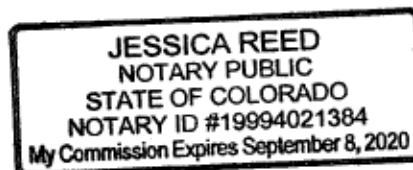
STATE OF COLORADO    )  
                                  )  
COUNTY OF Hartfield )

The foregoing instrument was acknowledged before me this 2nd day of January,  
2020, by Zachary Frisch, as the Manager of BRADY TRUCKING LAND HOLDINGS, LLC, a  
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 9/8/2020

  
Notary Public



**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

ALL OF LOT 3, EXCEPT THE WEST 10 CHAINS THEREOF IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE ALONG THE NORTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24 S89°56'19"W 12.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 27 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°56'19" 652.12 FEET;

THENCE S00°06'53"E 534.28 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 3 IN SAID SECTION 24;

THENCE ALONG SAID RIVER BANK THE FOLLOWING THIRTEEN (13) COURSES:

1. S82°54'10"E 17.50 FEET;
  2. N73°04'18"E 49.98 FEET;
  3. N82°36'10"E 205.52 FEET;
  4. N84°59'11"E 36.42 FEET;
  5. N84°27'00"E 76.02 FEET;
  6. N75°18'35"E 56.11 FEET;
  7. N82°35'07"E 9.02 FEET;
  8. S52°59'28"E 9.53 FEET;
  9. N61°06'48"E 19.97 FEET;
  10. N70°44'38"E 63.80 FEET;
  11. N74°23'15"E 70.58 FEET;
  12. N81°19'12"E 30.61 FEET;
  13. N70°38'06"E 23.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF 27 1/2 ROAD;
- THENCE ALONG SAID RIGHT-OF-WAY LINE N00°07'57"E 413.77 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

THE WEST 367.65 FEET OF ALL THAT PART OF LOT 2 IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN LYING WEST OF THE DRAINAGE DITCH OF THE GRAND JUNCTION DRAINAGE DISTRICT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE S89°46'04"E 12.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 27 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING;

THENCE S00°07'57"W 404.92 FEET TO THE NORTH BANK OF THE COLORADO RIVER, WHICH IS ALSO THE SOUTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION 24;

THENCE ALONG SAID RIVER BANK THE FOLLOWING EIGHT (8) COURSES:

1. S45°37'16"E 24.34 FEET;
2. S62°32'16"E 33.07 FEET;
3. N55°25'33"E 33.87 FEET;



4. N89°54'00"E 153.40 FEET;  
5. N85°02'35"E 50.54 FEET;  
6. S87°09'05"E 12.51 FEET;  
7. N52°08'39"E 22.53 FEET;  
8. S84°02'41"E 46.74 FEET;  
THENCE N00°07'57"E 403.55 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 2;  
THENCE ALONG SAID NORTH LINE N89°46'04"E 355.15 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

A PARCEL OF LAND SITUATE IN G.L.O. LOT 2 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C1/4 CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN;

THENCE ALONG THE NORTH LINE OF THE NW1/4 SE1/4 OF SAID SECTION 24 S89°46'04"E 367.65 FEET; THENCE S00°07'57"W 30.00 FEET TO THE SOUTH RIGHT-OF-WAY OF C 1/2 ROAD, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S89°46'04"E 335.18 FEET;

THENCE S33°58'56"W 457.11 FEET TO A POINT ON THE NORTH BANK OF THE COLORADO RIVER; THENCE ALONG AND PARALLEL WITH THE COLORADO RIVER N55°58'04"W 97.06 FEET;

THENCE N00°07'57"E 326.08 FEET TO THE POINT OF BEGINNING.

ALL IN COUNTY OF MESA, STATE OF COLORADO.

**EXHIBIT B****PERMITTED EXCEPTIONS**

1. REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2020, A LIEN NOT YET DUE AND PAYABLE.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
3. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969.
4. RIGHTS OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 21, 1897 IN BOOK 11 AT PAGE 504 UNDER RECEPTION NO. 25969.
5. A STRIP OF LAND 30 FEET IN WIDTH, WHETHER IN FEE OR EASEMENT ONLY, ALONG THE ENTIRE EASTERN LINE OF SAID LOT THREE (3), AS SET FORTH IN DEED RECORDED OCTOBER 18, 1897 IN BOOK 46 AT PAGE 466 UNDER RECEPTION NO. 26210.
6. A STRIP OF LAND 10 FEET IN WIDTH FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ALONG THE EAST END OF SAID LOT THREE (3), AS RESERVED IN DEED RECORDED SEPTEMBER 2, 1897 IN BOOK 57 AT PAGE 544 UNDER RECEPTION NO. 26014.
7. A STRIP OF GROUND FOR ROAD PURPOSES, AND RIGHTS INCIDENTAL THERETO, ON THE WEST SIDE OF LOT TWO OF SAID SECTION 24, AS SET FORTH IN WARRANTY DEED RECORDED MARCH 28, 1902 IN BOOK 74 AT PAGE 396 UNDER RECEPTION NO. 39754.
8. RIGHT-OF-WAY FOR C½, AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN THE RECORDS OF THE OFFICE OF THE MESA COUNTY ASSESSOR.
9. ANY QUESTION, DISPUTE OR ADVERSE CLAIM AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF WATERS IN THE COLORADO RIVER LYING WITHIN THE SUBJECT LAND; AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A LEGAL DESCRIPTION OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING THE SUBJECT LANDS.

NOTE: THERE ARE NO DOCUMENTS IN THE LAND RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, ACCURATELY LOCATING PAST OR PRESENT LOCATION(S) OF THE CENTER THREAD, BANK, BED OR CHANNEL OF THE ABOVE RIVER OR INDICATING ANY ALTERATIONS OF THE SAME AS FROM TIME TO TIME MAY HAVE OCCURRED.

10. ANY RIGHTS, INTERESTS OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE UNITED STATES OF AMERICA, THE STATE OF COLORADO, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER WATERS AND PRESENT AND PAST BED AND BANKS OF THE COLORADO RIVER.
11. ANY RIGHTS, INTERESTS OR EASEMENTS WHICH EXIST OR ARE CLAIMED TO EXIST IN FAVOR OF THE PUBLIC THROUGH THE SUBJECT PROPERTY FOR ACCESS TO THE COLORADO RIVER.
12. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT-OF-WAY AGREEMENT, GRANTED TO CENTRAL GRAND VALLEY SANITATION DISTRICT, RECORDED MARCH 11, 1971 IN BOOK 956 AT PAGE 409 UNDER RECEPTION NO. 1001904.
13. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED NOVEMBER 14, 1983 IN BOOK 1464 AT PAGE 580 UNDER RECEPTION NO. 1345103.
14. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, IN FAVOR OF THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED MAY 20, 1987 IN BOOK 1643 AT PAGE 936 UNDER RECEPTION NO. 1455510.
15. TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF GRANT OF TRAIL EASEMENT, GRANTED TO THE CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY, RECORDED MARCH 10, 2014 IN BOOK 5579 AT PAGE 610 UNDER RECEPTION NO. 2684027.
16. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THAT CERTAIN ALTA/NSPS SURVEY PREPARED BY CR SURVEYING LLC, JOB #3014119, DATED DECEMBER 21, 2019:
  - A. THE FACT OF FENCE LINE IN SOUTHWESTERLY PORTION THAT DOES NOT MATCH THE BOUNDARY LINE;
  - B. THE FACT OF OVERHEAD UTILITY LINES AND STRUCTURES IN THE CENTRAL AND NORTHERLY PORTIONS;
  - C. THE ACT OF UNDERGROUND GAS LINE IN THE CENTRAL PORTION;
  - D. THE FACT OF UNDERGROUND SANITARY SEWER LINE AND MANHOLES IN THE NORTHERLY PORTION;
  - E. THE FACT OF UNDERGROUND WATER LINE IN THE NORTHERLY PORTION;
  - F. THE FACT OF 40' ROAD EASEMENT IN THE NORTHERLY PORTION;
  - G. THE FACT OF STORM DRAINAGE IN THE NORTHERLY PORTION OF THE PROPERTY.



## Immediate Vicinity Map



= Parcels Affected



= Right-of-Way Area Being Changed (Name Only)



### Expanded Vicinity Map



= Parcels Affected

**= Right-of-Way Area Being Changed (Name Only)**

# Right-of-Way Exhibit

A part of the Government Lot 2 and Lot 3 of Section 24,  
Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado

CITY OF GRAND JUNCTION  
PARCEL NO.2945-243-00-272  
RECEPTION NO.1796705

POINT OF COMMENCEMENT  
CENTER 1/4 CORNER, SEC 24  
2 1/2" ALLOY CAP  
IN MONUMENT BOX  
Q.E.D., LS30111, 2006

27 1/2 ROAD  
40' ROAD EASEMENT  
ROAD BOOK 9 PAGE 162

CENTER EAST 1/16 CORNER, SEC 24  
2 1/2" ALLOY CAP  
IN MONUMENT BOX  
T. SYLVESTER, E/16, S24, 2008, LS38005

BASIS OF BEARINGS S89° 45' 54"E  
NORTH LINE OF THE NW 1/4 OF THE SE 1/4 SECTION 24

C 1/2 ROAD  
30' RIGHT OF WAY  
RECEPTION NO.2983444

OWNER: EDDY AT GRAND JUNCTION,LLC  
PHYSICAL ADDRESS: 347 27 1/2 ROAD,  
GRAND JUNCTION, CO 81501  
LOT 1, EDDY RIVERFRONT SUBDIVISION  
RECEPTION NO.2983444

14' MULTIPURPOSE EASEMENT  
RECEPTION NO.2983444

EAST LINE LOT 1

RIGHT OF WAY VARIES  
RECEPTION NO.2983444

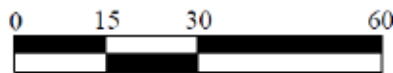
10' MULTI-PURPOSE EASEMENT  
RECEPTION NO.2983444

SOUTH RIGHT OF WAY  
LINE C 1/2 ROAD

OWNER: EDDY AT GRAND JUNCTION,LLC  
PHYSICAL ADDRESS: 348 27 1/2 ROAD,  
GRAND JUNCTION, CO 81501  
LOT 2, EDDY RIVERFRONT SUBDIVISION  
RECEPTION NO.2983444

PUBLIC SERVICE COMPANY OF  
COLORADO EASEMENT  
RECEPTION NO.2930525

Line Table		
Line #	Direction	Length
L1	S54°12'24"E	51.59'
L2	S45°07'03"W	36.18'
L3	S00°00'00"E	25.02'
L4	N90°00'00"W	30.52'
L5	N00°00'00"E	50.78'
L6	S89°45'54"E	56.16'



SCALE IN FEET

1"=30'

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



Christopher C. Ransier  
CO PLS 38089  
734 Main Street, LLC  
Grand Junction, CO 81501  
surveying@kaart.com



## **Right-of-Way Legal Description**

### **EXHIBIT A**

A Parcel of land located within Government Lot 2 and Lot 3 of Section 24 a part of the NE1/4 of the SW1/4 and NW1/4 of the SE1/4 of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 24 whence the Center East 1/16 corner of said Section 24 bears S89°45'54"E with all bearings hereon being relative thereto; thence S54°12'24"E, a distance of 51.59 feet to the Point of Beginning and a point on the South Right of way line of C 1/2 Road described at Reception No.2983444; thence S45°07'03"W along the Northwesterly line of Lot 2 of Eddy Riverfront Subdivision described at Reception No.2983444, a distance of 36.18 feet; thence S00°00'00"E, a distance of 25.02 feet; thence N90°00'00"W, a distance of 30.52 feet to the East line of Lot 1 of said Eddy Riverfront Subdivision; thence N00°00'00"E along said East line of Lot 1, a distance of 50.78 feet; thence S89°45'54"E, a distance of 56.16 feet to the Point of Beginning.

Containing an area of 1,877 square feet more or less as described.



This legal description prepared by:  
Christopher C Ransier  
CO PLS 38089  
734 Main Street  
Grand Junction, CO 81501  
970-201-4081 [surveying@kaart.com](mailto:surveying@kaart.com)



**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-21**

**A RESOLUTION RENAMING A PORTION OF 27½ ROAD TO EDDY DRIVE  
ABUTTING THE PARCELS CURRENTLY ADDRESSED AS 347 AND 348 27½ ROAD**

Recitals.

Section 21.06.010(b)(6) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services and provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent to the addressing system shall be made conforming as the opportunity occurs.

For a variety of reasons, including visitors to the community being able to navigate, and relatedly electronic GPS and 911 systems not “understanding” the fraction, street and road names that contain fractions have been present an issue to and throughout the community

The proposed name change of a portion of 27 ½ Road to Eddy Drive will not negatively impact adjacent land uses or neighborhood stability or character and the change is in conformance with the goals and policies of the Comprehensive Plan and requirements of the Zoning and Development Code.

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

That 27½ Road directly abutting the parcels located at 347 and 348 27½ Road as described in this resolution is hereby changed to Eddy Drive.

ADOPTED AND APPROVED THIS 6<sup>th</sup> day of October 2021.

ATTEST:

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Wanda Winkelmann  
City Clerk

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C. B. McDaniel  
President of City Council



## Grand Junction City Council

### Regular Session

Item #6.a.i.

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**Meeting Date:** October 6, 2021  
**Presented By:** Jodi Welch, Finance Director  
**Department:** Finance  
**Submitted By:** Jodi Welch, Finance Director

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### **Information**

#### **SUBJECT:**

An Ordinance Making a Supplemental Appropriation for the Purchase of Real Estate at 910 Main Street

#### **RECOMMENDATION:**

Adoption of ordinance making supplemental appropriations for the 2021 City of Grand Junction Budget.

#### **EXECUTIVE SUMMARY:**

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

City Council adopted a resolution to affirm the purchase of 910 Main Street at the September 15, 2021 City Council meeting. The purchase of the building and property at 910 Main Street, Grand Junction, Colorado, will provide the City with a location that will better serve residents that presently pay bills in person and conduct other routine financial transactions at City Hall. A supplemental appropriation is required for the purchase price of \$877,000 and estimated closing costs of \$1,500.

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

The building and property at 910 Main Street, Grand Junction Colorado, (Property) has been used as a credit union. The building, which was renovated in 2020, provides a drive-up teller window and other features designed for readily serving customers. Following its purchase, the Property will provide the City with a location



that will better serve residents that presently pay bills in person and conduct other routine financial transactions at City Hall. In addition to the advantageous layout of the building, the Property, unlike City Hall has off-street parking and non-metered on-street parking.

The acquisition of the Property will forestall the need for adding to City Hall. With the relocation of certain customer service functions to the Property, the space in City Hall may be reorganized to gain operational and functional effectiveness and efficiencies.

A supplemental appropriation of \$878,500 in the General Fund (Fund 100) for the purchase price of \$877,000 and the estimated closing costs of \$1,500 will be made from the General Fund reserve which is currently projected to be approximately \$32.9 million on 12/31/2021, and will likely increase if sales tax revenues continue to exceed the amended budget. Within that reserve is internal loans to other funds of \$2.5 million and a minimum reserve based on Council adopted policy of \$19.3 million which includes required TABOR reserves as well.

**FISCAL IMPACT:**

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 5022, an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and order final publication in pamphlet form.

**Attachments**

1. 2021 Supplemental Appropriation September 15, 2021 910 Main Street

ORDINANCE NO. \_\_\_\_

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

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

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

Fund Name	Fund #	Appropriation
General Fund	100	\$ 878,500

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

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

Attest:

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



## Grand Junction City Council

### Regular Session

Item #6.a.ii.

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**Meeting Date:** October 6, 2021  
**Presented By:** Jodi Welch, Finance Director  
**Department:** Finance  
**Submitted By:** Jodi Welch, Finance Director

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### **Information**

#### **SUBJECT:**

An Ordinance Making a Supplemental Appropriation for the City Contribution for the Purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project

#### **RECOMMENDATION:**

Adoption of an ordinance amending and making supplemental appropriations for the 2021 City of Grand Junction Budget.

