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**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 2, 2022
250 NORTH 5TH STREET - CITY HALL AUDITORIUM
[VIRTUAL MEETING](#) - [LIVE STREAMED](#)
BROADCAST ON CABLE CHANNEL 191
5:30 PM – REGULAR MEETING**

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Champion of the Arts

Appointments

To the Planning Commission/Zoning Board of Appeals

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, February 2, 2022 or 4) submitting comments [online](#) until noon on Wednesday, February 2, 2022 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

REVISED

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

1. Approval of Minutes

- a. Minutes of the January 19, 2022 Regular Meeting

2. Set Public Hearings

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

- a. Legislative
 - i. Introduction of an Ordinance to Amend Title 21 of the Grand Junction Municipal Code to Modify Residential Density Regulations for Development Projects in the B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and BP (Business Park Mixed Use) Zoning Districts and Setting a Public Hearing for February 16, 2022
- b. Quasi-judicial
 - i. Introduction of an Ordinance to Rezone 2.4 Acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), Located at 639 Pioneer Road and Setting a Public Hearing for February 16, 2022
 - 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 Trinklein Annexation of 0.88 Acres, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022
 - iii. Introduction of an Ordinance Zoning Approximately 9.84 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre) for the Brown Property Annexation, Located at 2537 G 3/8 Road, and Setting a Public Hearing for February 16, 2022
 - iv. Introduction of an Ordinance to Rezone Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70 Acres Total from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac), Located South of Hwy 50 and West of B 1/2 Road and Setting a Public Hearing for February 16, 2022

3. Contracts

- a. Contract for the 28 1/4 Road and Hawthorne Road Construction Project
- b. Contract to Purchase Grand Junction CRI (MOVED TO FEBRUARY 16, 2022)
- c. 2021 Community Development Block Grant (CDBG) Subrecipient Agreement between Karis, Inc. and the City of Grand Junction
- d. Purchase Crosswalk Flashing Beacons

4. Resolutions

- a. A Resolution Amending Resolution No. 45-18 Concerning the Voter Approved Increase in the Lodgers Tax (Lodgers Tax Increase) and Defining and Describing Proper Expenditures Thereof
- b. A Resolution Approving the Vacation of 5 Feet of a 50 Foot Public Irrigation Easement, Located at 791 Jordanna Road

5. Other Action Items

- a. Adopt Cultural Strategic Plan 2022-2027

REGULAR AGENDA

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

6. Set Public Hearing

- a. Introduction of an Ordinance Making Supplemental Appropriations and Setting a Public Hearing for February 16, 2022

7. Other Action Items

- a. Request for 2022 Fireworks Displays at Suplizio Field

8. Public Hearings

- a. Items Related to the Redlands 360 Development Zoning & Metropolitan District

- i. An Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe
- ii. Intergovernmental Agreement with the Redlands 360 Metropolitan Districts Nos 1 through 9 ("Districts") for Construction and Maintenance of Improvements Associated with the Redlands 360 Development South of the Redlands Parkway and State Highway 340 Intersection and the Canyon Rim 360 Subdivision Located at the East End of Canyon Rim Drive
- iii. Consider a Request by La Plata Communities, LLC to Accept the Dedication of 6.48 Acres of Land in the Canyon Rim 360 Subdivision to the Redlands 360 Metropolitan Districts Nos. 1 through 9 as Dedicated for General Public Use

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



Grand Junction City Council

Regular Session

Item #

Meeting Date: February 2, 2022

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Champion of the Arts

RECOMMENDATION:

EXECUTIVE SUMMARY:

Since 1996, the Grand Junction Commission on Arts and Culture annually invites the community to nominate local businesses, organizations, and individuals for the Champion of the Arts Award. These awards are given each year to honor businesses, organizations, and individuals who exemplify outstanding support for the arts, assistance to local art and cultural organizations, commitment to our cultural community, and/or promotion of area artists. Original artwork from premier local artists is presented as the award.

BACKGROUND OR DETAILED INFORMATION:

This year, the Arts and Culture Commission is honoring a man who has given endlessly of his talents and always does so with a smile. Beginning as a teacher, he served as the band director at Central High School for 15 years, where he taught AP music theory, Jazz Band, Marching, Concert and Symphonic bands, along with swimming. He left teaching for administrative work and became the assistant principal at Mount Garfield Middle School. He ended his teaching career as the Music Supervisor for District 51. Gary also taught trumpet, marching band techniques and Water Safety throughout a 20 year period for Colorado Mesa University. A man of limitless energy, he also devoted time to community activism and involvement. For 14 years, he spent every Thursday evening - and many hours in between - as the director of the Grand Junction Centennial Band.

He was instrumental in organizing the Colorado Music Adjudicator Association 25 years ago, and has stayed involved to this day, where he is currently serving as president. He also continues to live out his passion for working with honor bands and students through involvement in the Colorado Music Educators Association, which included serving on the board for several years as Instrument Chair. He served a year as president of the Colorado Bandmasters Association and for 5 years as the Jazz Chairman. He continues to volunteer with music programs locally and across the state.

He has been a long-time teacher of CPR/First Aid and AED for the American Heart Association. He volunteers with St. Mary's Hospital and his church, and can always be found helping out his many friends with their projects. In addition to all of this, he served six years on the Arts & Culture Commission.

The Arts & Culture Commission is honored to recognize Gary Ambrosier, the 26th recipient of the Champion of the Arts Award. Gary is being honored with a painting by Charles Morris.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: February 2, 2022
Presented By: Laura Bauer, Interim City Clerk
Department: City Clerk
Submitted By: Kerry Graves

Information

SUBJECT:

To the Planning Commission/Zoning Board of Appeals

RECOMMENDATION:

To appoint the interview committee's recommendation to the Planning Commission/Zoning Board of Appeals.

EXECUTIVE SUMMARY:

There is one partial-term vacancy on the Planning Commission.

BACKGROUND OR DETAILED INFORMATION:

Andrea Haitz resigned effective January 10, 2022. Melanie Duyvejonck (1st Alternate) will assume Andrea's vacated position expiring October 2024. Kim Herek will move to the 1st Alternate position and Jimmie Phillips will move to the 2nd Alternate position. Both positions expire in October 2025.

FISCAL IMPACT:

N/A.

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Planning Commission/Zoning Board of Appeals.

Attachments

None

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

January 19, 2022

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of January 2022 at 5:30 p.m. Those present were Councilmembers Abe Herman, Phillip Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Council President Chuck McDaniel (attended remotely).

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

Council President Pro Tem Stout called the meeting to order. Orchard Mesa Middle School student Elly King led the Pledge of Allegiance which was followed by a moment of silence.

Proclamations

Proclaiming January 2022 as Raising Awareness of Human Trafficking Month in the City of Grand Junction

Councilmember Taggart read the proclamation and Human Affairs Project Board President Tom Aker from Hispanic Affairs Project accepted the proclamation.

Citizen Comments

There were none.

City Manager Report

City Manager Greg Caton recognized City Clerk Wanda Winkelmann for her many dedicated and exemplary years of service as she retired from the position January 21st.

Council Reports

Councilmember Reitz attended the Grand Junction Downtown Development Authority meeting.

Councilmember Simpson attended the Horizon Drive Association Business Improvement District meeting.

Councilmember Taggart attended the Grand Junction Regional Airport Authority

meeting.

Councilmember Herman attended the Urban Trails Committee meeting and said the Grand Junction Economic Partnership Executive Director search is ongoing.

Councilmember Pe'a attended the Parks and Recreation Improvement Board and Visit Grand Junction meetings.

Council President Pro Tem Stout noted the state legislative session began January 12th and the Associated Governments of Northwest Colorado and Colorado Municipal League (CML) are reviewing upcoming bills and she is attending those meetings. She is also a member of a CML special committee on policing.

CONSENT AGENDA

Councilmember Simpson requested Consent item 3.b. be moved to the Regular Agenda.

Councilmember Reitz moved to adopt the Consent Agenda items #1 - #4 excluding item 3.b. Councilmember Simpson seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Minutes of the January 5, 2022 Regular Meeting
- b. Summary of the January 10, 2022 Workshop

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe and Setting a Public Hearing for February 2, 2022

3. Contracts

- a. Approval for the Purchase of Firefighter Personal Protective Equipment
- b. Purchase of Fire Department Ladder Truck – **Moved to Regular Agenda**

4. Resolutions

- a. A Resolution Authorizing an Application to Great Outdoors Colorado (GOCO) to Fund Phase II of the Monument Connect Trail
- b. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program
- c. A Resolution Authorizing the City Manager to Sign a Memorandum of Agreement with the State of Colorado for the Mesa County Risk Mapping Assessment and Planning (MAP) Project - Phase 2 Data Development
- d. A Resolution Authorizing an Application to the Colorado Department of Local Affairs (DOLA) for the 2022 Peace Officers Mental Health Grant (POMH)
- e. A Resolution Amending Resolution No. 45-18 Concerning the Voter Approved Increase in the Lodgers Tax (Lodgers Tax Increase) and Defining and Describing Proper Expenditures Thereof (**POSTPONED UNTIL FEBRUARY 2, 2022**)

REGULAR AGENDA

Purchase of Fire Department Ladder Truck – Moved from Consent Agenda

Request to purchase a Pierce 100-foot ladder truck with a clean cab option for \$1,578,563. This unit would be a new addition to the fleet and assigned to the future Fire Station 7. With the pandemic and related supply chain impacts the estimated build time for this ladder truck is 16 months. Ordering and purchasing the ladder truck now will allow for it to be delivered and ready for service when Fire Station 7 is completed.

City Manager Caton, Fire Chief Ken Watkins, and General Services Director Jay Valentine presented this item.

Discussion included that the truck purchase is not in the 2022 City Budget, the truck would be completed in the original time frame only if ordered early, ordering early would also allow for cost savings (savings vary by option), commodity purchases are typically done by Purchase Orders (not contracts), a City Apparatus Committee compiled a specification manual for this purchase, a pre-build meeting and mid and final inspections will be scheduled to ensure the truck matches specifications, this could be budgeted for 2023 (since final payment will be made in 2023), this request is for a purchase commitment to maximize savings, concern that legal was not involved in the purchase process, and authorization would be subject to the adoption of a supplemental appropriation ordinance.

Councilmember Herman moved to approve the purchase of the Fire Department Ladder Truck. Councilmember Taggart seconded the motion. Motion carried by roll call vote

with Councilmember Simpson voting no.

Items Related to Employee Childcare Facility - An Ordinance Making Supplemental Appropriations for Employee Childcare Facility

The City recognizes the need to expand childcare options for our employees. Availability of childcare is a challenge throughout the community and is especially difficult for those employees working shift schedules. \$500,000 was allocated in the 2022 Adopted Budget to research and implement solutions to support employee childcare needs. By offering childcare options, the City can reduce the potential of employees leaving the workplace, not returning after bringing a new child into the family, and enhance recruiting and retention efforts.

As part of this effort, an existing facility was located, and the City applied for an Employer Based Child Care Facility Grant last month in the amount of \$800,000 to fund a portion of the purchase of the facility and part of the improvements. The City received a notice of intent to award on December 20th. The total capital project is estimated at \$1.3 million, funded by the existing \$500,000 in the 2022 Adopted Budget and the \$800,000 grant award. The facility is expected to be operational by July 2022 and has an estimated 2022 operating budget of \$312,000 (including \$40,000 in start-up costs), of which \$213,000 is expected to be covered by fee revenue with the difference of \$99,000 covered within the existing 2022 Adopted Budget.

Parks & Recreation (P&R) Director Ken Sherbenou, P&R Recreation Superintendent Emily Krause, and Finance Director Jodi Welch presented this item.

Discussion included expanding the renovation to increase the space for current and future needs, that the grant requires the facility to be opened by July 1st, the projected “pay per day” rates are mid-range for the area (not by week/month) and any spots not used by City employees would be made available to the public.

The public hearing opened at 6:42 p.m.

There were no public comments.

The public hearing closed at 6:42 p.m.

City Council directed staff to provide revised renovation and operating estimates for an expanded facility.

Councilmember Taggart moved to adopt Ordinance No. 5049, an ordinance making Supplemental Appropriations to the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

Items Related to Employee Childcare Facility - Approval of a Contract to Purchase Property at 545 25 ½ Road

Request for the approval to purchase the former childcare facility located at 545 25 ½ Road at a negotiated price of \$650,000. Built in 1956, this 3,200 square foot building offers three separate spaces for three different age group classrooms which are well suited for the planned City of Grand Junction employee daycare center. The closing date for this transaction is January 21st.

General Services Director Jay Valentine presented this item.

The citizen comment period opened at 6:47 p.m.

There were no citizen comments.

The citizen comment period closed at 6:47 p.m.

Councilmember Herman moved to adopt Resolution No. 13-22, a resolution authorizing the purchase and acquisition of real property located at 545 25 ½ Road, Grand Junction, CO, and ratifying actions heretofore taken and directing further actions in connection therewith. Councilmember Pe'a seconded the motion. Motion carried by unanimous roll call vote.

An Ordinance Rezoning 3.42 Acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac), Located at 2858 C ½ Road

Applicant Dustin Gehrett, Member, on behalf of 2858 Investors, LLC, requested a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for 3.42-acres located at 2858 C ½ Road in anticipation of future development. The requested R-8 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 8 du/ac).

Senior Planner Nicole Galehouse presented this item.

The public hearing opened at 6:54 p.m.

There were no public comments.

The public hearing closed at 6:54 p.m.

Councilmember Pe'a moved to adopt Ordinance No. 5050, an ordinance rezoning approximately 3.42 acres from an R-4 (Residential - 4 du/ac) zone district to a R-8 (Residential - 8 du/ac) zone district located at 2858 C ½ Road on final passage and ordered final publication in pamphlet form. Councilmember Herman seconded the motion. Motion carried by unanimous roll call vote.

A Resolution Finding the 2020 One Grand Junction Comprehensive Plan Together with the 3-Mile Plan Map Serves as the City's 3-Mile Plan and its Annual Update

Colorado law (C.R.S. 31-12-101, *et. seq.*) provides, among other things, that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year. The law also requires that prior to completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. According to law, such a plan shall be updated at least once annually.

The City's master plans, currently the 2010 Comprehensive Plan and the 2020 One Grand Junction Comprehensive Plan, have historically been considered and found to be the City's Municipal Three-Mile Plan. These master plans describe the proposed character, extent, and location of land uses and infrastructure preparation as required for a three-mile plan by State law. The proposed resolution reaffirms that the City's current Comprehensive Plan is the City's Municipal Three-Mile Plan and, with the adoption of the 2022 map, satisfies the statutory requirement of the annual update.

Principal Planner David Thornton presented this item.

Discussion included that the Persigo Agreement has no bearing on the 3-Mile Plan annexation restrictions, these boundaries were established for both City and County planning purposes in the February 2021 update to the Future Land Use Map, and the City will follow up with the County regarding this updated Plan.

The citizen comment period opened at 7:01 p.m.

There were no citizen comments.

The citizen comment period closed at 7:01 p.m.

Councilmember Pe'a moved to adopt Resolution No. 14-22, a resolution reaffirming the City's Comprehensive Plan as the Grand Junction Municipal 3-Mile Plan and adopting the Grand Junction Municipal 3-Mile Plan Map as the 2022 annual update of the 3-Mile Plan, satisfying the requirements of C.R.S. 31-12-101 *et. seq.* and all applicable law. Councilmember Reitz seconded the motion. Motion carried by unanimous roll call vote.

Discussion and Possible Direction Regarding the Development and Implementation of a Graywater Ordinance

Colorado's Graywater Control regulations require that cities adopt an ordinance for graywater that specifies requirements, prohibitions, and standards for the use of graywater for non-drinking water purposes to encourage the use of graywater, and to protect public health and water quality.

City Manager Caton and Utilities Director Randi Kim presented this item.

Discussion included how the implementation of this process can save money and resources, a request for further explanation/education, this equipment can be installed in new builds and retrofitted, state regulations will be updated in 2022, suggested fees would be only for initial permitting, concern that recurring fees would deter use, and Ute Water revenue may be impacted by this process.

City Council directed staff to craft graywater regulations and bring forward in a future ordinance to allow use of this process within city limits.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:21 p.m.

Wanda Winkelmann, MMC
City Clerk





Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: February 2, 2022
Presented By: Felix Landry, Planning Supervisor
Department: Community Development
Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Introduction of an Ordinance to Amend Title 21 of the Grand Junction Municipal Code to Modify Residential Density Regulations for Development Projects in the B-1 (Neighborhood Business), C-1 (Light Commercial), M-U (Mixed Use), and BP (Business Park Mixed Use) Zoning Districts and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

The Planning Commission heard this request at its January 11, 2022 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Community Development Director is proposing amendments to sections of the Grand Junction Municipal Code (GJMC) Title 21 to modify provisions of the Zoning and Development Code. The amendments address maximum residential density requirements in B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In an effort to keep the Zoning and Development Code current and relevant, staff is proposing modifications to the provisions outlined below. The suggested revisions govern residential density within commercial zone districts, which has been identified by staff and members of the Development Community as being a hindrance to ongoing and future projects, as well as no longer necessary to meet the needs of the community. The Planning Commission discussed these topics at its November 18, 2021 workshop and directed staff to proceed with the proposed changes.

Mixed Use and Industrial Standards Summary Table

Presently, the Zoning and Development code includes a table that identifies and summarizes the bulk standards (e.g. setbacks and other dimensional requirements) in the Mixed Use and Industrial zone districts in Section 21.03.080. This table as it presently exists is included below. You will note that the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts all have a maximum density prescribed in the second to last row of the standards. The remaining districts do not have a prescribed maximum density.

In recent discussion with several developers, they have expressed desire to add additional residential uses or build at higher densities in these zoning districts, but the density maximums in the zone district prohibits it. In these cases, the desired density has been marginally higher than the prescribed maximum, or has prevented an existing commercial/office structure from converting its existing space into residential units. Here are some examples:

1. 918 N 7th Street: Originally built as a residential structure on 0.16 acres, but now houses 3 commercial/office units. The owner would like to convert the space back into residential but the density maximum of 16 units per acre prevents it. The code also prohibits this project from including one half of the adjacent ROW in the density calculation.
2. 805 Struthers Ave (B1): A 1.92 acre redevelopment project within the downtown overlay district with a base zoning of C-2. The downtown overlay allows residential development within C-2 zoning if it develops to the C-1 residential standards, which includes a maximum density of 24 units per acre. The developer would like the flexibility to add 2-4 additional units depending on what they can park and fit within the other regulations.
3. 656 Market Street: a proposed multi-family development on 2.65 acres in M-U. Staff noted that the original site plan left a significant portion of the property undeveloped. The developer stated that they'd be happy to add additional units but cannot meet the prescribed maximum density of 24 units per acre in the M-U district.

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
Building size (max. sf)	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											

B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

B-2: Parking front setback for parking as a principal use – 30 ft., for accessory 6 ft..

C-1: Min. rear setback – 0 if an alley is present

Even without prescribed maximum densities, the scale of development achievable at a site will still be restricted by other portions of the code such as maximum heights, setbacks, lot coverage, required landscaping, and parking requirements. This text amendment proposes removing the maximum density numbers for the B-1 Neighborhood Business, C-1 Light Commercial, M-U Mixed Use, and BP Business Park Mixed Use zoning districts to provide for more creative projects which best utilize developable land, allow for increased density and better achieve the goals of the Comprehensive Plan. Due to other site design restrictions such as height, setbacks and parking, the amendment will not alleviate all existing regulations regarding scale and size of development.

ANALYSIS

In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the background section of this report.

The proposed amendment implements the 2020 One Grand Junction Comprehensive Plan, specifically the following sections:

Planning Principal 3: Responsible and Managed Growth - 6 Support the development of neighborhood-centered commercial uses and mixed-use development.

6(c) - Walkable Centers: Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial areas framework map.

6(d) – Density/Intensity: Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed-use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Planning Principal 5: Strong Neighborhoods and Housing Choices – 1 Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

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

Furthermore, this amendment implements the following strategies from the Grand Valley Housing Needs Assessment and Strategy:

Strategy 3: Implement land use code changes that facilitate attainable housing development and housing diversity.

NOTIFICATION REQUIREMENTS

The notice was consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. Mailed notice of the public hearings before the 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 . The notice of this public hearing was published on in the Grand Junction Daily Sentinel.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the proposed amendment to the "Mixed Use and Industrial Standards Summary table" in Section 21.03.080 of Title 21 Development Regulations in the Grand Junction Municipal Code, the following findings of fact have been made:

1. The proposed amendments to the Zoning and Development Code are useful in that they ensure the health, safety, and general welfare of the public, and refine processes that assist in the logical and orderly development of the city as described in the background information of this report.
2. The proposed amendments to the Zoning and Development Code support the Comprehensive Plan and the City's Housing Strategy.

Therefore, the Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request

SUGGESTED MOTION:

I move to introduce an ordinance approving the proposed amendment to the Mixed Use and Industrial Standards Summary table in Section 21.03.080 of Title 21 Development Regulations in the Grand Junction Municipal Code and setting a public hearing for February 16, 2022.

Attachments

1. ORD-Amend ZDC Density Cap 012722

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.03.070 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE CONCERNING THE MIXED USE AND INDUSTRIAL BULK STANDARDS TABLE AND REMOVING THE DENSITY MAXIMUMS DESCRIBED THEREIN FOR THE B-1 (NEIGHBORHOOD BUSINESS), C-1 (LIGHT COMMERCIAL), M-U (MIXED USE), AND B-P (BUSINESS PARK MIXED USE) ZONING DISTRICTS

Recitals:

The City Council has directed that the Grand Junction Zoning and Development Code (Code) be reviewed and amended from time to time so that the Code established and maintains effective zoning and development regulations which implement the vision and goals of the Comprehensive Plan and are respectful of the community's desires, market conditions and development trends.

The amendments to the Code proposed by this ordinance, if adopted, will: (1) eliminate requirements that have proven over time to be impractical, difficult or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) reduce inconsistencies within the Code; (3) repeal unnecessary regulations; (4) lessen duplicative information.

After public notice and public hearing as required by the Code, the Grand Junction Planning Commission recommended approval of the proposed amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed amendments as provided in this ordinance are necessary to maintain effective regulations to implement the Comprehensive Plan and further the general health, safety and welfare of the citizens of Grand Junction.

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

Section 21.03.070 of the Grand Junction Zoning and Development Code - Mixed Use and Industrial Bulk Standards Summary Table is amended as shown: (deletions shown in strike-through type and additions are show in bold in the highlighted area below):

As depicted and described in this Ordinance the Code shall be amended to provide the *Density (max. units per acre)* shall for the B-1, C-1, M-U and B-P be *None*.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16 None	None	24 None	None	None	24 None	24 None	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											

Introduced on first reading this 2nd day of February 2022 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

C.B. McDaniel
City Council President

ATTEST:

Laura Bauer
Interim City Clerk

DRAFT



Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: February 2, 2022

Presented By: Senta Costello, Planner

Department: Community Development

Submitted By: Senta Costello

Information

SUBJECT:

Introduction of an Ordinance to Rezone 2.4 Acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), Located at 639 Pioneer Road and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

The Planning Commission heard this request at its January 25, 2022 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The State of Colorado, acting by and through the Department of Human Services , ("Applicant") is requesting a rezone of one parcel totaling 2.4 acres located at 639 Pioneer Road from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac). The requested R-5 (Residential 5 du/ac) is consistent with the Comprehensive Plan Land Use Map designation of Residential Low.

BACKGROUND OR DETAILED INFORMATION:

The property is a rectangular parcel totaling 2.4 acres located at the north end of Pioneer Road northeast of the 29 ½ Road and Patterson Road intersection. The property was annexed in 2008 with the Pinson-Hergistad two-part serial Annexation which was a total of 3.02 acres and zoned R-4 (Residential 4 du/ac).

The property was part of the Grover Acres, a simple subdivision to separate the eastern 2.4-acre lot from the house located on the property, in 2008.

The Applicant is requesting the rezone to facilitate the development of the property for a two-building, 6 residents each, group living facility. As the homes will be located on

one property in a campus-style design, they are considered to be a single facility under the Zoning and Development Code and classified as a Large Group Living Facility. Large Group Living Facilities are not allowed in the R-4 (Residential 4 du/ac) zone district but are allowed in the R-5 (Residential 5 du/ac) zone district.

The current R-4 (Residential 4 du/ac) and the proposed R-5 (Residential 5 du/ac) zone district implement the Comprehensive Plan Land Use Map designation of Residential Low.

The Applicant plans on submitting a Site Plan Review for the review of the site development piece of the proposed Group Living Facility in the near future.

NOTIFICATION REQUIREMENTS

Neighborhood Meetings regarding the proposed rezone request were held on June 24, 2021 and July 22, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code.

Both meetings were well attended by approximately 30 neighbors. There were a few questions regarding the proposed residents, staffing, and emergency vehicle frequency. The primary questions and concerns were regarding the proposed street connection from Pioneer Road to North Acre Court, which was initially a requirement of the project. After additional discussion with neighbors, the Applicant, City Engineering staff and Community Development, the connection requirement has been removed.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on October 18, 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 December 30, 2021 and again January 11, 2022 to all property owners within 1000 feet and all neighbors who signed in at the neighborhood meeting. The notice of this public hearing was published on January 4, 2022 and on January 18, 2022, in the Grand Junction Daily Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following criteria:

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

The property was annexed under the previously adopted 2010 Comprehensive Plan and it's corresponding Future Land Use designation of Residential Medium which was implemented by the R-4, R-5 and R-8 zone districts. In 2020, a new Comprehensive Plan was adopted with new designations. This property is now designated under the

new Plan as Residential Low; however, this designation is also implemented by the R-4 and R-5 zone districts. While there have been subsequent events that changed for this property, they did not invalidate the original premise. Therefore, staff finds that this criterion has not been met.

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

Properties in the area have historically and continue to residentially develop in densities that meet both the R-4 and R-5 zone district standards. There has not been a change in character or conditions in the area. Therefore, 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 urbanized area of the City of Grand Junction. Adequate public and community facilities and services are available and sufficient to serve uses associated with the R-5 zone district. The type and scope of land use allowed within the R-5 zone district is similar in character and extent to the existing land use of nearby properties which contain single family residential and civic uses in the immediate vicinity and retail and service uses within 1/2 to 1 mile to the south along the Patterson Road corridor.

The site is currently served by Ute Water, City of Grand Junction sanitary sewer, storm water facilities, Xcel Energy natural gas service and Grand Valley Power electrical service. There is a GVT bus route along Patterson Road. Based on these considerations, staff finds that this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The surrounding neighborhood is largely zoned R-5, the corresponding County zones of RSF-4 and RSF 5, or PD (Planned Development) with densities that correspond to those of a R-5 development. The proposed R-5 (Residential 5 du/ac) fits in with the surrounding neighborhoods regarding densities; however, it also demonstrates there is not an inadequate supply of suitably designated land within the community. Therefore, 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 Department of Human Services of CO currently owns and operates the Grand Junction Regional Center, located at 2800 Riverside Parkway, which is a home for residents with intellectual and development disabilities. The Grand Junction Regional Center is looking at downsizing and/or ultimately no longer housing residents. The

proposed homes would provide housing for 12 residents, allowing them to remain in Grand Junction near their families and care givers. Without new homes being constructed locally, the residents would be moved to other cities with facilities that can provide the care needed. The community derives a benefit by keeping these fragile residents and their families near provide care and support. Based on these considerations, staff finds that this criterion has been met. Changes are consistent with the vision, goals and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-5 (Residential – 5 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 Infil) – Description: Areas within the existing Urban Development Boundary and 201 that are urbanizing or proximate to areas that are urbanizing. This Tier also includes areas that were mostly developed in unincorporated Mesa County and infrequently improved with urban infrastructure such as curbs, gutters, sidewalks, and parks. Annexation is appropriate for new development and redevelopment in Tier 2 areas, though annexation for existing subdivisions and/or neighborhoods is not generally desirable.

Policy: In Tier 2, the City should promote the annexation of those parcels which are surrounded by, or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services. Tier 2 includes the western portions of Redlands on the City's west side, as well as Pear Park and Orchard Mesa.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation; and as a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The R-5 (Residential 5 du/ac) zone district requested for the property is an implementing zone district of the Residential Low Future Land Use designation for this property.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing The Department of Human Services of CO Rezone request, RZN-2021-

733, for the property located at 639 Pioneer Road, the following findings of fact have been made:

1. The request conforms with the 2020 Comprehensive Plan and Section 21.02.140(a) of the Zoning and Development Code.

Therefore, the Planning Commission recommends approval of the request

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance approving the rezone the property located at 639 Pioneer Road from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac) and set a public hearing for February 16, 2022.

Attachments

1. Exhibit 1 - Application Packet
2. Exhibit 2 - Maps
3. Exhibit 3 - Public Comment from Neighborhood Meetings
4. Exhibit 4 - Previous Approvals-Ordinances
5. ORD-639 Pioneer Zoning

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: Annexation/Zone of Annexation

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

Existing Land Use Designation: Exempt

Existing Zoning: R-4

Proposed Land Use Designation: Residential

Proposed Zoning: R-5

Property Information

Site Location: 639 Pioneer Rd, Grand Junction, CO 81504

Site Acreage: 2.40 Acres

Site Tax No(s): Parcel Number: 2943-054-94-002

Site Zoning: R-4

Project Description:

Project is for construction of a pair of new 4,000sf homes with (6) bedrooms each. This project is new construction on a previously undeveloped site.

Property Owner Information

Name: Colorado - Dept of Personnel & Administration

Street Address: 1525 Sherman St.

City/State/Zip: Denver, CO 80203

Business Phone #: 303-866-6537

E-Mail: tobin.follenweider@state.co.us

Fax #: 303-866-5563

Contact Person: Tobin Follenweider

Contact Phone #: 720-255-6705

Applicant Information

Name: Chamberlin Architects

Street Address: 437 Main Street

City/State/Zip: Grand Junction

Business Phone #: 970-242-6804

E-Mail: etscherter@chamberlinarchitects.com

Fax #: 970-422-7422

Contact Person: Eric Tschertter

Contact Phone #: 970-242-6804

Representative Information

Name: Planning & Technical Services / Division of Facilities Management

Street Address: 4112 South Knox Court

City/State/Zip: Denver, CO 80236

Business Phone #: 303-866-7294

E-Mail: curtis.marwitz@state.co.us

Fax #: 303-866-7299

Contact Person: Curtis Marwitz

Contact Phone #: 303-866-7294

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: 7/12/21

Signature of Legal Property Owner: _____ Date: _____



GENERAL PROJECT REPORT

Grand Junction Regional Center Homes

September 29, 2021

Senta Costello, Associate Planner
City of Grand Junction Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Senta,

We are pleased to submit the attached information for your review and consideration for the above referenced project. Chamberlin Architects has been engaged by the Colorado Department of Human Services to help them with the design and construction of two homes for intellectual and developmentally disabled adults.

Please accept the following as our General Project Report:

A. Project Description:

1. Location: 639 Pioneer Road, Grand Junction, CO 81504
2. Acreage: 2.40 Acres.
3. Proposed Use: Residential to house and rehabilitate individuals under the direct care of the State with intellectual/developmental disabilities. These homes will not accept people with violent or sexual inappropriate behavior per CDHS placement regulations.
4. Project Scope: Two new 6-bed houses. In addition to bedrooms, the homes will have a full bath, $\frac{3}{4}$ bath, $\frac{1}{2}$ bath, Living Room, Kitchen, Dining room, Den, Meds Room, Staff Office, Laundry, and a Mechanical Room. A small storage shed will be located between the homes. Site improvements include landscaping (trees, shrubs, xero-scaping) as well as asphalt parking and concrete walks. Privacy fencing will be provided at the property lines between the new and existing homes.
5. Building Height: 25'

· A P R O F E S S I O N A L C O R P O R A T I O N ·

437 MAIN STREET
GRAND JUNCTION, COLORADO 81501-2511
TELEPHONE (970) 242-6804
FAX (970) 245-4303
WEBPAGE www.chamberlinarchitects.com

6. Building Area, gross	
Home A:	3,905 gsf
Home B:	3,905 gsf
<u>Shed:</u>	<u>215 gsf</u>
Total	8,025 gsf

B. Public Benefit:

The Reginal Center Homes provide housing for developmentally disabled individuals in the community. These homes will be a place for these individuals to live as part of a neighborhood community environment (not an institutional environment). Residents in these homes will be provided proper care and support as they endeavor to re-enter society on their own terms.

- C. Neighborhood Meeting: Two meetings were completed (6/23/2021 and 7/22/2021). The 7/22/21 meeting provided the required notification to residents within 1,000ft of the planned development as required for a group living facility. All notes, attendees and comments received at two meetings conducted will be provided to planning. No further meetings are required to our knowledge. The public can attend the planning commission and city council meetings for this project.

D. Project Compliance, Compatibility, and Impact:

1. Adopted Plans and/or policies
Residential development on previously undeveloped site.
2. Land Use in the Surrounding Area:
Residential single-family homes with R-4 and R-5 zoning within the City of Grand Junction. The immediately adjacent Mesa County zoning is RSF-4 and RMF-5 which are comparable zoning densities to the City of GJ R-4 and R-5.
3. Site Access and Traffic Patterns:
Per City Planning direction, a connection is planned between Northacre Court and Pioneer Road. Two entry drives into the property off of this new connection will provide access to parking and the homes. The two drives are for safety and will allow the vans used for transporting the residents to avoid going in reverse on the property.
4. Availability of Utilities:
Utilities are immediately available in the adjacent streets for all the primary utilities electric, gas, water, sanitary and storm.
5. Special Demands on Utilities:

The City development engineer has expressed concerns over the storm water conveyance that currently flows through the property in a large underground pipe. This drainage pipe allows flow from the new neighborhoods continuing to be developed to the northwest of this property. This project has limited impervious surface increase and at the proposed layout would have less impact than that allowed by its R-4 or requested R-5 zoning.