#### **EXECUTIVE SUMMARY:**

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

City Council passed a resolution to affirm the City contribution for the purchase of 347 and 339 Ute Avenue for the Grand Valley Catholic Outreach Mother Teresa House Project on September 15, 2021. The Grand Valley Catholic Outreach (Catholic Outreach) has proposed a transitional housing project at the southwest corner of 4th Street and Ute Avenue. The project is known as the Mother Teresa House (Project) and, when constructed, will provide much needed housing for people whose needs tend to be underserved or unserved. Catholic Outreach has acquired the property at 347 Ute Avenue and contracted for the purchase of the property at 339 Ute Avenue (Properties) for the Project. In order to fund this contribution, a supplemental appropriation is required for \$550,000.

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



The community has a need for transitional housing and the Grand Valley Catholic Outreach project at the southwest corner of 4th Street and Ute Avenue will help fill the need. The Project, known as the Mother Teresa House, when constructed, will provide much needed housing for people whose needs tend to be underserved or unserved. Catholic Outreach has acquired the property at 347 Ute Avenue and contracted for the purchase of the property at 339 Ute Avenue for the Project. The City Council recognizes that housing for all is essential and the Project will help provide needed, additional units. The City previously purchased the property at 301 S. 4th Street for the Project and with the acquisition of the Properties, sufficient land is now available for the Project.

These funds will come from the General Fund reserve which is currently projected to be approximately \$32.9 million at 12/31/2021, and will likely increase if sales tax revenues continue to exceed amended budget. Within that reserve is internal loans to other funds of \$2.5 million and a minimum reserve based on Council adopted policy of \$19.3 million which also includes the required TABOR reserves.

**FISCAL IMPACT:**

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction and the Downtown Development Authority. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

**SUGGESTED MOTION:**

I move to adopt Ordinance No. 5023, an ordinance making Supplemental Appropriations to the 2021 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2021 and ending December 31, 2021 on final passage and order final publication in pamphlet form.

**Attachments**

1. 2021 Supplemental Appropriation September 15, 2021 Catholic Outreach

ORDINANCE NO. \_\_\_\_

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

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

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

Fund Name	Fund #	Appropriation
General Fund	100	\$ 550,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this \_\_\_\_ day of \_\_\_\_\_, 2021.

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

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

Attest:

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



## Grand Junction City Council

### Regular Session

Item #6.b.i.

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**Meeting Date:** October 6, 2021  
**Presented By:** David Thornton, Principal Planner  
**Department:** Community Development  
**Submitted By:** David Thornton

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### **Information**

#### **SUBJECT:**

A Resolution Accepting the Petition for the Annexation of 6.73 Acres of Land and Ordinances Annexing and Zoning the Reece Annexation to R-5 (Residential – 5 du/ac), Located on Property South 3035 and 3043 F 1/2 Road

#### **RECOMMENDATION:**

Staff recommends adoption of a resolution accepting the petition for the Reece Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its August 24, 2021 meeting and voted (7-0) to recommend approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, EDKA Land Co LLC is requesting to annex 6.73 acres, property located south of 3035 and 3043 F ½ Road and a zone of annexation to R-5 (Residential – 5 du/ac). The Reece Annexation consists of one property of 5.65-acres in addition to land that includes the Price Ditch consisting of 1.07 acres. The property has a Comprehensive Plan Land Use Map designation of Residential Low (2 – 5.5 du/ac). The subject properties are both owned by the applicant and are currently vacant.

The properties are Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the City limits in anticipation of future residential subdivision development. The zone district of R-5 is consistent with the Comprehensive Plan. The request for annexation and zoning are being considered concurrently by City Council.

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



## **BACKGROUND**

The Applicant, EDKA Land Co LLC, has requested annexation and zoning of 6.73 acres of land into the City limits, located on property south of 3035 and 3043 F ½ Road in Fruitvale, in anticipation of future residential subdivision development. The Reece Annexation consists of one property of 5.65 acres in addition to a portion of land that includes the Price Ditch consisting of 1.07 acres now under the same ownership. The Applicant is currently requesting a zone of annexation to R-5 (Residential – 5 du/ac).

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – August 18, 2021
- Planning Commission considers Zone of Annexation – August 24, 2021
- Introduction of a Proposed Ordinance on Zoning by City Council – September 15, 2021
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – October 6, 2021
- Effective date of Annexation and Zoning – November 7, 2021

The Applicant's property is currently in the County and has a County zoning of RSF-R (Residential Single Family – Rural – 5-acre minimum lot size). Surrounding properties to the west and south are zoned R-4 in the City ranging in size from 0.21 to 0.33-acres for the developed lots and larger acreage lots located to the north and east include lots sizes of 3 acres to 4.6 acres. These properties to the north and east of the proposed annexation are zoned R-SFR in Mesa County. The subject property has a Comprehensive Plan Land Use designation of Residential Low (2 - 5.5 du/ac). The requested zone district of R-5 is in conformance with the Land Use designation for the area.

The greater surrounding area both within the city limits and County are largely developed with single-family detached homes each on a platted lot or parcel. Further subdivision development and/or lot splits are possible in the future for other properties in the area, especially to the north of this property and are large enough to accommodate such development.

No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 2 at 2827 Patterson Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 2 has the capacity to handle the increase in calls for service resulting from this annexation and development.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on April 29, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was also offered through the GJSpeaks platform. The Applicant, Applicant's representative and City staff were in attendance along with seven (7) citizens.

Questions at the Neighborhood Meeting centered mainly on the proposed future subdivision of the property, regarding using Round Table Road as the only access into the subdivision and whether or not having only one access road was acceptable. An official application for annexation and zoning was submitted to the City of Grand Junction for review on May 24, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on June 9, 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 on August 13, 2021. The notice of the Planning Commission public hearing was published August 17, 2021 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

### **Annexation**

The Reece Annexation consists of two parcels of land totaling 6.73 acres; the parcel number is 2943-043-00-210. A second property in the annexation area is under the same ownership and contains a portion of the Price Ditch. There is no road right-of-way area within the annexation area.

The land is vacant and has been in agricultural production, but is now being planned for residential development. The Applicant wishes to annex the property into City limits for this purpose and is requesting a zoning of R-5 (Residential with a maximum density of 5.5 dwelling units per acre) for the property. The R-5 Zone District implements the Comprehensive Plan's Land Use Category of Residential Low for the property.

The property is currently adjacent to the existing city limits. The property owner has signed a petition for annexation of the property.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reece Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the one owner of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Thirty-seven percent of the perimeter of the annexation is contiguous with the existing City limits exceeding the 1/6 contiguity requirements for annexation.
- c) A community of interest exists between the area to be annexed and the City. This is

so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities.

d) The area is or will be urbanized in the near future. The property owner is currently planning for the development of residential housing at urban densities.

e) The area is capable of being integrated with the City. The proposed annexation is adjacent to the city limits on one side and will be required at the time of development to interconnect with existing City streets that stub to the property. Utilities and City services are also available and currently serving the existing urban area in the area.

f) No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply, however, the petitioner has granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City.

### **Zone of Annexation**

The criteria for review for Zones of Annexation is set forth in Section 21.02.140 (a) and includes that the City may zone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or  
The property owner has petitioned for annexation into the City limits with a requested zoning district of R-5 which is compatible with the existing Comprehensive Plan Land Use Map designation of Residential Low (2 - 5.5 du/ac). Since the Applicant's properties are currently in the County, the annexation of the properties is a subsequent event that will invalidate the original premise; a county zoning designation. In addition, the 2020 One Grand Junction Comprehensive Plan defines the density range for the Residential Low Land Use category at a range of 2 to 5.5 du/ac. The existing County RSF-R zone district at a maximum density of one dwelling unit per five acres does not implement the Residential Low Land Use category. The proposed R-5 zone district does implement the Residential Low Land Use category. Therefore, Staff has found this criterion has been met.

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

The adoption of the Comprehensive Plan in 2020, designated these properties as Residential Low (2 - 5.5 du/ac). The Applicant is requesting an allowable zone district



that is consistent with the upper end of the density range allowed by the Residential Low category. Adjacent properties to the west and south are annexed and zoned R-4. The character and/or condition of the surrounding area has not changed in recent years as the area continues to be largely developed with single-family detached homes on each lot in similar density ranges.

Because there has been no apparent change of character and/or condition and the area has not significantly changed, 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the R-5 zone district. City Sanitary Sewer and Clifton Water are both presently available within the Round Table Road right-of-way. Properties can also be served by Grand Valley Power electric and Xcel Energy natural gas. A short distance away, about a half mile, is Thunder Mountain Elementary School, about a mile and one half is Grand Mesa Middle School and Grand Junction Central High School is just over 2 miles away. A Regional Park is just over a mile from this proposed annexation. A little further to the south and west groceries are available and a gas station/convenience store just over a mile away. Major shopping is just over 2 miles to the east and includes a City Market grocery store and other associated restaurants, retail/office establishments along with a branch of the Mesa County Library. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed and therefore has found 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 properties and surrounding area is designated on the Comprehensive Plan Land Use Map as Residential Low (2 - 5.5 du/ac). A neighborhood center has been identified at the intersection of 30 Road and Patterson Road. The proposed zoning designation of R-5 meets the intent of achieving the desired density for the properties, with this request, to develop at the high end of the Residential Low (2 - 5.5 du/ac) category. For properties already annexed into the City limits, this area of Fruitvale is predominately zoned R-4 with some R-5 further west. Because a majority of this area in the Fruitvale Planning Area is currently zoned R-4, staff finds that there is an inadequate supply of R-5 zoning in this area of the City and therefore finds this criterion has been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the

Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-4 zone district could be considered, the R-5 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood and provides for housing on smaller residential lots, thereby providing more housing choice for the community.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Low (2 - 5.5 du/ac) for the subject properties.

- a. R-4 (Residential – 2 to 4 du/ac)
- b. CSR (Community Services and Recreation)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

#### Chapter 2

##### Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

##### Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

#### Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

## **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Reece Annexation and Zone of Annexation, ANX-2021-365, for a Zone of Annexation from County RSF-R (Residential Single Family – Rural) to a City R-5 (Residential – 5 du/ac), the following findings of fact have been made:

1. Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Reece Annexation is eligible to be annexed because of compliance with the annexation criteria.
2. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
3. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Annexation and Planning Commission recommended approval of the Zone of Annexation.

## **FISCAL IMPACT:**

Fiscal Impacts by City Department.

### Fire Department:

Currently, the property is in the Clifton Fire Protection District. The Fire District collects a 11.5520 mill levy that generates \$22.87 per year in property taxes. If annexed, the property will be excluded from the Clifton Fire Protection District and the City's 8 mills will generate \$15.84 per year (prior to development) and between \$3,700 and \$6,900 per year after development depending on the number of homes constructed. This will need to pay for not only fire and emergency medical services, but also other City services provided to the area. City services are supported by a combination of property taxes and sales/use taxes.

### Public Works:

There is no right of way or existing street infrastructure being annexed and therefore there are no Public Works related impacts other than what will be incurred as part of the development itself.

### Utilities:

Clifton Water District serves this area with domestic water. The parcels are within the Persigo 201 Service Area and would be required to connect to sewer. The developer would be required to extend a trunkline to the parcels to connect to existing sewer located in Roundtable Road adjacent to the property. The developer would also be required to pay sewer Plant Investment Fees.



**SUGGESTED MOTION:**

I move to adopt Resolution No. 81-21, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Reece Annexation, approximately 6.73 acres, located on property south of 3035 and 3043 F ½ Road, as well as to adopt Ordinance No. 5024, an ordinance annexing territory to the City of Grand Junction, Colorado, Reece Annexation, approximately 6.73 acres, located on property south 3035 and 3043 F ½ Road, and to adopt Ordinance No. 5025, an ordinance zoning the Reece Annexation to R-5 on final passage and order final publication in pamphlet form.

**Attachments**

1. Annexation Schedule and Summary Table - Reed Annexation
2. Site Location Zoning Annexation Maps and Picture
3. Neighborhood Meeting notes
4. Reece Annexation Plat
5. Planning Commission Minutes - 2021 - August 24 - Draft
6. Resolution Accepting Petition for Annexation
7. Reece Annexation Ordinance
8. Zone of Annexation Ordinance - Reece Annex

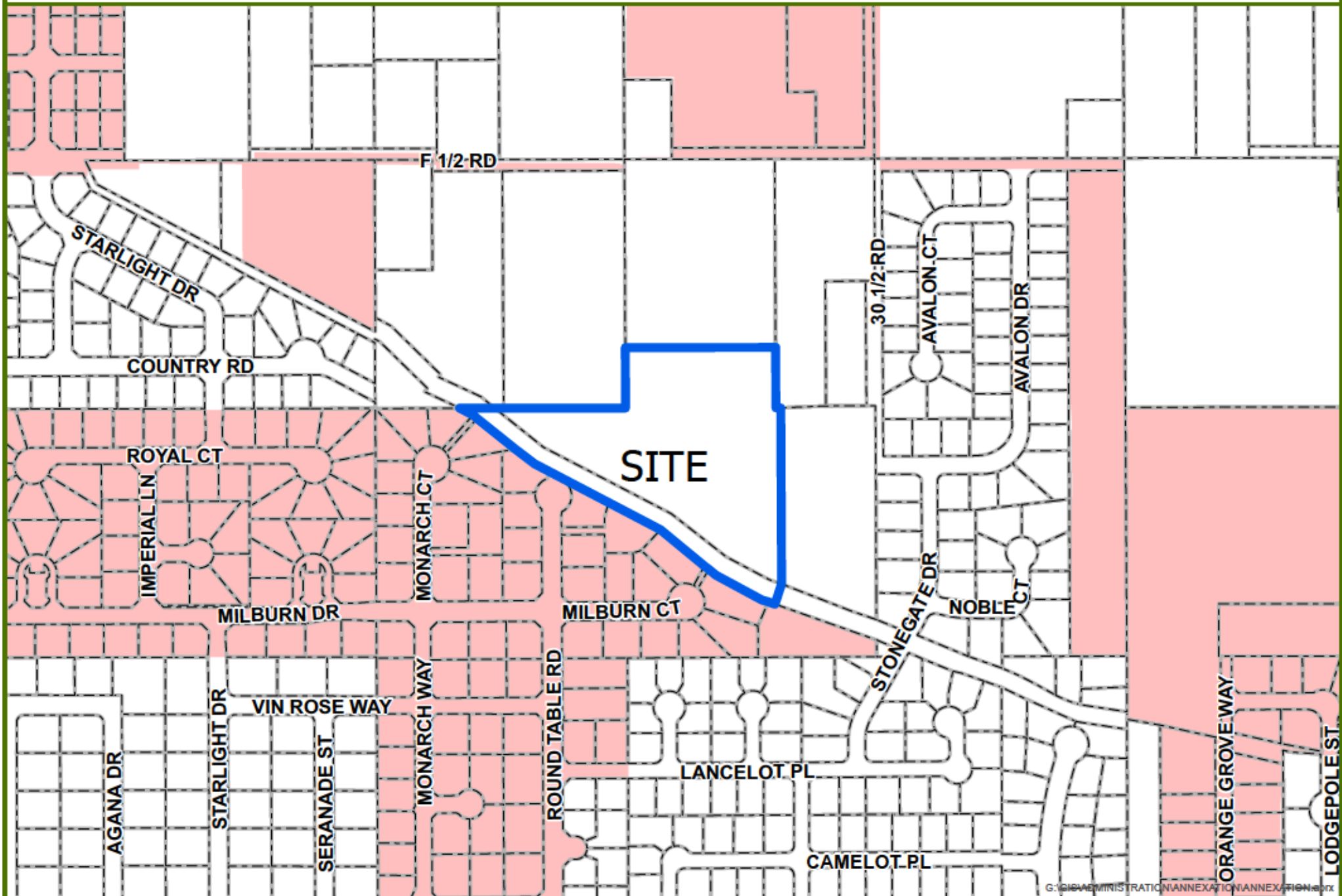
REECE ANNEXATION SCHEDULE		
August 18, 2021	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use	
August 24, 2021	Planning Commission considers Zone of Annexation	
September 15, 2021	Introduction of a Proposed Ordinance on Zoning by City Council	
October 6, 2021	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council	
November 7, 2021	Effective date of Annexation and Zoning	
ANNEXATION SUMMARY		
File Number:		ANX-2021-365
Location:		South of parcels at 3035 & 3043 F ½ Road
Tax ID Numbers:		2943-043-00-210
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		6.73
Developable Acres Remaining:		5.65
Right-of-way in Annexation:		0 Road ROW / 1.07 ac in Price Ditch ROW
Previous County Zoning:		RSF-R
Proposed City Zoning:		R-5
Current Land Use:		Residential Low
Future Land Use:		Residential Low
Values:	Assessed:	\$1,980
	Actual:	\$68,30
Address Ranges:		None, access will stub in from Round Table Road
Special Districts:	Water:	Clifton
	Sewer:	City
	Fire:	Clifton Fire
	Irrigation/Drainage:	Mesa County Irrigation and Grand Valley Drainage
	School:	District 51
	Pest:	Grand River Mosquito District



**Vicinity Map**  
**Reece**  
**Annexation**



# REECE ANNEXATION



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0 0.05 0.1 Miles

Annexation

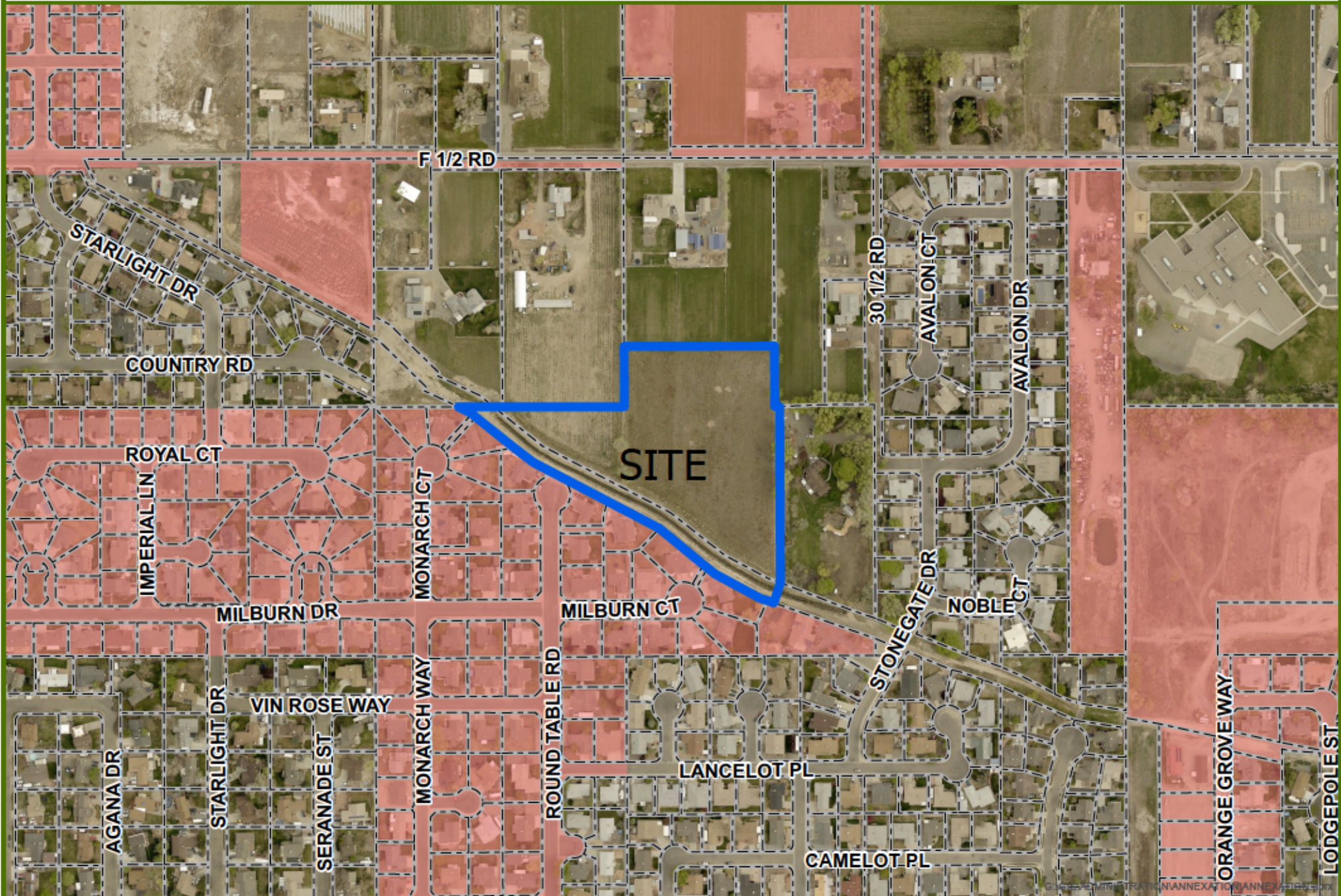
City Limits

CITY OF  
**Grand Junction**  
COLORADO

Date Created: 7/27/2021



# REECE ANNEXATION



Annexation



City Limits

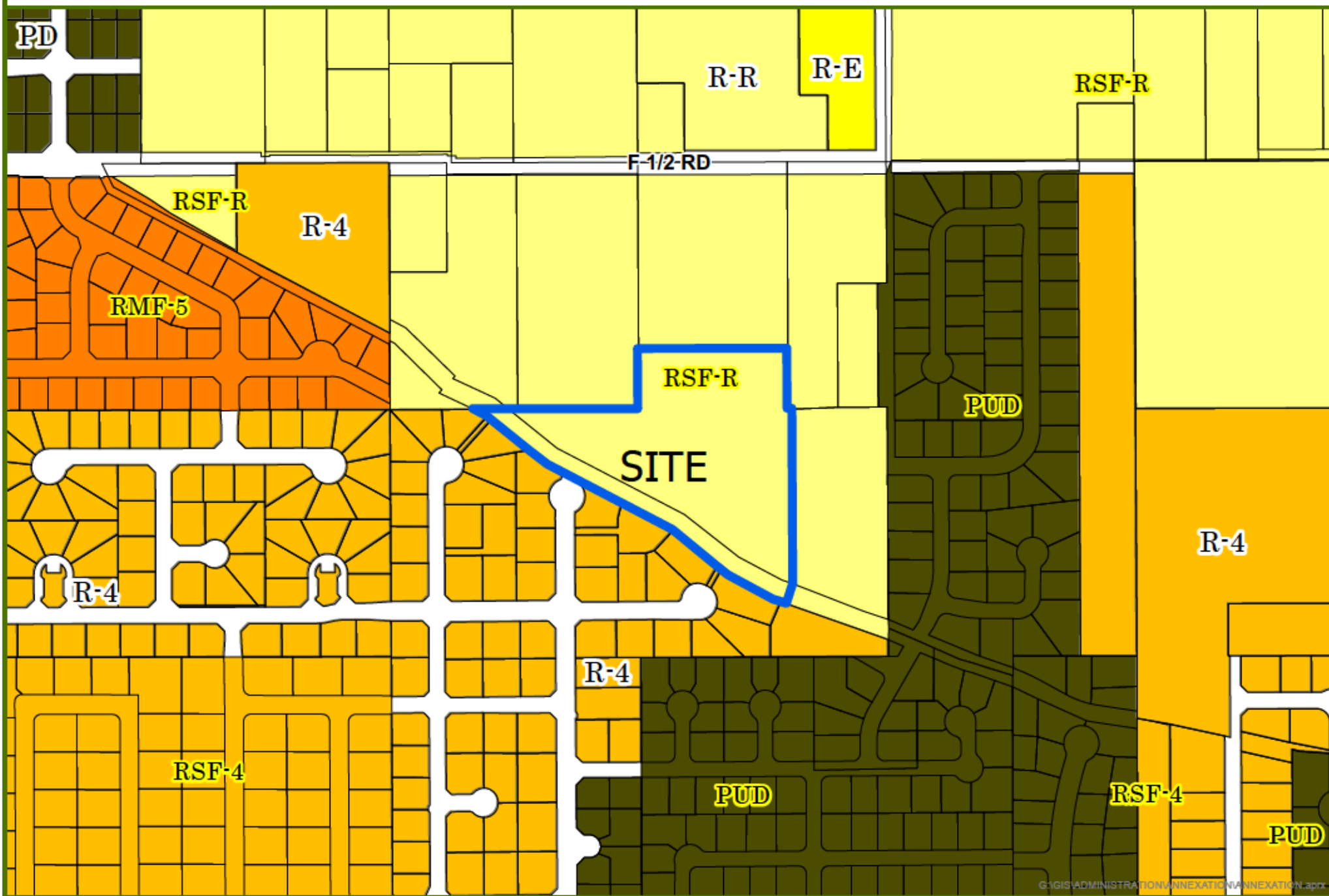


# REECE ANNEXATION - LAND USE





# REECE ANNEXATION - ZONING



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0 0.05 0.1 Miles

 Annexation

City Zoning  
Packet Page 368

County Zoning

Date Created: 7/27/2021

**CITY OF**  
**Grand Junction**  
COLORADO  
SAFELY AND SUSTAINABLY PROGRESS









## Austin Civil Group, Inc.

Land Planning ▪ Civil Engineering ▪ Development Services

April 29, 2021

Mr. Scott Peterson  
City of Grand Junction Planning Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81502

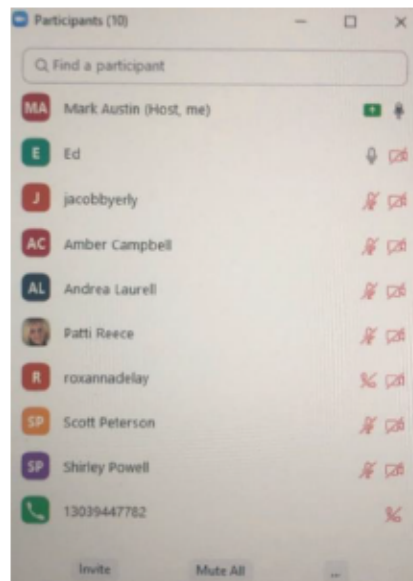
**Re: Reece Property Annexation/Rezone/Major Subdivision  
Neighborhood Meeting Summary**

Dear Mr. Peterson:

The purpose of this letter is to summarize neighborhood meeting discussions conducted for the Reece Property April 29, 2021 via a Zoom call at 5:30 PM. The purpose of the meeting was to discuss the annexation, rezone of a 6.7-acre property to R-5, and proposed major subdivision with 31 lots, for a property located at the north end of Round Table Road.

Listed below is a summary of the discussion items:

1. The meeting was attended by 9 callers. A copy of the zoom participant list is below



123 n. 7th street ▪ suite 300 ▪ grand junction, colorado 81501 ▪ 970-242-7540 phone ▪ 970-255-1212 fax



2. Mark Austin provided an overview of the annexation process and how the Persigo Agreement requires properties to annex into the City of Grand Junction if they develop and the how the Growth Plan map provides the framework for determining options for zoning properties. The 2020 growth plan identifies the subject property as Residential Low which allows for zoning choices from R-2 to R-5.5. The applicant is requesting a zoning designation of R-5 with 31 lots, for an average density of 4.6 units per acre.
3. Mark Austin anticipates the annexation documents being submitted to the City of Grand Junction next month. The annexation process requires 3-4 months to complete and property owners within 500-ft of the property will receive a notice in the mail on how to comment or attend planning commission or city council hearings on the annexation and zoning.
4. Mark Austin explained that annexing and zoning this property does not require annexation of any other property and does not change anything with surrounding parcels that are zoned in Mesa County.
5. The property only has public access from Round Table Road and this roadway would be used for access into the development.
6. Mark Austin explained that Round Table Road was specifically designed to be extended into this property. It was designed as a residential collector and is 8-ft wider than surrounding residential streets in this neighborhood. The existing curb/gutter/sidewalk returns to the north and end of roadway markers are placed at the end of this street. If this were a cul-de-sac that was not designed to be extended, the cul-de-sac would have continuous curb and gutter and sidewalk around the perimeter.
7. The project will provide stub streets to the adjacent parcels, which is typically a requirement by the City of Grand Junction for neighborhood connectivity and for providing additional means of access for emergency response.
8. Mark Austin indicated the project will be required to construct a pedestrian path along the Price Ditch. It will also more than likely include sidewalk connections to two existing sidewalks on cul-de-sac streets in the adjacent neighborhood.
9. The project is located in area of influence for the Airport. This will require an aviation agreement that provides notice to property owners they should expect noise and vibration from airplanes if they purchase. It also requires the project to use insulation on the homes that complies with the Sound Insulation of Residences Exposed to Aircraft Operations, publication AD-A258 032.
10. Mark Austin indicated the property is within the Mesa County Irrigation District and information is currently being gathered to determine if the property has irrigation water rights and where the water rights will come from.

Mr. Scott Peterson

April 29, 2021

Page 3 of 3

11. Mark Austin indicated irrigation tailwater from three locations crosses the property. Most of these irrigation tailwater facilities will be piped through the development and discharge into the Price Thayer Drain which is a GVDD facility.
12. The Price Thayer Drain crosses along the south property line and is managed by the Grand Valley Drainage District. The applicant intends to leave the drain open at this time and pipe the areas where we need to cross for roads or pedestrian walks.
13. Mark Austin indicated the final design information for the subdivision is anticipated to take a few months to complete. Once this information is completed and submitted to the City, the city will again issue a card in the mail notifying property owners within 500 ft of the application and their ability to review and make comment on it. Scott Peterson indicated the subdivision approval process is administrative, but the public has the opportunity to provide comments. The subdivision approval process typically takes six months to complete.
14. There were only two questions/comments from the public. The first comment was the concern with using Round Table Road as the only access and the amount of traffic on the roadway. They feel this street already has too much traffic and the turning movements on Patterson may be restricted in the future. Mark Austin responded that Round Table Road was specially designed to be the main travel route for development in this area. Mark Austin stated that traffic impact fees, approximately \$8,000 per home, will be paid to the City and the City uses these funds to make offsite street improvements when impacts are warranted.
15. The second question from the public asked if having only one access was acceptable. Scott Peterson responded that the subdivision does have other access available from Milburn Road and the project will provide stub streets to adjacent parcels and as some point will provide other means of access to the property.
16. Mark Austin stated that everyone on the call should have his contact information and he's available to meet and discuss any specific concerns you may have.
17. The meeting concluded at approximately 6:00 PM.

If you have any comments or notes that I may have missed, please contact me at 970-242-7540.