6. Effects on Public Facilities:

The addition of these Regional Center Homes to the neighborhood will be comparable to the addition of typical residential homes. The connection between Northacre Court and Pioneer Road will allow additional neighborhood circulation for police, fire vehicles and emergency vehicles as required by the development engineer. A traffic study has been requested by the City Of Grand Junction and is currently in process to evaluate traffic capacity on the streets connected by this proposed development. The residents do not drive so transportation of residents will be by staff using vans.

7. Parking: Per GJMC 21.06.050 the parking required for group living is 1 per 4 beds plus 1 per each 3 employees. Therefore:

$$\begin{array}{rcl} 12 \text{ beds} / 4 & = & 3 \\ 12 \text{ employees} / 3 & = & 4 \\ \text{Total} & = & 7 \text{ (20 provided)} \end{array}$$

8. Hours of Operation: Residents will be full time and semi-permanent in nature.

9. Number of Employees: Per CDHS, there are three staff members on each shift per home, with two shifts per day.

10. Signage Plans: No signing of the property except for required traffic signage and home numbering are anticipated.

11. Site Soils and Geology:
See Attached Soils Report.

12. Impact of Project on Site Geology and Geological Hazards: none expected.

E. Zoning and Development Code:

We are requesting a rezone of the property from R-4 to R-5 to allow the two group homes to be on the same property allowing the 12 residents under the R-5 zoning. The R-4 zoning only allows a small group living facility with a maximum occupancy of 5 to 9 residents. The R-5 zoning allows a large group living facility with 10 to 16 residents which accommodates the planned 12 residents.

The surrounding neighborhood that is within the City of Grand Junction zoning is R-4 and R-5. The balance of the adjacent neighborhood is in Mesa County which has RSF-4 and RMF-5 zoning which are comparable zoning densities to the City of Grand Junction R-4 and R-5 zones.

The group living facility will be registered as required per code annually.

We therefore hold that the planned development and rezone requested is in conformity with the current neighborhood's use and zoning. Also it is of lesser impact to traffic than the maximum density allowed under the current R-4 zoning which is 4 units/acre x 2.4 acres = 9 units.

F. Development Schedule and Phasing

Construction is planned to begin in the Winter/Spring of 2022 and is expected to take approximately 7 months. This is dependent upon receipt of the required planning approvals.

Let me know if you have any questions concerning the above information.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Tscherter".

Eric Tscherter, AIA, LEED AP

Cc: Curtis Marwitz, Architect II / Division of Facilities Management

Attachments:

Development Application GJRC Homes
Statement of Ownership w/Deed
Improvement Survey w/Legal Description

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

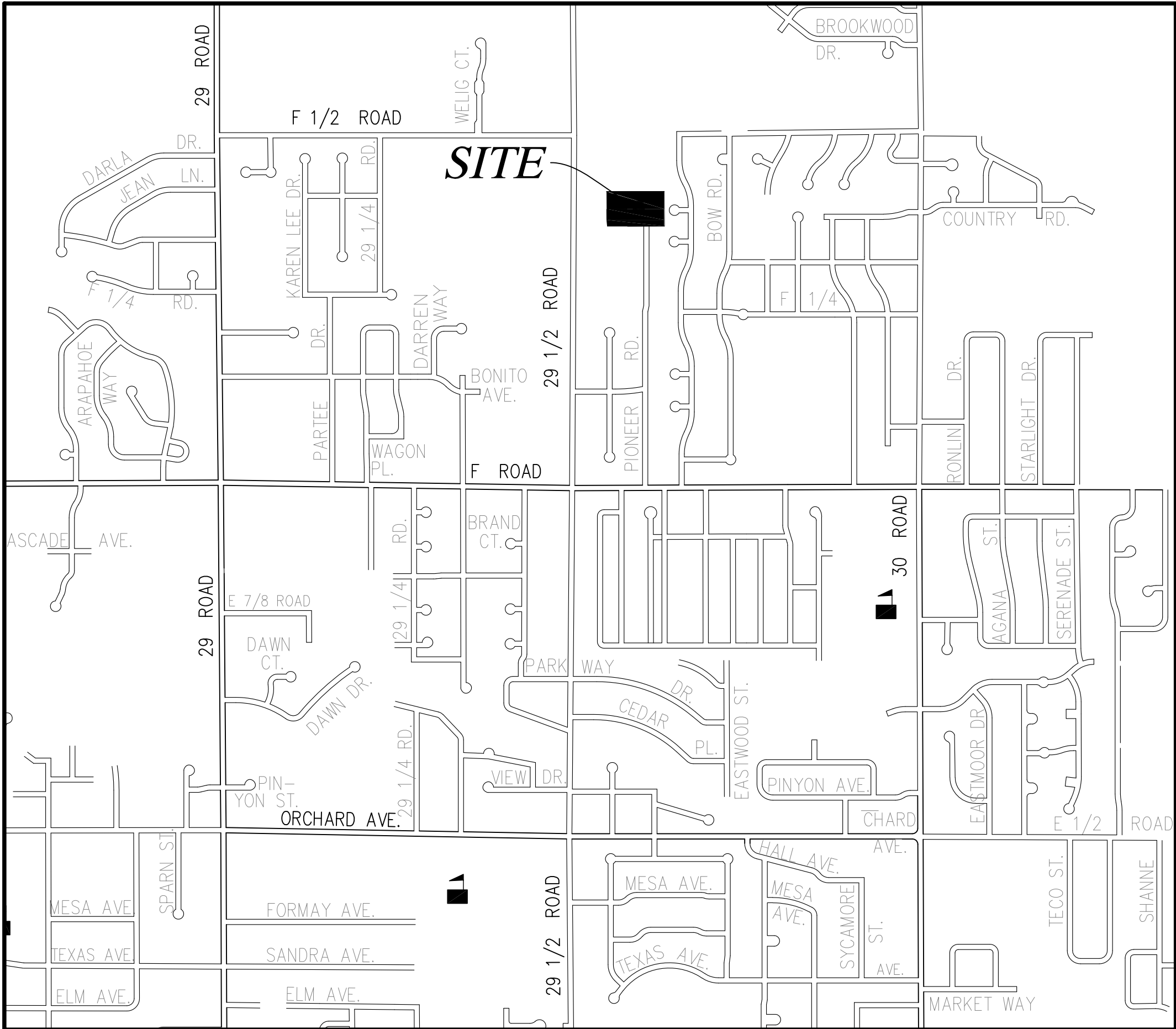
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- As shown
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.
- Gross land area.
-2.40 Acres / 104,359 square feet
- Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon
- Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed
- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- 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.
- THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38-51-102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38-51-102(9).
- PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHAcre COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904



LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter
- THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262. EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTRATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT AND AGREEMENT, WITH THE GRAND JUNCTION DRAINAGE DISTRICT, RECORDED OCTOBER 07, 1987 IN BOOK 1665 AT PAGE 314 UNDER RECEPTION NO. 1468394; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126. NOTE: AFFIDAVIT OF CORRECTION PERTAINING TO SAID EASEMENT ABANDONMENT AGREEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 801 UNDER RECEPTION NO. 2408170.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED FEBRUARY 25, 1993 IN BOOK 182 UNDER RECEPTION NO. 1630597; AND EASEMENT ABANDONMENT AGREEMENT RECORDED OCTOBER 2, 2007 IN BOOK 4526 AT PAGE 746 UNDER RECEPTION NO. 2405126.
- not shown hereon
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NON-EXCLUSIVE IRRIGATION EASEMENT AGREEMENT RECORDED MARCH 13, 1995 IN BOOK 2132 AT PAGE 800 UNDER RECEPTION NO. 1711431.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DAY SUBDIVISION, RECORDED FEBRUARY 12, 2007 AT RECEPTION NO. 2363798.
- shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF GROVER ACRES RECORDED JUNE 16, 2008 UNDER RECEPTION NO. 2444541.
- shown hereon

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

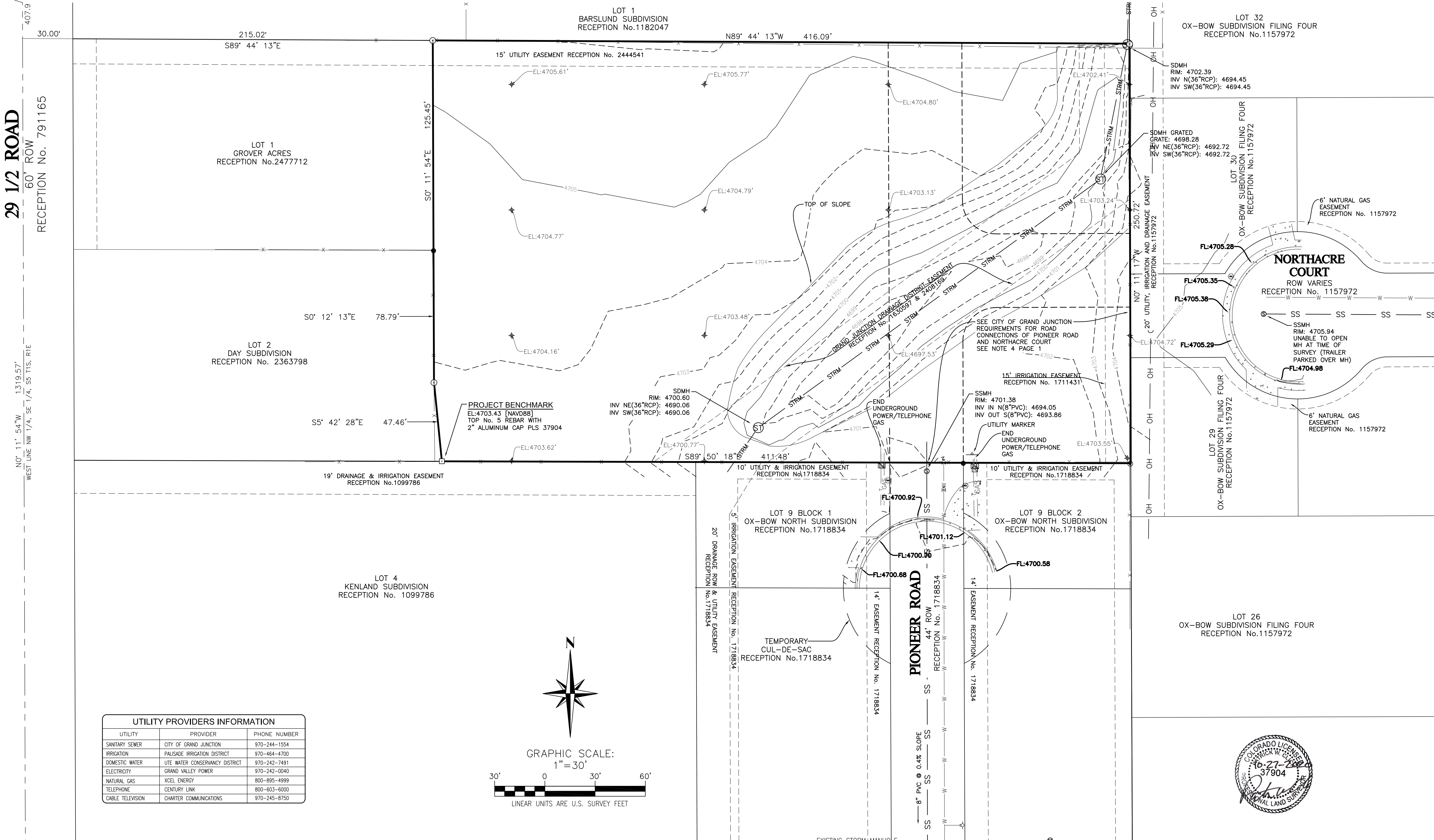
FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 44' 02"E 1322.48'

BASIS OF BEARING



UTILITY PROVIDERS INFORMATION		
UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF GRAND JUNCTION	970-244-1554
IRRIGATION	PALISADE IRRIGATION DISTRICT	970-464-4700
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURY LINK	800-603-6000
CABLE TELEVISION	CHARTER COMMUNICATIONS	970-245-8750

FOUND
SOUTHEAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, BLM ILLEGIBLE
0.4' ABOVE GRADE

SOUTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 51' 42"E 1321.90'

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH RED PLASTIC CAP LS 24943
FOUND No. 5 REBAR WITH 2" ALUMINUM CAP FROM ROLLAND ENGINEERING
FOUND No. 5 REBAR WITH NO CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
EXISTING SIGN
EXISTING UTILITY PEDESTAL
EXISTING SANITARY SEWER MANHOLE

EXISTING STORM MANHOLE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FENCE LINE
EXISTING SANITARY SEWER LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND GAS LINE
EXISTING STORM LINE
EXISTING UNDERGROUND WATER LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING CONCRETE

SS SS
UGE UGE
GAS GAS
STRM STRM
W W
T T
OH OH

SHEET 2 OF 2



ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
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POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

OWNERSHIP STATEMENT – GOVERNMENT ENTITY

(a) STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES ("Entity") is the owner of the following property:

(b) LOT 2 GROVER ACRES SEC 5 1S 1E - 2.40AC, known as No. 639 Pioneer 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) Deputy Executive Director of Department of Personnel & Administration 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) Rezoning of property from R-4 to R-5

I have the following knowledge or evidence of a possible boundary conflict affecting the property: (e) N/A

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

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

Signature of Entity representative: _____

Printed name of person signing: _____

State of Colorado)

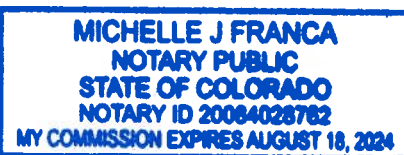
County of Denver ss.

Subscribed and sworn to before me, in my presence, this 9th day of June, 20 21, a Notary Public in and for the State of Colorado.

Michelle J Franca

Notary Public

My Notary Commission expires on 08/18/2024.



ALTA/NSPS LAND TITLE SURVEY

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TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
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TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

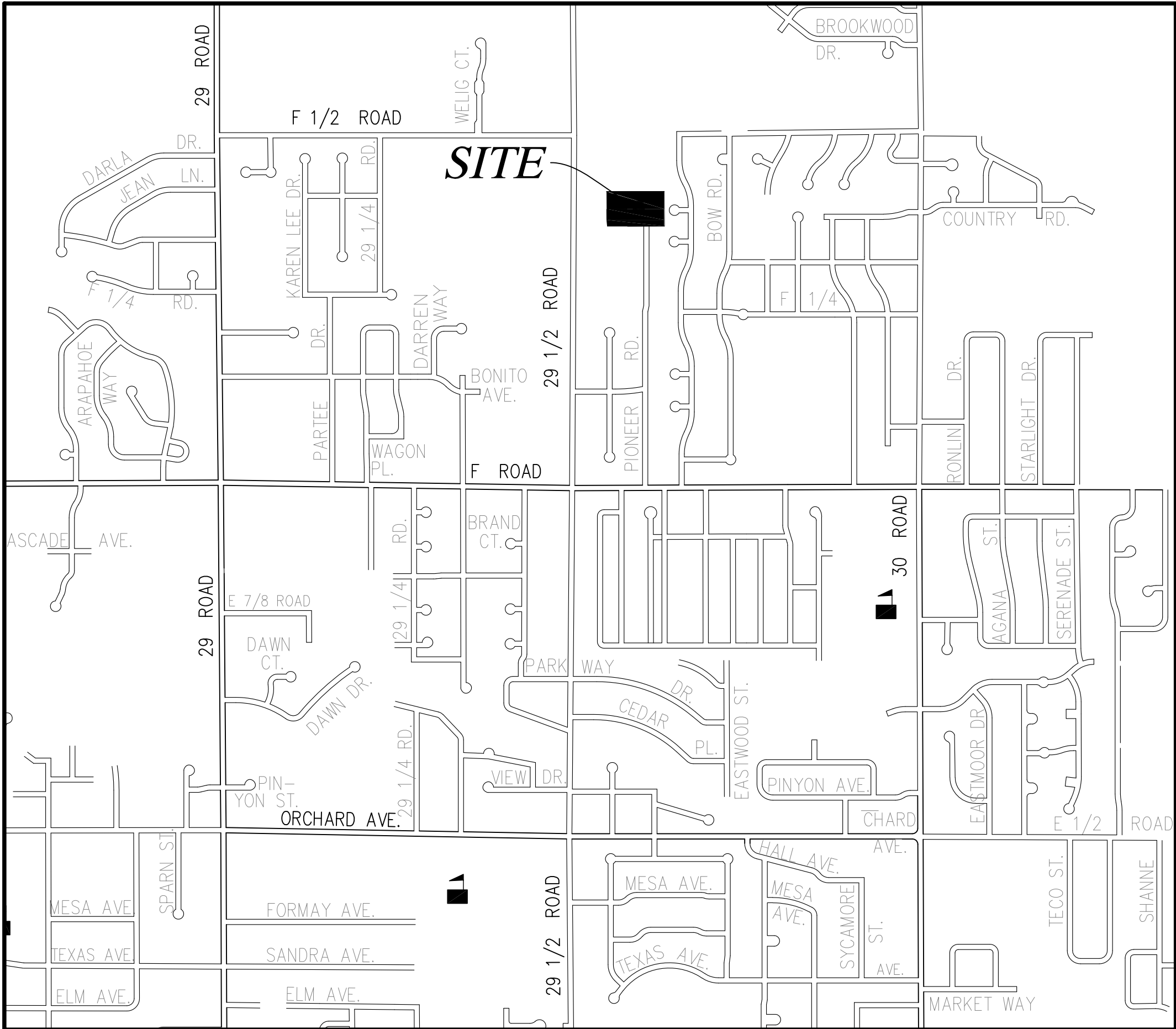
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- As shown
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
-To Be Determined
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No 08077C Panel 0802 Suffix G, bearing an effective date of October 16, 2012.
- Gross land area.
-2.40 Acres / 104,359 square feet
- Vertical relief with the source of information (e.g. ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- shown hereon
- Location of utilities existing on or serving the surveyed property as determined by:
- shown hereon
-observed evidence collected pursuant to Section 5.E.iv.
-evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the sources of information), and
-markings requested by the surveyor pursuant to an 811 utility locate or similar request

Representative examples of such utilities include, but are not limited to:
-Manholes, catch basins, valve vaults and other surface indications of subterranean uses;
-Wires and cables (including their function, if readily identifiable) crossing the surveyed property, and all poles on or within ten feet of the surveyed property. Without expressing a legal opinion as to the ownership or nature of the potential encroachment, the dimensions of all encroaching utility pole crossmembers or overhangs; and
-Utility company installations on the surveyed property.
Note to the client, insurer, and lender – With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- none observed
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- none observed
- Include any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) (client to obtain necessary permissions).
- shown hereon

GENERAL NOTES

- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 5 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, THE BEARING USED S89°44'02"E IS BASED ON GPS OBSERVATIONS WHILE USING THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM.
- 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.
- THIS SURVEY MEETS ALL REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. §§38-51-102(12) & 106 AND AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN §38-51-102(9).
- PROPERTY SURVEYED HEREON IS SUBJECT TO CITY ZONING AND DEVELOPMENT CODE REQUIREMENTS OF STREET CONNECTIVITY WITH PIONEER ROAD AND NORTHAcre COURT, WHICH WILL AFFECT BUILDING ENVELOPE(S) AND OF FURTHER SUBDIVISION.



Legal Description of Surveyed Property:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION,
COUNTY OF MESA,
STATE OF COLORADO.

To The State of Colorado for the Benefit of the Colorado Department of Human Services, and Land Title Guarantee Company,

This Is to certify that this map or plat and the survey on which it is based were made In accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and Includes Items 1, 2, 3, 4, 5 8, 11, 13, 16, 17 and 19. of Table A thereof.

Field work completed: October 14, 2020.

Patrick W. Click
Colorado PLS 37904



LAND TITLE GUARANTEE COMPANY
ORDER NUMBER: GJR65044656
DATE: OCTOBER 15, 2020

SCHEDULE B, PART II

Exceptions

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- none shown hereon
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- none shown hereon
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- none shown hereon
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- not a survey matter
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- not a survey matter
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- not a survey matter
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- not a survey matter
- THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT SAID PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 14, 1891 IN BOOK 11 AT PAGE 90 UNDER RECEPTION NO. 11493.
- not a survey matter
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF EASEMENT, GRANTED TO THE GRAND VALLEY DRAINAGE DISTRICT , RECORDED MARCH 12, 1918 IN BOOK 220 AT PAGE 256 UNDER RECEPTION NO. 143262. EASEMENT ABANDONMENT AGREEMENT PERTAINING TO SAID EASEMENT WAS RECORDED OCTOBER 18, 2007 IN BOOK 4537 AT PAGE 799 UNDER RECEPTION NO. 2408169.
- not shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT, GRANTED TO GRAND VALLEY RURAL POWER LINES, INC., A COLORADO CORPORATION, RECORDED NOVEMBER 15, 1937 IN BOOK 369 AT PAGE 140 UNDER RECEPTION NO. 329557.
- not shown hereon
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BARSLUND SUBDIVISION RECORDED JANUARY 23, 1979 AT RECEPTION NO. 1182074.
- shown hereon
- TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS AND LIMITATIONS OF POWER OF ATTORNEY DESIGNATING T.M. FORD, MESA COUNTY ADMINISTRATOR, OR HIS SUCCESSOR IN INTEREST, AS ATTORNEY IN FACT, RECORDED JANUARY 23, 1979 IN BOOK 1184 AT PAGE 97 UNDER RECEPTION NO. 1182076.
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- shown hereon

ALTA / NSPS LAND TITLE SURVEY

SITUATED IN THE NW¼ SE¼ SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2020136 FIELD WORK: SL
DATE: 10/27/20 DRAWING NAME: 639 PIONEER RD. DRAWN BY: OM

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE/FAX (970)434-7038

City of Grand Junction Application Review Comments

Date: November 15, 2021 **Comment Round No.** 1
Project Name: GJ Regional Center Group Home Rezone **File No:** RZN-2021-733
Project Location: 639 Pioneer Rd

Check appropriate box(es)

Property Owner(s): State of Colorado - Dept of Human Services - Curtis Marwitz

☐ **Mailing Address:** 4112 S Knox Ct, Denver CO 80236

☒ **Email:** curtis.marwitz@state.co.us **Telephone:** 303-866-7294

Applicant(s): Same as owner

Representative(s): Chamberlin Architects – Eric Tscherter / Scott Hagen

☐ **Mailing Address:** 437 Main St, Grand Junction CO 81501

☒ **Email:** etscherter@chamberlainarchitects.com / shagen@chamberlinarchitects.com **Telephone:** 970-242-6804

Project Manager: Senta Costello **Email:** sentac@gjcity.org **Telephone:** 970-244-1442

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

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements: Please provide a legal description for the property proposed to be rezoned.

Applicant's Response: LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO

Document Reference: ALTA Commitment dated 10/12/20, American Land Title Association

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

Date due: February 13, 2022

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

Applicant's Signature

Date



State Documentary Fee
Date: December 02, 2020
\$13.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

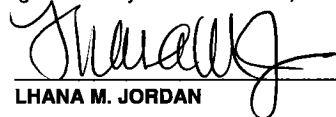
Grantor(s), **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**, whose street address is , City or Town of , County of and State of **None** , for the consideration of **(\$130,000.00) ***One Hundred Thirty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**, whose street address is **1525 SHERMAN STREET, Denver, CO 80203**, City or Town of **Denver**, County of **Denver** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

LOT 2 OF GROVER ACRES, A REPLAT OF LOT 1 OF DAY SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

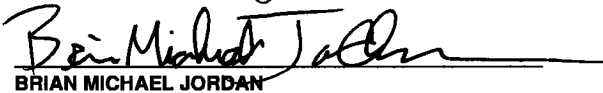
also known by street and number as: **639 PIONEER RD, GRAND JUNCTION, CO 81504**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **December 02, 2020**.



LHANA M. JORDAN



BRIAN MICHAEL JORDAN

State of **Colorado**)
)ss.
County of **MESA**)

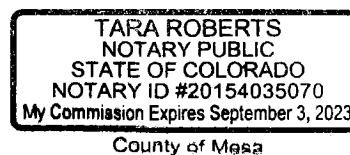
The foregoing instrument was acknowledged before me on this day of **December 2nd, 2020** by **LHANA M. JORDAN AND BRIAN MICHAEL JORDAN**

Witness my hand and official seal

My Commission expires: 9.3.23



Notary Public



When recorded return to: **STATE OF COLORADO, ACTING BY AND THROUGH THE DEPARTMENT OF PERSONNEL AND ADMINISTRATION FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HUMAN SERVICES**
1525 SHERMAN STREET, Denver, CO 80203



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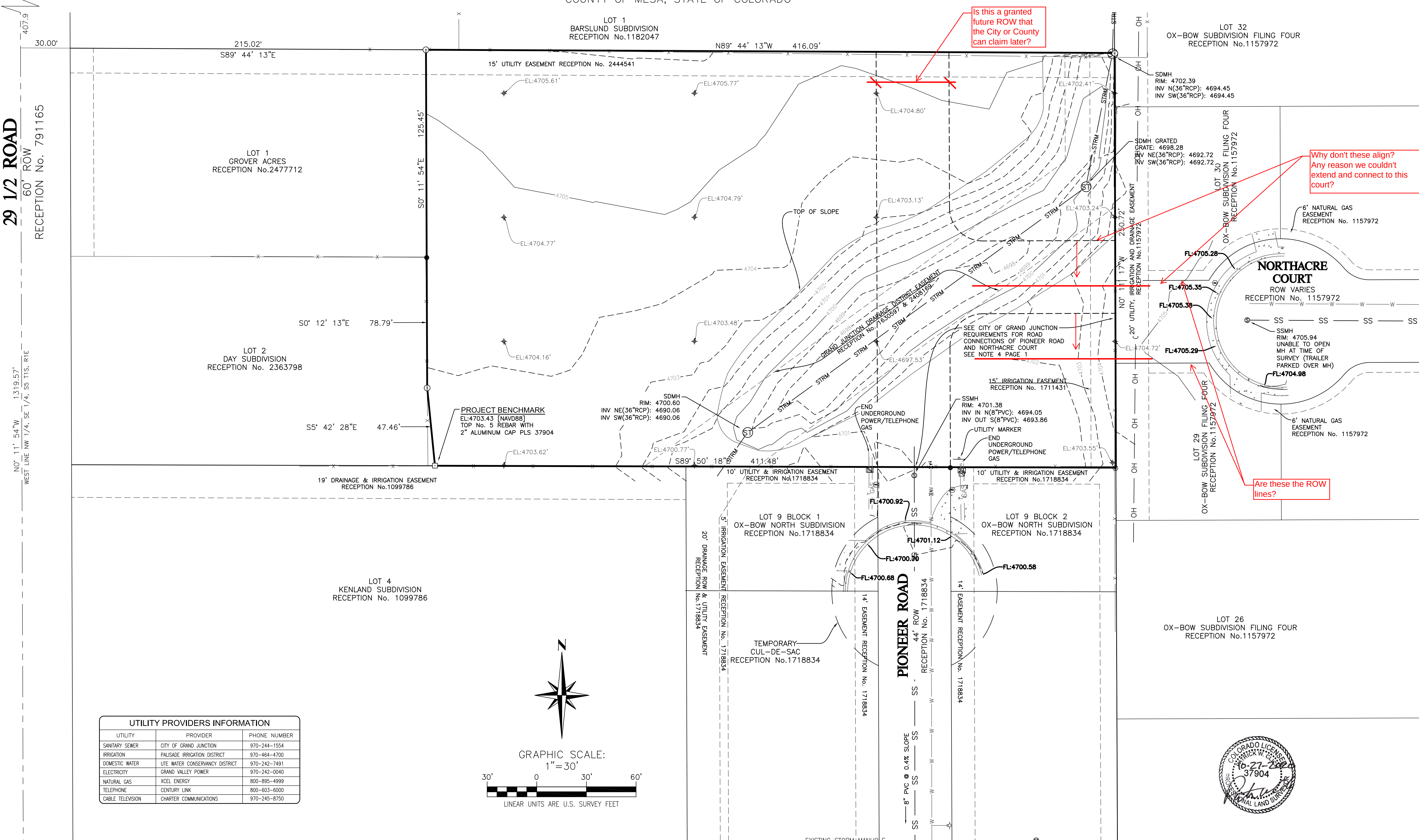
FOUND
CENTER QUARTER CORNER
SECTION 5, T1S, R1E, UTE
2.5" BRASS CAP, ILLEGIBLE
0.4' BELOW GRADE IN BOX

FOUND
EAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, MCSM 1654
0.3' BELOW GRADE IN BOX

NORTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 44' 02"E 1322.48'

BASIS OF BEARING



FOUND
SOUTHEAST 1/16 CORNER
SECTION 5, T1S, R1E, UTE
3.25" ALUMINUM CAP, BLM ILLEGIBLE
0.4' ABOVE GRADE

SOUTH LINE NW 1/4, SE 1/4, S5 T1S, R1E

S89° 51' 42"E 1321.90'

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
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SS SS
UGE UGE
GAS GAS
STRM STRM
W W
T T
OH OH

SHEET 2 OF 2



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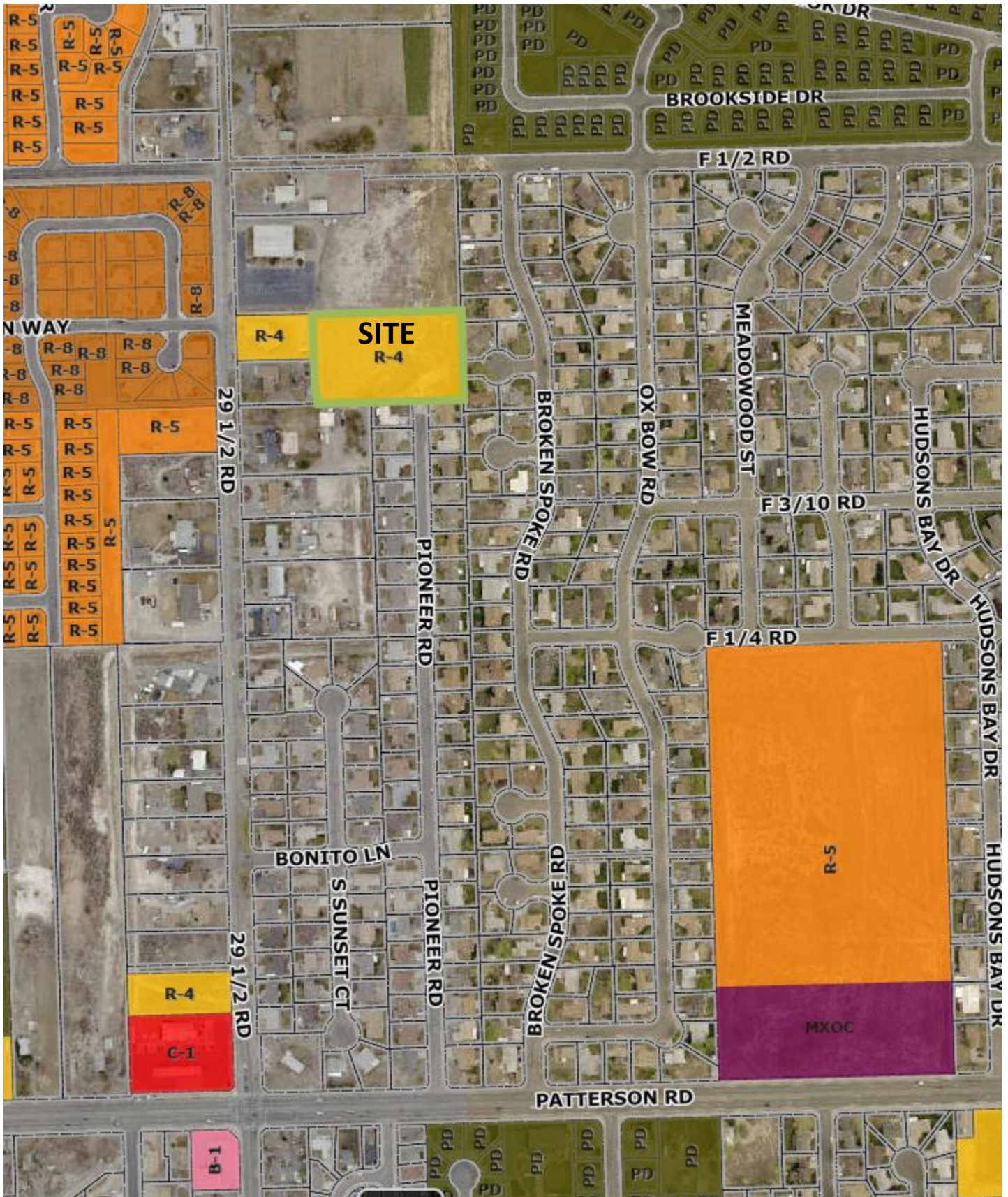
AERIAL / LOCATION MAP



FUTURE LAND USE MAP



ZONING MAP



STREET VIEW



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 6:08 PM
To: Bernie and Mary Anne Pacini
Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com
Subject: RE: 639 Pioneer Road Project

Good evening, Mr. Pacini

I'm copying the applicant and their representative so they may also address any of the questions as appropriate.

The Zoning and Development Code requires a mailing list be generated by the Community Development Department using the Mesa County Assessor's property owner information, using a radius of 500 feet from the property line of the subject property for all property owners and 1000 feet for all registered Home Owner's Associations for projects requesting a rezone. This is the list that was prepared and used for mailing the invitations for the meeting held last week. The Applicant intended that meeting to cover both the rezone and group living facility, which is allowed by Code. However, the Code also requires the mailing/neighborhood meeting list for a group living facility to use a 1000-foot radius for all property owners. Our staff member who was preparing the list was unaware that the list was also for a group living facility and so did not prepare the larger list. The error was discovered this morning. A new mailing list has been created using the 1000-foot radius for all property owners. The Applicant and their Representative will be hosting another meeting in the next couple of weeks using this list for mailing the invitations, so all neighbors are notified and have the opportunity to attend and/or comment.