Sincerely,



**Austin Civil Group, Inc.**

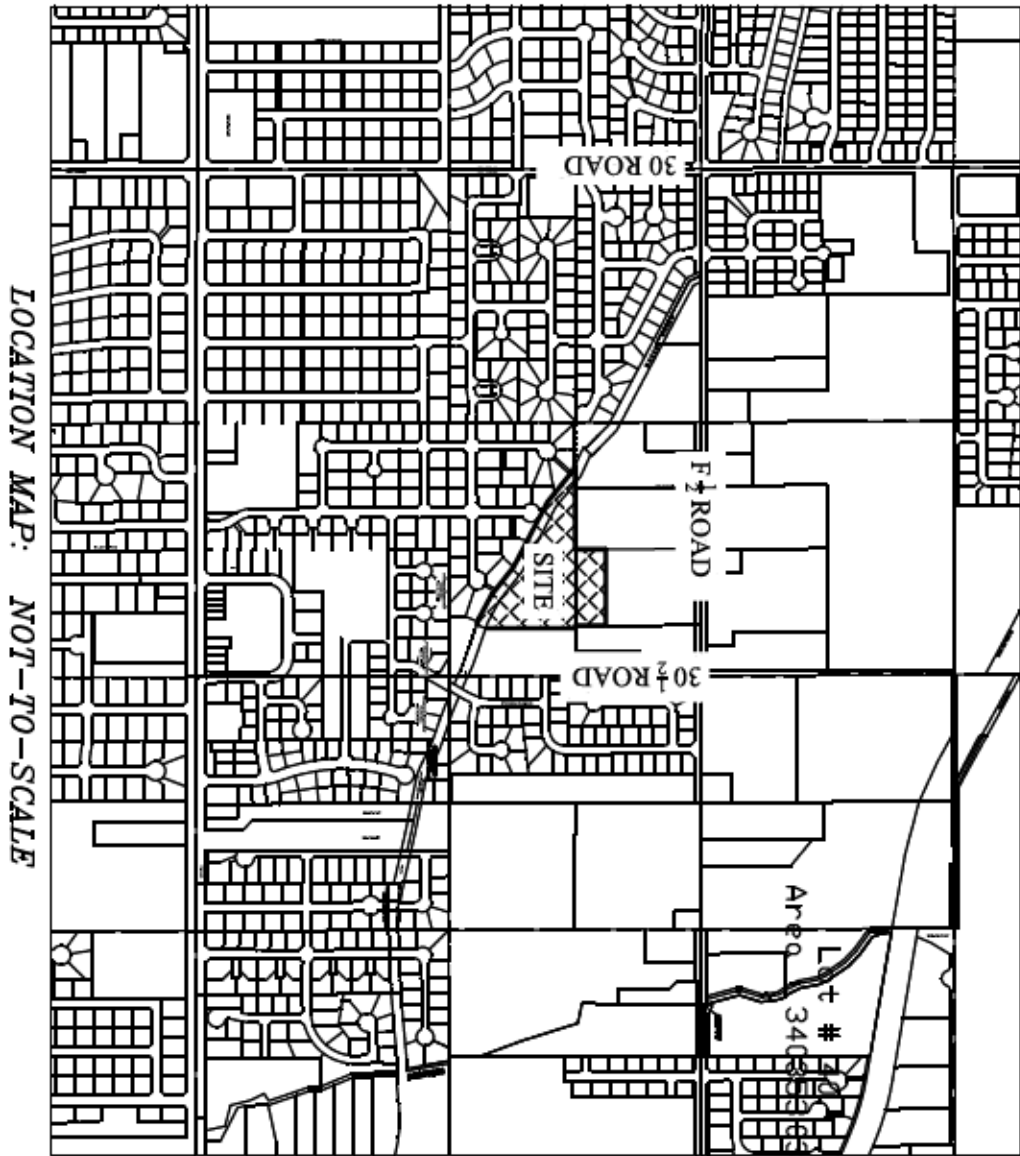
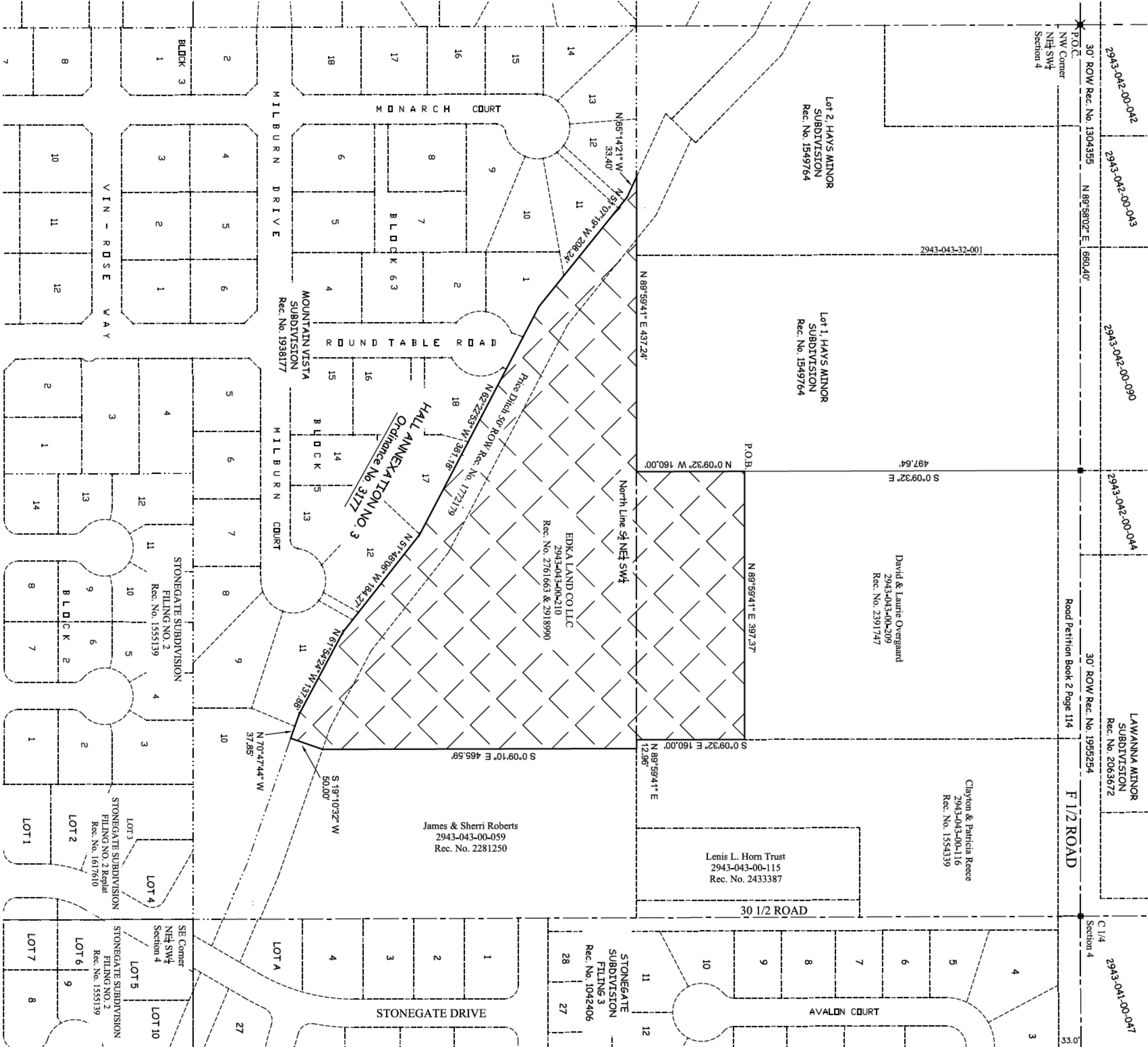
Mark Austin, P.E.  
President



REECE ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW 1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto, thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S19°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S19°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S19°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N10°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

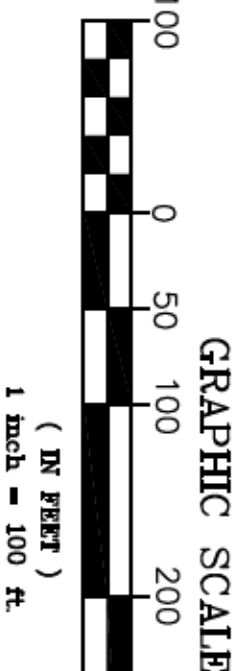
ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION
SQ. FT.	SQUARE FEET
LR.	CENTRAL ANGLE
RAO	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE
HORIZ. DIST.	HORIZONTAL DISTANCE

Renée B. Parent, PLS No. 38266  
Professional Land Surveyor for the  
City of Grand Junction

DATE: \_\_\_\_\_

ANEANNATION PERIMETER	2665.98 FT.
CONTIGUOUS PERIMETER	982.82 FT.
AREA IN SQUARE FEET	292943
AREA IN ACRES	6.73

ANEANNATION BOUNDARY	LEGEND
EXISTING CITY LIMITS	-----



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

EFFECTIVE DATE \_\_\_\_\_

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover said defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

DRAWN BY	R.B.P.	DATE	07-14-2021
UPDATED	R.B.P.	DATE	07-26-2021
CHECKED BY	M.G.	DATE	07-16-2021
APPROVED BY		DATE	

SCALE

1" = 100'



PUBLIC WORKS

REECE ANNEXATION



**GRAND JUNCTION PLANNING COMMISSION**  
**August 24, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, and Andrea Haitz.

Also present were John Shaver (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), and Scott Peterson (Senior Planner).

There were 7 members of the public in attendance.

The meeting video can be viewed online [here](#).

**CONSENT AGENDA**

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Commissioner Reece moved to adopt Consent Agenda Items #1-3. Commissioner Weckerly seconded the motion. The motion carried 7-0.

**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from July 27, 2021.

**2. Tonto Lane Right-of-Way Vacation**

**File # VAC-2021-392**

Consider a request by Kraig Andrews to vacate right-of-way of Tonto Lane between 2632 and 2635 Cottonwood Drive.

**3. G 1/8 Road Right-of-Way Vacation**

**File # VAC-2021-539**

Consider a request by McCurter Land Company LLC and Five Star Homes & Development Inc., to vacate a portion of the undeveloped G 1/8 Road public right-of-way.

**REGULAR AGENDA**

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**1. Reece Annexation**

**File # ANX-2021-365**

Consider a request by EDKA Land Co LLC to annex and zone 6.73 +/- acres from County RSF-R (Residential Single Family - Rural) to a City R-5 (Residential - 5 du/ac) zone district in anticipation of future residential subdivision development.

*Commissioner Reece stated into the record that she has no relation to the applicant and therefore no conflict of interest.*

**Staff Presentation**

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for Staff**

None.

**Applicant Presentation**

The applicant's representative, Mark Austin, Austin Civil Group, was present and available for questions.

**Questions for Applicant**

None.

**Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~5:45 p.m. on August 24, 2021.

**Questions for Applicant or Staff**

Commissioner Ehlers asked a question.

**Discussion**

Commissioner Reece made a statement regarding the request.

**Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Zone of Annexation for the Reece Annexation to R-5 (Residential – 5 du/ac) zone district, file number ANX-2021-365, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Scissors seconded the motion. The motion carried 7-0.

**2. Westland Meadows Annexation File # ANX-2021-343**

Consider a request by Richard Traver of Westland Development LLC to annex and zone 19.4 +/- acres from County RSF-R (Residential Single Family - Rural) and PUD (Planned

Urban Development) to a City R-8 (Residential - 8 du/ac) zone district in anticipation of future residential subdivision development.

### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Gatseos asked a question regarding the zoning criteria.

Commissioner Ehlers asked a question regarding the County PUD.

Commissioner Teske asked a question regarding the County PUD.

### **Applicant Presentation**

The applicant, Richard Traver, was available for questions. He also provided clarity regarding the County PUD.

### **Questions for Applicant**

None.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at ~6:00 p.m. on August 24, 2021.

### **Questions for Applicant or Staff**

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the request.

### **Motion and Vote**

Commissioner Ehlers made the following motion, "Mr. Chairman, on the Zone of Annexation for the Westland Meadows Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-343, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."



Commissioner Haitz seconded the motion. The motion carried 7-0.

### **3. Faith Heights Rezone**

**File # RZN-2021-427**

Consider a request by John & Carla Cappetto to rezone one parcel totaling approximately 13.92 acres from R-8 (Residential - 8) to M-U (Mixed Use).

#### **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for Staff**

Commissioners Reece and Scissors asked questions regarding the request.

There was discussion amongst the Commissioners regarding the use of the property.

Commissioner Weckerly asked a question regarding density.

#### **Applicant Presentation**

The applicant's representative, Kim Kerk, was present and gave a brief presentation regarding the request.

#### **Questions for Applicant**

None.

#### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, August 17, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Scott Warren, Village Park Subdivision HOA, and Gordon McFarin, Village Park Subdivision HOA, gave comments in opposition to the request.

The public hearing was closed at ~6:20 p.m. on August 24, 2021.

#### **Applicant's Response to Comment**

Kim Kerk responded to public comment.

#### **Questions for Applicant or Staff**

Commissioner Haitz asked for some examples of light manufacturing.

Commissioner Ehlers asked a question about access to the site.

Commissioner Reece made a comment regarding the request.

Commissioner Teske asked the applicant a question regarding the intention of development.

### **Discussion**

Commissioners Ehlers, Gatseos and Teske made comments regarding the request.

### **Motion and Vote**

Commissioner Scissors made the following motion, "Chairman, on the Faith Heights Rezone request from an R-8 (Residential - 8) zone district to an M-U (Mixed Use) zone district for one parcel totaling approximately 13.92 acres located at 600 28 ¼ Road, City file number RZN-2021-427, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Reece seconded the motion. The motion carried 7-0.

### **4. Other Business**

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None.

### **5. Adjournment**

---

Commissioner Reece moved to adjourn the meeting. Commissioner Haitz seconded. The meeting adjourned at ~6:40 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION ACCEPTING A PETITION  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
MAKING CERTAIN FINDINGS,  
AND DETERMINING THAT PROPERTY KNOWN AS THE  
REECE ANNEXATION  
APPROXIMATELY 6.73 ACRES  
LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD  
Tax Parcel Number 2943-043-00-210 and a Parcel containing Price Ditch ROW  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 18<sup>th</sup> day of August, 2021, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**REECE ANNEXATION**

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.



CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 6<sup>th</sup> day of October, 2021; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 6<sup>th</sup> day of October, 2021.

Attest:

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

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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
REECE ANNEXATION**

**APPROXIMATELY 6.73 ACRES**

**LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD  
Tax Parcel Number 2943-043-00-210 and a Parcel containing a portion of Price Ditch**

**WHEREAS**, on the 18<sup>th</sup> day of August, 2021, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 16<sup>th</sup> day of June, 2021; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

**REECE ANNEXATION**  
**Exhibit A**

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of

50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 18<sup>th</sup> day of August 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading the 6<sup>th</sup> day of October 2021 and ordered published in pamphlet form.

---

President of the Council

Attest:

---

City Clerk





**CITY OF GRAND JUNCTION, COLORADO**

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

**AN ORDINANCE ZONING THE REECE ANNEXATION  
TO R-5 (RESIDENTIAL – 5 DU/AC) ZONE DISTRICT**

**LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD  
Tax Parcel Number 2943-043-00-210 and a Parcel containing Price Ditch ROW**

Recitals

The property owner has requested annexation of one property that totals 0.73-acres into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reece Annexation to the R-5 (Residential – 5 du/ac) zone district, finding that it conforms with the designation of Residential Low (2 - 5.5 du/ac) as shown on the Land Use Map 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-5 (Residential – 5 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

**REECE ANNEXATION**

**The following property be zoned R-8 (Residential – 8 du/ac) zone district.**

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a

distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, more or less, as described.

**INTRODUCED** on first reading this 15<sup>th</sup> day of September, 2021 and ordered published in pamphlet form.

**ADOPTED** on second reading this 6<sup>th</sup> day of October, 2021 and ordered published in pamphlet form.

ATTEST:

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President of the Council

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City Clerk





## Grand Junction City Council

### Regular Session

Item #7.a.

**Meeting Date:** October 6, 2021

**Presented By:** Ken Watkins, Fire Chief, Jay Valentine, General Services Director

**Department:** Fire

**Submitted By:** Gus Hendricks, Deputy Chief

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### **Information**

#### **SUBJECT:**

Contract Approval for Construction Management/General Contractor Services for Construction of Fire Station 8

#### **RECOMMENDATION:**

Authorize the City Purchasing Division to enter into a contract with FCI Constructors, Inc., for Construction Management/General Contractor services for construction of Fire Station 8.

#### **EXECUTIVE SUMMARY:**

The Fire Department is scheduled to construct and operate the second of three additional fire stations in 2022. Development of the site for Fire Station 7 is still in progress, resulting in construction of Fire Station 8 ahead of Fire Station 7. The City Purchasing Division has completed the selection process for Construction Management/General Contractor (CM/GC) services and has selected FCI Constructors, Inc for this project. If approved, FCI will work with the project team, comprised of the Blythe Group and Company Architects and the City project team to design and construct this station. Once contracted, FCI will develop a Guaranteed Maximum Price (GMP) that will be approved by City Council at a later date.

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

In April of 2019, City of Grand Junction voters approved Measure 2B, creating a First Responder Sales Tax of .5% to provide funding for expansion of public safety services provided by the Fire and Police Departments. For the Fire Department, these funds are used for the construction, operation and personnel for three additional fire stations. The first of these stations (Fire Station 6) was completed and began operations in November 2020. Fire Station 8 will be the second of three fire stations built with the

First Responder sales tax funds. Originally, the Fire Department had planned to build Fire Station 7 in 2022 but the department is still in discussions with the developer for the site. Construction of fire station 8 is planned for spring 2022 and completion in the fall of 2022.

City Council Resolution 54-21 authorized the purchase of two acres at 441 31 Road for the construction of Fire Station 8 and the property was closed on August 9, 2021. Blythe Group and Company Architects are completing design documents for this project based on the design used for Fire Stations 3, 4, & 6. This design includes response and living facilities for up to eight personnel to staff one fire engine, one ambulance and any specialty apparatus housed at this location.

The City has chosen to hire a firm to provide CM/GC services to construct this project and to work with the Blythe Group and City project team to complete design and facilitate construction. A formal Request for Proposal 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, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two firms responded as shown below:

<b>Company</b>	<b>Location</b>
FCI Constructors	Grand Junction, Colorado
PNCI Construction	Grand Junction, Colorado

An evaluation team consisting of representatives from the Fire Department, General Services, and Public Works reviewed the proposals, conducted interviews of both firms, checked references for similar projects, and is recommending award to FCI Constructors, Inc., for this project. The evaluation team scored the submittals in accordance with weighted values in four qualifying areas and an accompanying weighted score for the fee charged by the firm.

CM/GC services are priced based on pre-construction services, general conditions, and a percentage markup for overhead and profit (OH&P). OH&P is calculated as a percentage of the total cost of the project and is included in the GMP. These costs from both companies are detailed below.

Company	Pre-Con Services	General Conditions (negotiable)	Overhead & Profit
FCI Constructors	\$0.00	\$336,204 (final negotiated price)	4%
PNCI Construction	\$0.00	\$322,415	4%

The committee evaluated the responsiveness to the RFP, understanding of the project, experience on similar projects, strategy and implementation plan and fee computation for both firms. The final scores are listed below.

FCI Constructors	97.92
PNCI Construction	81.39

**FISCAL IMPACT:**

Funding for CM/GC services is included in the City's 2021 budget for the \$5,500,000 project. The GMP will be established after representatives from the City, the architect and FCI work together on project design, engineering and pricing and will be approved by City Council at a later date.

**SUGGESTED MOTION:**

I move to authorize the Purchasing Division to enter into a contract with FCI Constructors Inc., to provide Construction Management/General Contractor services for the Fire Station 8 construction project on negotiated terms approved by the City Manager and in a form approved by the City Attorney.

**Attachments**

None





## Grand Junction City Council

### Regular Session

Item #8.a.

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**Meeting Date:** October 6, 2021  
**Presented By:** Tamra Allen, Community Development Director  
**Department:** Community Development  
**Submitted By:** Tamra Allen

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### Information

#### **SUBJECT:**

A Resolution Adopting the Grand Junction Housing Strategy

#### **RECOMMENDATION:**

Staff recommends adoption of the Resolution.

#### **EXECUTIVE SUMMARY:**

The purpose of this item is to adopt the 2021 Grand Junction Housing Strategy

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

Staff began work in late December 2020 with Root Policy Research ("Root"), a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment, which was Phase 1 of the project and completed in May 2021. The Assessment included data collection, a community-wide survey and a series of focus group meetings with key stakeholders. Phase 2 of the project was to develop a Housing Strategy report which was discussed with City Council at its June 14, August 2 and September 13, 2021 workshops. The Grand Junction Housing Strategy builds upon the Grand Valley Housing Needs Assessment (HNA) by outlining strategies tailored to address needs identified in the HNA. Twelve strategies are discussed in detail in the attached strategy report that were developed in conjunction with City Council, City staff and Grand Junction area housing stakeholders.

#### **FISCAL IMPACT:**

Although the housing strategy and implementation will have a significant economic impact on the community, this action has no direct fiscal impact to the City.

#### **SUGGESTED MOTION:**

I move to adopt Resolution No. 82-21, a resolution adopting the 2021 Grand Junction Housing Strategy.

**Attachments**

1. FINAL Grand Junction Housing Strategy 09222021
2. RES-2021 Grand Junction Housing Strategy092221clean



*Root Policy Research*  
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[www.rootpolicy.com](http://www.rootpolicy.com)  
970.880.1415

# *Grand Junction Housing Strategy*

FINAL REPORT  
September 21, 2021



# GRAND JUNCTION HOUSING STRATEGY

## Table of Contents

Purpose .....	1
Comprehensive Plan Alignment.....	1
Defining Affordability .....	2
Report Organization .....	2
Top Housing Needs in Grand Junction .....	4
Existing Programs and Resources.....	5
Barriers Analysis & Regulatory Review .....	8
Recommended Strategies.....	10
Appendix A: Land Use and Development Review	

## PURPOSE

This Housing Strategy builds upon the Grand Valley Housing Needs Assessment (HNA) by outlining strategies tailored to address needs identified in the HNA.

The recommendations presented in this report are intended to offer a balanced approach for promoting housing affordability and attainability within Grand Junction. This intent is supported by residents' expressed value of inclusiveness, which was evident in survey results and focus group findings, discussed in detail in Section V of the HNA, as well as Comprehensive Plan Principle 5, discussed in more detail below.

## COMPREHENSIVE PLAN ALIGNMENT

**Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choices.** The City's Comprehensive Plan outlines the following objectives to achieve strong neighborhoods and housing choices:

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
2. Partner in developing housing strategies for the community.
  - Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.
  - Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
  - Work cooperatively with Mesa County, the Grand Junction Housing Authority, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing:
    - pursuing funding regionally at all levels;
    - retaining and maintaining existing affordable housing stock;

# GRAND JUNCTION HOUSING STRATEGY

- publicizing and marketing affordable housing opportunities throughout the region, including rehabilitation and funding;
  - working to preserve viable affordable housing stock and ensure long-term affordability for new units built with financial assistance; and
  - providing supportive housing for at-risk and homeless populations.
3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
  4. Promote the integration of transportation mode choices into existing and new neighborhoods.
  5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

The strategies outlined in this report support the vision of the Comprehensive Plan and align with plan principles and objectives. This Housing Strategy specifically satisfies the Comprehensive Plan directive to **“develop a targeted housing strategy to facilitate and incentives the creation of affordable housing units for low-income residents and attainable housing for the city’s workforce.”**

## DEFINING AFFORDABILITY

The most common definition of affordability is linked to the idea that households should not be cost burdened by housing. A cost burdened household is one in which housing costs—the

rent or mortgage payment, plus taxes and utilities—consumes more than 30% of monthly gross income. The 30% proportion is derived from historically typical mortgage lending requirements. Thirty percent allows flexibility for households to manage other expenses (e.g., childcare, health care, transportation, food costs, etc.).

However, the term “Affordable housing” is often used to specifically describe housing that has some type of income restriction or public support or subsidy, such as public housing, HUD housing, Low Income Housing Tax Credits, etc. “Attainable” or “Workforce” housing are also common terms used to describe affordable options for moderate income households.

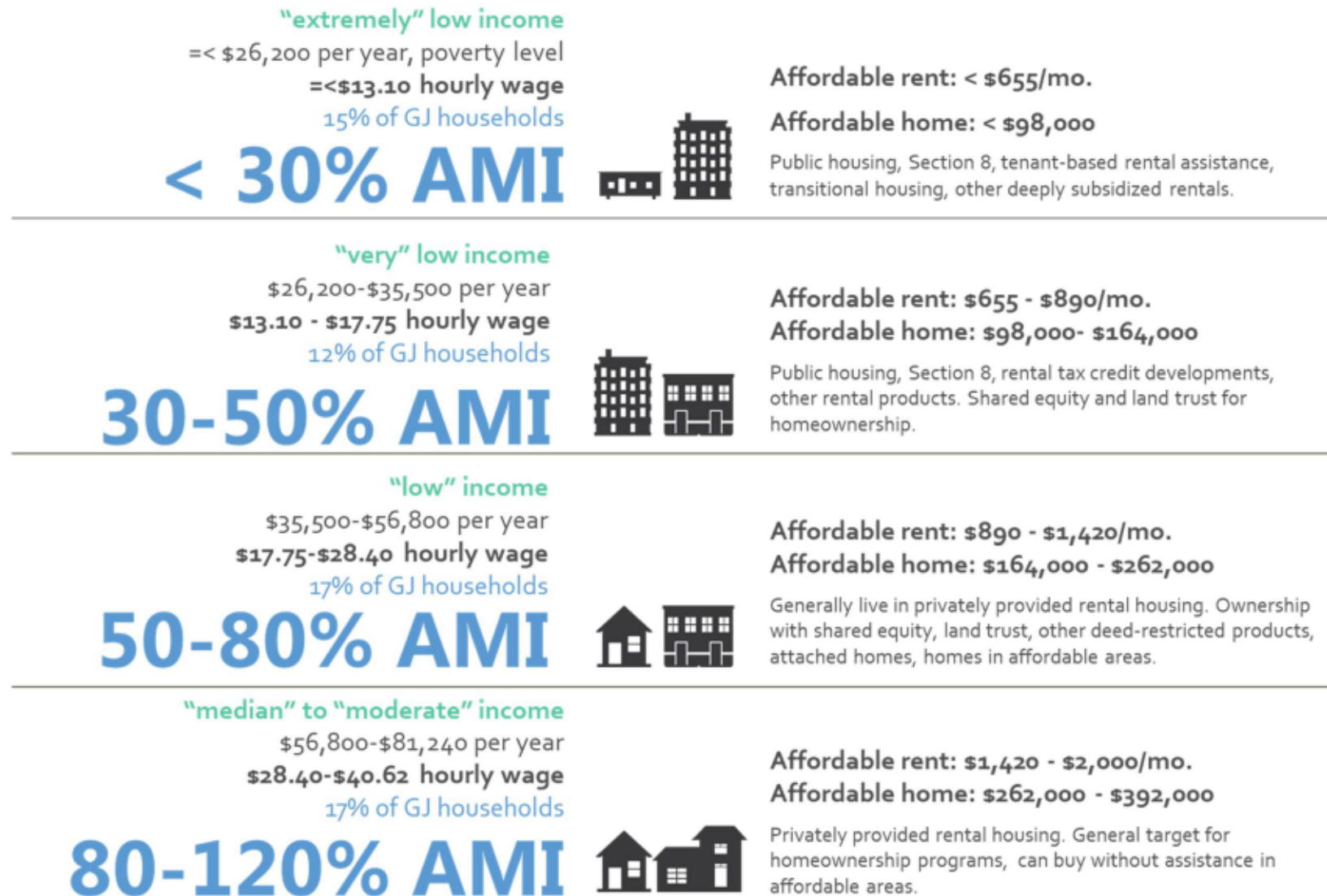
Figure 1 shows the income thresholds typically used to evaluate income qualifications for various housing programs, based on the Grand Junction MSA 2020 area median income (AMI). AMI is defined annually by HUD market studies. The figure provides AMI ranges and the housing types that typically serve the households in the AMI range.

## REPORT ORGANIZATION

The Housing Strategy begins with a brief review of the top housing needs identified in the Grand Valley HNA, followed by an overview of existing programs and resources to address housing needs alongside a discussion of potential barriers to housing creation. Policy recommendations to address the identified issues follow.

# GRAND JUNCTION HOUSING STRATEGY

Figure 1. Income Thresholds and Target Housing



Note: AMI = HUD Area Median Family Income, 4-person household. The 2020 AMI estimate for the Grand Junction MSA is \$67,700.

Source: Root Policy Research and HUD 2020 income limits.



# TOP HOUSING NEEDS

## TOP HOUSING NEEDS IN GRAND JUNCTION

Housing needs across the Grand Junction Area are discussed in detail in the Grand Valley HNA and summarized herein. Housing pressures are unlikely to improve if the region continues to be a destination for economic development and population growth. Housing price increases have significantly outpaced incomes over the past decade resulting in rapidly declining affordability within both the rental and ownership markets. Due to the severe drop in the for-sale inventory, widening affordability gaps are particularly acute in the for-sale market, pushing ownership further out of reach for many households.

Top needs are summarized below to provide context for the subsequent recommendations.

**Additional affordable rentals (or rental assistance),** specifically for residents earning less than \$25,000 per year. Rental affordability declined in both the county overall and in Grand Junction over the past decade, as rent prices rose faster than incomes. Grand Junction currently has a shortage of 2,168 units priced below \$625 per month (30% AMI).

**Starter homes and family homes priced near or below \$250,000.** Over the past decade, for-sale affordability and ownership rates have fallen in Grand Junction (and the county overall even with favorable interest rates). A large drop in inventory and low construction levels since the recession

exacerbated price trends and contributed to even higher increases in recent years. Cash offers for affordably priced homes crowd out other buyers, while rising rents and home prices raise barriers to ownership (and financing).

**Additional housing resources to address unique needs among special needs populations** including residents with accessibility/mobility needs, older adults, people experiencing homelessness, and low-income households.

**Diverse housing options to accommodate evolving needs of residents** and a wider array of market preferences and special needs. Increasing the variety of product types (e.g., smaller homes, single family attached products, mobile/manufactured and prefab homes, as well as more multifamily housing) can help address affordability needs for middle income households and create opportunities for a more efficient market response to demand.

Another way to frame the top needs outlined above is to consider the key challenges to address including:

- Shortage of affordable housing;
- Barriers to homeownership;
- Unique needs of special needs populations;
- Housing instability and displacement; and
- Housing condition.

# EXISTING PROGRAMS & RESOURCES

## EXISTING PROGRAMS & RESOURCES

Financial resources to address housing needs in Grand Junction are limited. The City receives about \$450,000 annually from the US Department of Housing and Urban Development (HUD) in the form of Community Development Block Grants (CDBG) which are allocated to infrastructure improvements in low- and moderate-income neighborhoods as well as housing and public service needs of low- and moderate-income persons and households. Over the past 5 years the City has expended approximately 23 percent of its CDBG allocation for affordable housing and housing-related services. The CDBG 2021-2025 Five-Year Plan anticipates at least this commitment of funds in the future. Expenditure has included: predevelopment costs, acquisition of vacant land, acquisition of existing units, rehabilitation of existing units, and purchase of major appliances for new residential units.

A crucial asset to the City in addressing ongoing housing needs is its strong network of service providers and housing-related non-profits, including the Grand Junction Housing Authority. Figure 1 highlights some of the key providers and their primary housing programs.

This network of housing and service providers not only serves the needs of their individual clients but also work collaboratively to strategize their collective approach, discuss gaps and targeted needs, and share best practices. There is an active Homeless Coalition and an ad hoc Housing Coalition that meets periodically and contributed to the development of this Housing

Strategy. Even so, the reach and impact of their services is constrained by the limited financial resources available.

**Figure 1.**  
**Grand Junction Housing Program Providers**

Organization	Housing Programs/Services
<b>Grand Junction Housing Authority</b>	Affordable rental housing construction/property management, Housing Choice Voucher (and other voucher programs) administration, transitional housing program for homeless families with school-children, homeownership education and counseling, housing advocate and family stability program, family self-sufficiency program.
<b>Housing Resources of Western Colorado</b>	Affordable rental housing, housing counseling, homebuyer education, housing rehabilitation loan program, weatherization assistance program, and Self-Help Build Housing program (supports affordable home ownership construction).
<b>Grand Valley Catholic Outreach</b>	Permanent supportive housing, transitional supportive housing, rapid rehousing, utility assistance (one-time financial aid for qualifying households), day center for people experiencing homelessness, and affordable housing search assistance.
<b>Homeward Bound of the Grand Valley</b>	Year-round homeless shelter and services for people experiencing homelessness.
<b>Karls, Inc.</b>	Shelter, housing, and services for individuals experiencing homelessness, primarily youth.
<b>Hilltop Community Resources</b>	Provides a wide range of human services. Housing specific programs include shelter for victims of domestic violence and transitional housing and case management to youth transitioning from the foster care system.
<b>Habitat for Humanity of Mesa County</b>	Affordable homeownership construction and non-profit home improvement stores and donation centers.

Source: Root Policy Research.

# EXISTING PROGRAMS & RESOURCES

Though the City does not directly administer housing programs it does play a key role in allocation of HUD and discretionary funds as well as regulating land use and development. The City recently adopted a forward-thinking Comprehensive Plan which governs the long-term vision for growth and development, services, and city priorities. Overall, the city's land use code poses relatively few regulatory barriers to residential development (see Appendix A).

**Affordable housing inventory.** The Low-Income Housing Tax Credit (LIHTC) program originated in 1986 under the Tax Reform Act and was part of an effort by the federal government to devolve the obligation of publicly-supported housing to states and local governments. Today, the LIHTC is the largest single producer of affordable rental housing in the country. At the most basic level, the LIHTC provides investors with a credit against their taxes in exchange for equity capital to support development of affordable rental units. States administer the program, including setting the criteria for scoring applications.

Grand Junction has 664 units developed using LIHTC, all of which are designated affordable to households earning less than 60% median family income (MFI). In addition, the city has 887 units of HUD-funded housing, including project-based Section 8, public housing, and other multifamily units. The City works to facilitate the development of affordable housing—including LIHTC—in

Grand Junction through negotiations with developers, incentives, fee structuring and land donations.