As for access, the City Engineering office may consider other alternatives for access if any were presented; however, at this point the only legal access available is via Pioneer Rd and Northacre Ct. That said, I have reviewed several group living facilities of this size and type of residents, including the one north of this site on 29 ½ Rd; typically they generate similar traffic as a single family home. The residents don't drive so the vehicles that come and go are staff, the occasional visitor and Emergency Services which in most cases don't use lights/sirens when coming to the properties unless it is truly warranted like they would if coming to your house or mine. Should the property be developed as is under the current zone, it could potentially have up to 9 homes which would generate much more traffic.

Please don't hesitate to email or call with additional questions, comments and/or concerns or if you'd like to further discuss.

Respectfully,

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
[*sentac@gjcity.org*](mailto:sentac@gjcity.org)

-----Original Message-----

From: Bernie and Mary Anne Pacini <brpacini@gmail.com>
Sent: Saturday, June 26, 2021 12:48 PM
To: Senta Costello <sentac@gjcity.org>

Cc: Curtis.marwitz@state.co.us; etscherter@chanberlinarchitects.com

Subject: 639 Pioneer Road Project

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

Dear Mr. Costello,

I was unable to attend the meeting regarding the 639 Pioneer Road Project. It concerns me that notification was given only to the immediately adjacent properties and included no details as to use of this property. This did create trust issues with the rest of the neighborhood. It is my understanding this project is designed to house residents of the now closing State Home. My concern is the increased traffic this project will bring to a cul-de-sac. Is it at all feasible to develop alternate access to this site other than up a dead end street? 291/2 Road is already a through street. Indeed, there is already a similar facility further north on 291/2 Road. The increased housing developments off 291/2 road will require further traffic control measures in the near future. Can you combine objectives to solve two problems? I have lived in this neighborhood for 40 years and would hate to see Pioneer Road developed into a high volume street.

Sincerely,

Bernard R. Pacini, M.D.

Senta Costello

To: Therese Paquette; curtis.marwitz@state.co.us; Eric Tscherter
Cc: Rick Dorris
Subject: RE: 639 Pioneer Road Proposed project
Attachments: 639 Pioneer Project.doc

Good morning, Kevin and Therese

I've responded to the Planning related questions directly in your letter in blue. Some of the items I've left for responses by the Applicant and/or their Representative as they are project specific. There are also some of the access questions that I am referring to our Development Engineer, who is out of the office until next week.

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Therese Paquette <theresepaq@yahoo.com>
Sent: Tuesday, June 29, 2021 6:44 PM
To: Senta Costello <sentac@gjcity.org>; curtis.marwitz@state.co.us; Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: 639 Pioneer Road Proposed project

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

Please read the attached letter. Thanks!

Kevin and Therese Paquette
622 Pioneer Road
Grand Junction, CO 81504
theresepaq@yahoo.com

Senta Costello

From: Eric Tscherter <etscherter@chamberlinarchitects.com>
Sent: Monday, June 28, 2021 2:42 PM
To: mandy@mandyrush.com
Cc: Senta Costello
Subject: RE: 639 Pioneer Road

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

Ms. Rush,

DHS will operate the two – six bed homes for residents who are intellectually and developmentally disabled. Of the residents from the Regional Center that will be the first residents some are medically fragile (which means they cannot move on their own) in wheelchairs and some are autistic. All the residents are adults. There will not be any sexual offenders per DHS intake and evaluation requirements as shared in the meeting last week. There will be a six foot privacy fence around the DHS property for resident privacy. None of the residents drive but are transported to and from their homes in vans once a day. The (8) staff per shift for both the homes will change shifts at 7am and 7pm daily. The residents do have occasional family visitors.

Eric Tscherter, AIA, LEED AP
Architect



Architecture | Interior Design
437 Main Street
Grand Junction, CO 81501
970.242.6804 M: 970.623.3470
chamberlinarchitects.com

From: Senta Costello <sentac@gjcity.org>
Sent: Monday, June 28, 2021 9:32 AM
To: Eric Tscherter <etscherter@chamberlinarchitects.com>
Subject: FW: 639 Pioneer

Hi Eric,

Could you and/or your Applicant get back to Mandy about her questions. I've responded with some of the basic Code information and some historical knowledge from the last homes established when the Regional Center downsized 12 yrs. ago.

Senta Costello
Associate Planner
City of Grand Junction
Community Development

970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

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

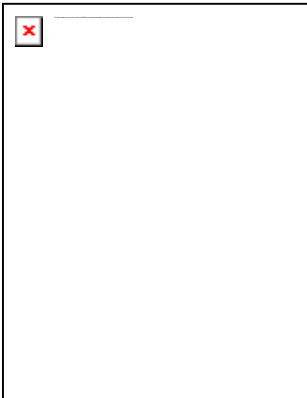
Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--

Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



Senta Costello

From: Senta Costello
Sent: Monday, June 28, 2021 9:23 AM
To: Mandy Rush
Cc: Scott Peterson
Subject: RE: 639 Pioneer

Good morning, Mandy

Yes, they are proposing 2 buildings with 6 residents each. Typically, we don't see traffic all that different than a single family home; however, the representative or applicant can likely give you the best picture of the residents demographics, staffing, etc.

There are 4 other homes that were established in residential neighborhoods when the Regional Center downsized about 12 yrs. ago and have not had any issues reported from the neighbors.

I've forwarded your email to the applicant and representative so they can provide you with additional information. There will also be another neighborhood meeting in the next couple of weeks that you and/or prospective buyers are welcome to attend. It has not been scheduled as yet, but I can let you know when there is additional information.

Have a great week!

Senta

Senta Costello
Associate Planner
City of Grand Junction
Community Development
970-244-1442
sentac@gjcity.org

From: Mandy Rush <mandy@mandyrush.com>
Sent: Friday, June 25, 2021 2:29 PM
To: Senta Costello <sentac@gjcity.org>
Subject: 639 Pioneer

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

Hi Senta, spoke to Scott Petersen today and he said you might know more about the State Dept of Human Services plan for this 2 acre lot. Scott said it would be a group home but curious if you know the demographics of the residences as I have a buyer looking to purchase the house next door to that property and curious what to expect in the future as far as traffic and neighbors, etc. Thanks so much,

--

Mandy Rush
RE/MAX 4000, INC
120 W Park Dr, #200
Grand Junction, CO 81505

970-241-4000 office
970-260-1310 cell
mandy@mandyrush.com

Let's connect! Visit connectwithmandyrush.com for the latest updates on Grand Junction area real estate!



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4181

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

PINSON-HERIGSTAD ANNEXATION #1

APPROXIMATELY 0.33 ACRES

LOCATED AT 644 1/2 29 1/2 ROAD

WHEREAS, on the 14th day of January, 2008, 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 20th day of February, 2008; 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:

PINSON-HERIGSTAD ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates

Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

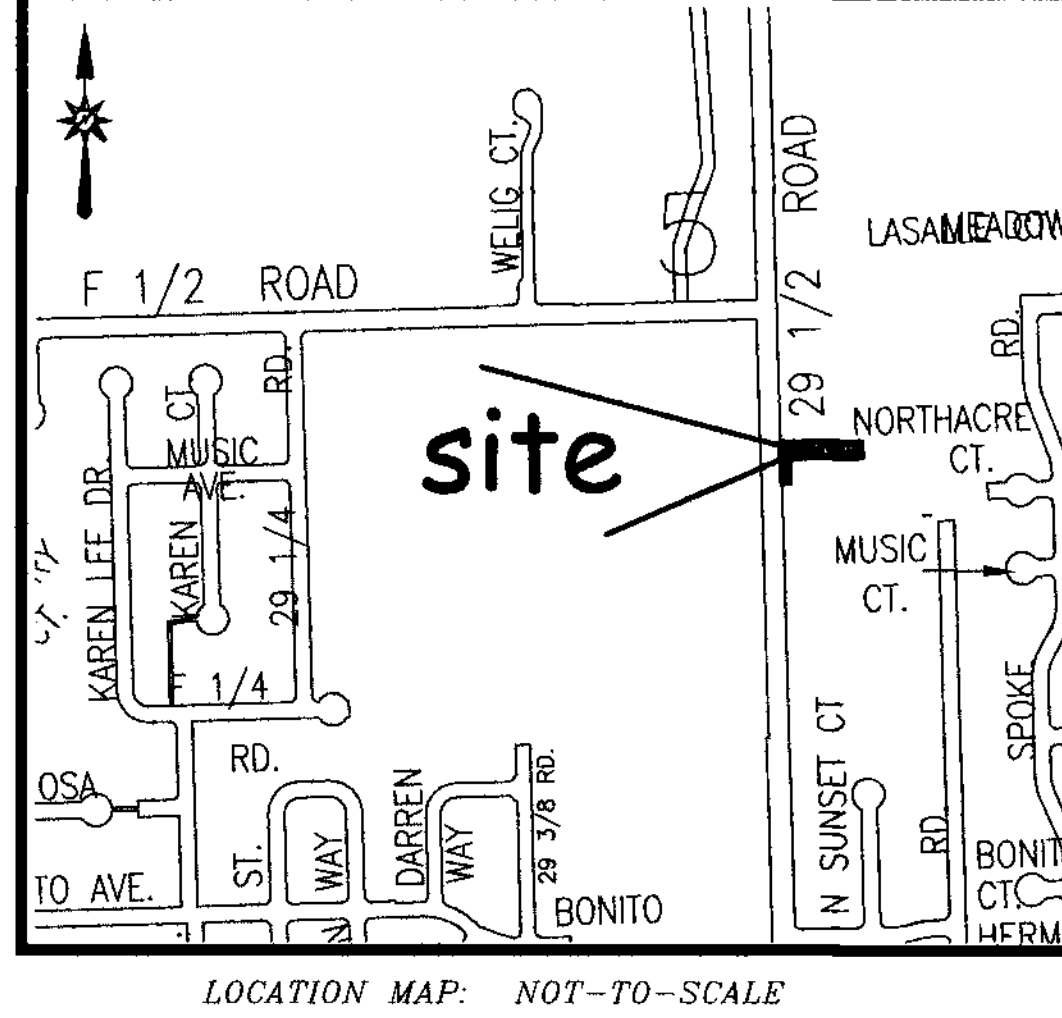
Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 1

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

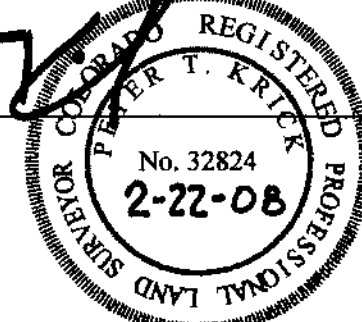
ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD.	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

The 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.

PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction

DATE: February 22nd, 2008



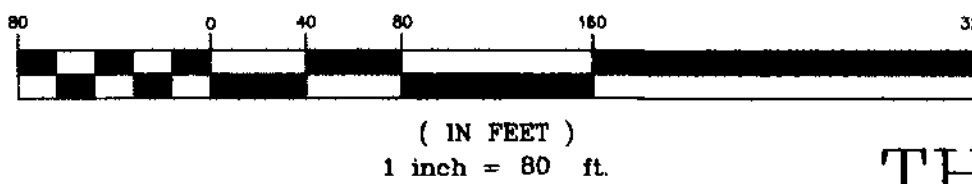
AREA OF ANNEXATION

ANNEXATION PERIMETER 751.62 FT
CONTIGUOUS PERIMETER 125.84 FT
AREA IN SQUARE FEET 14,395.13
AREA IN ACRES 0.33

LEGEND

ANNEXATION BOUNDARY
EXISTING CITY LIMITS

GRAPHIC SCALE



ORDINANCE NO.
4181

EFFECTIVE DATE
March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON - HERIGSTAD
ANNEXATION NO. 1

1
OF
1

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4182

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
PINSON-HERIGSTAD ANNEXATION #2
APPROXIMATELY 2.69 ACRES
LOCATED AT 644 1/2 29 1/2 ROAD**

WHEREAS, on the 14th day of January, 2008, 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 20th day of February, 2008; 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:

PINSON-HERIGSTAD ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of

75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading on the 14th day of January, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

ORDINANCE NO. 4183

**AN ORDINANCE ZONING THE PINSON-HERIGSTAD ANNEXATION TO
R-4
LOCATED AT 644 1/2 29 1/2 ROAD**

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Pinson-Herigstad Annexation to the R-4 zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 zone district is in conformance with the stated criteria of Section 2.6 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 be zoned R-4 (Residential 4 du/ac).

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado, thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet; thence S00°12'10"E a distance of 50.00 feet; thence N89°44'29"W a distance of 225.00 feet; thence S00°12'10"E a distance of 75.79 feet; thence N89°50'34"W a distance of 25.00 feet to the Southwest corner of said Lot 1 of Day Subdivision; thence N00°12'10"W along a line being 30.00 feet East of and parallel with, the East line of the NE 1/4 SW 1/4 of said Section 5, said line also being the East line of Summit View Estates Annexation, City of Grand Junction, Ordinance No. 3611, a distance of 125.84 feet to the Point of Beginning.

Said parcel contains 0.33 acres (14,395.13 sq. ft.), more or less, as described.

And also,

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal

Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.

Said parcel contains 2.69 acres (116,972.39 sq. ft.), more or less, as described.

INTRODUCED on first reading the 6th day of February, 2008 and ordered published.

ADOPTED on second reading the 20th day of February, 2008.

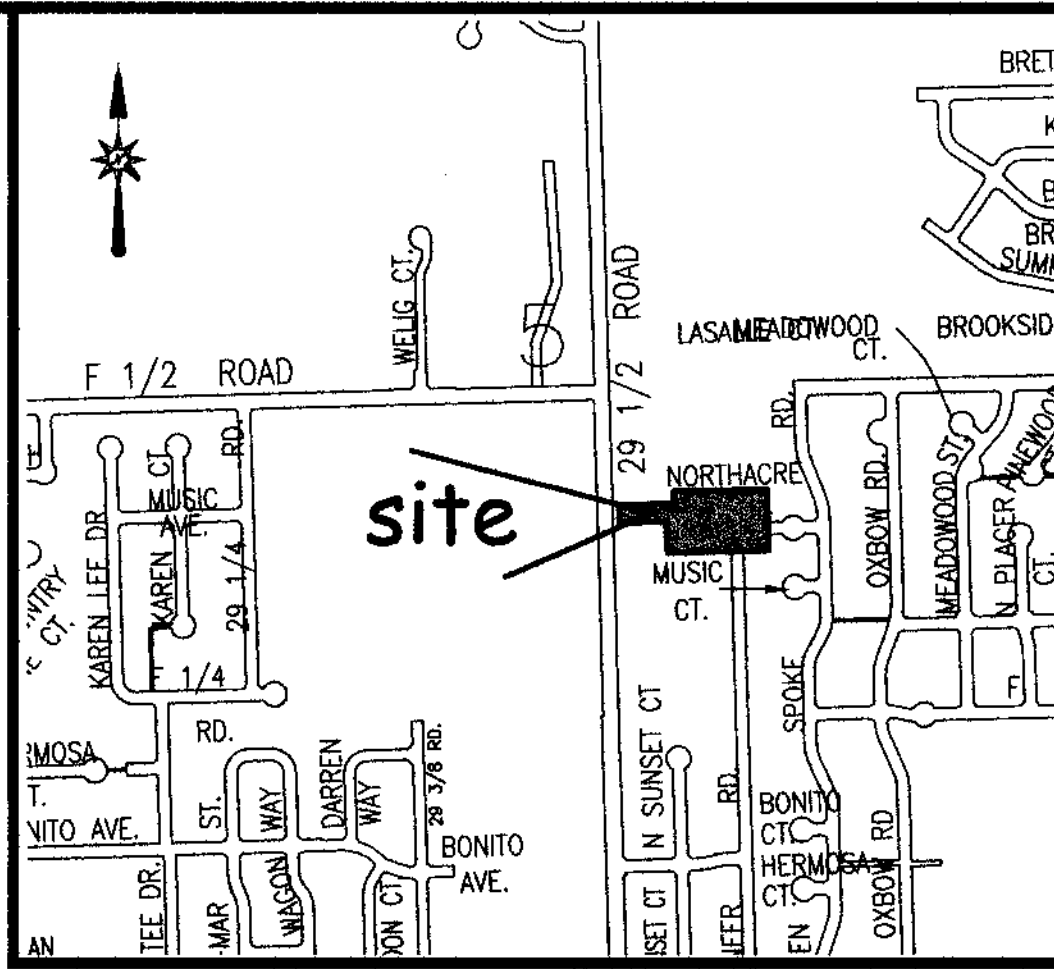
ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk

PINSON - HERIGSTAD ANNEXATION NO. 2

SITUATE IN THE NW 1/4 OF THE SE 1/4 OF SECTION 5, T1S, R1E, U.M.
COUNTY OF MESA, STATE OF COLORADO

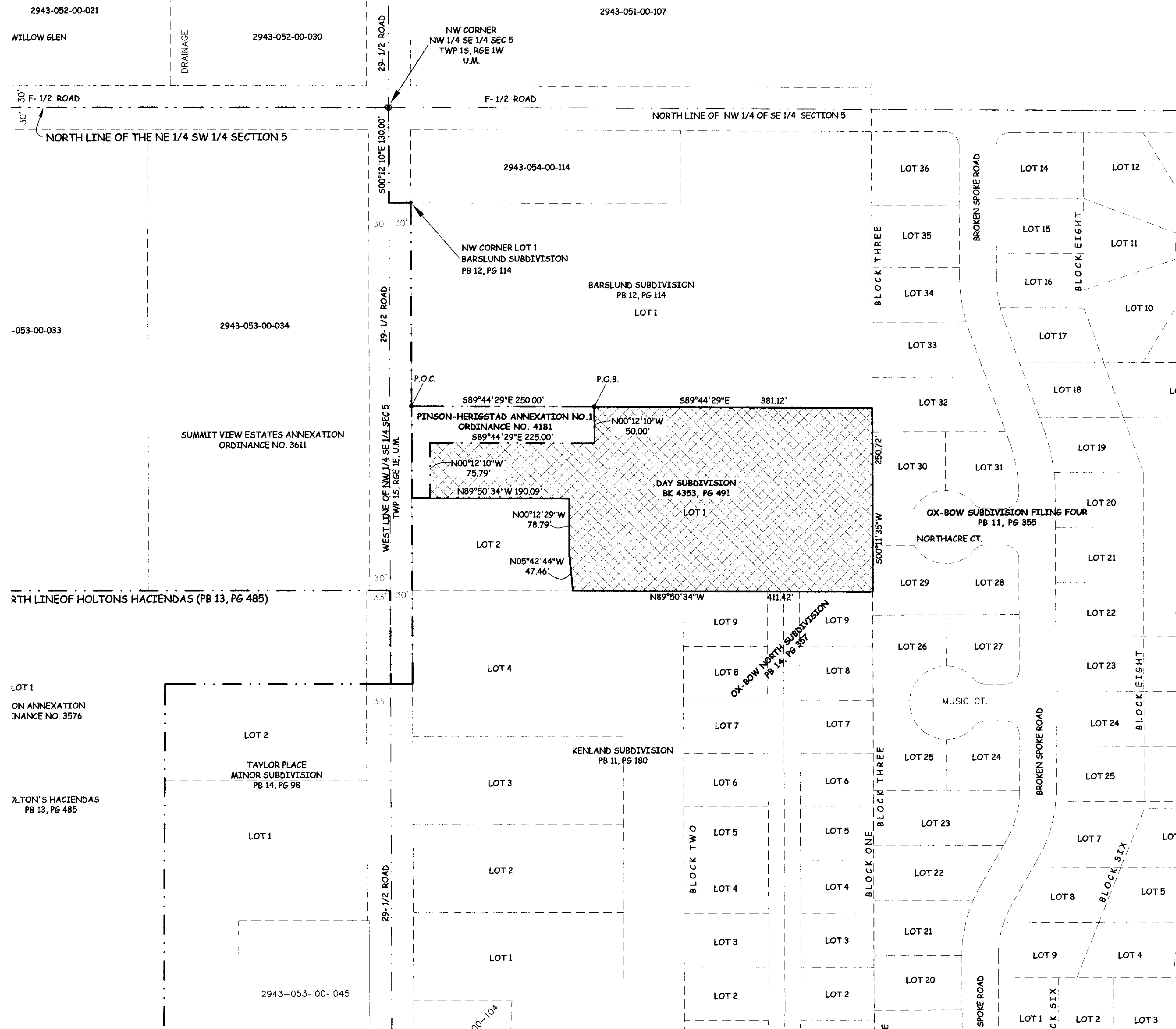


LOCATION MAP: NOT-TO-SCALE

LEGAL DESCRIPTION

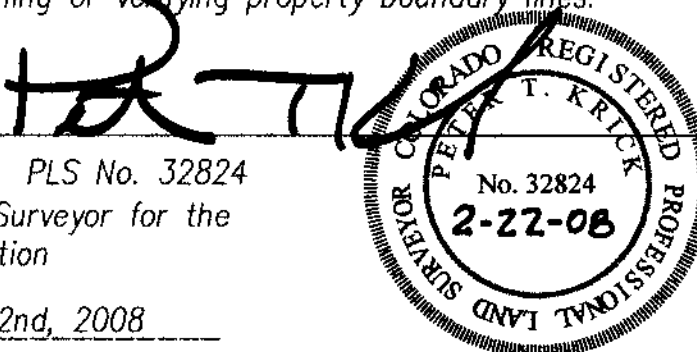
A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 5, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northwest corner of Lot 1 of Day Subdivision described in Book 4353, Page 491 public records of Mesa County, Colorado; thence S89°44'29"E along the North line of said Lot 1 of Day Subdivision, a distance of 250.00 feet to the Point of Beginning; thence S89°44'29"E along the North line said of Lot 1 of Day Subdivision, a distance of 381.12 feet to the Northeast corner of said Day Subdivision, said point also being on the West line of Ox-Bow Subdivision Filing Four described in Plat Book 11, Page 355 public records of Mesa County, Colorado; thence S00°11'35"W along the West line of said Ox-Bow Subdivision Filing Four, a distance of 250.72 feet to the Southeast corner of said Lot 1 of Day Subdivision; thence N89°50'34"W along the South line of said Lot 1 of Day Subdivision, a distance of 411.42 feet; thence N05°42'44"W a distance of 47.46 feet; thence N00°12'29"W a distance of 78.79 feet; thence N89°50'34"W a distance of 190.09 feet; thence N00°12'10"W a distance of 75.79 feet; thence S89°44'29"E a distance of 225.00 feet; thence N00°12'10"W a distance of 50.00 feet to the Point of Beginning.



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
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

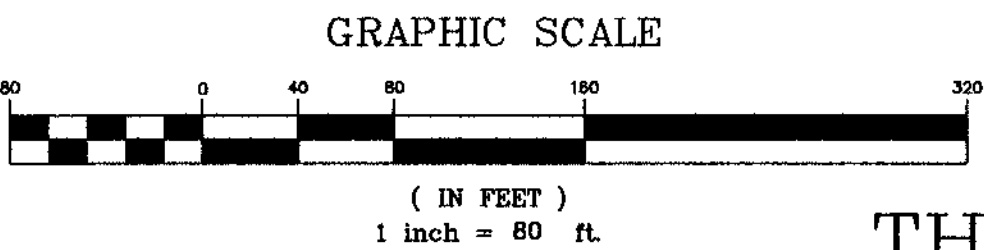
The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



PETER T. KRICK, PLS No. 32824
Professional Land Surveyor for the
City of Grand Junction
DATE: February 22nd, 2008

AREA OF ANNEXATION	
ANNEXATION PERIMETER	1,710.39 FT
CONTIGUOUS PERIMETER	350.79 FT
AREA IN SQUARE FEET	116,972.39
AREA IN ACRES	2.69

LEGEND	
ANNEXATION BOUNDARY	---
EXISTING CITY LIMITS	---



ORDINANCE NO.
4182

EFFECTIVE DATE
March 23rd, 2008

THIS IS NOT A BOUNDARY SURVEY

Notice:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY J.K.T. DATE 12-14-07
DESIGNED BY DATE
CHECKED BY P.T.K. DATE
APPROVED BY DATE

SCALE
1" = 80'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS AND UTILITIES
REAL ESTATE DIVISION

PINSON - HERIGSTAD
ANNEXATION NO. 2

GROVER ACRES

A Replat of Lot 1 of Day Subdivision, recorded in Book 4353 Page 490 and Located in SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian

DEDICATION:
Know all men by these presents that Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad are the owners of that real property described described in Book 4353 at Page 490 in the Mesa County Clerk and Recorder's Office.

Said real property being described as: Lot 1 of Day Subdivision, as recorded in Book 4353 at Page 491, City of Grand Junction, County of Mesa and State of Colorado. Contains 3.02 acres more or less.

All Utility Easements are dedicated to the City of Grand Junction for the use of City approved public utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All streets, roads and rights of way are dedicated to the City of Grand Junction for the use of the public forever.

All easements include the right of ingress and egress on, along, over, under, through and across by beneficiaries, their successors, or assigns together with the right to trim or remove interfering trees and brush, provided however, that the beneficiaries of said easements shall utilize the same in a reasonable and prudent manner. Furthermore, the owner's of lots hereby platted shall not burden or overburden said easements by erecting or placing and improvements thereon which may prevent reasonable ingress and egress to and from the easement.

All lien holders are shown hereon.

IN WITNESS said OWNERS have caused their names to be hereunto subscribed

this 23rd day of May A.D. 2008

Danny L. Pinson Tina E. Pinson

Perry D. Herigstad Carolyn L. Herigstad

Danny L. Pinson Tina E. Pinson

Perry D. Herigstad Carolyn L. Herigstad

STATE OF COLORADO)

SS

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 23rd day of May

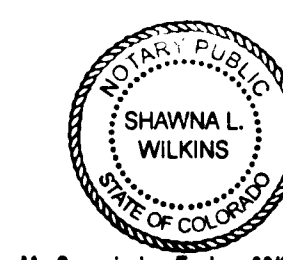
AD 2008 by Danny L. Pinson, Tina E. Pinson

Perry D. Herigstad and Carolyn L. Herigstad.

My commission expires

Shauna R. Wilkins

Notary Public



CITY OF GRAND JUNCTION APPROVAL

This Plat of Grover Acres in the City of Grand Junction, Mesa County, Colorado was approved this 27th day of

JUNE A.D. 2008

City Manager President of City Council

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

SS

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 3:47 O'clock PM BOOK 4683 PAGE 382

this 16th day of June A.D. 2008 RECEPTION #2444541

Janice Rich Lucinda McGraw

Clerk and Recorder Deputy

Drawer No. VV-121 Fees 16th 12

LIENHOLDER RATIFICATION OF PLAT

The Undersigned hereby certifies that it is a holder of a Security Interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interests which are recorded in Book 4035 at Page 453 of the public records of Mesa County, Colorado shall be subordinate to the dedications shown hereon.

In witness whereof, the said Corporation has caused these presents to be signed by its

Vice President with the authority of its Board of Directors, this

23 Day of May 2008

By: Thomas R. Barton For: Wells Fargo Bank N.A.

(Title) Vice President

State of CO)

County of Mesa) SS

The foregoing instrument was acknowledged before me this 23 day of

May 2008 by Thomas R. Barton

My commission expires 6-16-2009

Marie Barley

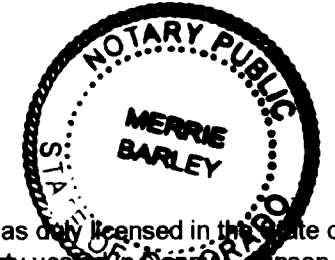
Notary Public

TITLE CERTIFICATION

We First American Title Insurance Company, a title insurance company, as authorized by the State of Colorado, hereby certify that we have examined the title hereon described property, that we find the property vested in Danny L. Pinson, Tina E. Pinson, Perry D. Herigstad and Carolyn L. Herigstad, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record, that all easements, reservations and rights of way of record are shown hereon.

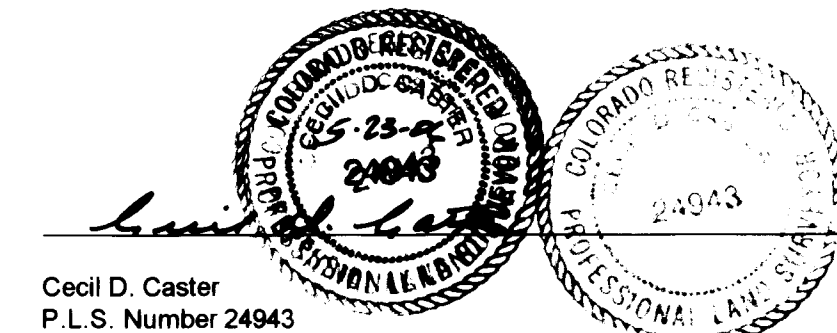
Date 5-23-2008 by: Jennifer V. Barley, Examiner

name and title First American Title Insurance Company



SURVEYOR'S CERTIFICATE

I Cecil D. Caster, do hereby certify that the accompanying plat of GROVER ACRES, a subdivision of a part of the City of Grand Junction, Mesa County Colorado has been prepared under my direct supervision and accurately represents a field survey of the same.



Cecil D. Caster

P.L.S. Number 24943

Basis of Bearing : A bearing of N00°00'00"W has been used between the found Number 5 Rebars and Caps marked PLS 24943 located at the SW and NW corners of Lot 1 of Barslund Subdivision as recorded in Plat Book 12 at Page 114 in the Mesa County Clerk and Recorder's Office.

For City Use Only

Type of Document Book Page

GROVER ACRES
A Replat of Lot 1 of Day Subdivision,
Located in the SE 1/4 of Section 5,
Township 1 South, Range 1 East
of the Ute Meridian

DESIGNED _____ FIELD APPROVAL BKH
DRAWN CDC TECHNICAL APPROVAL
CHECKED DJS APPROVED 5/19/08
PREPARED FOR: Herigstad/Pinson JOB NO. 05-77A

RECORDATION NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

Summit View Estates Book 3785 Page 302

Joan Way

Summit View Estates Book 3785 Page 302

C 1/4 Corner
Sec. 5 T1S,
Rg1E U.M.
MCSM No. 541

NW Corner
Lot 1 Barslund Subdivision
Found PLS 24943

LEGEND

○ = Set No. 5 Rebar & Cap "Monument P.L.S. 24943"

● = Found No. 5 Rebar or as Noted.

□ = Found or Set Monument in Concrete

⊕ = Mesa County Survey arker

MCSM= Mesa County Survey Marker

PLS= Professional Land Surveyor

S = Section

T = Township

Rg = Range

R = Radius

Δ = Central Angle

C = Chord Distance

L = Arc Length

N = North

S = South

E = East

W = West

SW Corner
Lot 1 Barslund Subdivision
Found PLS 24943

LOT 1
Barslund Subdivision
Plat Book 12 Page 114

LOT 1
0.62 Acres
more or less

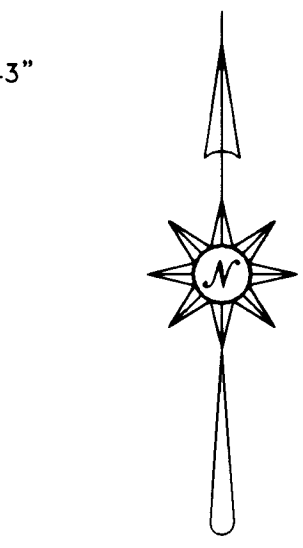
LOT 2
2.40 Acres
more or less

Lot 2
Day Subdivision
Book 4353 Page 491

PLAT NOTES: Book 369 Page 140 indicates 50' Grand Valley Rural Power Easement right of way not to exceed 50' located in the NW 1/4 NW 1/4 SE 1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian with no definitive location.
Book 3838 Page 486 indicates a 10 foot underground Electric Utility Easement for Grand Valley Valley Rural Power Easement also with no definitive location.
Lot 2 is subject to City Zoning and Development Code requirement of street connectivity with Pioneer Road and Northacre Court, which will affect building envelope(s) and of further subdivision

AREA SUMMARY
Lots 3.02 acres 100%
Streets 0 acres 0%
Total 3.02 acres 100%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



Scale 1"= 30'

All lineal Units are in U.S. Survey Feet
CRS 38-51-16(1)

Found "Monument
PLS 24943"

Found "Monument
PLS 24943"

Found "Monument
PLS 24943"

Found "Monument
PLS 24943"

KENLAND SUBDIVISION
Plat Book 11 Page 180

OXBOW NORTH SUBDIVISION
Plat Book 14 Page 357

OXBOW NORTH SUBDIVISION
Plat Book 14 Page 357

Monument Surveying Inc.

741 Road Ave.
Grand Junction, CO 81501
(970) 245-4199 Fax (970) 245-4674

Packet Page 61

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING FROM R-4 (4 DU/ACRE) TO R-5 (RESIDENTIAL 5 DU/AC) ZONE DISTRICT THE PROPERTY LOCATED AT 639 PIONEER ROAD, GRAND JUNCTION, COLORADO

Recitals:

The property owner, State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services, proposes a rezone from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) on a total of 2.4-acres, located at 639 Pioneer 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 changing the zoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Low 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 rezoning from R-4 (Residential – 4 du/ac) to R-5 (Residential – 5 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 rezone.

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

The following described property in the City of Grand Junction shall be zoned R-5 (Residential – 5 du/ac) on the City zoning map:

LOT 2 OF GROVER ACRES, COUNTY OF MESA, STATE OF COLORADO.

Introduced on first reading this 2nd day of February 2022 and ordered published in pamphlet form.

Adopted on second reading this ____ day of February 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the City Council

ATTEST:

Laura Bauer
Interim City Clerk



Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: February 2, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

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 Trinklein Annexation of 0.88 Acres, Located at 2067 Ferree Drive, and Setting a Public Hearing for March 16, 2022

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Trinklein Annexation, introducing the proposed Ordinance and setting a hearing for March 16, 2022.