There are also about 1,300 housing choice vouchers in use in Mesa County, with which income-qualified recipients (earning 50% AMI or less) can find market-rate units that meet their needs. It should be noted that vouchers and units are not necessarily additive as vouchers can be used in subsidized units, creating overlapping subsidies.

Despite these existing units and vouchers, the need continues to outpace supply: According to data from the Grand Junction Housing Authority, as of March 2021 there are 2,266 applicants on the waitlist for affordable housing units and/or vouchers.

**Future resource opportunity.** State resources, administered through Colorado Division of Housing (CDOH) may offer an untapped resource for future housing efforts in the City of Grand Junction: CDOH's budget is forecasted to double in the coming years based on recent legislative changes. Though the state is still determining their strategic priorities, much of the increase is expected to go into the Housing Development Grant program.<sup>1</sup> Grand Junction should be prepared to apply for funding and/or support local non-profit applications and should plan for financial or in-kind contributions. (While there is no required minimum local financial match from applicants, CDOH expects some local contribution in the form of funding and/or in-kind contributions).

<sup>1</sup> For more information on CDOH's existing programs, visit <https://cdola.colorado.gov/housing>



# EXISTING PROGRAMS & RESOURCES

In addition to expanding local funding, CDOH is also receiving substantial federal resources as part of the CARES Act and American Rescue Plan Act. Details on state allocations and guidance on use of funds is still pending, but Grand Junction should continue to monitor developments and opportunities.

Recent legislative changes may also provide opportunities for Grand Junction. HB21-1271 provides funding and technical assistance to local governments to make regulatory and land use changes that promote affordable housing; and HB21-1117 authorizes inclusionary housing policies for both rental and ownership housing.

# BARRIERS ANALYSIS & REGULATORY REVIEW

## BARRIERS ANALYSIS & REGULATORY REVIEW

The following section summarizes market barriers to affordable/attainable development and evaluates regulatory factors that could contribute to the city's housing challenges.

As noted in the previous section, the City recently adopted a forward-thinking Comprehensive Plan and has relatively few regulatory barriers to residential development. Even so, this section identifies areas of opportunity that may facilitate the creation of attainable housing. The findings are also included in the policy recommendations in the subsequent section.

### Market Barriers

Market barriers to affordable and attainable housing development are discussed throughout the HNA and are summarized below:

**High cost of building materials.** Shortages in raw materials, such as lumber, and supply chain disruptions have caused sharp increases in building costs over the past year. For builders, the volatility of commodity prices makes the planning process and costs difficult to manage. Though some commodity prices may stabilize in the wake of the COVID-19 pandemic, material costs are forecasted to remain high in the coming years.

**High cost of land.** As the area grows and continues to diversify its economic base, combined with a hot housing market and positive net migration, demand for raw land increases, raising

land costs region-wide. In addition, given that most easy sites to develop are gone, lot development can add to cost and challenging soils, or other site-specific constraints make affordable housing development difficult to achieve.

**Labor shortages.** According to input gathered from stakeholders in the community, the local construction infrastructure is stretched thin—with shortages in occupations key to the housing industry such as framers, electricians, carpenters, roofers, and even engineers.

**NIMBYism.** As the area continues to grow, current residents' opposition to increased density is likely to increase. This is a problem in all communities, from Fruita to Clifton. There is a cultural preference for space and low-density housing in the region. This resistance to higher density creates uncertainty in the building process, given that pressure from public input can lead to a project not receiving timely or applicable entitlements that would allow for higher density housing.

### Regulatory Review: Land Use & Zoning

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. In conjunction with this strategy development Root Policy Research conducted a review of Grand Junction's zoning and development regulations to evaluate their impact on development activity and ultimately housing affordability. The review provides a high-level review

# BARRIERS ANALYSIS & REGULATORY REVIEW

and comparison of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability. The full regulatory review is included in Appendix A and includes:

- Zoning and land use best practices to remove barriers to housing affordability,
- Grand Junction's current land use and development code, including current zoning,
- The adopted Land Use Plan, and
- An evaluation of development impact fees for residential development.

Areas of opportunity identified in the land use and development review are summarized below:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed use districts. To allow for residential infill development, the city should consider permitting duplexes/triplexes and rowhomes in lower density residential districts by right.
- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of housing products such as townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has

an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.

- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.
- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider adopting additional incentives for residential developments that meet the city's affordability goals such as deed restricted affordable units and reflects the vision of the community. Ensure available incentives, and fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process and project long-term benefit to the community.
- **Explore the feasibility of an inclusionary zoning requirement.** Through the comprehensive planning process and the development of the Housing Needs Assessment, the City of Grand Junction has made strides in understanding the housing needs of the community which is the first step toward increasing the supply of housing and promoting housing affordability. The City should explore the economic feasibility of an inclusionary zoning ordinance to increase the long-term supply of affordable units.



# STRATEGIES TO ADDRESS HOUSING NEEDS

## RECOMMENDED STRATEGIES

The following recommendations are based on Root Policy Research's experience working with peer communities and best practices; they were developed in conjunction with Grand Junction City Council, City staff, and Grand Junction Area housing stakeholders. Figure 3 summarizes the recommendations in order of anticipated implementation timeline; detailed descriptions of each recommendation follow the figure.

**Figure 3. Recommended Strategies**

Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
<b>1 Participate in regional collaboration regarding housing/homelessness needs and services.</b>	Shortage of affordable/ attainable housing; barriers to affordable ownership; unique needs of special interest populations, housing diversity	1-2 Years	Work cooperatively with Mesa County, GJHA, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing.
<b>2 Adopt a local affordable housing goal(s).</b>	Shortage of affordable/ attainable housing.	1-2 Years	Develop a targeted housing strategy
<b>3 Implement land use code changes that facilitate attainable housing development and housing diversity.</b>	Barriers to affordable ownership; shortage of affordable/ attainable housing; unique needs of special interest populations.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
<b>4 Encourage development of accessory dwelling units (ADUs).</b>	Shortage of affordable/ attainable housing.	1-2 Years	Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods
<b>5 Formalize existing incentives and consider additional incentives for affordable housing development.</b>	Shortage of affordable/ attainable housing.	1-2 Years	Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
<b>6 Allocate city owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing.</b>	Shortage of affordable/ attainable housing.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Develop a targeted housing strategy.

# STRATEGIES TO ADDRESS HOUSING NEEDS

Figure 3 (continued). Recommended Strategies

Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
<b>7</b> Create a dedicated revenue source to address housing challenges.	Shortage of affordable/ attainable housing; unique needs of special needs populations.	1-2 Years	Pursuing funding regionally at all levels.
<b>8</b> Provide financial support to existing housing and homelessness services and promote resident access to services.	Housing instability and displacement; unique needs of special needs populations; barriers to homeownership.	2-4 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Providing supportive housing for at-risk and homeless populations. Publicizing and marketing affordable housing opportunities throughout the region.
<b>9</b> Support acquisition/ rehabilitation that creates or preserves affordable housing.	Shortage of affordable/ attainable housing; housing instability and displacement; housing condition.	2-4 Years	Retaining and maintaining existing affordable housing stock.
<b>10</b> Consider implementation of an inclusionary housing/linkage fee ordinance.	Shortage of affordable/ attainable housing.	2-4 Years	Working to preserve viable affordable housing stock and ensure long term affordability for new units built with financial assistance.
<b>11</b> Explore designation of an Urban Renewal Areas (URA) and utilization of Tax Increment Financing for affordable housing.	Shortage of affordable/ attainable housing.	4-6 Years	Pursuing funding regionally at all levels.
<b>12</b> Consider adoption of a voluntary rental registry program in conjunction with landlord incentives.	Housing instability and displacement; housing condition; shortage of affordable/ attainable housing.	4-6 Years	Retaining and maintaining existing affordable housing stock.

Source: Root Policy Research.

# STRATEGIES TO ADDRESS HOUSING NEEDS

## STRATEGY 1. PARTICIPATE IN REGIONAL COLLABORATION REGARDING HOUSING/HOMELESSNESS NEEDS AND SERVICES.

The Grand Junction Area has a strong network of housing providers already collaborating regionally (e.g., Homeless Coalition and an ad hoc Housing Coalition). These stakeholders desire to increase regional efficiency and advocacy in pursuing funding and in implementing for effective housing strategies throughout the region. The City should participate in the efforts of the ad hoc housing coalition and other opportunities to advance regional housing/homelessness efforts and funding.

**Benefits.** Presents a unified approach to regional housing issues; increases efficiency in applications for funding and allocation of resources and defines common goals.

**Challenges.** Political challenges and differing perspectives on regional strategies.

**Expected outcomes and keys to success.** Works best with well-connected and collaborative stakeholders.

### **Recommended actions for Grand Junction:**

- Continue to participate in Homeless Coalition and ad hoc housing coalition meetings and discussions;
- Participate in a policy and action group which would help spearhead policy efforts regional resource allocation throughout the Grand Junction Area;

- Monitor/investigate new and innovative potential funding sources (e.g., CDOH programs, health foundations, COVID relief funding sources and others).
- Partner with local employers and advocate for employer sponsored/subsidized housing.
- Consider regular data updates for the regional Housing Needs Assessment (every 3-5 years).

## STRATEGY 2. ADOPT A LOCAL AFFORDABLE HOUSING GOAL(S).

Formally adopting local affordable housing goals helps establish a target for the city to monitor progress. Goal structure varies by community; for example goals can be:

- Output oriented (e.g., 10% of all housing units will be affordable to households earning less than 80% AMI by 2040);
- Input oriented (e.g., the City will allocate 20% of housing trust fund resources to services for people experiencing homelessness); or
- Value oriented (e.g., increase the supply of attainable ownership housing available to those making less than 100% AMI).

Goals should be related to identified needs, reflect City priorities, and provide clear direction with measurable outcomes.

**Benefits.** Signals to development community the City's desire for affordable development; provides a benchmark for the City



# STRATEGIES TO ADDRESS HOUSING NEEDS

in navigating negotiations with developers and/or establishing incentives.

**Challenges.** Political challenges in defining goal; if goal specifies income category, may reduce flexibility in future; outcome-oriented goals are not always in the city's control.

**Expected outcomes and keys to success.** Outcomes vary depending on the goal as well as the other tools in place to help the city achieve its goal. This works best when paired with other tools and strategies designed to support the goal.

## **Recommended actions for Grand Junction:**

- Work with housing coalition and non-profit partners to identify specific housing targets over the next five years to inform affordable housing production goal.
- Consider committing to a goal related to the housing gap or related to annual production of affordable housing units. For example "Reduce the housing gap by 500" or "Create 500 new affordable units over the next 5 years." Note actual target should be informed by anticipated production (see previous bullet).
- Include clear definitions of "affordable" and "attainable" housing in targets.
- Track annual affordable housing production (or other metrics) to measure progress toward goal.

## STRATEGY 3. IMPLEMENT LAND USE CODE CHANGES THAT FACILITATE ATTAINABLE HOUSING DEVELOPMENT AND HOUSING DIVERSITY.

Land use and zoning regulations that provide flexibility, clarity, and incentives for residential development are essential for promoting the development of affordable housing. Zoning regulations that negatively impact residential development affordability include restrictions such as minimum house and/or lot sizes, limited land zoned for moderate density (missing middle) options and/or multifamily, prohibitions on accessory dwelling units, and prohibitions on manufactured housing. Specific opportunities for improvement in Grand Junction's code are identified and attached to the strategy report as Appendix A.

**Benefits.** This aligns with the City's comprehensive plan and provide an opportunity to increase housing diversity and affordability.

**Challenges.** Changes in allowed density, product type and parking are often met with public opposition.

**Expected outcomes and keys to success.** Increase housing diversity and naturally occurring affordable/attainable housing stock. Works best in communities with additional development capacity and where community vision (i.e., Comp Plan) is aligned with code updates.

## **Recommended actions for Grand Junction:**

# STRATEGIES TO ADDRESS HOUSING NEEDS

- Allow residential infill in traditionally single family districts.
- Consider relaxing minimum lot sizes and maximum densities.
- Adjust parking standards to align with the type and intensity of land use.
- Actively rezone property to densities of R-8 (Residential 8 units per acre) or greater aligned with the 2020 One Grand Junction Comprehensive Plan.

See Appendix A for additional details.

## STRATEGY 4. ENCOURAGE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS).

Accessory dwelling units (ADUs) are smaller independent living spaces on the same lot as a single-family home. ADUs can be attached to the home itself or be separate structures on the owners' property. They have minimal impacts on the character of single-family neighborhoods. Strategies to encourage their development and affordability include: eliminating parking requirements, assist with site planning and provide free off-the-shelf plans, short-turnaround approval process for ADUs, provide financial assistance for homeowners to create ADUs, waiving development fees for ADUs that will be restricted to low-income occupants, provide low- and moderate-income homeowners interest-free loans for an ADU project. In addition, some communities are moving to allow secondary ADUS. This should be considered for appropriateness in Grand Junction or within specific areas of Grand Junction.

**Benefits.** ADUs can be a relatively inexpensive way to create low-cost housing units, free up low-income housing, and increase density in single-family areas, while reusing existing infrastructure such as water and sewer.

**Challenges.** Requires additional staff capacity for development review.

**Expected outcomes and keys to success.** Can expand the housing stock and allow low-income owners to generate income from their property. Works better with a rental license program and regulation of short-term rental units.

### Recommended actions for Grand Junction:

- Conduct focus group(s) or surveys among residents who have recently constructed ADUs to evaluate the overall process of permitting/constructing ADUs as well as the impact of potential incentives (as outlined in the description above).
- Consider creating an easy-to-follow guide for homeowners looking to build ADUs (example from San Marcos: [www.sanmarcostx.gov/1567/Accessory-Dwelling-Units](http://www.sanmarcostx.gov/1567/Accessory-Dwelling-Units)) and proactively communicate opportunity for ADUs to residents.
- Consider allowing secondary ADUS.
- Based on focus group/survey responses consider pilot program for ADU incentives.

# STRATEGIES TO ADDRESS HOUSING NEEDS

## STRATEGY 5. FORMALIZE EXISTING INCENTIVES AND CONSIDER ADDITIONAL INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT.

Development incentives to encourage developers/builders to build affordable housing can take many forms:

- Permit or process-oriented incentives (e.g., fast track development approval; city-assigned, dedicated planning advocate to help move the development through the approval process; reduction in public meeting requirements;
- Regulatory incentives such as density or height bonuses (allows for more units to be built than allowed by right by zoning);
- Fee waivers/rebates (Colorado state law allows impact fees to be waived for affordable housing); and
- Tax incentives for affordable development (or land donation to affordable development).

Development incentives are tied to a contractual commitment to produce an agreed-upon share of affordable units (can be rental or owner). Most policies mandate set asides of between 10 and 30 percent of units affordable to 50% to 80% of area median income (AMI), depending on the market, and set affordability periods that range from 15 to 99 years. The average length of time for deed restrictions is 30 years.

**Benefits.** Places burden on developers to create (or contribute to) city's housing goals but does so by providing benefit (typically in the form of additional profit) to developers--can be a win-win for developers and city. Can be structured to incentivize any kind of development (e.g., missing middle), not just affordable development. Signals City's development priorities to developers.

**Challenges.** Requires staff capacity to monitor compliance; can be challenging to structure in order to create affordable units depending on existing zoning and development process. (For example, density bonuses only work if the entitlement density is low enough to entice developers to accept the incentive).

**Expected outcomes and keys to success.** When well structured, incentives can be relatively high impact (generate moderate number of units) for very little cost to the city. Works best in growing markets and in communities with additional capacity for development.

### **Recommended actions for Grand Junction:**

- Evaluate informal incentives previously extended to affordable (or other) development over the past 5 to 10 years.
- Convene local developers (affordable and market-rate) to evaluate the market demand for potential incentives.
- Codify desired incentives in City codes or affordable housing policy focusing on incentives that increase the supply of affordable housing.



# STRATEGIES TO ADDRESS HOUSING NEEDS

## STRATEGY 6. ALLOCATE CITY OWNED LAND (AND/OR STRATEGICALLY ACQUIRE VACANT OR UNDERUTILIZED PROPERTIES) FOR AFFORDABLE AND MIXED-INCOME HOUSING.

Property acquisition costs, especially in developed areas of the city, is a major component of the cost of developing affordable housing. The city and other public agencies, such as Mesa County and the State, own properties which could potentially reduce costs and facilitate development of affordable housing. While much of this property is either already utilized for public facilities or is inappropriate for residential development, there may be opportunities to leverage additional affordable and mixed-income housing through better utilization of publicly owned property.