EXECUTIVE SUMMARY:

The Applicants, Trent and Laura Trinklein, are requesting annexation of approximately 0.88 acres consisting of 1 parcel of land located at 2067 Ferree Drive. The subject property includes an existing single-family home and an outbuilding. There is no Right-of-Way within the annexation. The property is Annexable Development per the Persigo Agreement. The Applicants are requesting annexation into the city limits. Annexation is being sought in anticipation of the proposed Monument Ridge Subdivision located adjacent to the property and the developer's need to vacate a portion of Ferree Drive abutting the Trinklein property. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request

The applicants, Trent and Laura Trinklein, are requesting annexation of approximately

0.88 acres consisting of one parcel of land located at 2067 Ferree Drive in the Redlands. The subject property has an existing home and one outbuilding. There is no right-of-way in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. Annexation is being sought in anticipation of the proposed Monument Ridge Subdivision located adjacent to the property and the developer's need to vacate a portion of Ferree Drive abutting the Trinklein property. The request for zoning of R-4 will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – February 2, 2022.
- Planning Commission considers Zone of Annexation – February 8, 2022.
- Introduction of a Proposed Ordinance on Zoning by City Council – March 2, 2022.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – March 16, 2022.
- Effective date of Annexation and Zoning – April 17, 2022.

FISCAL IMPACT:

As the property is developed, property tax levies and municipal sales and use tax will be collected, as applicable. For every \$1,000,000 of actual value, City property tax revenue on residential property at the current assessment rate would be approximately \$620 annually. Sales and use tax revenues will be dependent on construction activity and ongoing consumer spending on City taxable items for residential and commercial uses.

Fiscal Impacts by City Department

Public Works

There is no right-of-way being annexed by the City of Grand Junction and therefore no Public Works impacts associated with this infrastructure.

Utilities

No fiscal impacts on utilities. The site is already connected to sewer and Ute Water.

Fire Department

This property is in the Grand Junction Rural Fire Protection District and Redlands Sub-District, both served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. The district collects mill levies of 7.606 and 4.075 generating a total of \$338.16 per year in property taxes that are then passed on to the City of Grand Junction per the agreement. If annexed, the property will be excluded from the rural fire district and the sub-district and the City's 8 mills will generate \$231.60 per year. Property taxes 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. Primary fire and EMS response to this area is from Fire Station 5 at 2155 Broadway. The fire department does not predict an increase in calls for service from this annexation. Primary response is from Fire Station 5 at 2155 Broadway and from that location response times are within National Fire Protection Association guidelines.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 15-22, 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 over the Trinklein Annexation, approximately 0.88 acres, located at 2067 Ferree Drive, as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Trinklein Annexation, approximately 0.88 acres, located at 2067 Ferree Drive, and set a public hearing for March 16, 2022.

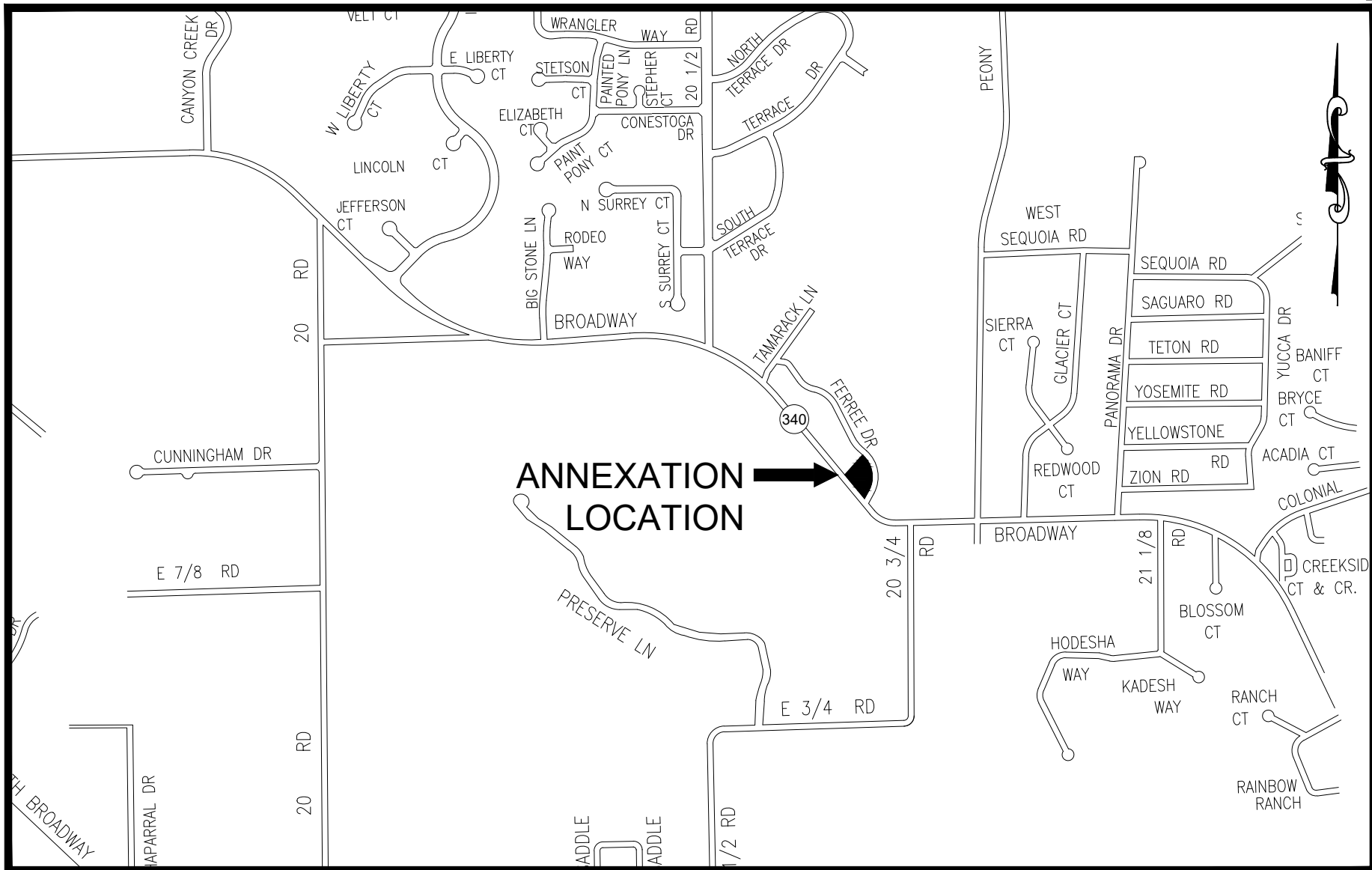
Attachments

1. Trinklein Annexation Plat-Annex Plat
2. Site Maps and Photo
3. Annexation Schedule - Table - Trinklein Annexation
4. RES-Trinklein Annexation 012622
5. ORD-Trinklein Annexation 012622

TRINKLEIN ANNEXATION

LOT 1 & LOT 2, ELLIE HEIGHTS

Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

SCALE: 1" = 300'

LEGAL DESCRIPTION

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1, Ellie Heights being the Point of Beginning;

thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses;

Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2;

thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive;

Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described.

LEGEND

ANNEXATION BOUNDARY	---
ANNEXATION AREA	[Grid Pattern]
EXISTING CITY LIMITS	- - - - -

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	DELTA	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD	CHORD LENGTH
RGE.	RANGE	CHD	CHORD BEARING
P.M.	PRINCIPAL MERIDIAN	RAD.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	789.76 FT.
CONTIGUOUS PERIMETER	281.70 FT.
AREA IN SQUARE FEET	38,296
AREA IN ACRES	0.879
AREA WITHIN R.O.W.	0 SQ. FT.
	0.00 ACRES

ORDINANCE NO.
XXXX

EFFECTIVE DATE
JANUARY XX, 2022

NOTE:
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RENEE BETH PARENT _____ DATE _____
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

CURVE DATA

C1	ARC = 113.83'	RAD = 676.30'	DELTA = 09°38'38"	CHORD	N42°03'38"W	113.70'
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THE PRESERVE, FILING NO. TWO
(Plat Book 16, Pages 218-219)

P.O.C. ANNEXATION
S 1/4 CORNER SEC. 15

S89°26'44"E

1,048.12'

SOUTH LINE SE1/4 (BASIS OF BEARING)
SEC. 15, T11S, R101W, 6TH P.M.
Mesa County Local Coordinate System

REPLAT OF BROCK SUBDIVISION
(Plat Book 14, Page 316)

THIS IS NOT A BOUNDARY SURVEY

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DRAWN BY: NCW DATE: 12/09/2021
DESIGNED BY: RBP DATE: 12/09/2021
CHECKED BY: CVW DATE: 12/13/2021
APPROVED BY: RBP DATE: 12/13/2021

50' 0 25' 50'
SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

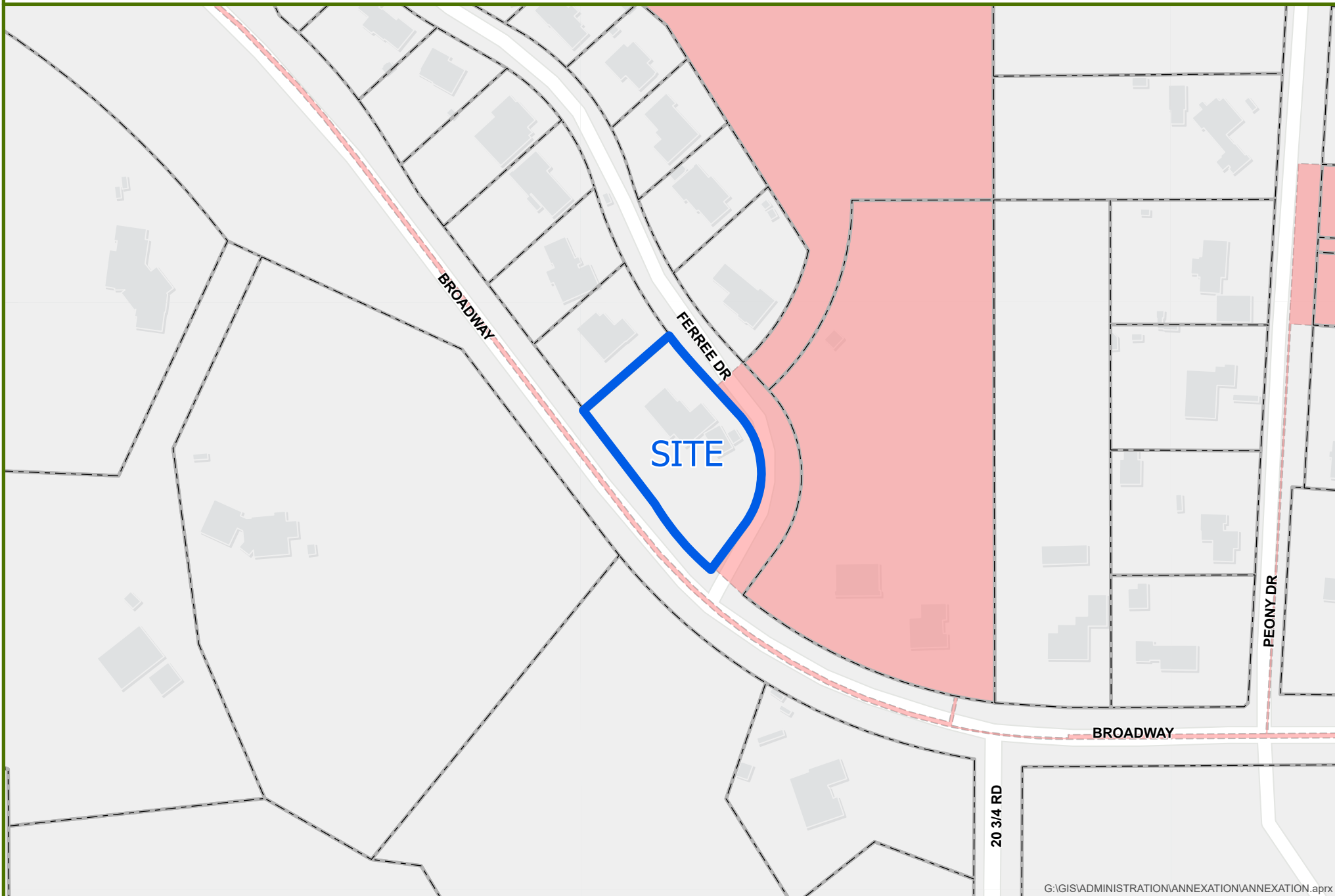
CITY OF
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**PUBLIC WORKS
ENGINEERING DIVISION**

TRINKLEIN ANNEXATION
LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

TRINKLEIN ANNEXATION



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0 100 200 Feet



Annexation



City Limits

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Date Created: 12/23/2021

TRINKLEIN ANNEXATION



0 100 200 Feet



Annexation



City Limits

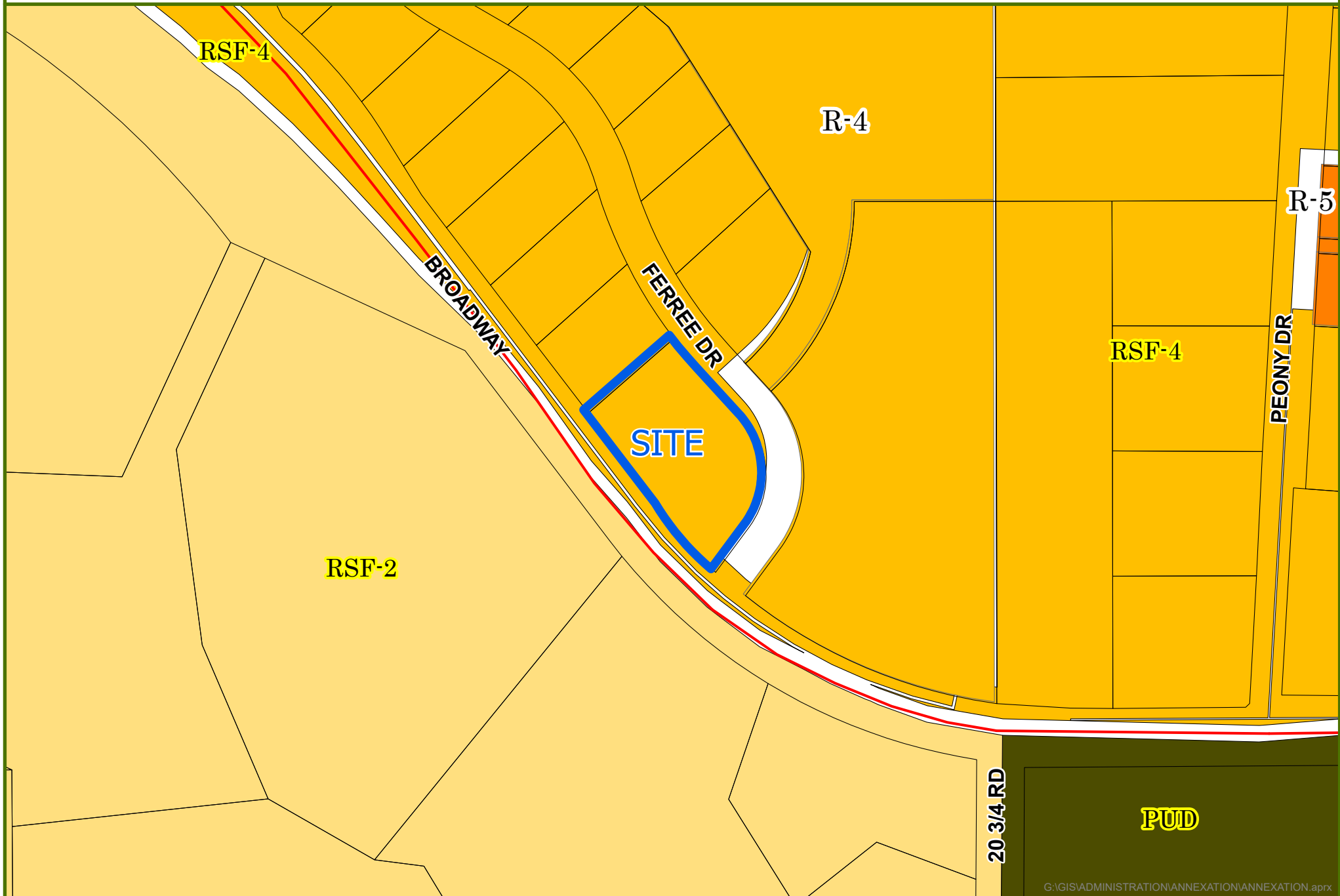
TRINKLEIN ANNEXATION - LAND USE



0 100 200 Feet

 Annexation Boundary

TRINKLEIN ANNEXATION - ZONING



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0 100 200 Feet

 Annexation

City Zoning
Packet Page 71

County Zoning

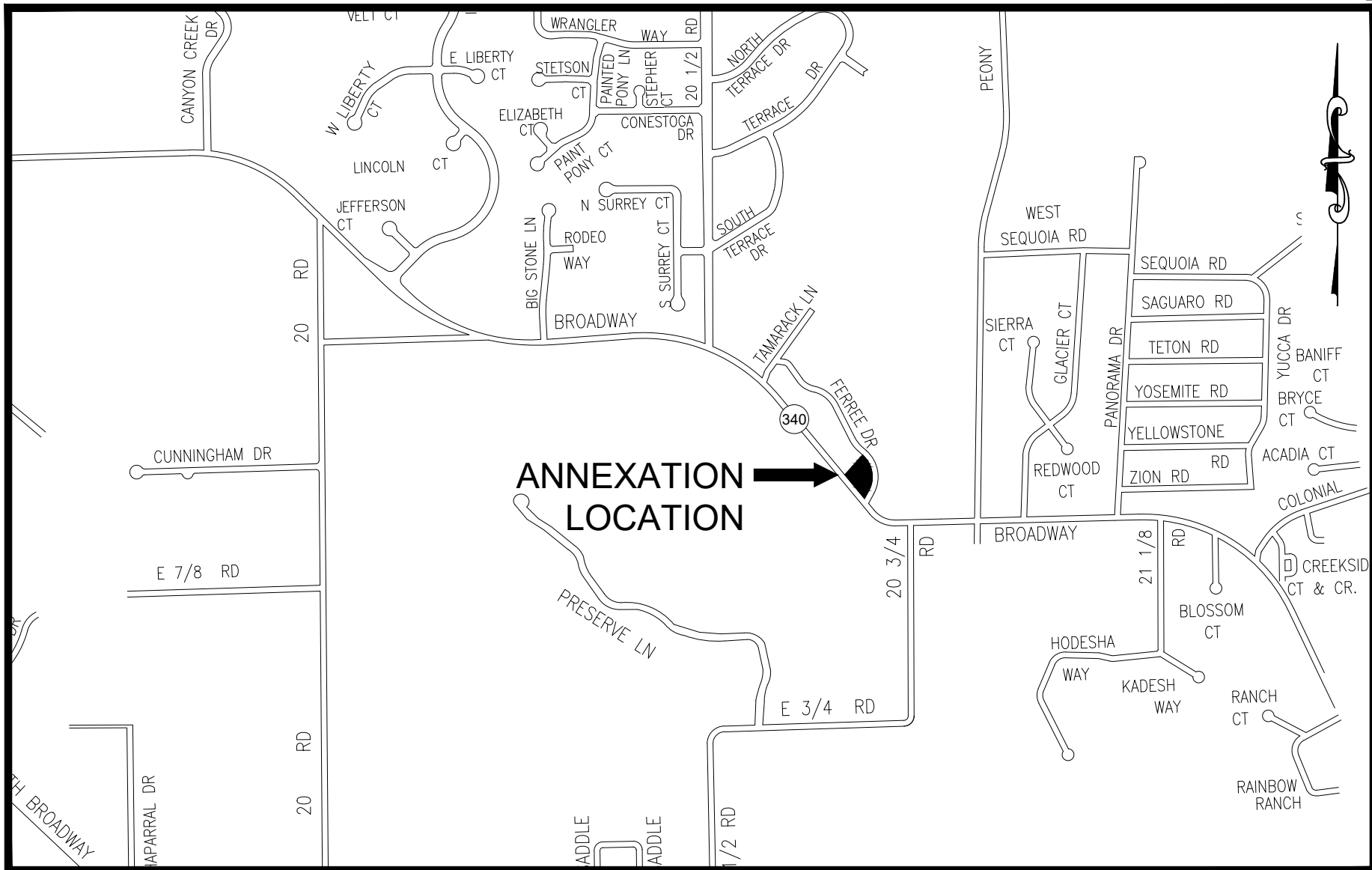
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CITY OF
Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

**PUBLIC WORKS
ENGINEERING DIVISION**

TRINKLEIN ANNEXATION
LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1



View taken from the intersection of Broadway and Ferree Drive

<u>TRINKLEIN ANNEXATION SCHEDULE</u>		
February 2, 2022		Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
February 8, 2022		Planning Commission considers Zone of Annexation
March 2, 2022		Introduction of a Proposed Ordinance on Zoning by City Council
March 16, 2022		Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
April 17, 2022		Effective date of Annexation and Zoning
<u>ANNEXATION SUMMARY</u>		
File Number:		ANX-2021-777
Location:		2067 Ferree Drive
Tax ID Numbers:		2947-154-10-022
# of Parcels:		1
Existing Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		0.879
Developable Acres Remaining:		0
Right-of-way in Annexation:		0
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-4
Current Land Use:		Residential
Comprehensive Plan Land Use:		Residential Low
Values:	Assessed:	\$28,950
	Actual:	\$404,980
Address Ranges:		2067 Ferree Drive
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Redlands Water & Power
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 2nd day of February 2022, the following Resolution was adopted:

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**

TRINKLEIN ANNEXATION

**APPROXIMATELY 0.88 ACRES
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE**

WHEREAS, on the 2nd day of February 2022, a petition (Petition) was referred to the City Council of the City of Grand Junction, Colorado, for annexation to the City of the following property situate in Mesa County, Colorado, and described as follows:

**TRINKLEIN ANNEXATION
Perimeter Boundary Legal Description
Trinklein Annexation**

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1 of Ellie Heights being the Point of Beginning; thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses; Northwesternly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive; Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest

Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described. And,

WHEREAS, the City Council has found and determined that the Petition substantially complies with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by ordinance;

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

1. That a hearing will be held on the 16th day of March, 2022, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any 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; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965 (C.R.S. 31-12-101 et. seq.)
2. Pursuant to the Municipal Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 2nd day of February 2022.

C.B. McDaniel
President of the Council

Attest:

Laura Bauer
Interim City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

Laura Bauer
Interim City Clerk

<i>DATES PUBLISHED</i>
February 4, 2022
February 11, 2022
February 18, 2022
February 25, 2022

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
TRINKLEIN ANNEXATION**

**APPROXIMATELY 0.88 ACRES
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE**

WHEREAS, on the 2nd day of February 2022, the City Council of the City of Grand Junction considered a petition for the annexation of the following described property (Property) to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the ___ day of _____, 2022; and

WHEREAS, the City Council determined that said Property is eligible for annexation and that no election was necessary to determine whether such Property 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:

TRINKLEIN ANNEXATION

**Perimeter Boundary Legal Description
Trinklein Annexation**

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1 of Ellie Heights being the Point of Beginning; thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses; Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central

angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive; Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING **38,296** square feet or **0.88** Acres, more or less, as described is and shall be duly and lawfully annexed to the City.

INTRODUCED on first reading on the 2nd day of February 2022 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the City Council

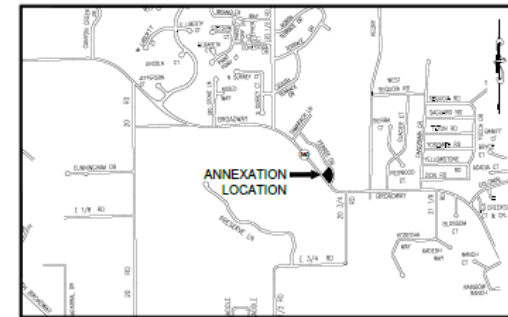
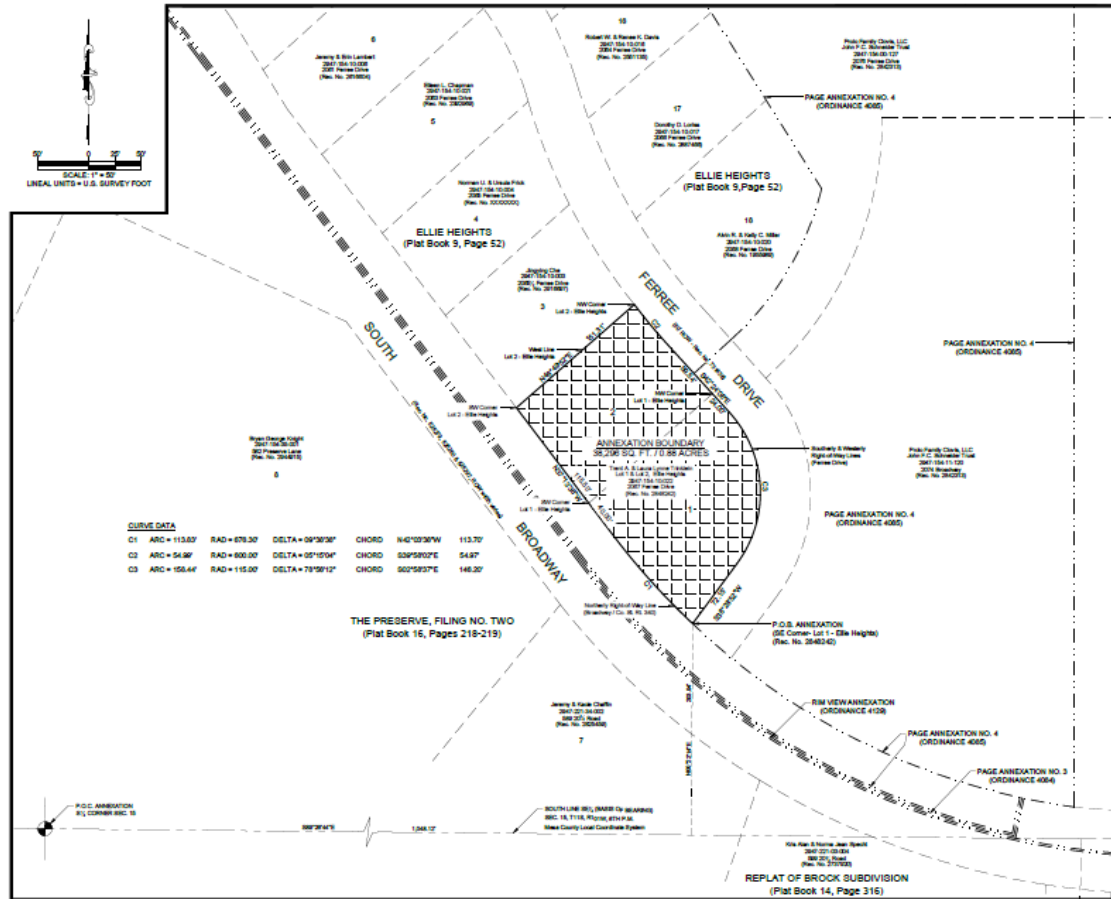
Attest:

Laura Bauer
Interim City Clerk

EXHIBIT A

TRINKLEIN ANNEXATION

LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731839) situated in the Southwest Quarter of the Southwest Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'21"E, a distance of 203.94 feet to the Southeast Corner of Lot 1, Ellie Heights being the Point of Beginning; thence along the Northernly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses: Northwestly along the arc of a 676.30 radius curve concave Northwestly thru a central angle of 09°38'38", a distance of 113.63 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'36"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N07°13'36"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southernly & Westerly Right-of-Way lines of Ferree Drive; Southeastly along the arc of a 600.00 foot radius curve concave Northwestly thru a central angle of 09°15'04", a distance of 54.00 feet, whose chord bears S39°58'02"E, a distance of 54.07 feet; thence S42°34'08"E, a distance of 50.54 feet to the Northwest Corner of said Lot 1; thence S42°34'08"E, a distance of 24.00 feet, thence continuing Southeastly along the arc of a 115.00 foot radius curve concave Southeastly thru a central angle of 79°58'12", a distance of 156.46 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S38°25'37"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING 32.00 square feet or 0.88 Acres, more or less, as described.

LEGEND

ANNEXATION	BOUNDARY
ANNEXATION	AREA
EXISTING	CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	DELTA	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RADIUS	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD	CHORD LENGTH
RGE.	RANGE	CHD	CHORD BEARING
P.M.	PRINCIPAL MERIDIAN	BLK.	BLOCK
NO.	NUMBER	PLAT	PLAT BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	784.70 FT.
CONTIGUOUS PERIMETER	381.70 FT.
AREA IN SQUARE FEET	32.00
AREA IN ACRES	0.88
AREA WITHIN R.O.W.	0.90 FT.
	0.88 ACRES

ORDINANCE NO.

XXXX

EFFECTIVE DATE

JANUARY XX, 2022

NOTE:
THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT & DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT DATE
STATE OF COLORADO - P.L.S. NO. 3038
FOR THE CITY OF GRAND JUNCTION
303 WEST AVENUE - 8.00, C
GRAND JUNCTION, CO. 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NEW DATE: 12/08/2021
DESIGNED BY: RSP DATE: 12/08/2021
CHECKED BY: CWN DATE: 12/13/2021
APPROVED BY: RSP DATE: 12/13/2021

SCALE: 1" = 50'
LINEAL UNITS = U.S. SURVEY FOOT

Grand Junction
303 WEST AVENUE, SUITE C
GRAND JUNCTION, CO. 81501

**PUBLIC WORKS
ENGINEERING DIVISION**

TRINKLEIN ANNEXATION

LOT 1 & LOT 2, ELLIE HEIGHTS
Located in the SW1/4 of the SE1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 of 1



Grand Junction City Council

Regular Session

Item #2.b.iii.

Meeting Date: February 2, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduction of an Ordinance Zoning Approximately 9.84 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre) for the Brown Property Annexation, Located at 2537 G 3/8 Road, and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

The Planning Commission heard this request at its January 25, 2022 meeting and recommended approval (vote 5-0).

EXECUTIVE SUMMARY:

The Applicant, McCurter Land Company LLC is requesting a zone of annexation to R-4 (Residential 4 dwelling units per acre) for the Brown Property. The approximately 9.82 acres consists of 1 parcel located at 2537 G-3/8 Road. The subject property includes an existing single-family home and a few outbuildings. There is 0.02 acres (982 square feet) of G-3/8 Road right-of-way in the annexation. The property is Annexable Development per the Persigo Agreement. The requested zone district of R-4 is consistent with the Residential Low (2 to 5.5 dwelling units per acre) land use category of the Comprehensive Plan and the PD (Wilson Ranch) and R-4 zoning of adjacent properties within the City limits. The request for annexation will be considered by City Council, concurrent with the zoning request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, McCurter Land Company LLC is requesting annexation of approximately 9.82 acres consisting of one parcel of land located at 2537 G-3/8 Road. The subject property has an existing single-family home and a few outbuildings. The property is

Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits in anticipation of future residential subdivision development of the property. The Applicant is requesting a zone district of R-4 (Residential – 4 dwelling units per acre) which is consistent with the Residential Low (2 to 5.5 dwelling units per acre) land use category of the Comprehensive Plan. Current Mesa County zoning is RSF-R.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – January 5, 2022
- Planning Commission considers Zone of Annexation – January 25, 2022
- Introduction of a Proposed Ordinance on Zoning by City Council – February 2, 2022
- Acceptance of Petition and Public Hearing on Annexation, and Comprehensive Plan Amendment and Zoning by City Council – February 16, 2022
- Effective date of Annexation and Zoning – March 17, 2022

ZONE OF ANNEXATION

The Applicant's property is currently in the County and has a County zoning of RSF-R (Residential Rural). Surrounding properties to the north, south and west are zoned RSF-R in Mesa County with some City R-4 (Residential 4 dwelling units per acre). Directly to the east is City PD (Planned Development), which is the Wilson Ranch subdivision. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities on the property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to "encourage infill and redevelopment to leverage existing infrastructure" supports the Applicant's request for a zone of annexation of R-4.

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 Land Use Map designation of Residential Low (2 to 5.5 dwelling units per acre) density. The R-4 zoning requires a minimum of 2 dwelling units per acre, therefore the requested zoning of R-4 implements the designated land use category.

The purpose of the R-4 (Residential 4 dwelling units per acre) zone district is to provide for medium-low density single-family and two-family residential uses where adequate public facilities and services are available. This property is located within an urban infill area of the community. The greater surrounding area both within the city limits and unincorporated Mesa County are a mix of large lot single family homes as well as developed with single-family detached homes with urban densities. Further subdivision development is encouraged within this infill area of the City by the 2020 One Grand Junction Comprehensive Plan. The property provides a large enough site to accommodate such development.

In addition to the R-4 zoning requested by the petitioners, the following zone districts

would also be consistent with the Comprehensive Plan designation of Residential Low (2 to 5.5 dwelling units per acre).

- R-5 (Residential 5 dwelling units per acre)
- CSR (Community Services and Recreation)

NOTIFICATION REQUIREMENTS

A virtual Neighborhood Meeting regarding the proposed Annexation and Zoning was held on August 21, 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 along with two members of the public.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code including posting the property with an application sign. 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 and the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. The opportunity for public comment is also available through the GJSpeaks platform.

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 and requested zoning of R-4 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5-12 dwelling units per acre). Since the Applicant's property is currently in the County, and the current County zoning is not in compliance with the Comprehensive Plan, the annexation of the property is a subsequent event that invalidates the original premises, including the existing county zoning designation. Therefore, the staff 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 character or condition of the areas has not substantially changed to satisfy this criterion. The staff find 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 property and are sufficient to serve land uses associated with the proposed R-4 zone district. The Applicant intends to develop the property with single family residential lots in compliance with the requested R-4 zone district. The property has street access to G-3/8 Road as well as from Brush Creek Road stubbed to the

property from the south. Water and sewer services are available to this property. The property is within the Ute Water District service area. The property is currently within the Persigo 201 Sewer Service Area with three 8-inch sewer lines proximate to the property in Castle Creek Road, Brush Creek Rd, and 25 ½ Road. The sewer lines have sufficient capacity to serve urban densities as proposed on this site. The site is served by Mesa County Valley School District 51 public schools, including Appleton Elementary, West Middle School and Grand Junction High School. Commercial Services are located within 2 to 3 miles along the Patterson Road corridor. No changes in fire protection and emergency medical response are expected due to the development of this property. Primary response is from Fire Station 3 at 582 25 ½ Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 3 has the capacity to handle the increase in calls for service resulting from this annexation and development. Staff found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-4 density. Therefore, staff 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 subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 dwelling units per acre). The proposed zoning designation of R-4 meets the intent of achieving the minimum and desired density for the property with this request, to develop within the contemplated Residential Low density land use category. For properties already annexed into the City limits in this area, they are zoned mostly R-4 with some PD that is developed at a similar density (Wilson Ranch). There are a number of larger undeveloped or underdeveloped parcels in the vicinity that are currently in the County but, if annexed to the City as developed, would most likely be zoned similarly. Therefore, while not presently zoned as such, there is an adequate supply of suitably designated land in the Comprehensive Plan in the area that could be developed at R-4 densities. Thus, Staff finds that there is not an inadequate supply of R-4 zoning and therefore 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. Annexation and zoning of the property will create additional land within the City limits for anticipated growth and it continues to fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits within the infill tier of the Comprehensive Plan. 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 ongoing needs of the 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-5 and CSR zone districts could be considered in a Residential Low Land Use area, the R-4 zone district is consistent with the recommendations of the Plan and most compatible with the surrounding neighborhood.

Consistency with Comprehensive Plan

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 meet the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 which promotes annexation of area where urban services already exist and generally meet service levels, where the focus is on intensifying residential areas through infill. 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 Brown Property Zone of Annexation, ANX-2021-585, a request for the property located at 2537 G-3/8 Road, from County RSF-R (Residential Rural) to a City R-4 (Residential 4 dwelling units per acre) zoning, the following findings of facts have been made:

1. The request meets 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, Staff recommends approval of the request.

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 Brown Property Annexation to R-4 (Residential 4 Dwelling units per acre) zone district, from Mesa County zoning of RSF-R (Residential Single Family Rural) and set a public hearing for February 16, 2022.

Attachments

1. Development Application
2. Annexation Schedule
3. Annexation Plat
4. Site Location and Zoning Maps
5. Public Correspondence Received
6. Planning Commission Minutes - 2022 - January 25
7. ORD-Brown Property Zoning 012622

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Ivan Geer

, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

[Signature]

Subscribed and sworn to before me this 1st day of September, 2021.

Witness my hand and official seal.

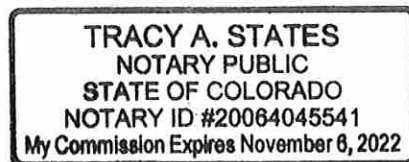
Tracy A. States

Notary Public

466 Duffy Drive
Grand Junction, Co 81504

Address

My commission expires: 11/06/2022



**BROWN PROPERTY ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 2537 G-3/8 Road generally located on the southwest corner of G-3/8 Road and 25-1/2 Road.

Tax Identification Number: 2701-343-00-108

As described and shown on the attached Annexation Parcel Description

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, Brown Property Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

James R. McCurter, Member
McCurter Land Company, LLC
NAME

2458 Home Ranch Ct.
Grand Junction, Co 81505
ADDRESS

Print Name, Title: James R. McCurter, Member


SIGNATURE

9-1-21
DATE

**PERIMETER BOUNDARY LEGAL DESCRIPTION
BROWN PROPERTY ANNEXATION**

A tract of land located in the SW 1/4 NE 1/4 SW 1/4 of Section 34, Township 1 North, Range 1 West of the Ute Meridian being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 of said Section 34, thence along the West line of said SW 1/4 of Section 34 an assumed bearing of South 00°00' 00" West with all bearings herein being relative thereto, a distance of 668.13 feet to the extended centerline of G 3/8 Road, thence South 89°55'38" East along said centerline a distance of 1983.5 feet, thence South 00°43'52" West 20.00 feet to the True Point of Beginning also being the Northeast corner of Lot 41 of Pamona Park as filed in the records of Mesa County, Colorado, thence continuing South 00° 43' 52" West along the East line of the said Lot 41 a distance of 627.60 feet to the corner of said Lot 41, thence along the South line of said Lot 41 North 89° 55' 38" West a distance of 93.23 feet, thence North 00° 04' 22" East 108.72 feet, thence North 18° 50' 38" West 371.84 feet, thence North 00° 00' 00" East 167.34 feet to a point on the North line of said Lot 41 also being the South right of way line of G 3/8 Road, thence South 89° 55' 38" East along the North line of said Lot 41, a distance of 221.24 feet to the true point of beginning,

Lot 42 in PAMONA PARK SUBDIVISION,
EXCEPT Beginning at the Northeast corner of said Lot 42, thence South 204 feet, thence West 404 feet, thence North 204 feet, thence East 404 feet to point of beginning, AND EXCEPT Beginning at a point 131 feet East of the Northwest corner of said Lot 42, thence South 189 feet, thence East 90 feet, thence North 189 feet, thence West 90 feet to the point of beginning,
ALL IN MESA COUNTY, COLORADO.

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

McCurter Land Company, LLC, an Arkansas Limited Liability Company
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 Arkansas.

The mailing address for the entity is: 2458 Home Ranch Court, Grand Junction, CO 81505

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:

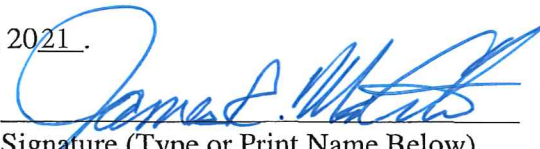
James R. McCurter, Member OR Mary Tweedy McCurter, Member
OR Linda Kramer as authorized agent.

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

2537 G 3/8 Road, Grand Junction, CO, 81505

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

Executed this 23rd day of August, 2021.



Signature (Type or Print Name Below)

James R. McCurter, Member

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

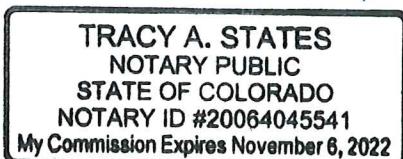
The foregoing instrument was acknowledged before me this 23rd day of
August, 2021, by James R. McCurter (insert name of individual) as
Member (insert office held or role (President, Vice President or
member, manager or managing member for LLCs) for McCurter Land Company (insert
name of corporation or LLC) LLC

Witness my hand and official seal.

My commissioner expires: 11/06/2022



Notary Public



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 Tracy States
Date: 2021.07.23 13:43:54 -06'00'

Date

Signature of Legal Property Owner

Date

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) McCurter Land Company, LLC ("Entity") is the owner of the following property:

(b) 2537 G 3/8 Road, Grand Junction, CO 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) 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:

To matters pertaining to 2537 G 3/8 Road, Grand Junction, CO.

☒ The Entity is the sole owner of the property.

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

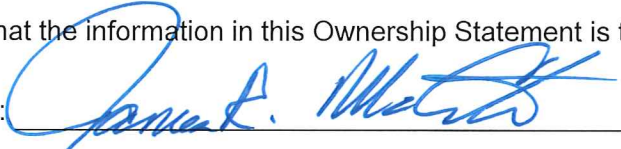
On behalf of Entity, I have reviewed the application for the (d) Annexation/Zone of Annexation

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: James R. McCurter, Member

State of Colorado)

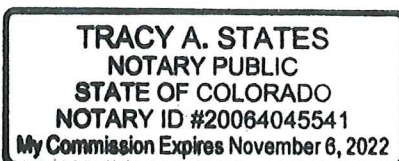
County of Mesa) ss.

Subscribed and sworn to before me on this 23rd day of August, 20 21

by James R. McCurter, Member

Witness my hand and seal.

My Notary Commission expires on 11/06/2022



Tracy A. States
Notary Public Signature



State Documentary Fee
Date: August 19, 2021
\$120.00

General Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(a))

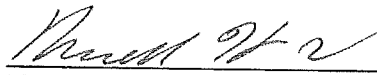
Grantor(s), **RUSSELL H. BROWN AND SHAROL L. BROWN**, whose street address is **2537 G 3/8 RD, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$1,200,000.00) ***One Million Two Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **MCCURTER LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**, whose street address is **2458 HOME RANCH CT, Grand Junction, CO 81505**, City or Town of **Grand Junction**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

See attached "Exhibit A"

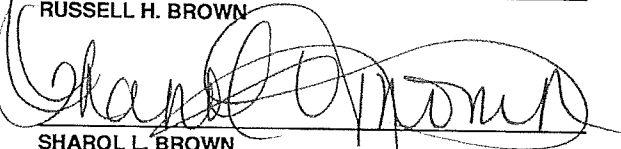
also known by street and number as: **2537 G 3/8 RD, GRAND JUNCTION, CO 81505**

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

Signed this day of **August 19, 2021**.



RUSSELL H. BROWN



SHAROL L. BROWN

State of **Colorado**

)

County of **MESA**

)ss.

)

The foregoing instrument was acknowledged before me on this day of **August 19th, 2021** by **RUSSELL H. BROWN AND SHAROL L. BROWN**

Witness my hand and official seal

My Commission expires: 12-5-21



Notary Public

JESSICA CARLSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974021948
My Commission Expires December 5, 2021

County of Mesa

When recorded return to: **MCCURTER LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**
2458 HOME RANCH CT, Grand Junction, CO 81505



Exhibit A

A TRACT OF LAND LOCATED IN THE SW¼ NE¼ SW¼ OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE UTE MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW¼ OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SW¼ OF SECTION 34 AN ASSUMED BEARING OF SOUTH 00°00'00" WEST WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO, A DISTANCE OF 668.13 FEET TO THE EXTENDED CENTERLINE OF G 3/8 ROAD;
THENCE SOUTH 89°55'38" EAST ALONG SAID CENTERLINE A DISTANCE OF 1983.5 FEET;
THENCE SOUTH 00°43'52" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF LOT 41 OF POMONA PARK AS FILED IN THE RECORDS OF MESA COUNTY, COLORADO;
THENCE CONTINUING SOUTH 00°43'52" WEST ALONG THE EAST LINE OF THE SAID LOT 41 A DISTANCE OF 627.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41;
THENCE ALONG THE SOUTH LINE OF SAID LOT 41 NORTH 89°55'38" WEST A DISTANCE OF 93.23 FEET;
THENCE NORTH 00°04'22" EAST 108.72 FEET;
THENCE NORTH 18°50'38" WEST 371.84 FEET;
THENCE NORTH 00°00'00" EAST 167.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41 ALSO BEING THE SOUTH RIGHT OF WAY LINE OF G 3/8 ROAD;
THENCE SOUTH 89°55'38" EAST ALONG THE NORTH LINE OF SAID LOT 41, A DISTANCE OF 221.24 FEET TO THE POINT OF BEGINNING;

AND

LOT 42 OF POMONA PARK SUBDIVISION;
EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42;
THENCE SOUTH 204 FEET;
THENCE WEST 404 FEET;
THENCE NORTH 204 FEET;
THENCE EAST 404 FEET TO THE POINT OF BEGINNING;
AND EXCEPT BEGINNING AT A POINT 131 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 42;
THENCE SOUTH 189 FEET;
THENCE EAST 90 FEET;
THENCE NORTH 189 FEET;
THENCE WEST 90 FEET TO THE POINT OF BEGINNING,

ALL IN COUNTY OF MESA, STATE OF COLORADO.

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: 2021.07.23 13:43:54 -06'00'

Date

Signature of Legal Property Owner



Date

General Project Report

Brown Property Annexation & Zoning 2737 G 3/8 Road, Grand Junction, CO Parcel No. 2701-343-00-108

August 12, 2021

Prepared for:

McCurter Land Company, LLC

2458 Home Ranch Court, Grand Junction, CO 81505

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 project is located at 2537 G 3/8 Road (Parcel No. 2701-343-00-108).

2) Acreage: The subject parcel contains approximately 9.82 Acres.

3) Proposed Use: This submittal is for the Annexation into the City of Grand Junction limits and requests a zoning of the parcel to R-4. The future land use is Residential Low (2-5.5 DU/Acre). The proposed R-4 zoning (2-4 DU/Acre) meets the intent of the 2020 Comprehensive Plan with regards to density and use. A separate submittal will be made with regards to the subdivision of the parcel.

B. Public Benefit

The proposed Annexation and Zoning will provide low density, single family residential lots needed to keep up with growth and demand for housing.

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on August 10, 2021. A summary of the meeting is included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Annexation and Zoning, in conjunction with the 2020 Comprehensive Plan, will comply with the adopted codes, plans and requirements for the property. The R-4 zoning is an appropriate district for the Residential Low category of the Comprehensive Plan.

2) Land use in the surrounding area:

The uses contained within the surrounding area are a mix of large lot residential and agricultural uses, as well as low density residential.

3) Site access and traffic patterns:

Not applicable for this submittal.

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

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sewer
Grand Valley Water Users Association
Xcel Energy (Gas)
Grand Valley Power
City of Grand Junction Fire – Station 6
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form will be obtained at the Preliminary/Final submittal stage.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Rezone.

6) Effects on public facilities:

The Annexation and Zoning will have no adverse effect on public facilities.

7) Hours of operation:

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 Annexation and Zoning request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.

The Annexation and Zoning 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.

Section 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

The proposed Annexation and Zoning request to the R-4 zone district will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The parcel's location within the 201 boundary dictates that the project must annex and establish zoning in the City limits in order to develop.

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

The annexation and zoning would allow the continuation of low density, affordable, quality housing in this much desired area of Grand Junction and is consistent with the Comprehensive Plan.

(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 low density residential and industrial developments and are not affected as a result of the Annexation and Zoning request.

(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 parcel of land is adequately serviced by utilities and roadways. There is an inadequate supply of low-density development parcels in this area, that haven't already been developed, to meet demand.

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

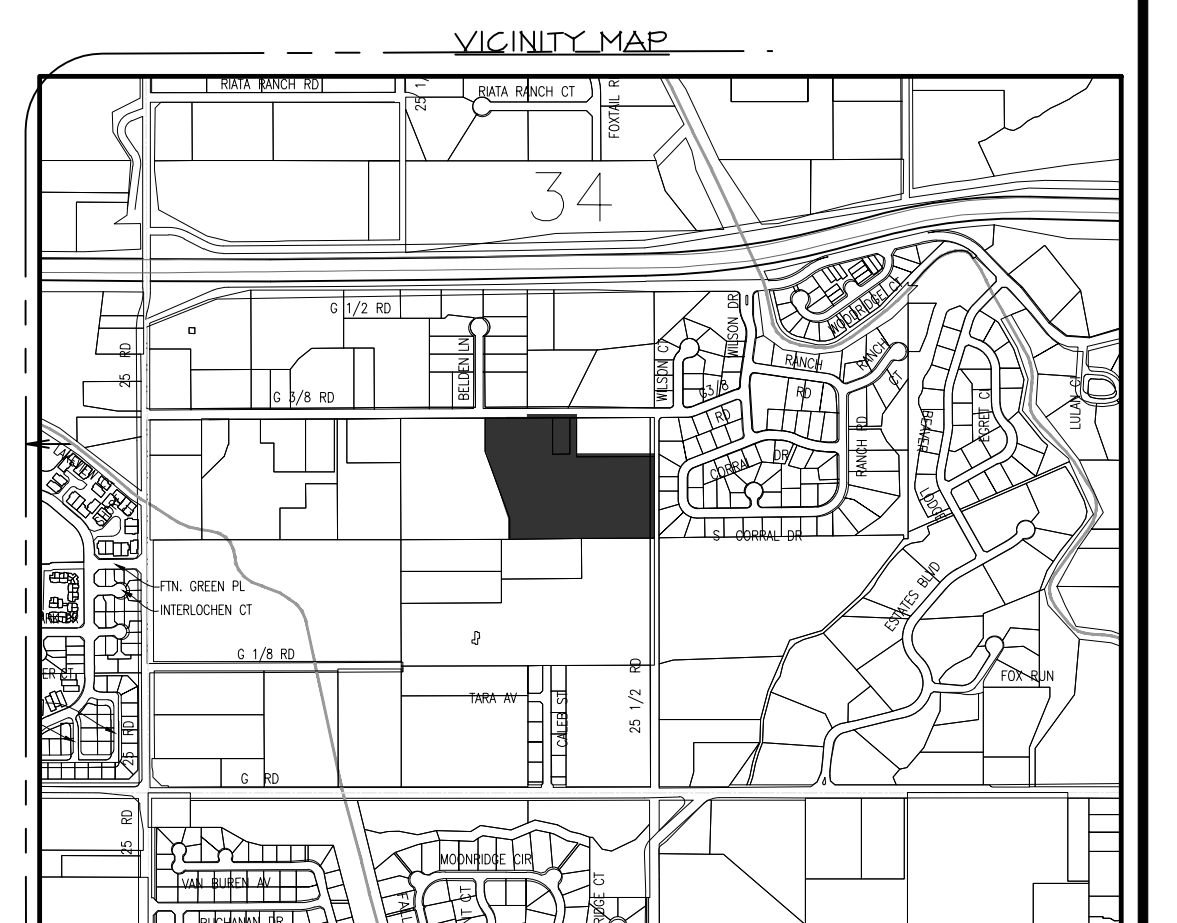
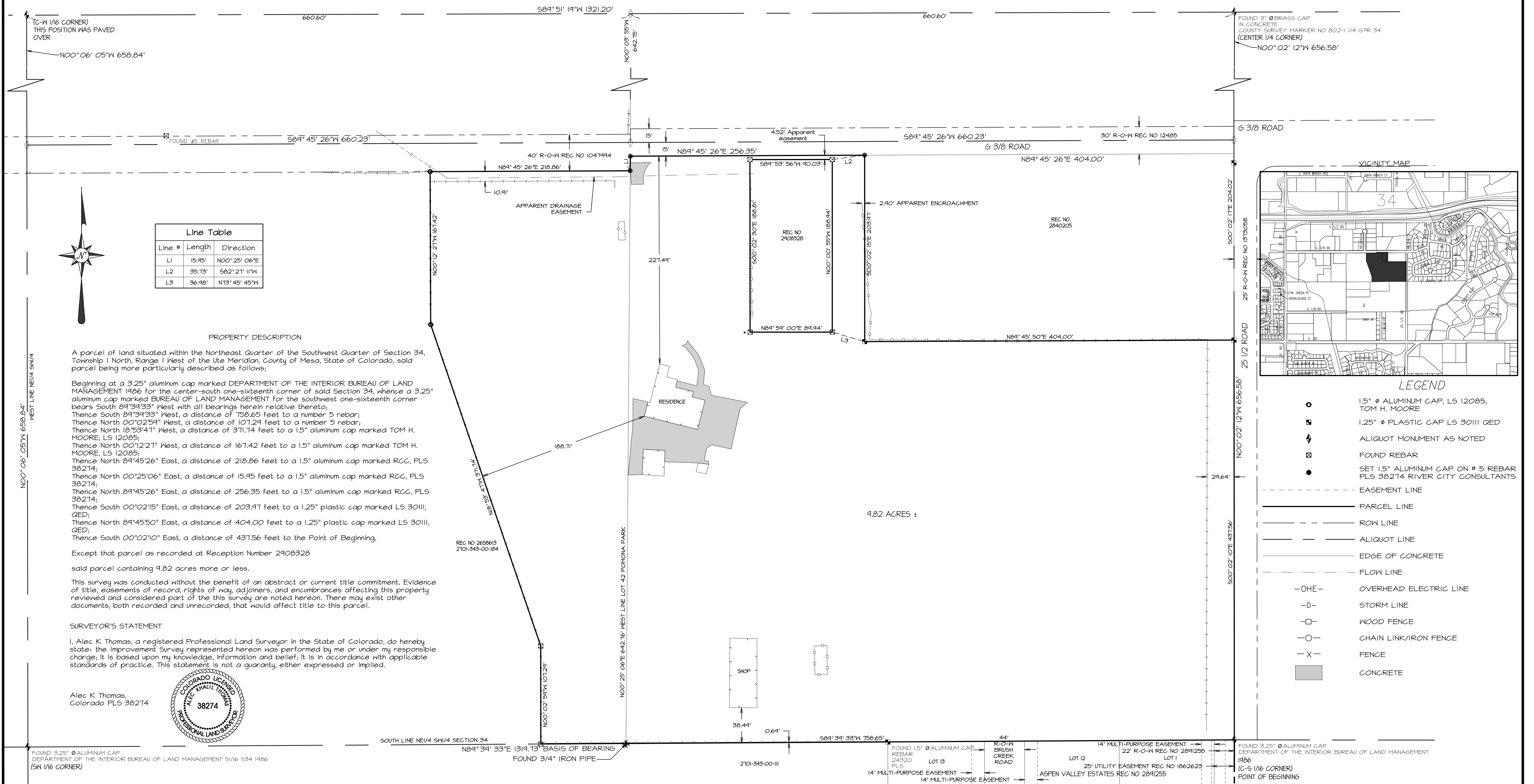
The area will benefit with the development of low-density residential development with the extension of services.

F. Development Schedule

Not applicable for this submittal.

IMPROVEMENT SURVEY PLAT

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN. MESA COUNTY, COLORADO



LEGEND	
	1.5" ϕ ALUMINUM CAP, LS 12085, TOM H. MOORE
	1.25" ϕ PLASTIC CAP LS 30111 QED
	ALIQUOT MONUMENT AS NOTED
	FOUND REBAR
	SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274 RIVER CITY CONSULTANTS
	EASEMENT LINE
	PARCEL LINE
	ROW LINE
	ALIQUOT LINE
	EDGE OF CONCRETE
	FLOW LINE
	OVERHEAD ELECTRIC LINE
	STORM LINE
	WOOD FENCE
	CHAIN LINK/IRON FENCE
	FENCE
	CONCRETE

IMPROVEMENT SURVEY PLAT	
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 34 TOWNSHIP 1 NORTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO	
Sheet 1 of 1	Date: 5/20/21
Surveyed: CVW	Drawn: AKT
Checked: BDM	Job No. 1071-015
Drawing name: S:\PROJECTS\0171 Freeway Properties (McCurley)\015 2591 & 3.8 Roadway\DWG\0171-015 15P.dwg	



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com



**2537 G 3/8 Road Annexation and Zoning
(Parcel No. 2701-343-00-108)**

**SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
TUESDAY, AUGUST 10, 2021 @ 5:30 PM
VIA ZOOM**

A virtual neighborhood meeting for the above-referenced Annexation and Zoning, was held Tuesday, August 10, 2021 via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on July 29, 2021, per the mailing list received from the City of Grand Junction. There were five attendees including Tracy States, Project Coordinator, with River City Consultants, Jim McCurter, the Developer and Scott Peterson, Senior Planner with the City of Grand Junction. There were two neighbors in attendance.

The meeting included a brief presentation and a question/answer session. Information about the proposed subdivision was presented, and it was explained the zoning district proposed was R-4 (2 to 4 dwelling units per acre) and that 39 single family residential building lots were planned on approximately 9.82 acres. A Concept Plan was shown to the attendees and a copy is included with this summary.

The only concern expressed was with regards to irrigation delivery. Jim McCurter addressed this and assured that the irrigation will remain in the same condition it is currently or may even be improved as a result of the project. He explained that he will diligently work with affected parties. The other neighbor in attendance agreed that Jim is a conscientious developer and so far, the development he has seen that Jim is involved with in the area has been good.

Scott Peterson wrapped up by explaining the process and that cards would be sent out notifying when the project was scheduled for public hearings.

The meeting adjourned at approximately 5:45 PM.

On August 12, 2021, Tracy States receive a phone call from Maria Arrieta who lives directly north of the project. She was unable to attend the meeting and wanted information. Tracy shared with her what was presented at the meeting. Maria is not in favor of the property being subdivided. Tracy explained that the property is an area designated for this type of development and suggested Maria drive through Aspen Valley Estates to get an idea of what the development would likely look like. Maria did not want to lose her view of the Monument nor did she want to see more people in the area.

Location Map

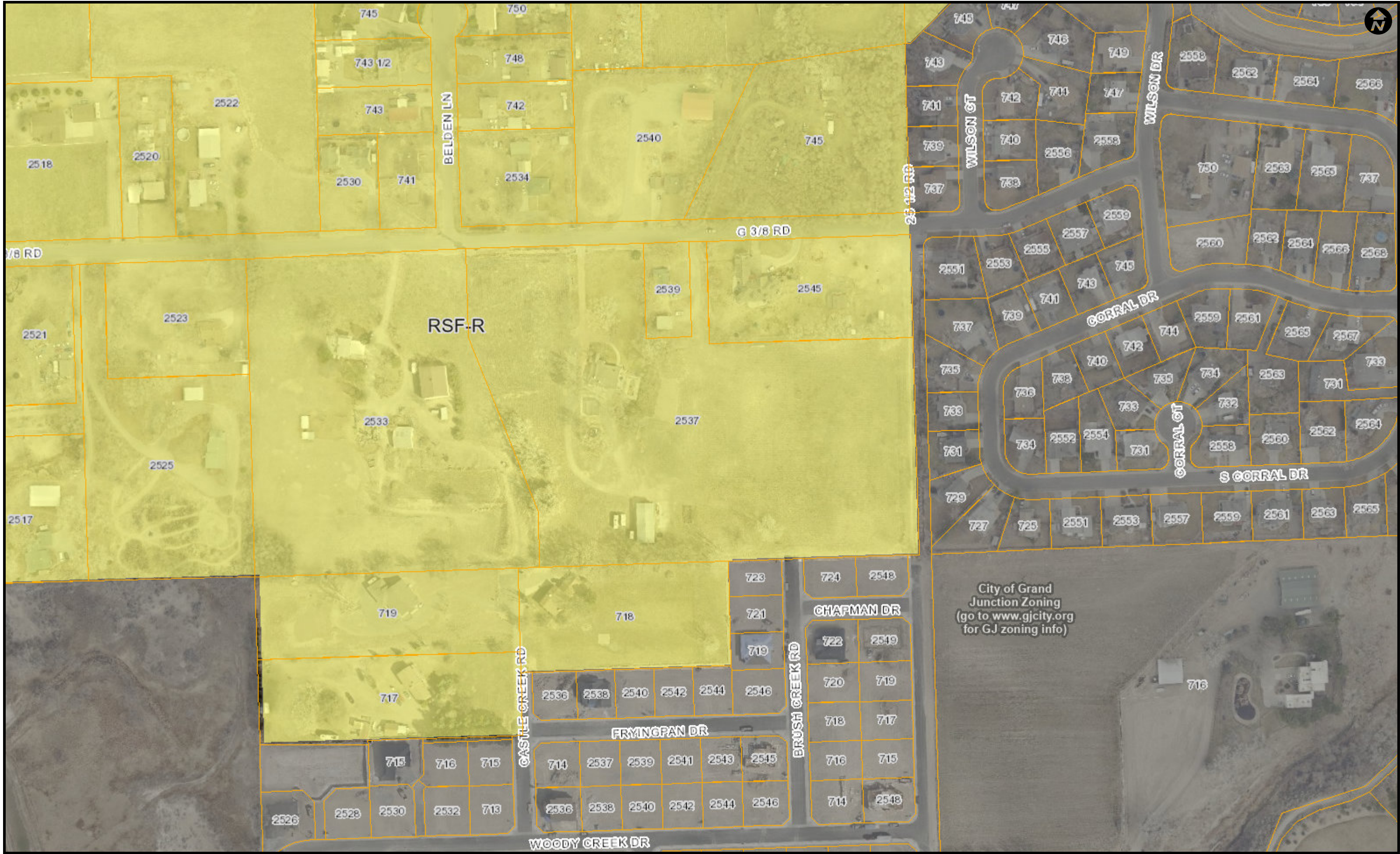


Printed: 8/10/2021
1 inch equals 94 feet
Scale: 1:1,128

Zoning Map City GJ



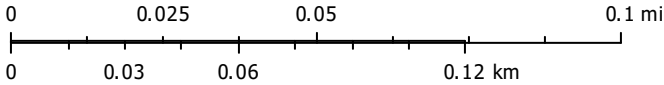
Printed: 8/10/2021
1 inch equals 188 feet
Scale: 1:2,257



The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substitute for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.

Zoning Map Mesa County

Print Date: August 19, 2021
Packet Page 105



2020 Comprehensive Plan



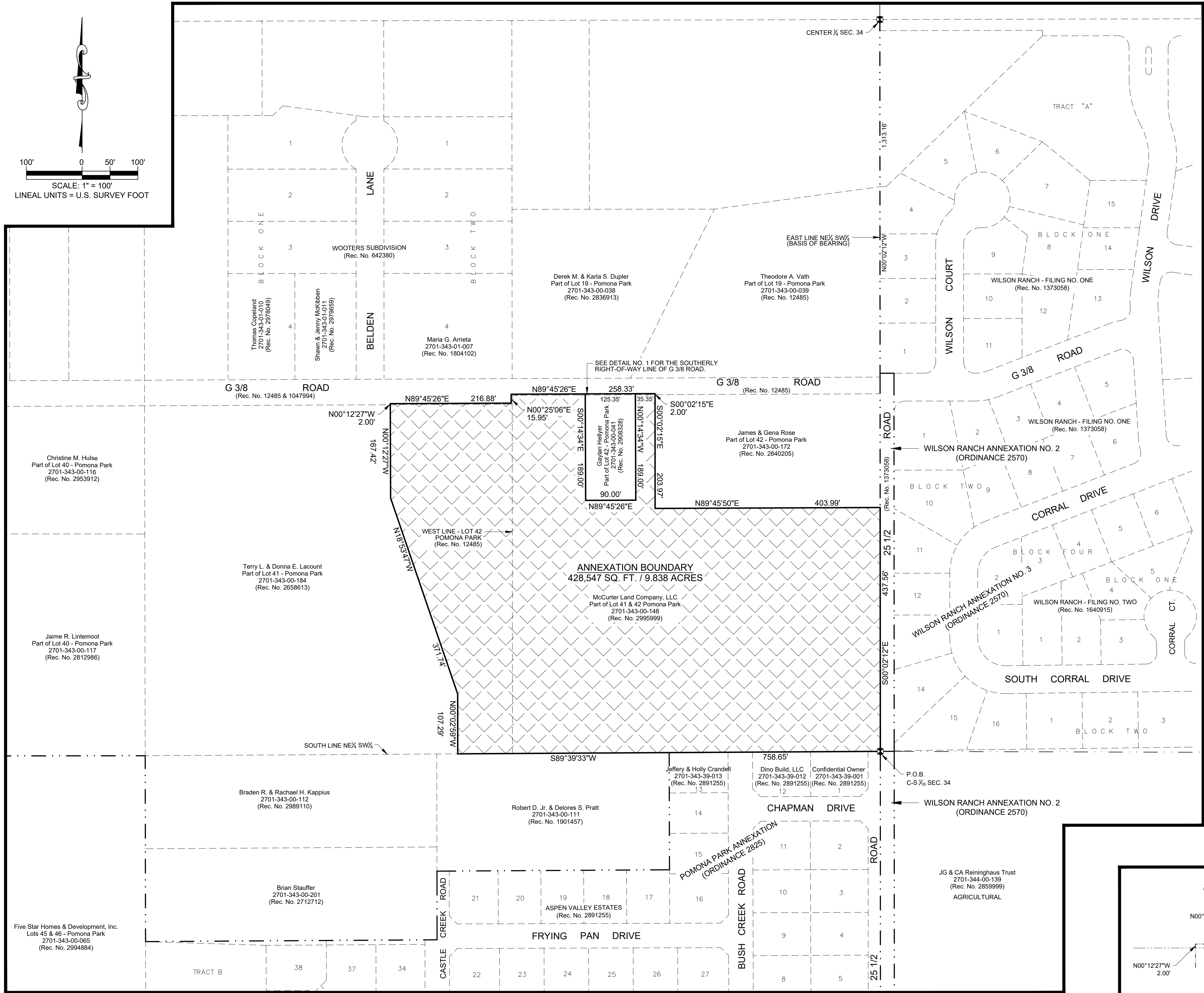
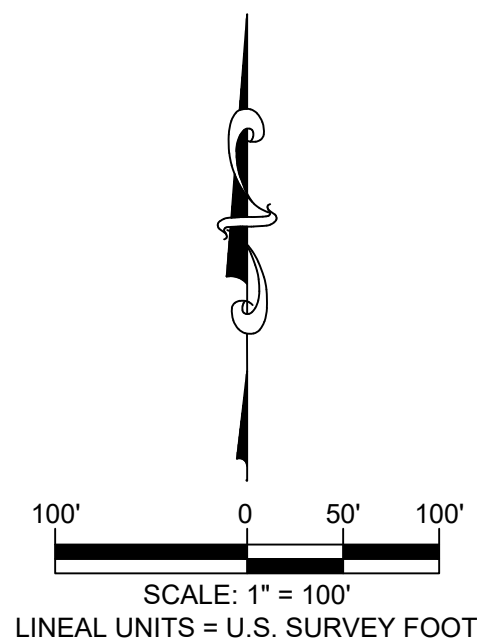
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1 inch equals 94 feet
Scale: 1:1,128

811 Know what's below. Call before you dig. 800.922.1987 www.uncc.org CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	Project Benchmark MCGM xxxx x" Brass Cap Intersection of x Road and x Road Sec. xx, Txx, Rxx, U.M. Northing: xxxxxx.xx Easting: xxxxxx.xx Elevation: xxxxx.xx Datum Source: MGLCS Zone "GVA" (NAVD 88)	SCALE (IN FEET) CONTOUR INTERVAL = 1 FOOT ORIGINAL SHEET SIZE: 22 x 34	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY																																									PRELIMINARY	RIVER CITY CONSULTANTS 215 Pitkin Avenue, Unit 201 Grand Junction, CO 81501 Phone: 970.241.4722 Fax: 970.241.8841	McCURTER LAND COMPANY, LLC 2537 G 3/8 Rd Concept
	NO.	DATE	DESCRIPTION	BY																																														
						C1																																												