It is increasingly common for local governments to donate, discount, or lease vacant land or underutilized properties (e.g., closed schools, vacant or out-of-date public sector offices) for use as residential mixed-income or mixed-use developments. Some properties are acquired after businesses have been closed for illegal use or very delinquent taxes.

These properties are held in a “land bank” by the City and eventually redeveloped by nonprofit or private developers through a Request for Proposal (RFP) process. Land banks vary in forms from single parcels to multiple, scattered site properties, to large tracts of land. The land can be donated,

discounted, or offered on a land lease to the selected developer

who agrees to a specified affordability level or community benefit. A good starting point in this process for any community is creating an inventory of existing public land that could be used for housing sites in the future.

**Benefits.** Conducting an initial inventory of publicly owned land is a low/no-cost step. Land banking and donation can reduce future development costs (particularly if acquired when land costs are low) and maintains flexibility in meeting future needs because the land can be held and then used for acute needs as they arise. Converting vacant land or underutilized retail can also have tax benefits to the city (performing residential, even if with a lower property tax value, is better than vacant and abandoned land from a revenue perspective).

**Challenges.** Acquiring land can be costly (depending on market cycle); limited supply and can require quick response to land available (staffing/authority concern); and there is a risk that future needs will not align with expected land use.

**Expected outcomes and keys to success.** Outcomes depend on existing land inventory and committed resources though there is potential for high impact (substantial number of units). This works best in communities where there is land available to repurpose; when the city can acquire land at reasonable costs (e.g., during a down market); and when the city has strong partnerships with non-profit developers or existing land trust programs.

# STRATEGIES TO ADDRESS HOUSING NEEDS

## **Recommended actions for Grand Junction:**

- Inventory existing public land (including land owned by the City, the County, State, the schools district, and others) and evaluate feasibility for residential development.
- Establish partnerships with local affordable developers and land trusts who may be able to develop the land into affordable rental or ownership units.
- Evaluate funding sources for land/property acquisition that could be utilized to create or preserve affordable housing.
- Actively watch for property and land to acquire to repurpose (this could include vacant land, underutilized/vacant commercial, and/or small naturally occurring affordable multifamily housing).

## **STRATEGY 7. CREATE A DEDICATED REVENUE SOURCE TO ADDRESS HOUSING CHALLENGES.**

Local funding or a “Housing Trust Fund” can have an impact on meeting housing needs. “Trust funds” have grown immensely in popularity with reductions in federal funding for housing. Revenue sources are varied and include: General Obligation Bonds, Real Estate Transfer Taxes (RETT), commercial and/or residential linkage fees, sales tax, jurisdictional general fund set-aside or cash-in-lieu from inclusionary zoning buyouts, and other types of taxes, generally those that are directly tied to demand for housing.

**Benefits.** Can be used on a variety of programs to address needs across the housing spectrum; flexible funding source without federal regulations.

**Challenges.** Does not always have political support; efficacy is tied to level of funding; requires staff capacity to manage and allocate resources.

**Expected outcomes and keys to success.** Can be very effective, depending on funding amount and priorities. Works best when City has clear housing plan/goals and has staff capacity to manage.

## **Recommended actions for Grand Junction:**

- If possible, appropriate funding in the short-term for implementation of the Housing Strategic Plan.
- Establish working group to evaluate the potential for sustainable, dedicated local funding and determine the most appropriate source of funds. Often, a General Fund allocation is the easiest way to initiate a Housing Trust Fund, but a dedicated stream is ideal for the long-term.
- Conduct analysis of the cost of other prioritized housing strategies and/or related capital items.
- Determine priorities for the fund—what programs/policies should it support? Consider the other strategies outlined in this report that require funding for efficacy.

# STRATEGIES TO ADDRESS HOUSING NEEDS

## STRATEGY 8. PROVIDE FINANCIAL SUPPORT TO EXISTING HOUSING AND HOMELESSNESS SERVICES AND PROMOTE RESIDENT ACCESS TO SERVICES.

Some CDBG funds are currently allocated to support nonprofits that are providing housing, housing services, and/or services to people experiencing homelessness, but additional funding would increase capacity. Top priorities among stakeholders included:

- Services and housing for people experiencing homelessness;
- Homeowner rehab program (grants or loans to assist low-income homeowners with needed repairs; can be emergency repairs or maintenance needed to preserve homes).
- Foreclosure and eviction prevention (can include housing counseling generally for mortgage debt restructuring; short-term emergency rent and utilities assistance for renters; and/or landlord-tenant mediation).
- Home ownership education outreach/workshops to lower income citizens who may qualify to own a home.
- Down payment assistance (programs that help households attain homeownership through financial support for closing costs and down payments).

In addition to financially supporting existing programs, the City could also promote participation by ensuring there is an

accessible online inventory of housing programs (local and state) and qualifications in an easy-to-access format and in multiple languages. Programs can also be affirmatively marketed to historically marginalized populations and those with historical disparities in homeownership.

**Benefits.** Preservation is much less costly than new development; prevents displacement of existing residents. Generally low cost and high impact; provides assistance to those who need it most and reduces public costs related to homelessness and other social services by preventing foreclosure and eviction. Creates access to homeownership and housing stability.

**Challenges.** Requires funding and administration as well as strong non-profit partners

**Expected outcomes and keys to success.** Improves existing housing stock; reduces foreclosures and evictions; increase homeownership and can help with workforce retention. Works best with a trusted non-profit partner.

### **Recommended actions for Grand Junction:**

- Evaluate the potential for a database (and source of communication) of affordable housing options in the community and/or promote the state's affordable housing search platform ([www.coloradohousingsearch.com](http://www.coloradohousingsearch.com))
- Use the City's website to help promote existing housing options and services in the community.



# STRATEGIES TO ADDRESS HOUSING NEEDS

- Contingent on implementation of Strategy 7, include additional funds in annual program allocation (alongside CDBG allocations).

## STRATEGY 9. SUPPORT ACQUISITION/REHABILITATION THAT CREATES OR PRESERVES AFFORDABLE HOUSING.

In this strategy nonprofits or for-profit affordable housing developers purchase privately-owned but low-priced housing options, or subsidized units with affordability periods ending ("at risk" affordable housing). Owners make needed improvements and institute long-term affordability. This strategy can also support conversion of hotels/motels into affordable or transitional housing. At-risk housing stock may include private rentals with rising rents, manufactured housing parks, or lower-cost single-family homes and real estate owned (REO) properties. Rental properties can be maintained as rental or convert to cooperative ownership. Ownership properties can be resold to lower-income families or leased as affordable rentals. A City's role is often to provide financial resources to non-profits for the acquisition and rehab projects. This program can also be structured as rehab grants to existing multifamily owners in exchange for contractual affordability.

**Benefits.** Generates guaranteed affordability out of existing stock (less costly than new development); can be used for rental or ownership.

**Challenges.** Can be difficult to identify properties, though it can be structured at the city level as a resource pool for non-

profits, which reduces the staffing and management burden on the city.

### **Expected outcomes and keys to success.**

Generates some affordable units. Works best with a trusted non-profit partner.

### **Recommended actions for Grand Junction:**

- Establish partnerships with local affordable developers who would own/manage the units.
- Contingent on Strategy 7, dedicate local resources to an acquisition/rehab program.
- Design RFP process for entities who wish to access funds or prioritize CDBG spending for the purpose of acquisition and/or rehabilitation of housing resources.

## STRATEGY 10. CONSIDER IMPLEMENTATION OF AN INCLUSIONARY HOUSING/LINKAGE FEE ORDINANCE.

Policies that require or incentivize the creation of affordable (income-restricted) housing when new residential and/or commercial development occurs, either within the same development or off-site. Some inclusionary housing ordinances allow the developer to pay fees "in lieu" of developing the affordable units. Policies can be implemented as required or voluntary and can include "off-sets" and/or incentives for the provision of affordable housing.

**Benefits.** No direct cost to city other than enforcement, has the ability to generate a substantial number of units.

# STRATEGIES TO ADDRESS HOUSING NEEDS

**Challenges.** Regularly faces opposition from development community who view such ordinances as putting full burden of current housing challenges onto new development.

**Expected outcomes and keys to success.** Generates substantial number of units when structured well. Works best in communities with additional capacity for development and that are experiencing growth.

## **Recommended actions for Grand Junction:**

With the recent passage of Colorado HB21-1117, Colorado communities can now implement inclusionary housing that applies to both rental and for-sale development. Given this recent change, the City should consider this as a 5+ year strategy:

- Monitor new inclusionary programs implemented throughout the state and continue to evaluate whether such a program would be effective and appropriate in Grand Junction.
- Evaluate the option of inclusionary housing every 2 years to consider whether the City desires to institute a program.
- Interview existing program administrators and an economic feasibility study of the potential affordable requirements

## STRATEGY II. EXPLORE DESIGNATION OF AN URBAN RENEWAL AREAS (URA) AND UTILIZATION OF TAX INCREMENT FINANCING FOR AFFORDABLE HOUSING.

Revenue generated by borrowing against projected growth in property tax revenues within designated redevelopment (urban renewal) areas. All or a portion of the tax increment can be set aside for affordable housing preservation and production.

**Benefits.** Can generate affordable units or provide monies for incentives in new units within targeted areas; leverages new and/or existing funding source.

**Challenges.** Can impact total TIF package as property tax revenue on affordable developments may be low. URA can be cumbersome, expensive and time-intensive to establish and manage.

**Expected outcomes and keys to success.** Generates modest volume of affordable units. Works well when affordable housing is paired with uses that generate higher future tax revenue (e.g., retail)

## **Recommended actions for Grand Junction:**

Convene task force to evaluate the viability of URA designation and TIF priorities. Interview other communities where this approach is used to evaluate how it could apply in Grand Junction, such as Colorado Springs, Fort Collins, Loveland, and Denver.

# STRATEGIES TO ADDRESS HOUSING NEEDS

## STRATEGY 12. CONSIDER ADOPTION OF A VOLUNTARY RENTAL REGISTRY PROGRAM IN CONJUNCTION WITH LANDLORD INCENTIVES.

Having a rental registration or license program (a program in which landlords are required to obtain a license from the City) make it easier to promote best practices and resources to landlords, identify problem landlords, and implement a variety of renter protections (such as housing quality standards). Voluntary registration programs can be paired with landlord incentives; examples include:

- Access to security deposit insurance in exchange for accepting housing choice vouchers;
- Access to grants or interest free loans for rehab in exchange for keeping units affordable (income restricted); and
- Access to grants or incentives in exchange for converting short term rentals to long terms rentals.

Landlords participating on voluntary programs typically also receive access to city-provided resources such as template leases (in English and Spanish), fair housing training, landlord-tenant mediation services, etc.

**Benefits.** Promotes equity, relatively easy to implement, provides resources to landlords.

**Challenges.** Monitoring and compliance is difficult (requires staff capacity).

**Expected outcomes and keys to success.** Depends on structure of program. Can improve existing housing stock (quality inspections and rehab), can create additional affordable housing stock, can improve conditions for renters and better equip landlords. Works in any market

### **Recommended actions for Grand Junction:**

Form task force to review best practice research on program design and evaluate priorities for program implementation. Consider community and landlord engagement to help refine policy proposal.



# STRATEGIES TO ADDRESS HOUSING NEEDS

## RELATIVE COST AND IMPACT OF STRATEGIES

Figure 4 plots the strategy recommendations along two axes to help gauge their relative cost and impact. It should be noted that “cost” is used broadly and can mean financial cost, staffing resources, political effort, etc. Note that cost and impact may differ from the figure depending on final policy/program design

Strategies in the lower left portion of the figure are generally low cost but also low impact. Cost increases as you move to the right (x-axis) and impact increases as you move up (y-axis). Strategies in the upper right are generally high cost but also high impact. Strategies are color-coordinated based on their implementation timeline.

This matrix should not be the only criteria for evaluating strategies but does provide some guidance in considering the most effective options given resource constraints.

Figure 4. Relative Cost and Impact of Recommended Strategies



Source: Root Policy Research.

# NEXT STEPS

## CONCLUSION AND NEXT STEPS

As the City of Grand Junction continues to pursue implementation of the Comprehensive Plan—including building “Strong Neighborhoods and Housing Choices”—the strategies outlined above provide a roadmap for achieving desired outcomes and addressing identified housing needs.

A balanced housing stock accommodates a full “life cycle community”—where there are housing options for each stage of life from career starters through centenarians—which in turn supports the local economy and contributes to community culture. Encouraging the market to develop sufficient supply to meet demand as well as actions that help mitigate price increases and preserve both market-rate and publicly assisted housing affordability will help provide essential housing for residents of Grand Junction.

Implementation of the strategies will require the City to address housing challenges head-on, pursue new policies, programs, and funding sources, and work collaboratively with regional stakeholders and public-private partnerships.

## *APPENDIX A.*

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### Land Use and Development Review



# APPENDIX A.

## Land Use and Development Review

The Zoning and Development Code for the City of Grand Junction was last updated in 2010 to align with the Comprehensive Plan adopted at that time. This appendix provides a high-level review of the jurisdiction's zoning regulations against best practices and assesses if the jurisdiction's regulations could create barriers for housing affordability.

The review includes zoning and land use best practices to remove barriers to housing affordability—discussed in the context of Grand Junction's current zoning ordinance and opportunities for improvement—focusing on zoning districts and permitting uses, development standards, parking standards, and incentives for affordable housing. The review also discusses the future land use plan presented in the Grand Junction Comprehensive Plan along with an evaluation of development impact fees for residential development. The section concludes with a summary of opportunities for Grand Junction; these opportunities are also discussed in the Grand Junction Housing Strategy.

### Zoning Districts and Permitted Uses

In response to housing affordability challenges and lack of diversity in housing typology, jurisdictions across the country are increasingly modifying land use codes to allow missing middle housing—duplexes/triplexes, rowhomes, and Accessory Dwelling Units (ADUs)—in single family zones.<sup>1</sup> Missing middle housing refer to a diverse set of housing types that result in smaller, more affordable, and provide more density compared to single family homes. It is a best practice to include a broad range of mixed-use zone districts that occupy the majority of the spectrum of zone districts to permit a variety of housing types for middle income households. Additionally, permitting multifamily development across a wide variety of mixed-use districts more effectively produces communities that support neighborhood-serving retail and commercial operations and small businesses by allowing the market to supply services near households.<sup>2</sup>

**Grand Junction's current code.** The city has adopted ten residential districts, a variety of mixed-use and commercial districts, and form based residential districts. The ten residential districts provide for a range of residential development, in

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<sup>1</sup> Affordability in this context encompass both income restricted as well as naturally occurring affordable housing.

<sup>2</sup> Elliott, Donald L. *A better way to zone: ten principles to create more livable cities*. Island Press, 2012.

addition to the mixed use districts, shown in Figure A-1. Residential districts range from rural densities to districts intended to discourage large lot development and encourage concentrated urban growth in community centers. According to the city's zoning ordinance, the purpose for the R-12, R-16, and R-24 districts are to, "allow a mix of residential unit types and densities to provide a balance of housing opportunities in a neighborhood."

**Figure A-1.**  
**Residential Use Table**

Note:

A=allowed; C=conditions; Blank=not permitted.

Source:

Chapter 21.04 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Business Residence											A	A	A	A	A	A	A	A	A		
Two-Family Dwelling				A	A	A	A	A			A	C									
Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A					
Multifamily						A	A	A	A	A	A	A	A	A			A	A			
Accessory Dwelling Unit	A	A	A	A	A	A	A	A			A		A								
Agricultural Labor Housing	A															A					
Manufactured Housing Park						A	A	A													
All Other Household Living						A	A	A													

**Areas of opportunity.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.

## Residential Development Standards

Flexibility in development dimensional standards provides opportunities for residential product diversity (e.g., multifamily, townhomes, and duplexes) and a mix of uses to encourage more affordable residential development—compared to traditional single-family zoning. Conversely, zoning regulations that negatively impact residential development affordability include minimum house and/or lot sizes, limited land zoned for missing middle options and/or multifamily, prohibitions on ADUs, secondary ADUs, restrictions on land zoned and available for multifamily and manufactured housing.