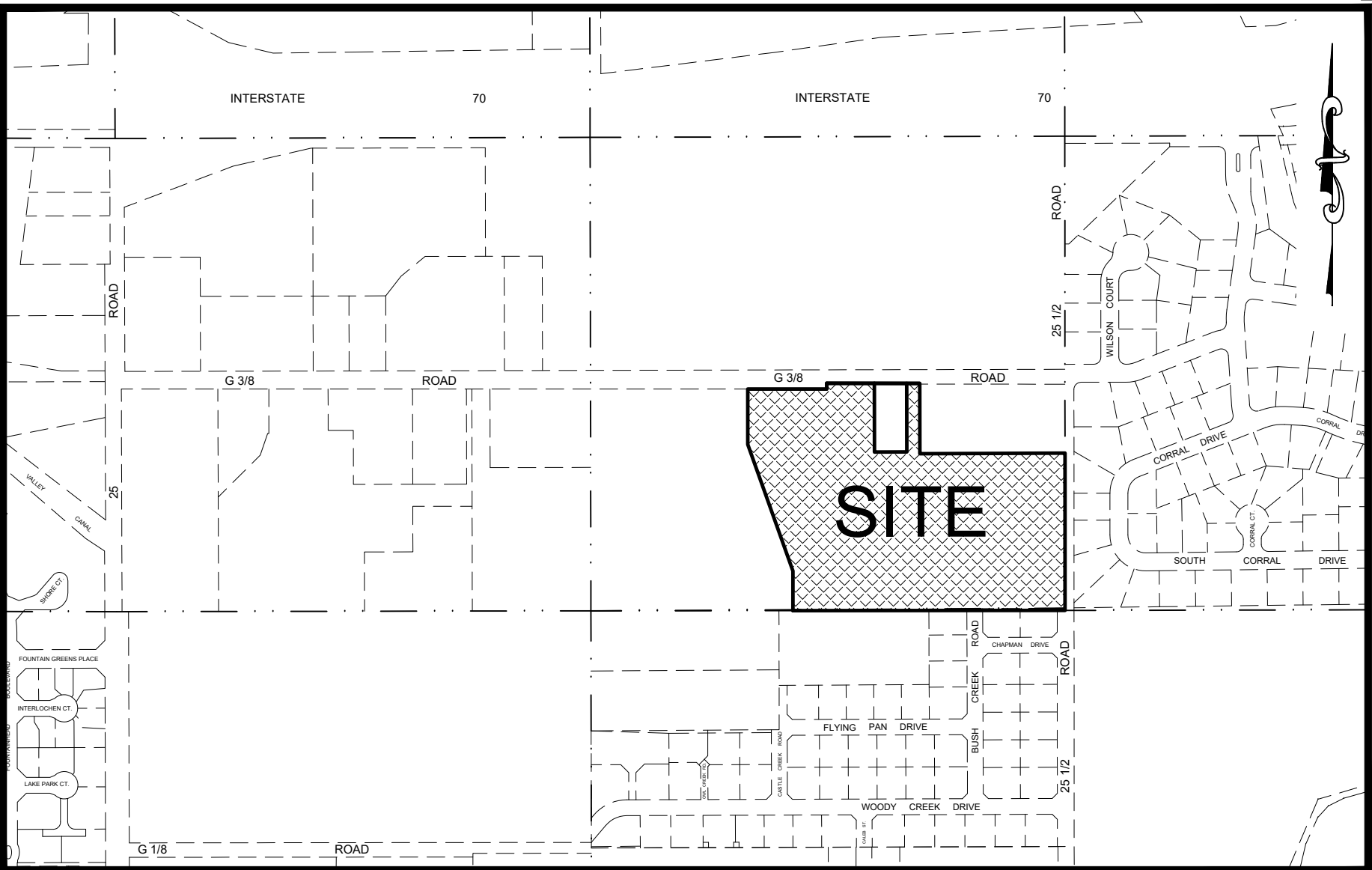
BROWN PROPERTY ANNEXATION				
5 January 2022		Referral of Petition, Intro Proposed Ordinance, Exercise Land Use		
25 January 2022		Planning Commission Considers Zone of Annexation		
2 February 2022		City Council Intro Proposed Zoning Ordinance		
16 February 2022		City Council Accept Petition/Annex and Zoning Public Hearing		
17 March 2022		Effective date of Annexation and Zoning		
ANNEXATION SUMMARY				
File Number		ANX-2021-585		
Location		2537 G 3/8 Road		
Tax ID Number(s)		2701-343-00-108		
Number of Parcel(s)		1		
Existing Population		2		
No. of Parcels Owner Occupied		0		
Number of Dwelling Units		1		
Acres Land Annexed		9.84		
Developable Acres Remaining		9.73		
Right-of-way in Annexation		982 square feet of G 3/8 Road		
Previous County Zoning		RSF-R		
Proposed City Zoning		R-4		
Surrounding Zoning:	North:	RSF-R (Mesa County)		
	South:	RSF-R (Mesa County) and R-4 (City)		
	East:	PD (Planned Development)		
	West:	RSF-R (Mesa County)		
Current Land Use		Large Lot Single Family Residential (SFR)		
Proposed Land Use		Appx 37 Detached Single Family		
Surrounding Land Use:	North:	Large Lot Single Family Residential		
	South:	Large Lot SFR and Aspen Valley SFR		
	East:	SFR – Wilson Ranch		
	West:	Large Lot Single Family Residential		
Comprehensive Plan Designation:		Residential Low		
Zoning within Comprehensive Plan Designation:		Yes:	X	No:
Values:	Assessed	\$26,630		
	Actual	\$328,390		
Address Ranges		2533 – 2545 G 3/8 Road		
Special Districts:	Water	Ute Water District		
	Sewer	Grand Junction 201 Service Area Boundary		
	Fire	Grand Junction Rural Fire District		
	Irrigation/Drainage	Grand Valley Irrigation Company		
	School	Mesa County Valley School District 51		
	Pest	Grand River Mosquito Control District		

BROWN PROPERTY ANNEXATION

Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 400'

LEGAL DESCRIPTION

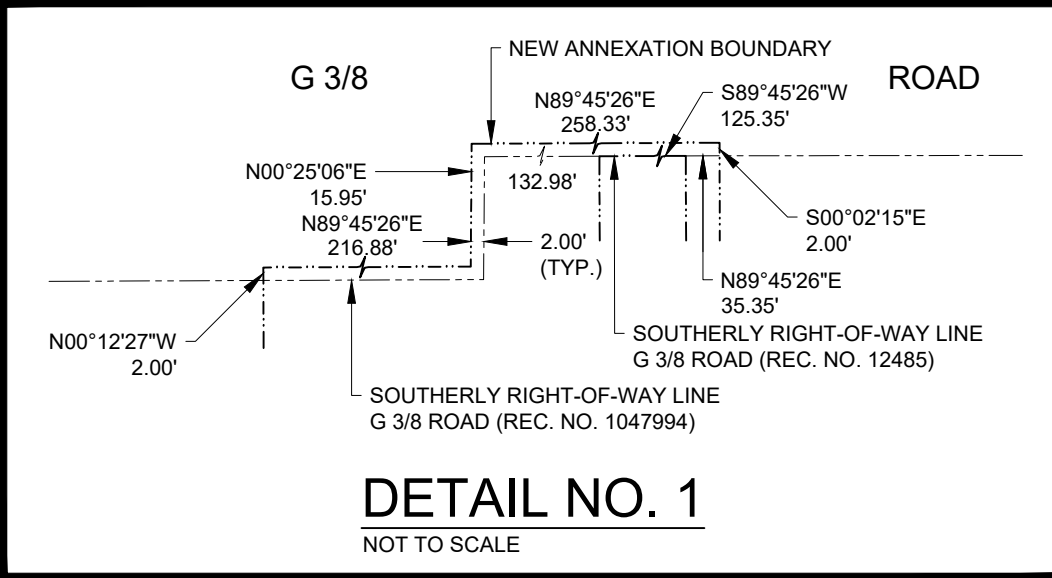
A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING **428,547** square feet or **9.84** Acres, more or less, as described.

LEGEND		SURVEY ABBREVIATIONS		SQ. FT.	SQUARE FEET
ANNEXATION BOUNDARY	—	P.O.C.	POINT OF COMMENCEMENT	A=	RADIUS
EXISTING CITY LIMITS	- - - - -	P.O.B.	POINT OF BEGINNING	ARC	ARC LENGTH
		R.O.W.	RIGHT OF WAY	CHD.	CHORD LENGTH
		SEC.	SECTION	CHB.	CHORD BEARING
		TWP.	TOWNSHIP	BLK.	BLOCK
		RGE.	RANGE	P.B.	PLAT BOOK
		U.M.	UTE MERIDIAN	BK.	BOOK
		NO.	NUMBER	PG.	PAGE
		REC.	RECEPTION	HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION		ORDINANCE NO.	EFFECTIVE DATE
ANNEXATION PERIMETER	3,570.50 FT.	XXXX	NOVEMBER XX, 2021
CONTIGUOUS PERIMETER	816 FT.		
AREA IN SQUARE FEET	428,547		
AREA IN ACRES	9.84		
AREA WITHIN R.O.W.	982 SQ. FT.		
	0.02 ACRES		



NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT & DEED DESCRIPTIONS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

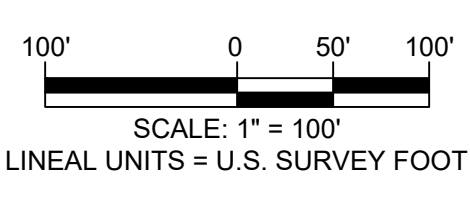
RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

DATE

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NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 11/2021
DESIGNED BY: DATE:
CHECKED BY: RBP DATE: 12/09/2021
APPROVED BY: RBP DATE: 11/2021

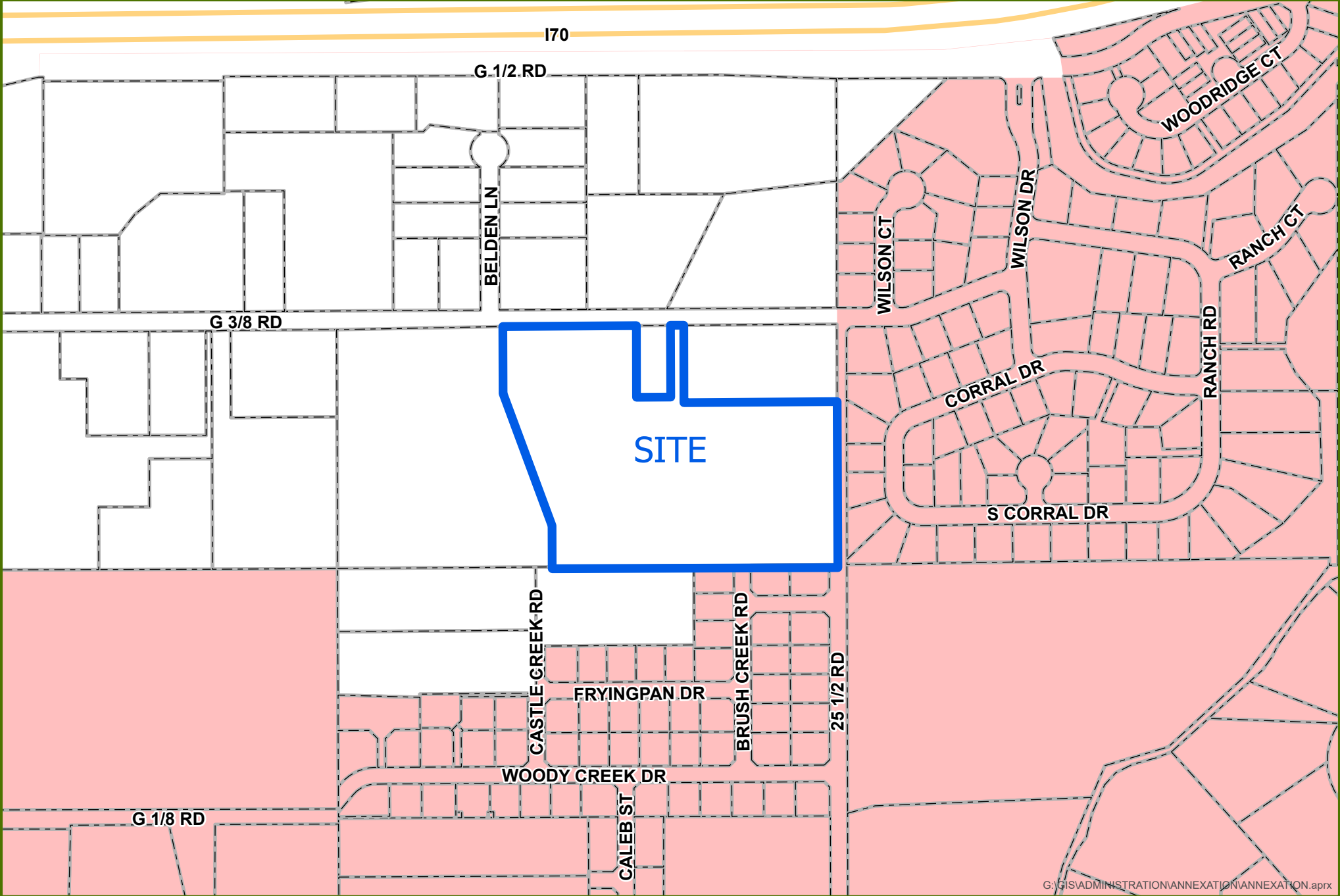


CITY OF
Grand Junction
COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

BROWN PROPERTY ANNEXATION
Located within the NE 1/4 SW 1/4 SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

BROWN ANNEXATION



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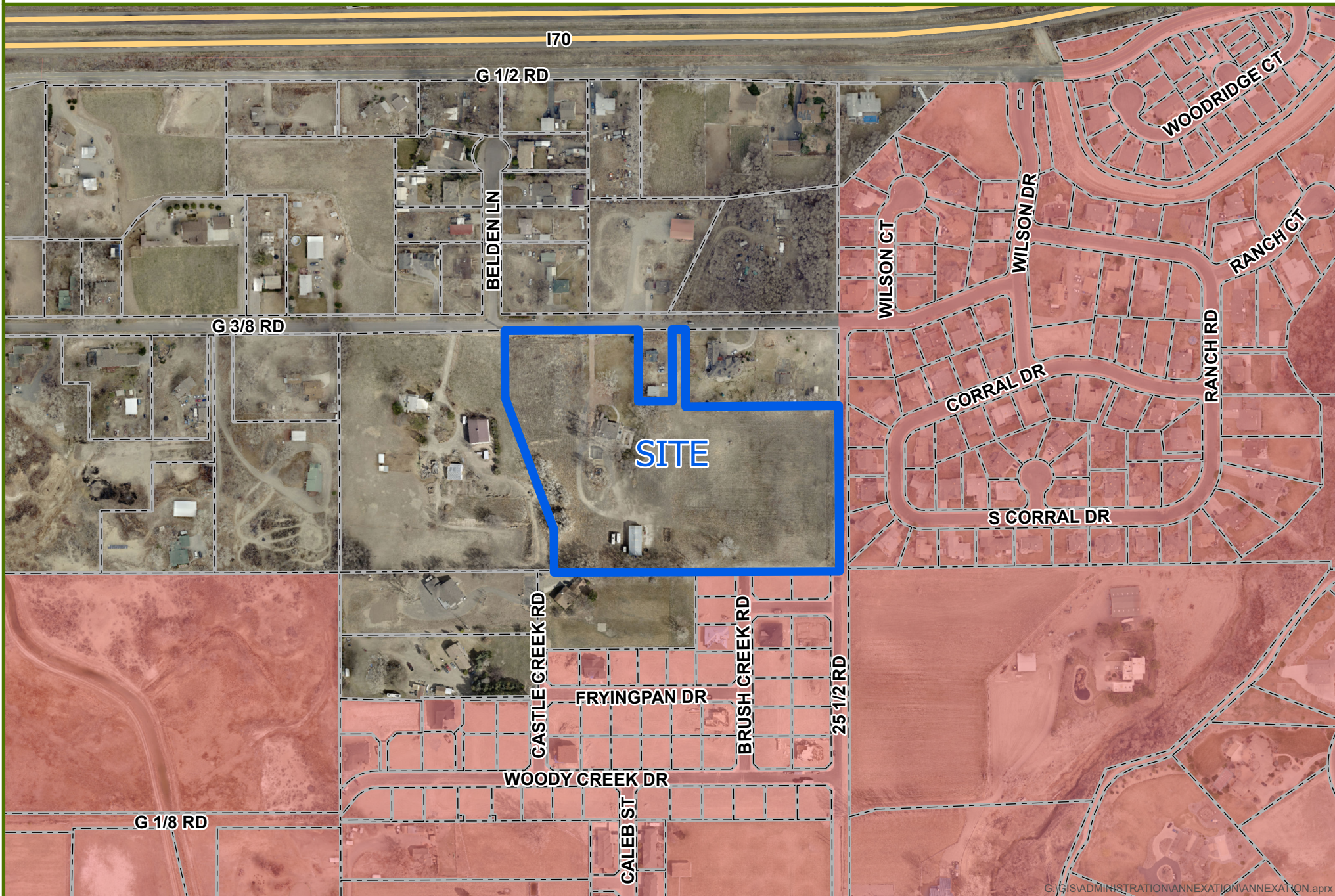
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Annexation City Limits



Date Created: 9/27/2021

BROWN ANNEXATION



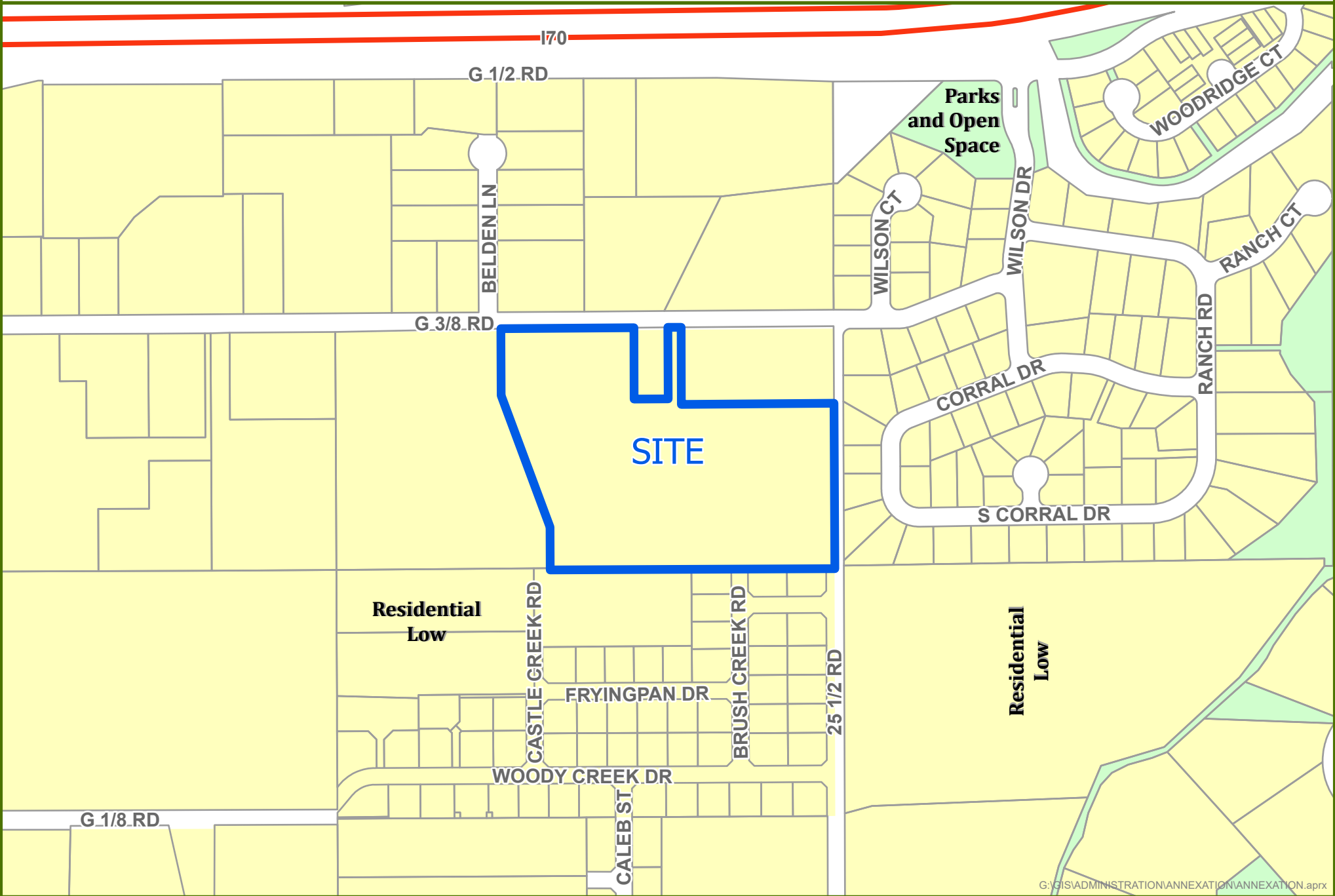
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 Annexation  City Limits

BROWN ANNEXATION - LAND USE



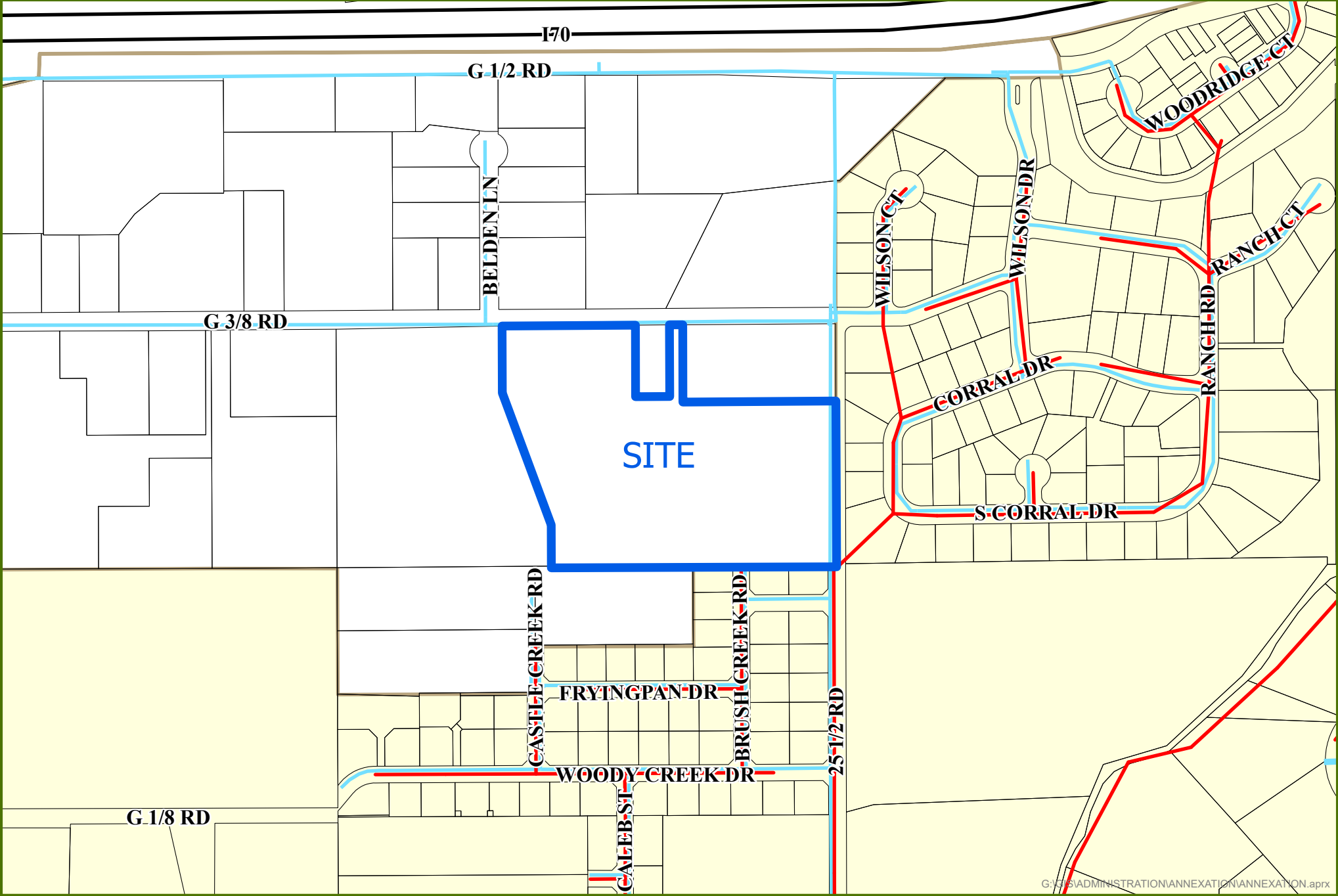
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 Annexation Boundary

BROWN ANNEXATION - UTILITIES



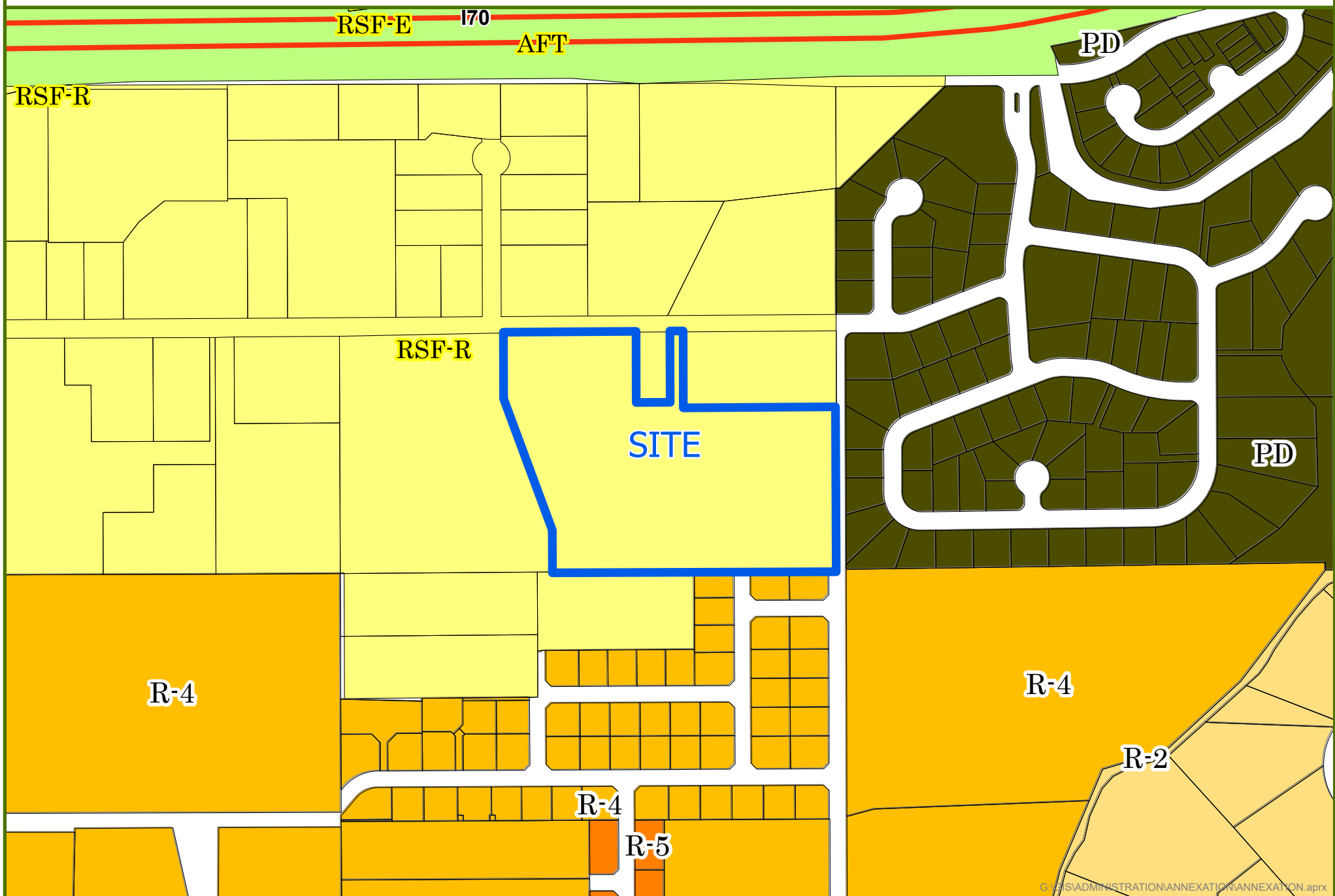
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SEWER UTE WATER CITY LIMITS

BROWN ANNEXATION - ZONING



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Annexation

City Zoning
Packet Page 114

County Zoning

Date Created: 9/27/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

November 28, 2021

Dear Mr. Secrest,

We are writing you regarding the Brown Annexation ANX-2021-585 at 2537 G 3/8 Road. There is significant apprehension among existing residents along this corridor who will be affected by this proposed development. We believe our issues have merit and should be addressed by our current representatives, particularly in light of the fact that this development plan has moved forward without addressing the concerns of those who stand to be most affected by the changes it entails.

As proposed, the current plan will absolutely create an undue strain on the existing infrastructure of the neighborhood and create a human and material burden on existing residents. In addition to a prolonged building period, which will disrupt daily activities, increase environmental health hazards for vulnerable residents, and stress the surrounding agricultural ventures, the facilities and systems to safely support an additional 37 homes on fewer than 10 acres are simply not in place.

To begin with, no provisions for amending environmental concerns has been shared with existing residents beyond the vaguest assurances of water trucks to mitigate some of the dust. Considering the chemical composition of the surrounding soil, this does not seem to be adequate amendment to protect the people of this neighborhood, the animals, and the irrigation waters used to grow human- and animal-consumed crops. Additionally, no discussion regarding the preemptive building of privacy fences to surround the development – which would alleviate some of the noise, litter, and exposure of construction – has been shared with direct neighbors. These are significant quality of life issues that stand to affect the current members of this neighborhood.

Two planned egresses to this unnecessarily dense housing proposal are on G 3/8 Road, which is not equipped to handle the additional influx of traffic. This road currently does not have any sidewalks and already suffers from limited space for pedestrian and small vehicle traffic. It is used by local families with young children and bikers, runners, and walkers of all ages. The lack of sidewalks and sight line issues on the road are already of grave concern to residents. Additional congestion of, at minimum, 37 additional vehicles is untenable and will result in unacceptable danger to residents. These problems will propagate to the juncture of G 3/8 and 25 Road, where congestion and safety will also become larger issues that the city and county will need to address.

One of the egress points currently plotted is between two residential homes: 2545 and 2538 G 3/8 Road. Neither household was contacted by the developers or the city to discuss the building of a road which would significantly impact their safety, quality of life, and vital irrigation access (this road would interrupt access to the irrigation canal). Both residents adamantly oppose an egress point at this juncture and submit to the council and to the developer that this egress point be removed. It is both unnecessary, there being another egress

onto the same road less than 250 feet away, and invasive to adjacent properties. There is no legitimate reason that the burden of traffic should be placed between existing homes and not at a point of access which will disrupt fewer families, offer better line of sight to exiting traffic, and minimize dangers to residents who do not stand to benefit from this venture but have nonetheless been volunteered to shoulder the burdens created by it.

In summation, we submit these proposed changes to the development plan:

- Lower density housing, reducing the planned number of lots from 37 to at most 24.
- Commissioning and sharing an environmental study to ensure health risks of construction are identified and minimized.
- Prioritizing placement of privacy fences along the borders of existing properties prior to the start of construction.
- A joint city/county plan to construct sidewalks and bike lanes on G 3/8 Road to accommodate the increase in automotive traffic.
- Elimination of the egress point between 2438 and 2545 G 3/8 Road, or at a minimum moving it away from existing properties.

This expansion, in addition to disenfranchising current residents materially and decreasing quality of life, poses a threat to some of the more unique features of residential life in our valley. Affordable housing, fast and safe commutes, and responsible stewardship of land and resources are all disappearing as a result of plans that favor high-density redistribution of space in order to maximize profit. This plan is literally in our backyards and on our doorsteps, and we urge you to listen to our concerns and be responsive to the issues we have raised. We chose to live in Grand Junction for the benefits that are available here and not in similar cities that have succumbed to sprawl and erosion of neighborhood-level character. If we had seen this overdevelopment in effect when we first visited, we would have settled elsewhere, and others considering a move to this area will be thinking the same thing. We are not opposed to developing land, or fulfilling the city's needs, but we trust that compromises can be made to ensure that the human cost – the needs and daily lives of current residents – are not buried under the sole consideration of maximizing financial gain.

Sincerely,

Gena and James Rose
2545 G 3/8 Road
Grand Junction, CO

To Whom it may concern:

I am writing regarding the Brown Annexation ANX-2021-585 at 2537 G 3/8 Rd as well as the rest of the excessive development along G Rd. There is no reason to consider annexation of this parcel for McCurder to develop. There are half a dozen other parcels along G R that are already set for development. The Planning Commission, City Council, and Mesa County are more concerned with increasing tax revenue than with creating a sustainable plan for the future of Grand Junction.

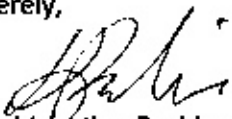
There are numerous reasons to oppose development:

- Grand Junction residents are opposed to urban sprawl; folks who want to live in major cities already do
- Grand Junction health care infrastructure cannot support growth of the city; both hospitals are routinely at capacity and face daily staffing challenges while Grand Junction residents are transferred to Denver or Salt Lake for medical care that has previously been available locally
- Grand Junction residents are being priced out of Grand Junction; house prices have surged well beyond what local people can afford
- Grand Junction properties are devalued by planned road expansions; houses located along Patterson, G Rd, and other corridors will be unpleasant to live in, difficult/impossible to sell, and sellers won't be able to afford new housing locally
- Grand Junction bicycle commuters and young/elderly drivers will be endangered by increased traffic
- Grand Junction children will suffer; D51 does not have the facilities or staffing to accommodate more learners
- Grand Junction law enforcement will not be able to serve a growing community; Grand Junction Police Department is rarely fully staffed for our current population and will be inadequate for a population surge
- Grand Junction needs to attract people who are eager to work in our community; new developments increasingly attract technology workers and independently wealthy people while house prices discourage average workers from coming to the area

It is very disappointing that the City Planners value expansion over preserving the unique features of our valley: affordable housing, rapid commutes, quality education, accessible health care, good air quality, etc.

Given the challenging times with the COVID-19 pandemic the city's expansion plans should be promptly abandoned. Every individual in the Planning Commission and City Council should be ashamed to place more value on tax revenue than the health, happiness, and safety of Grand Junction residents.

Sincerely,



Grand Junction Resident

GRAND JUNCTION PLANNING COMMISSION
January 25, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Shanon Secrest, Sandra Weckerly, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Scott Peterson (Senior Planner), Senta Costello (Associate Planner) and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 2 virtually.

REGULAR AGENDA

1. Brown Annexation Zoning ANX-2021-585

Consider a request by McCurter Land Company LLC to Zone 9.84 acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre).

Commissioner Scissors excused himself from this item.

Staff Presentation

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

Applicant Presentation

Tracy States, River City Consultants, was present and available for questions.

Questions for Applicant or Staff

Commissioner Weckerly and Teske asked question about the public comment road design. Commissioner Gatseos read a public comment submitted by email.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:49 p.m. on January 25, 2022.

Discussion

Commissioner Gatseos stated that this project supports the comprehensive plan and that he has concerns for the ingress/egress.

Motion and Vote

Commissioner Duyvejonck made the following motion Mr. Chairman, on the Zone of Annexation request for the property located at 2537 G-3/8 Road, City file number ANX-2021-585, 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. Teske, Gatseos, Weckerly, Duyvejonck, and Herek.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE BROWN PROPERTY ANNEXATION
LOCATED AT 2537 G 3/8 ROAD
TO R-4 (RESIDENTIAL – 4 DU/AC) ZONE DISTRICT**

Recitals:

The property owners have petitioned to annex 9.82 acres into the City limits. The annexation is referred to as the Brown Property Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Brown Property Annexation from County RSF-R (Residential Rural) to City R-4 (Residential – 4 dwelling units per acre) finding that the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan (Plan), the principles and strategies of the Plan 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-4 (Residential 4 dwelling units per acre) 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 for the parcel as designated.

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

The following parcel in the City of Grand Junction, Mesa County, Colorado known as the Brown Property Annexation is hereby zoned R-4 (Residential 4 dwelling units per acre).

2537 G 3/8 Road

(Tax Parcel 2701-343-00-108)

A parcel of land being a tract of land as described in Reception Number 2995999 said tract being a portion of Lots 41 & 42 of Pomona Park as described in Reception Number 12485 and a portion of the G 3/8 Road Right-of-Way described in a deed filed under Reception Number 1047999 and dedicated on said Pomona Park Plat, all situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Beginning at the center-south one-sixteenth (1/16) corner of said Section 34 and assuming the East line of said NE1/4 SW1/4 bears N00°02'12"W with all other bearings contained herein

being relative thereto; thence S89°39'33"W along the South line of said NE1/4 SW1/4, also being the South line of said Lots 41 & 42 of Pomona Park, a distance of 758.65 feet; thence N00°02'59"W, a distance of 107.29 feet; thence N18°53'47"W, a distance of 371.74 feet; thence N00°12'27"W, a distance of 167.42 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 1047994; thence continuing N00°12'27"W, a distance of 2.00 feet; thence N89°45'26"E, a distance of 216.88 feet; thence N00°25'06"E, a distance of 15.95 feet; thence N89°45'26"E, a distance of 258.33 feet; thence S00°02'15"E, a distance of 2.00 feet to a point on the Southerly Right-of-Way Line of G 3/8 Road as described in Reception Number 12485; thence S89°45'26"W along said Southerly Right-of-Way line, a distance of 125.35 feet; thence the following three (3) courses around the perimeter of a parcel of land as described in Reception Number 2908328; S00°14'34"E, a distance of 189.00 feet; N89°45'26"E, a distance of 90.00 feet; N00°14'34"W, a distance of 189.00 to a point on said Southerly Right-of-Way line of G 3/8 Road; thence N89°45'26"E along said Southerly Right-of-Way line, a distance of 35.35 feet to the Northwest corner of a parcel of land as described in Reception Number 2840205; thence S00°02'15"E along the West line of said parcel, a distance of 203.97 feet to the Southwest corner of said parcel; thence N89°45'50"E along the South line of said parcel, a distance of 403.99 feet to a point on the Westerly Right-of-Way line of 25 1/2 Road as dedicated on Reception Number 1373058 and said East line of the NE1/4 SW1/4 of Section 34; thence S00°02'12"E, along said West Right-of-Way line to the Point of Beginning.

Said parcel of CONTAINING 428,547 square feet or 9.84 Acres, more or less, as described.

INTRODUCED on first reading this 2nd of February 2022 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of February 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction City Council

Regular Session

Item #2.b.iv.

Meeting Date: February 2, 2022
Presented By: Scott Peterson, Senior Planner
Department: Community Development
Submitted By: Scott Peterson, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance to Rezone Lot 7, Block 5, Cimarron Mesa Subdivision - 16.70 Acres Total from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac), Located South of Hwy 50 and West of B 1/2 Road and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

The Planning Commission heard this item at its January 25, 2022 meeting and recommended approval (6 - 0).

EXECUTIVE SUMMARY:

The Applicant, Applewood South LLC, is requesting a rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) for a platted lot (Lot 7, Block 5, Cimarron Mesa Subdivision) totaling 16.70-acres located south of Hwy. 50 and west of B ½ Road in anticipation of future residential subdivision development. The requested R-8 zone district is consistent with the Comprehensive Plan Land Use Map designation of Residential Medium.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject property is situated south of Highway 50 and west of B ½ Road and Dos Rios Elementary School. The property is currently vacant. The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan and also in preparation for future residential subdivision development. The current City zoning for the property is R-4 (Residential 4 du/ac) which is neither consistent with nor implements the adopted Comprehensive Plan.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwellings, and multi-family. R-8 is a transitional district between lower-density single-family districts and higher-density multi-family or business development. A mix of dwelling types is allowed in this district.

The request for a rezone anticipates future subdivision and development on the property. The Applicant seeks to develop a residential subdivision with a density range between 5.5 – 8 dwelling units an acre. Understanding that the Comprehensive Plan adopted in 2020 promotes growth through infill, the future land use requires a minimum density of 5.5 units per acre. The current zone district of R-4 (Residential – 4 du/ac) does not implement this goal, as the maximum permitted density (4 du/ac) is less than the minimum required by the Comprehensive Plan (5.5 du/ac). The R-4 zone district allows a minimum density of 2 du/acre while the proposed R-8 (Residential – 8 du/ac) zone district has a minimum density requirement of 5.5 units per acre that aligns well with and implements the land use designation of Residential Medium.

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

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

In reviewing the other zoning district options for implementing the Residential Medium land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre, while the R-12 zone district allows for two-family dwelling units and multi-family development and the Mixed-Use zone districts allow for multi-family. Given the applicant's intent to build single-family residential homes, the R-12 or CSR would be the only zone districts able to implement the land use designation of Residential Medium.

The properties adjacent to the subject property to the north are zoned R-4 (Residential – 4 du/ac), which is also owned by the applicant, PD (Planned Development) for an existing manufactured home park and R-8 (Residential – 8 du/ac), with a future land use designation of Residential Medium. The adjacent Antietam Subdivision to the west is zoned R-4 (Residential – 4 du/ac) with R-4 zoning also to the east and south for Dos Rios Elementary School and the existing Cimarron Mesa Subdivision. Also to the south are properties zoned R-2 (Residential – 2 du/ac).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone and subdivision request was held on November 30, 2021, in accordance with Section 21.02.080 (e) & 21.02.070 (a)

(2) (iv) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with over twenty residents. A presentation of the rezone request to R-8 was made by the applicant's representative, along with information about the proposed subdivision which would have over 132 single-family detached and attached residential lots when fully built out between the applicant's two properties.

Those in attendance expressed concerns regarding increased traffic from the proposed addition of the residential development into the neighboring subdivisions and the need for a signalized intersection at Highway 50.

The notice was consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on January 13, 2022. 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 January 14, 2022. The notice of this public hearing was published on January 18, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides 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 existing platted lot is currently zoned R-4, (Residential – 4 du/ac). While the property owner could still develop under the R-4 zone district, they have requested a rezone to increase the residential density consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from Residential Medium Low (2 – 4 du/ac) under the 2010 Comprehensive Plan to Residential Medium. This change in land use designation now requires a minimum of 5.5 dwelling units per acre. Therefore, the current zoning of R-4 is not in compliance with Future Land Use designation.

Therefore, the staff finds that this criterion is met.

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

The existing platted adjacent subdivisions of Antietam and Cimarron Mesa to the west and east are currently zoned R-4 (Residential – 4 du/ac) which is in compliance with their Comprehensive Plan Future Land Use map designations of Residential Low. Both subdivisions were platted and developed in 2005 and 2003 respectfully. The applicant's property requested to be rezoned to R-8 is designated as Residential Medium. However, the character of the area has not changed since 2005, with the

exception of the proposed Tracy's Village commercial development adjacent to Highway 50 located to the northeast of the applicant's property, which will also include a new Taco Bell restaurant. Final approvals and infrastructure installation for this subdivision and fast-food restaurant will begin in the first quarter 2022. A new signalized intersection would also be installed at Palmer and Highway 50 with this commercial development.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the proposed R-8 zone district. Public sanitary sewer service, Ute Water domestic water service, Xcel Energy electrical and gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scope associated with the R-8 zone district. The City Fire Department also expressed no concern about providing service for the additional density proposed by the rezone.

Therefore, the 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

There is currently an inadequate supply of suitably designated land located on the southside of Highway 50 in this area that is zoned R-8. The applicant has requested a rezone to increase the residential density to be consistent with the adopted 2020 Comprehensive Plan Future Land Use Map, which increased the density from Residential Medium Low (2 – 4 du/ac) under the 2010 Comprehensive Plan to Residential Medium in order to promote additional densities on existing vacant parcels of land to aid in the avoidance of leapfrog and sprawl development. This change in land use designation now requires a minimum of 5.5 dwelling units per acre. Therefore, the current zoning of R-4 is not in compliance with the Future Land Use designation.

Therefore, the staff finds this criterion to be met.

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

The requested zone district of R-8 will provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan in this area to meet the needs of a growing community. The current property is vacant. By rezoning the property to R-8 which is in compliance with the 2020 Comprehensive Plan Future Land Use Map and developing at a minimum of 5.5 du/ac, it will provide for additional opportunities for housing to be constructed at a higher density. The community and area will also

benefit from the potential for development of currently vacant parcels of land and underutilized site, close to an existing elementary school and commercial services along the Highway 50 corridor that, should it develop, will be required to meet current code standards for such subdivision improvements and other on-site improvements.

Therefore, the staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-8 (Residential – 8 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
 - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
 - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
 - o The proposed rezone will provide for a higher density of development as allowed under the Comprehensive Plan nestled into an existing community where infrastructure is already available to the site.
- Plan Principle 5: Strong Neighborhoods and Housing Choices
 - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
 - o The R-8 (Residential – 8 du/ac) allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family attached and detached living units. With this ability, it becomes easier to add diversity to the City's housing stock.
- Plan Principle 6: Efficient and Connected Transportation
 - o Goal: Encourage the use of transit, bicycling, walking, and other forms of transportation.
 - o The subject property is located south of Highway 50 and connects, or has the ability to connect, to existing and future commercial businesses located along the Highway 50 corridor. Dos Rios Elementary School is also located within walking distance of the proposed residential development.
- Plan Principle 8: Resource Stewardship
 - o Goal: Promote the use of sustainable development.
 - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure which is already available on the site of the proposed rezone.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Cimarron Mesa II Rezone request from R-4 (Residential 4 du/ac) to R-8 (Residential – 8 du/ac) for Lot 7, Block 5, Cimarron Mesa Subdivision, the following findings of facts 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 staff recommends approval of the request.

FISCAL IMPACT:

This land use request does not have any direct fiscal impact.

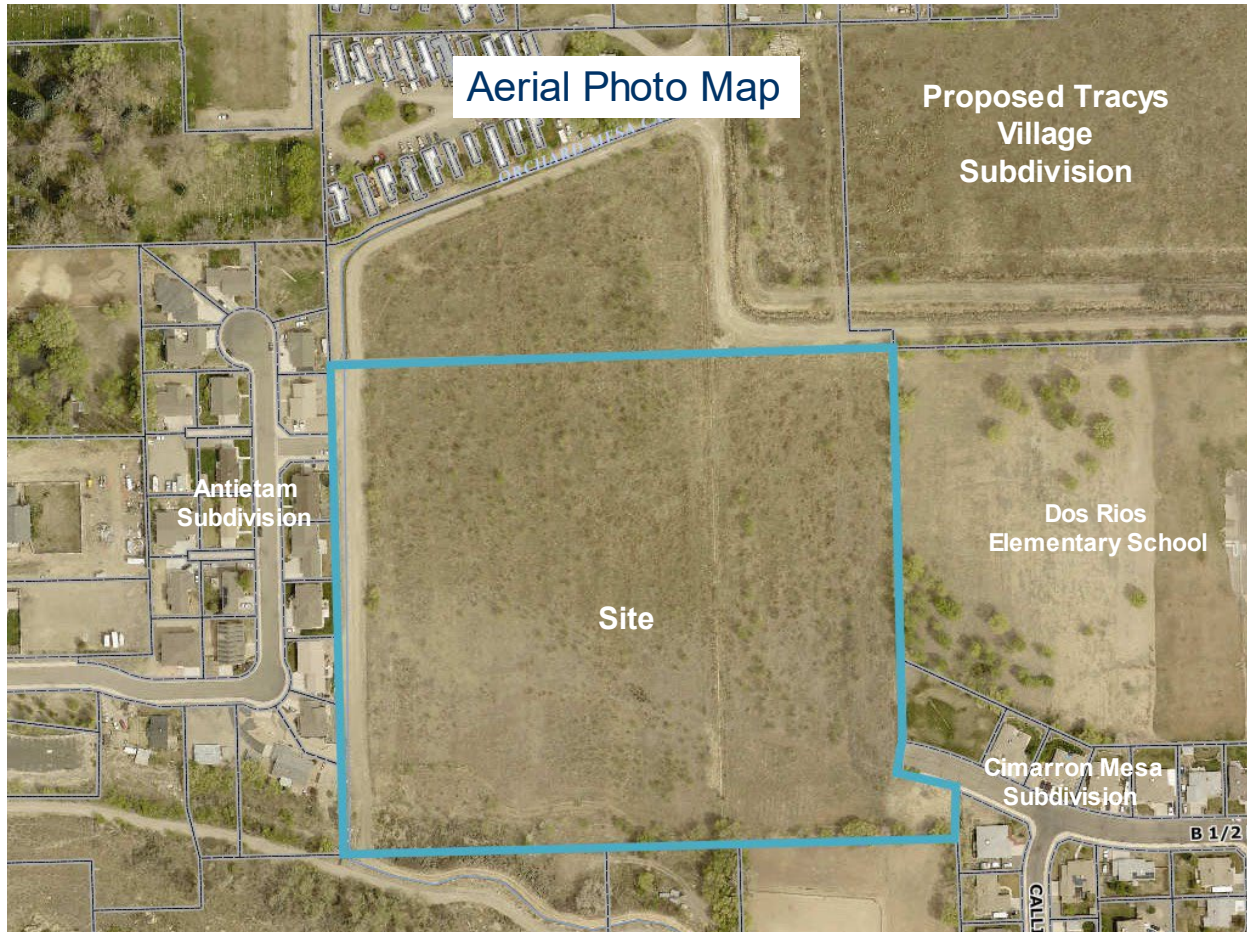
SUGGESTED MOTION:

I move to introduce an ordinance for a Rezone from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) for Lot 7, Block 5, Cimarron Mesa Subdivision, located south of Highway 50 and west of B ½ Road and set a public hearing for February 16, 2022.

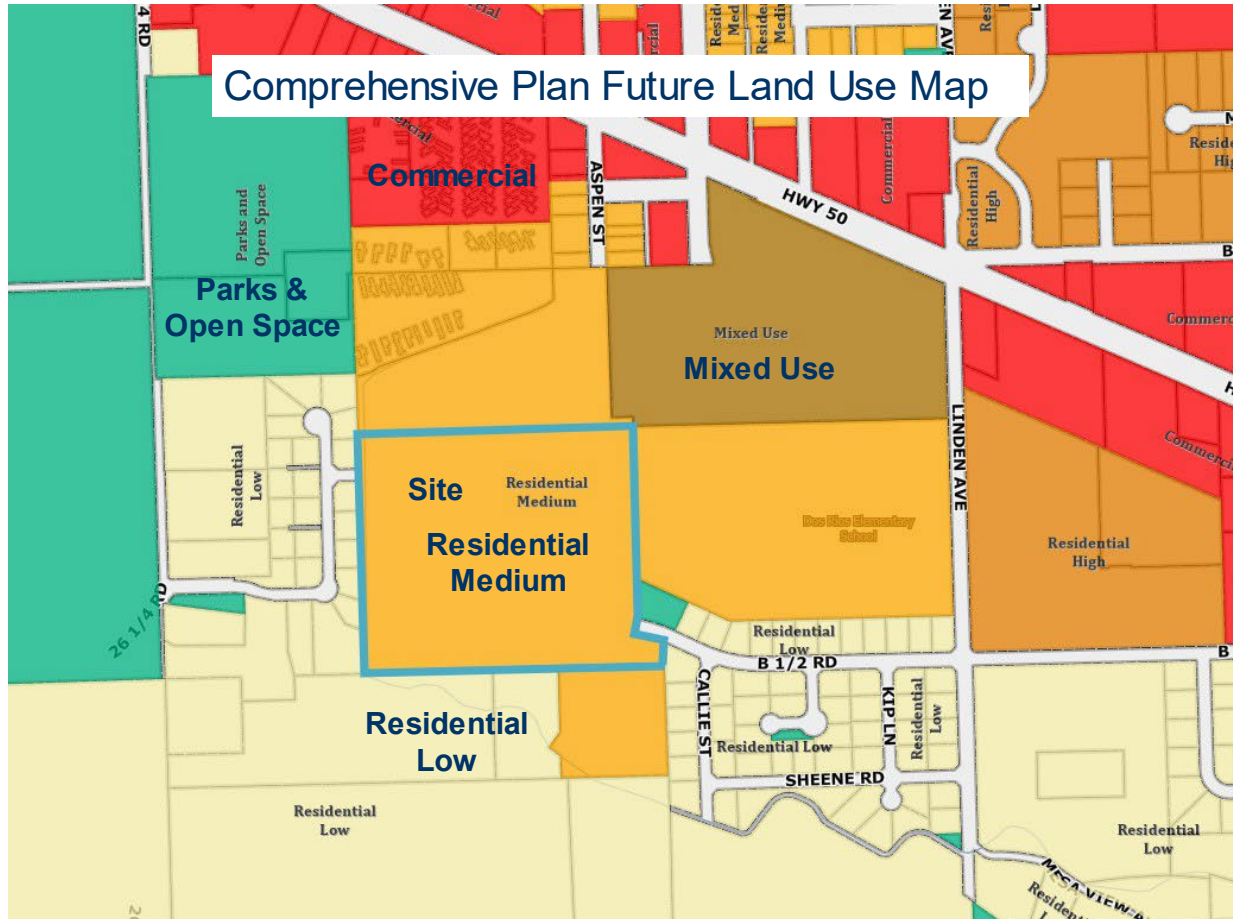
Attachments

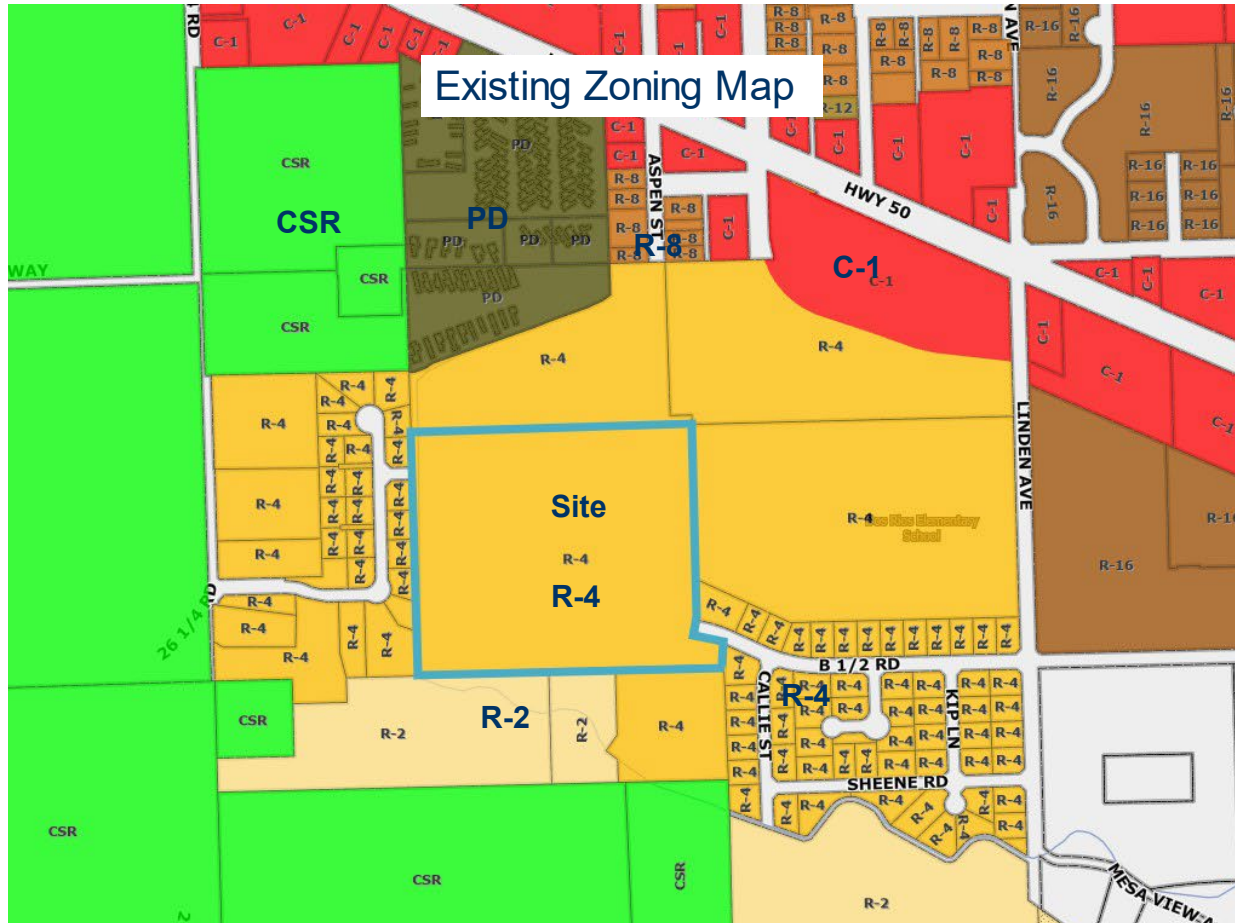
1. Site Location, Aerial & Zoning Maps, Etc (2)
2. Development Application Dated December 3, 2021
3. Correspondence Received from Applicant Removing Northern Lot from Rezone Consideration
4. Correspondence Received from Public
5. ORD-Cimmaron Rezone 012622





Comprehensive Plan Future Land Use Map







Google Maps Street view of property from B ½ Road, looking west – July 2012



Google Maps Street view of property from Vicksburg Avenue, looking east – July 2012

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 Agricultural

Existing Zoning R-4

Proposed Land Use Designation Residential

Proposed Zoning R-8

Property Information

Site Location: South of Highway 50 & West of B 1/2 Road

Site Acreage: 6.78 & 16.7

Site Tax No(s): 2945-261-36-001 & 2945-262-39-007

Site Zoning: Agricultural

Project Description: Request to Rezone the two properties to R-8.

Property Owner Information

Name: Applewood South, LLC

Street Address: 301 Dakota Dr.

City/State/Zip: Grand Junction, CO 81501

Business Phone #:

E-Mail: timothyfoster57@gmail.com

Fax #:

Contact Person: Tim Foster

Contact Phone #: 970-260-8785

Applicant Information

Name: Kim Kerk Land Consulting & De

Street Address: 2829 North Ave. #105

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-314-9131

E-Mail: Kimk355@outlook.com

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

Representative Information

Name: Kim Kerk Land Consulting & De

Street Address: 2829 North Ave. #105

City/State/Zip: Grand Junction, CO 81501

Business Phone #: 970-314-9131

E-Mail: Kimk355@outlook.com

Fax #:

Contact Person: Kim Kerk

Contact Phone #: 970-640-6913

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 Kim Kerk

Date 10/28/2021

Signature of Legal Property Owner [Signature]

Date 11-1-21



**Project Narrative Rezone Application
Cimarron Mesa
Grand Junction, CO 81503
November 2021**

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**



Date: November 10th, 2021

Prepared by: Kim Kerk, PM

Submitted to: City of Grand Junction

250 N. 5th Street

Grand Junction, CO 81501

Project: Request to rezone from R-4 to R-8 (4-8 du/acre)

Property Address: South of Highway 50, Grand Junction, CO

Tax Schedule No.: # 2945-261-36-001 & 2945-262-39-007



Project Applicant: Kim Kerk Land Consulting & Dev.
Project Developer: Applewood South, LLC

2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913



**Project Narrative for Rezone Application
Cimarron Mesa
Grand Junction, Colorado**

Introduction: Proposed Rezone Request to R-8 (Residential 8- 8 units/acre).

Property Locations/Zonings and Legal

The subject properties are located at 2945-261-36-001 (parcel A) containing 6.78 acres and 2945-262-39-007 (parcel B) containing 16.7 acres, south of Highway 50 in Grand Junction, CO. The parcels are currently zoned R-4 (Residential-4 d/u acre). The developer is requesting to rezone the parcels to R-8 (8 d/u an acre). With an approved rezone the proposal for the subdivision is to build approximately 100+/- single family lots.

The legal description of this sites are as follows:

LOT 1 CARVILLE SIMPLE SUBDIVISION SEC 26 1S 1W - 6.78 AC

LOT 7 BLK 5 CIMARRON MESA SUBDIVISION SEC 26 1S 1W & AN UND INT IN TRACTS - 16.68AC

Petitioners Intent:

Applicant is requesting a rezone to R-8 (Residential 8- 8 units/acres). The 2020 GJ Comprehensive Plan designates this property as Residential Medium. Rezone of the property to R-8 (Residential 8-8 du/ac) is appropriate to the Residential Medium (RM) designation as Residential Medium encompasses density ranging from 5.5 to 12 d/u an acre.

Cimarron Mesa, the proposed subdivision, would include single family detached residential homes as well as pods of individually owned multi-family homes. The proposed number of homes is 100 plus, (73 is the minimum number of units required) and equates to an overall density of 5.61 d/u per acre.

Development Schedule and Phasing:

The subdivision development plan is to construct in 2 phases.

Current Use/Site Characteristics:

Currently the property is vacant.

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**

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

Subsequent events have invalidated the original premises as it did not account for the unforeseeable continual medium density growth along highway 50, which is now a densely populated Minor Collector in the Grand Junction 2020 Comprehensive Plan.

- (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 changed significantly. The proposed new neighborhood, Cimarron Mesa, is compatible with existing zoning to the north, south, east, and west and other neighboring properties. R-8 zoning is not only compatible with the neighborhood it is supported by the 2020 Comprehensive Plan designation Residential Medium (5.5 -12 d/u an acre). It creates a good transition from medium density to higher density on the east, bordering Dos Rios Elementary and R-16 zoning.

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

The impact on public facilities (i.e., schools, fire, police, roads, parks, etc.) is reasonable given the size of this development and considering that the project proposal is to develop within the recommended density of the 2020 Comprehensive Plan. Additionally, Impact Fees will be collected contributing to future needs such as schools and parks.

All utilities are available and have capacity to serve the proposed development.

Water- Ute Water

Sewer- City of Grand Junction

Irrigation Water- Orchard Mesa Irrigation District

Drainage- Grand Valley Drainage District

Fire Protection- City of Grand Junction

Police- City of Grand Junction

Communications- Charter and Century Link

- (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

Suitably designated land is becoming less & less available to meet the demand for R-8 (Residential 8 units per acre). The additional benefit of this proposed development is the promotion of infill and the reduction of leapfrog and/ or sprawling development.



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

The surrounding community will derive benefit from R-8 zoning simply because we are proposing a compatible and consistent neighborhood, instead of adding much higher or lower density in the middle of this medium density community. It does appear to be appropriate and transitional to develop medium density lots in this neighborhood that is mainly comprised of R-4 to R-8 zoning.

2020 Comprehensive Plan definition of Residential Medium Designations:

Residential Medium Range of Density • Between 5.5 and 12 dwelling units per acre. Characteristics • Comprised of residential uses with a range of housing types and densities. • Typically located in areas within walking distance of services and amenities and public transit. • Provides housing near commercial and employment areas. Land Uses • Primary: residential, home-based businesses. • Secondary: accessory dwelling units, shared common space, parks, schools, places of worship, home-based businesses, other public/institutional uses, other complementary neighborhood uses. Implementing Zone Districts • Residential-8 (R-8 du/ac) • Residential-12 (R-12 du/ac) • Community Services and Recreation (CSR) • Mixed Use Residential (MXR-3) • Mixed Use General (MXG-3) • Mixed Use Shopfront (MXS-3).

In summary, the applicant respectfully submits to request a Rezone from City of Grand Junction Community Development Department from R-4 to R-8.

Thank you.

**2829 North Ave. #105, Grand Junction, CO 81501
Ph: 970-640-6913**

Legal Description

LOT 1 CARVILLE SIMPLE SUBDIVISION SEC 26 1S 1W - 6.78 AC

LOT 7 BLK 5 CIMARRON MESA SUBDIVISION SEC 26 1S 1W & AN UND INT IN TRACTS - 16.68AC

Neighborhood Meeting Sign In Sheet			
Date:	November 30th, 2021		
Subdivision:	Cimarron Mesa Subdivision		
Name	Email Address	Phone	Comments
S. Toolson	sy.toolson@yahoo.com	970-361-8442	
Rich Toolson	rw.Toolson@yahoo.com		
Athar Jameson	atharjameson2018@gmail.com		
Jack Jameson		970-234-2657	
Janie Cucuiat	j.cucuiat@icloud.com	970-250-4549	
GARY KETCHUM	GAPAKE@NETJERO.COM	970-261-2828	
CHANCE BARFOOT	CHANCE1BARFOOT@GMAIL.COM	470-799-9391	
Emison Giezantanner	drem37@gmail.com	970-985-5941	
RUSTY MCFARLANE		970-314-7289	
James Colby	itsJamesColby@gmail.com	970-261-4981	
Terry Strade	TstradeBGA@gmail.com	970-270-6948	
DOMINIC EDGINTON	DOMINIC.EDGINTON@GMAIL.COM	(210) 667-5369	
CARISSA EDGINTON	CEDGINTON@D7@GMAIL.COM	(210) 792-5406	
DON POTTER	dsp399@gmail.com	970-978-1192	
Kim Kerk	KimK355@outlook.com	970-640-6913	
Allison Hamel	allisonh355@outlook	970-314-9131	

[illegible]

Cimarron Mesa Neighborhood Meeting – 11/30/2021

The meeting started at 5:30 pm. In attendance were 20 neighbors, 1 GJ City Planning employee, Scott Peterson and 2 project representatives, Kim Kerk and Allison Hamel, see attached sign-in sheet).

Kim Kerk, Project Manager (PM) is the representative working with team to coordinate project. All comments will be submitted to city for submittal process. The subdivision is for 117 +/- lots.

The developer is requesting a rezone to R-8 (Residential 8- 8 units/acres). Cimarron Mesa, the proposed subdivision, would include single family detached residential homes as well as pods of individually owned multi-family homes. The proposed number of homes is 100 +/-, (73 is the minimum number of units required) and equates to an overall density of 5.61 d/u per acre.

Questions and discussion points as follows:

1. How does the density compare to the subdivision on the East side of the project?
 - A. The subdivision on the East is very similar to the density that we are proposing for this project.
2. What homes will be built first?
 - A. Because we are in the early stages of planning & development, we are not sure. Single family homes will likely be built first, however, it also depends on Tracy's Village project that is located to the East.
3. Is electricity going to be installed above or underground?
 - A. All of the electric lines and cables will be undergrounded.
4. How many units will be built in the multi-family homes?
 - A. We are proposing three townhomes with 15 units each and 28 duplexes.
What are you envisioning for the duplexes?
 - A. There will be a combination of 1 & 2 story duplexes.
Will there be apartments?
 - A. No, there will not be any apartments.
5. How does Aspen St. connect into the proposed subdivision?
 - A. This street is part of the subdivision and will be built with the development of this project. The timeline on the development of this street is to be determined and will be built out when the houses in the northeast corner are developed.
6. What is the guarantee that the signalized intersection will be built on Palmer Street?
 - A. The Tracy's village project is very close to being approved by the City and this intersection is a requirement.
7. My concern is the heavy equipment that will be used during construction on B ½ road. Who will be responsible for the improvement of this street if/when it is needed?
 - A. Anyone can reach out to the City street team or Public Works to voice their concerns regarding street improvements.
8. When will construction begin, and how are you going to prepare the current homeowners for construction?
 - A. We estimate to start building homes around 2023. There will be a designated construction entrance before construction begins. Please feel free to reach out to

myself, Kim Kerk, or the City Planner, Scott Peterson, for any questions or concerns. We will also notify you if there are any updates or changes in the plans.