**Grand Junction's current code.** The residential development standards summary table in Figure A-2 below provides land development requirements in each district. Overall, these residential development standards allow for a wide range of housing types in the city. Minimum density requirements for R-5 to R-24 residential zones discourage large lot single family

detached housing development and may promote the development of missing middle housing types and promote affordability. These zones provide an alternative to the traditional single-family regulations in zones R-R to R-4. However, minimum lot sizes and densities may increase the cost of residential development and discourage missing middle housing.

**Figure A-2.  
Residential Use Table**

Source:

Chapter 21.03 Grand Junction Municipal Code.

	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24
<b>Minimum Lot Size</b> (min.)	5 acres	1 acre	30,000 sq. ft.	15,000 sq. ft.	7,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	n/a	n/a	n/a
<b>Lot Coverage</b> (max)	5%	15%	20%	30%	50%	60%	70%	75%	75%	80%
<b>Height</b> (max)	35	35	35	35	40	40	40	60	60	72
<b>Density</b> (min. units per acre)	n/a	n/a	n/a	n/a	2	3	6	8	12	16
<b>Density</b> (max units per acre)	1/5 acres	1	1	2	4	6	8	12	16	n/a

Figure A-3 shows the development standards for mixed use and commercial districts. For mixed use and commercial districts, maximum heights and residential development densities are likely to have the most impact on the number of units constructed and the affordability of those units. Similar to mixed use minimum densities in residential districts, minimum densities along commercial corridors increase the opportunity for more residential units and helps provide access to transit.

**Figure A-3.  
Mixed Use and Commercial  
Development Standards**

Source:

Chapter 21.03 Grand Junction Municipal Code.

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
<b>Minimum Lot Size</b> (min.)	5,000 sq. ft.	10,000 sq. ft.	n/a	20,000 sq. ft.	20,000 sq. ft.	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre
<b>Lot Coverage</b> (max)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Height</b> (max)	40	40	80	65	65	65	65	65	65	50	50
<b>Density</b> (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
<b>Density</b> (max units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a



**Areas of opportunity.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of certain housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. There is an opportunity to examine the potential for reducing or eliminating these standards to increase development capacity and thereby affordability.

## Parking Standards

Parking standards can vary based on use rates and existence of public parking lots in the area. The traditional standard of two parking spaces per dwelling unit is reasonable in low density residential districts, but many cities are adopting lower parking standards near transit, multifamily development, and mixed-use areas.

Some communities establish parking standards to account for lower vehicle ownership rates among certain types of households, such as seniors and low-income households. Senior apartments, assisted-care units, congregate care facilities, and studio and one-bedroom apartments are likely to have lower parking demand than developments of the same size. A zoning policy that requires an equal number of parking spaces per bedroom will result in an oversupply of parking.

**Grand Junction's current code.** Grand Junction requires the typical two parking spaces for single family and duplex units with one additional unit required per accessory dwelling unit (ADU)—for example, a duplex with an ADU would require five off-street parking spaces. For multifamily development, the number of spaces required is based on the number of bedrooms per unit. For one-bedroom units 1.25 spaces are required, two-bedroom units require 1.5 spaces, and three or more-bedroom units require 2 spaces. The city does allow projects to request an alternative parking plan but this can be cumbersome and add expense to a project.

**Areas of opportunity.** Although these requirements are not unreasonable, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. Grand Junction should consider adjusting parking standards downward to promote affordability and greater land utilization.

## Incentives for Affordable Housing

Incentives are formalized affordability requirements in exchange for development benefits such as fee waivers, expedited permitting, tax abatements, and density bonuses. To encourage the development of affordable housing, the code should recognize the difficult economics involved and should offer incentives. Common incentives include smaller lots, increased density in multi-family areas, reduced parking requirements, or waivers or reductions of application fees or development impact fees.

While zoning and subdivision incentives alone are often not enough to make development for lower levels of AMI economically feasible, they can be part of a broader package of incentives (for example, including financial incentives or land contributions) that make those projects feasible.

**Grand Junction's current code.** Grand Junction currently discounts transportation impact fees (50% reduction per additional story) in the city "redevelopment areas" to encourage development in those areas. Additionally, Grand Junction's Zoning and Development Code currently allows for the City Council to waive impact fees imposed on affordable housing development.

**Areas of opportunity.** Consider additional incentives for residential developments that meet the city's affordability goals and reflects the vision of the community.<sup>3</sup> The recently adopted Comprehensive Plan suggests the City, "explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy." The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.

**A note about inclusionary zoning.** In 2021, the Colorado General Assembly enacted House Bill 21-1117 which permits local governments to enact inclusionary zoning ordinances on rental units (for-sale was already allowed). Inclusionary zoning generally regulates new development or redevelopment to encourage the construction of new affordable units. Local governments must provide one or more alternative options to constructing the units such as a fee in-lieu or land dedication.

Additionally, in order to adopt an inclusionary ordinance, local governments must take one or more of a set of actions to increase the overall number and density of housing units. As specified in HB21-1117, these potential actions include:

- *Adopt changes to its zoning and land use policies that are intended to increase the overall density and availability of housing, including but not limited to:*
  - *Changing its zoning regulations to increase the number of housing units allowed on a particular site;*
  - *Promoting mixed-use zoning that permits housing units allowed on a particular site;*

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<sup>3</sup> See Housing Strategy for additional details on specific incentive recommendations.

- *Permitting more than one dwelling unit per lot in traditional single family lots;*
- *Increasing the permitted households size in single family homes;*
- *Promoting denser housing development near transit stations and places of employment;*
- *Granting reduced parking requirements to residential or mixed use developments that include housing near transit stations or affordable housing developments;*
- *Granting density bonuses to development projects that incorporate affordable housing units; or adopting policies to promote the diversity of the housing stock within the local community including a mix of both for sale and rental housing opportunities;*
- *Materially reduce or eliminate utility charges, regulatory fees, or taxes imposed by the local government applicable to affordable housing units;*
- *Grant affordable housing developments material regulatory relief from any type of zoning or other land development regulations that would ordinarily restrict the density of new development or redevelopment;*
- *Adopt policies to materially make surplus property owned by the local government available for the development of housing; or*
- *Adopt any other regulatory measure that is expressly designed and intended to increase the supply of housing within the local government's jurisdictional boundaries.*

**Areas of opportunity.** Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made reasonable strides and efforts toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

## **Future Development**

Adopted planning documents including the Comprehensive Plan and Zoning Ordinance establish a vision for future development and a roadmap to achieve that vision through land use regulations. In addition to the most common regulatory barriers, the geographic zoning patterns and development trends influence housing choice and affordability.

The City of Grand Junction adopted the updated Comprehensive Plan in December 2020. The Comprehensive Plan provides insight into the vision for future residential development in the community. The following excerpts from the Plan provide population growth estimates, housing unit estimates, and the future land use plan to provide needed housing types.



- **Population growth estimates.** “Grand Junction is expected to continue to represent approximately 40 percent of Mesa County’s population over the next 20 years. This would result in a population of approximately 90,000 people within City limits by 2040—an increase of 23,071 people. Similarly, the State Demographer has estimated that, by 2040, the population within the Urban Development Boundary will account for an additional 34,000 people for a total of approximately 124,000 in the City’s planning area.”
- **Housing unit estimates.** “Based on the projected population growth and the city’s average household size of 2.29 people, approximately 11,400 additional housing units will be needed within City limits by 2040. Housing options that address a variety of needs such as cost, quality, age, and type are a key concern in Grand Junction.

Grand Junction’s housing supply will need to grow and diversify to meet the community’s future needs. Today, Grand Junction has an estimated 27,990 housing units. This inventory is predominantly single-family homes: 62 percent of all housing units are detached. Of owner occupants, 85 percent live in single-family units compared to 32 percent of renters, while 55 percent of renters reside in apartment units.”

- **Future land use.** “To support the community in meeting current and anticipated housing needs, the Comprehensive Plan policies and the Land Use Plan encourage the creation of more mixed-use, walkable neighborhoods and mixed-density neighborhoods with a wider range of housing types. Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city’s core, University District, Downtown District, and areas along transit corridors.

The Land Use Plan is a tool to guide future development within the City and its Urban Development Boundary. It will be applied through day-to-day decision making as a means to help implement a shared vision for the physical growth of the City. The plan includes a map that depicts locations for different types of land uses and a description of each land use.”

Figure A-4 shows a map of the Land Use Plan for the City of Grand Junction presented in the Comprehensive Plan. Medium to high density residential development is concentrated near downtown, near shopping and employment centers and along major transportation corridors.

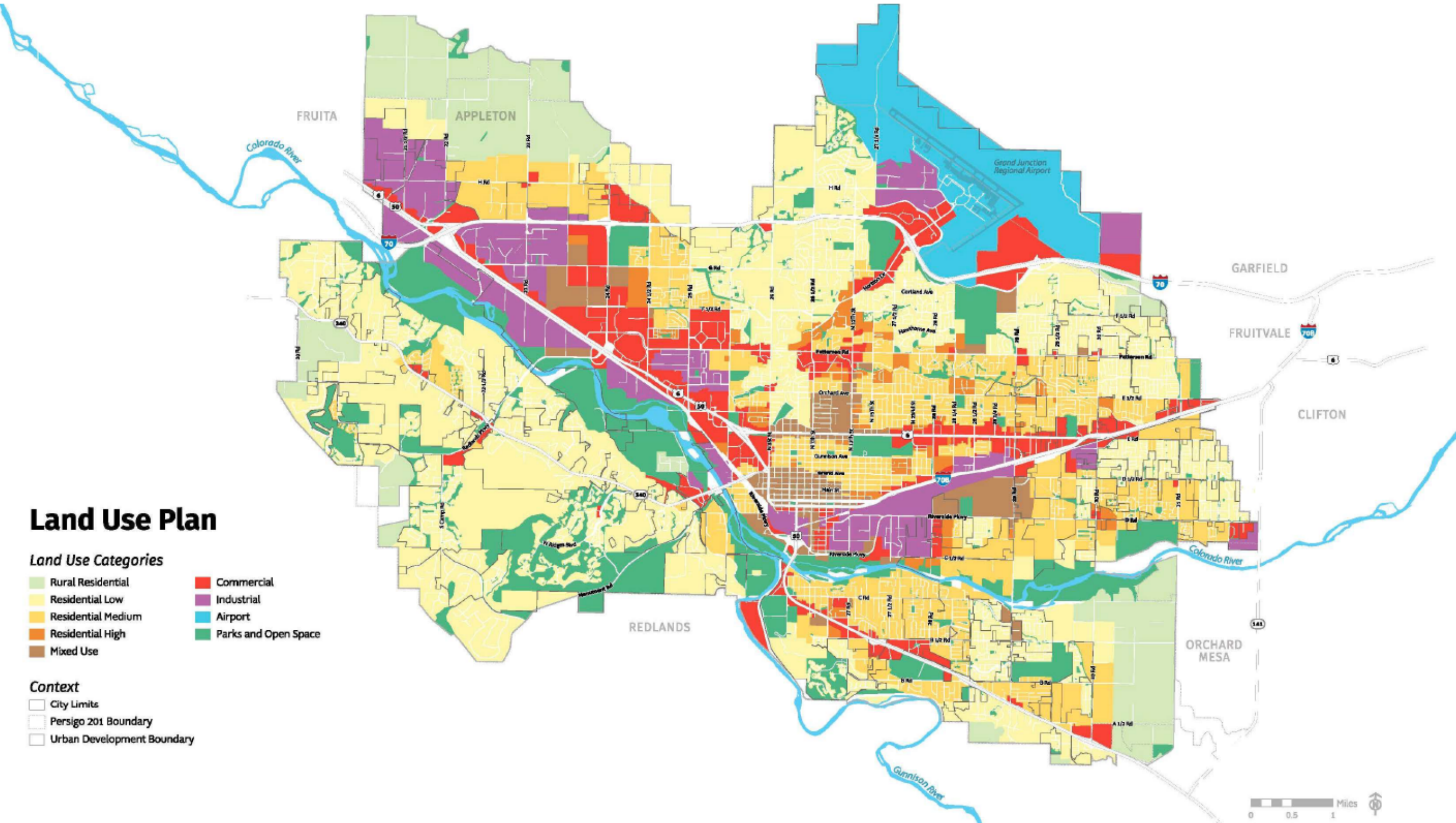
**Development impact fees.** Impact fees are imposed on new development to support the additional infrastructure required to service new development. Common impact fees include water, wastewater or sewer, transportation, fire, police, parks and recreation, and schools. Stakeholders indicated the City of Grand Junction’s impact fees are prohibitive for multifamily

residential development. A comparative analysis of fees with other communities in Colorado was conducted to evaluate the city's fees, and the city's impact fees have not been identified as a barrier to development.

**Areas of opportunity.** The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, "Strong Neighborhoods and Housing Choices." The plan outlines the following actions to achieve this principle.

- Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
- Partner in developing housing strategies for the community.
- Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
- Promote the integration of transportation mode choices into existing and new neighborhoods.
- Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

Figure A-4. Future Land Use





## Summary of Areas of Opportunity

The following opportunities were identified through this land use and development review:

- **Allow residential infill in traditionally single family districts.** The City of Grand Junction provides for a robust mix of housing types in residential and mixed-use districts. To allow for residential infill development, the city should consider permitting triplexes and rowhomes in lower density residential districts by right.
- **Consider relaxing minimum lot sizes and maximum densities.** The City of Grand Junction has relatively flexible land use development standards with minimum densities and in some instances no minimum lot sizes. However, there are development standards that are prohibitive for the development of “missing middle” housing products—townhomes and duplexes—and limit the number of units in multifamily developments—through maximum densities. The City has an opportunity to increase development capacity and affordability by relaxing the lot size and density standards.
- **Adjust parking standards to align with the type and intensity of land use.** Although the city's parking requirements are not atypical, many cities are adopting lower parking standards for more urban areas, particularly for multifamily housing. For housing in areas of mixed use and served by transit, walking and/or biking, Grand Junction might consider adjusting those standards downward to maximize development potential and reduce overall project costs.
- **Formalize existing incentives and consider additional incentives for affordable housing development.** Consider additional incentives for residential developments that meet the city's affordability goals and reflect the vision of the community. The recently adopted comprehensive plan suggests the city, “explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.” The city should ensure available incentives, including the existing fee waivers, are formal and documented in either city policy or ordinance to reduce subjectivity in the process.
- **Explore the feasibility of an inclusionary zoning requirement.** Through the recent comprehensive planning process and the development of this housing needs assessment, the City of Grand Junction has made strides toward increasing the supply of housing and promoting housing affordability. The city should explore the economic feasibility of an inclusionary zoning ordinance to increase the supply of affordable units.

- **Implement the comprehensive plan.** The recently adopted comprehensive plan provides a roadmap for land use code updates to prioritize Plan Principle 5, “Strong Neighborhoods and Housing Choices.” The plan outlines the following actions to achieve this principle.
  - Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.
  - Partner in developing housing strategies for the community.
  - Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
  - Promote the integration of transportation mode choices into existing and new neighborhoods.
  - Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

**RESOLUTION NO. \_\_\_\_-21**  
**A RESOLUTION ADOPTING THE**  
**GRAND JUNCTION HOUSING STRATEGY**

Recitals:

The May 2021 Grand Valley Housing Needs Assessment (HNA) collected data from and following a community-wide survey, seven focus group meetings with key stakeholders and other outreach.

The HNA showed a poverty rate in Grand Junction of 16% which is well above the state average, a rental housing gap of 2,168 units for households earning less than \$25,000, a need for housing units that address accessibility needs for the 15% of the City's population that are disabled, and a generalized substandard condition of housing units within the community.

In response to the findings of the HNA, the City Council embarked on developing a housing strategy to begin to address the needs identified in the HNA. On June 14, August 2 and on September 13, 2021 the City Council met and discussed adoption of twelve strategies, together with associated timelines, to implement change in the Grand Junction housing situation. Together the twelve strategies (known as and collectively referred to as the 2021 Grand Junction Housing Strategy deliver a blueprint for the City and its partner agencies to begin to address critical housing needs in the community.

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

The attached *Grand Junction Housing Strategy* is hereby adopted and approved as generally and specifically provided therein all in accordance with and for the purposes stated in this Resolution.

PASSED AND APPROVED this 6<sup>th</sup> day of October 2021.

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C.B. McDaniel  
President of the Council

ATTEST:

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Wanda Winkelmann  
City Clerk