9. Are there any development plans for 26 ¼ road?
 - A. There are no proposed development or improvements for this street at this current time.
 - B. Where is the entrance from Highway 50 going to be?
 - C. The entrance from Highway 50 will be from Linden Ave. and Palmer Street.
 - D. Will B ½ road be accessible?
 - E. Yes, it will be accessible.
10. Could you please tell us who will be building the homes and if this subdivision will have an HOA.
 - A. The developer will bring in four to five different companies to build the homes. The existing Cimarron Mesa HOA eliminated these parcels from the HOA. We will create a new HOA for this subdivision and will work together to create consistencies within the neighborhoods.
11. Would it be possible to place speed bumps on Linden Avenue to slow traffic down?
 - A. The City does not like to do that.
12. Are there any plans for open space or parks?
 - A. There are not any proposed plans at this time. This is something that I could mention to the developer.
13. With the Rezone, are you proposing to build more homes than the current density of the property?
 - A. The current density allows for 4 units per acre. The proposed subdivision is planned to transition from lower density on the South end and expand to higher density in the North to match the existing neighborhoods.
14. Will there be irrigation available to the new subdivision?
 - A. Orchard Mesa Irrigation Company will supply irrigation water to the property. There is a 54-foot irrigation easement that runs along the West side of the parcels that will be narrowed down to about 25 feet. A pressurized irrigation system is proposed with the subdivision.

The meeting adjourned at 6:30 pm.

Both Scott Peterson and Kim Kerk expressed that they are available at any time by phone or email and will update them on any changes with the project going forward.

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Applewood South, LLC, am the owner of the following real property:

(b) 2945-261-36-001 & 2945-262-39-007

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

☒ I am the sole owner of the property.

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

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

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) _____

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

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

Owner signature as it appears on deed: 

Printed name of owner: Tim Foster, Managing Member, Applewood South, LLC

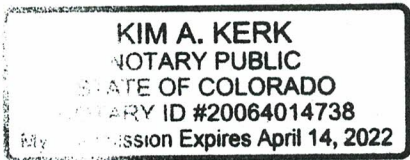
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 1st day of November, 20 21
by Tim Foster

Witness my hand and seal.

My Notary Commission expires on 04/14/2022




Notary Public Signature

4. The fourth part of the document discusses the implications of the findings. It highlights the potential applications of the research in various fields and the need for further investigation.

5. The fifth part of the document provides a conclusion and a summary of the key points. It reiterates the importance of the study and the need for continued research in this area.

6. The sixth part of the document includes a list of references and a bibliography. It cites the works of other researchers in the field and provides a comprehensive overview of the current state of knowledge.

7. The seventh part of the document contains a list of appendices and supplementary materials. These include additional data, charts, and tables that provide further detail on the study.

8. The eighth part of the document includes a list of figures and a list of tables. These provide a visual representation of the data and a summary of the key findings.

9. The ninth part of the document includes a list of equations and a list of symbols. These provide a mathematical representation of the concepts and variables used in the study.

10. The tenth part of the document includes a list of definitions and a list of abbreviations. These provide a clear and concise explanation of the terms and symbols used throughout the document.

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF
COMMERCE
WASHINGTON, D.C.



State Documentary Fee
Date: September 29, 2021
\$72.50

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **C. CHRIS CARNES AND CRYSTAL L. CARNES**, whose street address is **1172 23 1/2 RD, GRAND JUNCTION, CO 81505**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado**, for the consideration of **(\$725,000.00) ***Seven Hundred Twenty Five Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **APPLEWOOD SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **301 EAST DAKOTA DRIVE, Grand Junction, CO 81507**, City or Town of **Grand Junction**, County of **Mesa** and State of **Colorado**, the following real property in the County of **Mesa** and State of **Colorado**, to wit:

PARCEL A:

LOT 1 OF CARVILLE SIMPLE SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

PARCEL B:

LOT 7 IN BLOCK 5 OF CIMARRON MESA SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2650 B 1/2 ROAD, GRAND JUNCTION, CO 81503**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **September 29, 2021**.

C. CHRIS CARNES

CRYSTAL L. CARNES

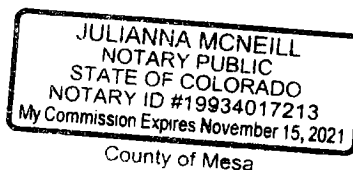
State of **Colorado**)
)ss.
County of **MESA**)

The foregoing instrument was acknowledged before me on this day of **September 29th, 2021** by **C. CHRIS CARNES AND CRYSTAL L. CARNES**

Witness my hand and official seal

My Commission expires: 11-15-21

Notary Public



When recorded return to: **APPLEWOOD SOUTH LLC, A COLORADO LIMITED LIABILITY COMPANY**
301 EAST DAKOTA DRIVE, Grand Junction, CO 81507



City of Grand Junction

Review Comments

Date: January 3, 2022 **Comment Round No.** 1 **Page No.** 1 of 4
Project Name: Cimarron Mesa II Rezone **File No:** RZN-2021-861
Project Location: South of Hwy 50 & west of B ½ Road

Check appropriate ☒ if comments were mailed, emailed, and/or picked up.

Property Owner(s): Applewood South LLC – Attn: Tim Foster

Mailing Address: 301 E. Dakota Drive, Grand Junction, CO 81507

☒ **Email:** Timothyfoster57@gmail.com **Telephone:** (970) 260-8785

☐ **Date Picked Up:** _____ **Signature:** _____

Representative(s): Land Consulting & Development LLC – Attn: Kim Kerk

Mailing Address: 2829 North Avenue, Suite 105, Grand Junction, CO 81501

☒ **Email:** Kimk355@outlook.com **Telephone:** (970) 640-6913

☐ **Date Picked Up:** _____ **Signature:** _____

Developer(s):

Mailing Address:

Email:

Telephone:

☐ **Date Picked Up:** _____ **Signature:** _____

CITY CONTACTS

Project Manager: Scott D. Peterson, Senior Planner

Email: scottp@gjcity.org **Telephone:** (970) 244-1447

Dev. Engineer: Rick Dorris

Email: rickdo@gjcity.org **Telephone:** (970) 256-4034

City of Grand Junction

REQUIREMENTS

(with appropriate Code citations)

CITY PLANNING

1. Application is for a Rezone from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac) in anticipation of future residential subdivision development. Existing two (2) properties total 23.47 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the properties as Residential Medium. The proposed R-8 (Residential – 8 du/c) Zone District is an applicable zone district within the Residential Medium category. No additional response required.

Applicant's Response:

Document Reference:

2. Public Correspondence Received:

As of this date, City Project Manager has not received any additional public correspondence concerning the proposed rezone application, other than what was received at the Neighborhood Meeting on November 30, 2021. If any future correspondence is received, City Project Manager will forward to the applicant and representative for their information and file.

Applicant's Response:

Document Reference:

3. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: January 25, 2022.
- b. First Reading of request by City Council: February 2, 2022.
- c. Second Reading of request by City Council: February 16, 2022.

Please plan on attending the January 25th Planning Commission meeting and the February 16th City Council Meeting. The February 2nd meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the January 25th and February 16th meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

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

Reviewed legal description for parcel to be rezoned.

The legal descriptions are not complete, the county and state need to be included and block needs to be spelled out. It would also be good to include the city. What was provided appeared to be an abbreviation from the GIS system. See below, similar to what appears in the Warranty Deed provided:

LOT 1, CARVILLE SIMPLE SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

LOT 7, BLOCK 5, CIMARRON MESA SUBDIVISION, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

Applicant's Response:

Document Reference:

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

The Grand Junction Fire Department has no comments for the proposed rezoning.

If you have any questions, call the Grand Junction Fire Department at 970-549-5800.

Applicant's Response:

Document Reference:

No comments.

Applicant's Response:

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: Mesa County Building Department

Contact Name: Harry Middlemas

Email / Telephone Number: harry.middlemas@mesacounty.us (970) 244-1656

MCBD has no objections to this project.

Applicant's Response:

Review Agency: Xcel Energy

Contact Name: Mike Castro

Email / Telephone Number: Michael.a.castro@xcelenergy.com (970) 244-2715

Xcel Energy has received an application for tentative load study and proposed facility locations.

Applicant's Response:

Review Agency: Ute Water Conservancy District

Contact Name: Jim Daugherty

Email / Telephone Number: jdaugherty@utewater.org (970) 242-7491

- No objection to rezone; however, it should be noted that the District has existing water facilities and recorded easements (presented on Subdivision Sketch) which have not been considered in the layout of the proposed subdivision. Easement language would prohibit the development of these improvements as proposed. Please contact David Priske (Ute Water District Engineer).
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

REVIEW AGENCIES

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

The following Review Agencies have responded with “No Comment.”

1. City Development Engineer

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

1. Orchard Mesa Irrigation District

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

1. **N/A.**

Date due: **N/A. Application will proceed to public hearing schedule.**

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

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

Applicant's Signature

Date

From: [Tim Foster](#)
To: [Scott Peterson](#)
Cc: [Kim Kerk](#); [Mike Foster](#); merlin@assetengineering.net; [Ivan Geer](#)
Subject: Re: Pre-Application Review Comments - Cimarron Mesa II
Date: Wednesday, January 12, 2022 11:04:30 AM

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

Scott this is to follow up on our phone conversation earlier today. I will not rehash the details of our interactions to date with the city engineer but suffice to say after four months and multiple conversations on the phone and in person the last minute and new proposed requirement that we build roads here there and everywhere including crossing a rather large ditch simply make moving forward in our current format not feasible.

Therefore, please accept this e mail as the withdrawal of the northern parcel from any consideration. That parcel clearly fits with the properties to the north and potentially to the east. We will continue forward with the southern parcel or Lot 7 IN BLOCK 5 OF CIMARRON MESA SUBDIVISION. As this is the final portion of the Cimarron Mesa Subdivision the previously anticipated access points should suffice.

Thank you for your time and consideration if you have any questions or comments please feel free to contact me at your convenience.

Tim Foster

On Tue, Jan 11, 2022 at 11:49 AM Scott Peterson <scottp@gjcity.org> wrote:

Kim,

See attached Pre-Application Review Comments that have been received so far in preparation for our meeting this afternoon at 3:30 PM.

See you then.

Scott Peterson

Senior Planner

City of Grand Junction

scottp@gjcity.org

(970) 244-1447

From: [Tim Foster](#)
To: [Scott Peterson](#)
Cc: [Ivan Geer](#); [Kim Kerk](#); [Merlin Schreiner](#); [Mike Foster](#)
Subject: Re: Cimarron Mesa II Rezone - RZN-2021-861
Date: Thursday, January 13, 2022 2:52:54 PM

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

We are firm in our decision. We thought that made sense initially but given the level and variety of new exactions and requirements it makes sense to keep it simple. So we are only moving forward with the southern parcel as I informed you on the phone and in my e mail.

Lot 1 of the Carville subdivision is a very different parcel and does not fit with the southern parcel which I might note again is simply the completion of the Cimarron subdivision.

On Thu, Jan 13, 2022 at 2:37 PM Scott Peterson <scottp@gjcity.org> wrote:

Tim,

I am in receipt of your email from yesterday, but I just wanted to verify that you still wish to remove the northern parcel (Lot 1, Carville Simple Subdivision) from your rezone request from R-4 to R-8. You mentioned that the intention was to market the property for sale, however, please keep in mind that whoever buys the property would more than likely need to rezone to R-8 in order to develop the site. Since you are going through the rezone process (public hearings) at this time for the southern parcel (Lot 7, Block 5, Cimarron Mesa Subdivision), you might want to consider keeping the northern parcel as part of the R-8 rezone request, but I will defer to your wishes if that is what you would like to do to only rezone one (1) of the parcels. Let me know your thoughts and if you would still like to proceed with only the rezone request for the southern parcel as I am in the process of finalizing my Staff Report in preparation for the January 25th Planning Commission meeting.

Thanks Tim.

Scott Peterson

Senior Planner

City of Grand Junction

scottp@gjcity.org

(970) 244-1447

Ribchard Toolson -

As a resident of the antitum subdivision traffic is a real concern. I understand the need for growth and the need for a more affordable housing model is need in the area. Knowing that more density would be a key aspect in accomplishing this goal. However, without the developer connecting aspen street to the main body of the subdivision the traffic on 26 1/4 Road will become an issue. The road is in very poor shape and is barely wide enough to accommodate two-way traffic. Combine this with the city's desire to keep this a peaceful quite area with slow speed limits and signs stating local traffic only after 10 pm because of the cemetery. The fact is that 26 1/4 road is the only road that has a turning light at highway 50 that can be accessed without back tracking. This will account for an addition once developed of 600-800 or more vehicles using this road. With funeral parties reducing the road to a one lane street at times there can be no doubt that accidents and or confrontations are going to happen for all of the reasons stated above. Personally, I would like to have the larger parcel left as it is currently zoned. However, the realities of the housing issues that are pervasive nationwide mean that this change will most likely take place. In conclusion at the very least a connection that bridges the drainage canal on aspen street is a necessity for the main development area of the two lots. this will enable use to the new Palmer Street interchange to access west bound lanes of highway 50. With addressing the substandard condition of 26 1/4 road and parking for funerals being dealt with in a thoughtful and timely manner as well.

James Morris -

Hello, I am concerned that this new zoning density will basically degrade the rural feeling of our neighborhood, with both subdivisions to the east and west zoned R4 and considering the Spyglass subdivision's density, this increase to R8 density will be out of character for this area. Along with it will be even more traffic and noise on B 1/2 Rd through my subdivision, which appears to be the proposed main access point. Does the city understand what the traffic is like on Linden and B 1/2 Rd during school operations? Especially the intersection of those two roads? I understand the willingness of the City of GJ management to adopt higher density to prevent increased urban sprawl however I certainly don't like the "packed in like sardines" effect of rezoning for increased density that changes the existing character of an area. Although it is "consistent" with the Land Use codes, those same codes should be applied with care and consideration of all factors, especially the existing character of a neighborhood and uniformity. Who made the ridiculous and inconsiderate decision to send notices only to people within 500 ft of the proposed site? The entire subdivisions of Cimarron Mesa and Antietam as well as other landowners in the area should have received the notices. Everyone that is going to be affected by the increased traffic and noise should have been informed. 500 ft is basically nothing considering the impact this construction will have on people living in this area. There is already very heavy traffic on US 50 in the mornings and afternoons when people transit to work and back. It is also the main route for people coming in to do business or shopping from the neighboring communities to the southeast of us. Increasing density is also contributing to increased traffic on this main thoroughfare in addition to what R4 zoning would have contributed. My thought is that if there is going to be a traffic signal and controlled intersection at Palmer and US Hwy 50 then it would provide an excellent and safer access point for the proposed subdivision. There are many children in this area and more traffic due to this new subdivision will make it less safe for them as well as others who walk for their health. I Do hope the planning commission and decision-making people will listen to the public and have consideration for our input. Thank you.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING
LOT 7, BLOCK 5, CIMARRON MESA SUBDIVISION
FROM R-4 (RESIDENTIAL – 4 DU/AC) TO R-8 (RESIDENTIAL – 8 DU/AC)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended rezoning Lot 7, Block 5, Cimarron Mesa Subdivision to the R-8 (Residential – 8 du/ac) zone district, finding that the R-8 zoning is consistent with the Code, conforms to and is consistent with the Future Land Use Map designation of Residential Medium 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 R-8 (Residential – 8 du/ac) 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 7, Block 5, Cimarron Mesa Subdivision , Grand Junction, Colorado shall be rezoned from R-4 (Residential – 4 du/ac) to R-8 (Residential – 8 du/ac).

Introduced on first reading this 2nd day of February 2022 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

Laura Bauer
Interim City Clerk

C.B. McDaniel
President of City Council



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: February 2, 2022
Presented By: Trenton Prall, Public Works Director
Department: Public Works - Engineering
Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Contract for the 28 1/4 Road and Hawthorne Road Construction Project

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a Contract with M.A. Concrete Construction, Inc. of Grand Junction, CO for the 28 1/4 Road and Hawthorne Construction Project in the amount of \$343,000.00.

EXECUTIVE SUMMARY:

This construction contract includes the construction of 28 1/4 Road north from the current end of pavement to an intersection with Hawthorne Avenue; and the construction of Hawthorne Avenue east from the current end of pavement to an intersection with 28 1/4 Road. This contract with M.A. Concrete Construction, Inc. for the amount of \$343,000, if approved, will construct approximately 550 linear feet of roadway, which consists of two lanes along with a curb, gutter, and sidewalk.

BACKGROUND OR DETAILED INFORMATION:

The extension of 28 1/4 Road to the north of Patterson Road is a collector roadway that will ultimately be one of the main access points for Matchett Park once it is developed. The connection of 28 1/4 Road to Hawthorne Ave provides an important link as part of the City's planned transportation network that would allow residential traffic to use 28 1/4 to access Patterson Road. This connection has been advanced in the City's capital improvement plan to reduce traffic on 28 Road and allow eastbound traffic to turn left at the signalized intersection at 28 1/4 Road as a safer alternative.

This project will include the construction of approximately 550 feet of roadway between 28 1/4 Road and Hawthorne Avenue. It will include the installation of storm drainage, and new sidewalk, curb, and gutter along both sides of each street to connect the existing sidewalks, providing continuous access for pedestrians along this segment of roadway.

This contract includes approximately 2,417 cubic yards of unclassified excavation, 1,844 tons of

aggregate base course, 462 sq. yards of concrete sidewalk, 845 tons of asphalt pavement, 1,506 linear feet of various curb, gutter, sidewalk, utility relocations, pedestrian lighting, landscaping, and revegetation.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Five companies submitted formal bids, which were found to be responsive and responsible in the following amounts.

Firm	Location	Bid Amount
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$343,000.00
Dirtworks Construction, LLC	Grand Junction, CO	\$373,368.17
Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	\$433,165.63
Agave Construction, LLC	Grand Junction, CO	\$496,914.05
970 Excavation, Inc.	Grand Junction, CO	\$521,743.63

This project is scheduled to begin in mid-February with an expected final completion date in the middle of May.

FISCAL IMPACT:

Funding for this project in the amount of \$390,000 is included in the 2022 Adopted Budget for the Transportation Capacity Fund.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with M.A. Concrete Construction, Inc. of Grand Junction, CO for the 28 1/4 Road and Hawthorne Construction Project in the amount of \$343,000.00.

Attachments

1. Project Location
2. 28.25 Rd and Hawthorne Ave Extension - Master Plan

28 1/4 Road and Hawthorne Avenue



0 0.1 0.2 mi

Printed: 1/14/2022

1 inch = 376 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

Hawthorne Ave

28 ¼ Road and
Hawthorne Ave
Road Extensions

28 ¼ Road

Patterson Road

DESIGNWORKSHOP

2014 Matchett Park Master Plan





Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: February 2, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck Principal Planner

Information

SUBJECT:

2021 Community Development Block Grant (CDBG) Subrecipient Agreement between Karis, Inc. 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 2021 CDBG Program Year as approved by City Council at its June 16, 2021 meeting. The allocation included a grant in the amount of \$40,000 to Karis, Inc. for the remodel of The House. The contract outlines the duties and responsibilities of the agency and ensures that the subrecipient complies 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 for 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.

Karis, Inc. Counseling and Education Center (CEC) Low Income Counseling Services
Karis, Inc. provides services and housing to homeless youth ages 13-24. The House provides temporary housing and services to homeless youth. CDBG funds will be used to remodel The House to include improving HVAC, remodeling bathrooms and kitchen, painting, and creating a more open floor plan that will add spaces for youth to work with

staff on homework and job applications.

Karis, Inc. is considered a "subrecipient" to the City. The City will "pass through" a portion of its 2021 Program Year CDBG funds to Karis, Inc., but the City remains responsible for the use of these funds. The contract outlines the duties and responsibilities of the agency and ensures that the subrecipient complies with all Federal rules and regulations governing the use of the funds. The contract must be approved before the subrecipient can obligate or spend any of the Federal funds. The Subrecipient Agreement with the agency contains the specifics of the project and how the money will be used by the subrecipient.

FISCAL IMPACT:

Previously approved 2021 CDBG Program Year Budget/Allocation: \$469,557. The City will "pass through" \$40,000 of its 2021 Program Year CDBG funds to Karis, Inc.

SUGGESTED MOTION:

I move to authorize the City Manager to sign the Subrecipient Contract between the City of Grand Junction and Karis, Inc. for funding through the City's 2021 Community Development Block Grant Program Year.

Attachments

1. 2021 Subrecipient Agreement Karis

**2021 SUBRECIPIENT CONTRACT
CITY OF GRAND JUNCTION, COLORADO AS GRANTEE
UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Date Approved: _____, 2022

Amount of Grant: \$40,000

Subrecipient: Karis Inc.

I. AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 2022 by and between the CITY OF GRAND JUNCTION, COLORADO (hereinafter referred to as "*City*"), and Karis, Inc. (Karis) a not-for-profit agency (hereinafter referred to as "*Subrecipient*").

Recitals:

The *City* as an entitlement recipient and grantee of the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program does hereby enter this Agreement with the *Subrecipient* for the expenditure of CDBG funds in accordance with Title 24, Part 570 of the Code of Federal Regulations (24 CFR 570.000 *et. seq.* hereinafter referred to as *CDBG Regs* and the *Uniform Requirements* in accordance with Title 2 Part 200 of the Code of Federal Regulations (2 CFR 200 *et. seq.*)

Pursuant to such Agreement the City has awarded the Subrecipient CDBG funds to undertake certain activities necessary for the execution of certain projects the City deems necessary, desirable and in furtherance of the purposes of the program. To accomplish those goals the City does agree to disburse funds to the Subrecipient to execute its project in accordance with the CDBG Regs and this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals which are a substantive part of this Agreement and the following provisions which are approved by the City and the Subrecipient, they mutually agree as follows:

II. SUBRECIPIENT OBLIGATIONS AND SCOPE OF SERVICES

A. Activities

The sub-granting of CDBG funds to and the scope of services to be rendered by the Subrecipient shall be for the provision of the services described in Exhibit A attached hereto and made a part of this Agreement. Subrecipient agrees to perform the work described in Exhibit A in compliance with all provisions of this Agreement and it agrees to conduct all activities of the Subrecipient, whether funded in whole or in part by CDBG funds from the City in accordance with the provisions contained in 24 CFR 570 *et. seq.* and 2 CFR 200 *et. seq.* and *inter alia*. Subrecipient warrants and represents that it has the requisite authority and capacity to perform all terms and conditions to be performed hereunder as required by this Agreement or by law and that there is adequate consideration to support the making and enforcement of this Agreement.

B. National Objectives

Subrecipient certifies that the activities carried out with funds provided under this Agreement

meet one or more of the CDBG program's National Objectives. The specific National Objective to be met and how it will be met by the Subrecipient is described in Exhibit A attached to and incorporated by reference into this Agreement.

C. Client Data

The Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility and description of service provided. Such information shall be made available to the City or its designees for review upon request.

III. RESPONSIBILITY OF THE CITY

The City shall designate representative(s) of the City who will be authorized to make all necessary decisions required of the City on behalf of the City in connection with the execution of this Agreement and disbursing funds in connection with the program in accordance with the Agreement.

IV. PAYMENT

If Subrecipient is not in default hereunder, and subject to City's receipt of the Department of Housing and Urban Development Community Development Block Grant funds and provided that the Agreement and Scope of Services are eligible expenditures of Community Development Block Grant funds, the City agrees to pay the Subrecipient a total dollar amount that is described on Exhibit A of this Agreement. Payment shall be made upon presentation of invoices which Subrecipient certifies are true and correct copies of payments due on behalf of the Subrecipient, for an activity covered by this Agreement and made in accordance and compliance with the Scope of Services. Payment may be withheld by the City in the event of non-performance by Subrecipient. The City may, at its sole discretion, retain 10% of each disbursement with final payment made upon successful completion of the project including satisfactory compliance with all City, state, and federal requirements.

V. GENERAL CONDITIONS

A. General Compliance

The Subrecipient also agrees to comply with all other applicable federal, state, and local laws, regulations and policies governing the funds provided under and the obligations imposed by this Agreement. The Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. Independent Contractor

Nothing contained in this Agreement is intended to or shall be construed in any manner as creating or establishing the relationship of employer/employee or a partnership or joint venture between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Subrecipient is an independent Subrecipient.

C. Hold Harmless

The Subrecipient shall hold harmless, defend, and indemnify the City from any and all claims, suits, charges, damages, costs, fees, expenses and judgments whatsoever that arise out of the

Subrecipient's performance or nonperformance of the services or other subject matter called for or otherwise provided in this Agreement.

D. Workers' Compensation

The Subrecipient shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

E. Insurance and Bonding

The Subrecipient shall carry sufficient insurance coverage to protect contract assets from loss due to theft, fraud and/or undue physical damage, and as a minimum shall purchase a blanket fidelity bond covering all employees in an amount equal to the total cash advances from the City.

F. Amendments

The City or Subrecipient may amend this Agreement at any time provided that such amendment(s) make specific reference to this Agreement and are executed in writing, signed by a duly authorized representative of both organizations, and approved by the City Council. Such amendment(s) shall not invalidate this Agreement nor relieve or release the City or Subrecipient from its obligations under this Agreement.

The City may, in its discretion, amend this Agreement to conform with federal, state, or local governmental law, rules, guidelines, regulations, policies and/or available funding amounts or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the City and Subrecipient.

G. Suspension or Termination

Either party may terminate this Agreement at any time by giving written notice to the other party of termination and specifying the effective date thereof, at least 30 days before the effective date of such termination. Partial terminations of the Scope of Service may only be undertaken with the prior written approval of the City. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by the Subrecipient under this Agreement shall, at the option of the City, become the property of the City and the Subrecipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to termination.

In accordance with 2 CFR 200.338–200.342 the City may suspend or terminate this Agreement, in whole or in part, if the Subrecipient materially fails to comply with any term of this Agreement, or with any of the law, rules, regulations or provisions referred to herein and the City may declare the Subrecipient ineligible for any further participation in the City's contracts, in addition to other remedies as provided by law. In the event there is reason to believe the Subrecipient is in noncompliance with any applicable law, rules or regulations, the City may withhold up to fifteen (15) percent of said contract funds until such time as the Subrecipient is found to be in compliance by the City or is otherwise found by the City to be in compliance.

VI. ADMINISTRATIVE REQUIREMENTS

A. Uniform Administrative Requirements

1. Accounting Standards

The Subrecipient agrees to comply with the *Uniform Requirements* for accounting principles and procedures required therein, to utilize adequate internal controls and maintain necessary source documentation for all costs incurred. Subrecipient shall comply and/or cause compliance with all audit reports required by the City and in conformity with 2 CFR 200.501 *et. seq.* as applicable. (See also B. 7 below)

2. Cost Principles

The Subrecipient shall administer its program in conformance with the *Uniform Requirements* pertaining to cost as applicable. These principles shall be applied for all costs incurred.

B. Documentation and Record-Keeping

1. Records to be Maintained

The Subrecipient shall maintain all required records required specified in 24 CFR Part 570.506. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG Program;
- c. Records required to determine the eligibility of activities;
- d. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG assistance;
- e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG Program;
- f. Financial records as required by 24 CFR Part 570.502, and 2 CFR Part 200 *et. seq.*

and

- g. Other records necessary to document compliance with Subpart K of 24 CFR 570.

2. Retention

The Subrecipient shall retain all required records incurred under this Agreement for a period of three (3) years after the termination of all activities funded under this Agreement. Records for non-expendable property acquired with funds under this Agreement shall be retained for four (4) years after final disposition of such property. Records for any displaced person must be kept for four (4) years after he/she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and the same has started before the expiration of the three-year period, then such records must be retained until completion of the action(s) and resolution of all issues or the expiration of the three-year period, whichever occurs later.

3. Disclosure

The Subrecipient understands that client information collected under this Agreement is private and the unauthorized use or disclosure of such information, when not directly connected with the administration of the City's or Subrecipient's responsibilities with respect to services provided under this contract, is prohibited except as allowed or provided by law.

4. Access to Records

The Subrecipient shall furnish and cause each of its own subrecipients and/or subcontractors to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City, HUD or its agent or other authorized officials for purposes of investigation to ascertain compliance with the law, rule, regulations and provisions stated herein. The Subrecipient understands that the City, the Comptroller General and the Secretary of HUD shall have access to all records related to this project.

5. Reversion of Assets

The Subrecipient shall describe in writing in a form established by the City, all CDBG Assets to be obtained as a result of the funded activity. CDBG Asset shall mean an asset(s) purchased in whole or in part with CDBG funds or improved in whole or in part with CDBG funds and having a fair market value of \$40,000 or greater.

The City shall have a security interest in any and all CDBG Assets and after being obtained by the Subrecipient the City's security interest shall be perfected by means of: a) a deed of trust for real estate, encumbering the Subrecipient's equity in the real estate; or b) a lien notation on the certificate of title for a motor vehicle(s); or c) a security agreement and financing statement for personal property; or d) an assignment of accounts receivable for accounts receivable. The deed of trust shall be recorded with the Mesa County Clerk, the lien with the Colorado Department of Revenue and the financing statement and assignment of accounts recorded with the Colorado Secretary of State. The account debtors will be notified in writing of the assignment of accounts receivable. The Subrecipient shall transfer to the City any Community Development Block Grant funds related to this project on hand at the time of expiration of this Agreement and/or any accounts receivable of Community Development Block Grant funds related to this project. The instruments necessary to perfect the security interest will be prepared by the City Attorney. The Subrecipient shall pay all recording fees and mailing costs with other than CDBG funds.

If the Subrecipient ceases to use a CDBG Asset for CDBG purposes, the City may, in its discretion, direct the Subrecipient to convey the CDBG Asset to the City or require the Subrecipient to repay the CDBG funds that were used in whole or in part to acquire the CDBG Asset. The instruments necessary to convey the CDBG Asset will be prepared by the City Attorney.

In accordance with 24 CFR 570.503(b)(7) any real property under the Subrecipient's control that was acquired or improved, in whole or in part, with CDBG Funds (including CDBG funds provided to the Subrecipient in the form of a loan) shall, at the option of the City either a) be used for an eligible CDBG activity, as determined by the City and as provide for in a legal instrument(s) creating the interest, for a period of at least 5 years after the expiration of this Agreement or such longer period as the City may require; or b) be disposed of in a manner that results in the City's being reimbursed in the lesser amount of the CDBG funds that were expended on the real property or the current fair market value of the property, less any portion of the value attributable to the expenditure of non-CDBG funds for acquisition or improvement(s) to the property.

The Subrecipient agrees to use all improvements made to the real property, with CDBG funds, as set forth in Exhibit "A."

6. Program Income

The Subrecipient agrees that it shall not use CDBG funds in any manner which shall provide income to the Subrecipient. Any interest income earned on funds generated through the use of investment of funds received from CDBG shall be cause, in the sole discretion of the City, for recapture of such income and/or the full amount of funds granted to the Subrecipient.

The Subrecipient shall report quarterly all program income (as defined by 24 CFR 570.500(a)) generated by activities carried out with CDBG funds made available under this Agreement. The use of program income by the Subrecipient shall comply with the requirements set forth at 24 CFR 570.504. By way of further limitation, the Subrecipient may use such income during the contract period for activities permitted under this Agreement and shall reduce requests for additional funds by the amount of any such program balance(s) on hand. All unexpended program income shall be returned to the City at the end of the contract period as required by 24 CFR 570.503(b)(7). Any interest earned on cash advances from the US Treasury and from funds held in a revolving fund account is not program income and shall be remitted promptly to the City.

7. Audits and Inspections

All Subrecipient records with respect to any matters covered by the Agreement shall be made available to the City, their designees and/or the federal government, at any time during normal business hours, as often as the City deems necessary, to audit, examine and make excerpts or transcripts of all data. Any deficiencies noted in audit reports must be fully cleared by the Subrecipient within 30 days after receipt of notice of deficiency. Failure of the Subrecipient to comply with the above audit requirements constitutes a violation of this Agreement and may result in the withholding of payment(s). The Subrecipient hereby agrees to have an annual agency audit conducted in accordance with City policy and, as applicable, the *Uniform Requirements*.

C. Reporting, Payment and Procurement Procedures

1. Indirect Costs

Indirect costs are not allowed and shall not be charged. The Subrecipient shall not develop an indirect cost allocation plan for determining the appropriate Subrecipient's share of administrative costs and shall not submit such plan to the City for approval, in a form specified by the City.

2. Payment Procedures

The City will pay to the Subrecipient funds available under this agreement based upon information submitted by the Subrecipient and consistent with the approved budget and any City policies concerning payments. With the exception of certain advances, payments will be made for eligible expenses actually incurred by the Subrecipient, and not to exceed the actual grant award. In addition, the City reserves the right to liquidate funds available under this agreement for costs incurred by the City on behalf of the Subrecipient.

3. Progress Reports

The Subrecipient shall submit Progress Reports to the City in the time and manner specified in Exhibit A of this Agreement.

D. Procurement – *Uniform Requirements*

The Subrecipient shall procure all materials, property or services in accordance with the *Uniform Requirements* of 2 CFR Part 200 *et. seq.*

VII. RELOCATION, REAL PROPERTY ACQUISITION, AND ONE-FOR-ONE HOUSING REPLACEMENT

The Subrecipient and the City agree that no persons are being displaced. But if they were Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations of 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Antidisplacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in §570.606(d) governing optional relocation policies. The Subrecipient shall provide relocation assistance to persons who are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project.

VIII. PERSONNEL AND PARTICIPANT CONDITIONS

A. Civil Rights

1. Compliance

The Subrecipient agrees to comply with Title VI of the Civil Rights Act of 1964 as amended, Title VIII of the Civil Rights Act of 1968 as amended, Section 104(b) and Section 109 of Title I of the Housing and Community Development Act of 1974 as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1975, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

2. Nondiscrimination

The Subrecipient shall not discriminate against any person, employee, or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. The Subrecipient will take affirmative action to ensure that all employment practices are free from such discrimination. Such employment practices include but are not limited to: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Subrecipient agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

3. Land Covenants

This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this contract, the Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that the City and the United States are beneficiaries of and entitled to enforce such covenants. The Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant and will not itself discriminate.

4. Section 504

The Subrecipient agrees to comply with any federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 706) which prohibits discrimination against the handicapped in any federally assisted program.

B. Affirmative Action

1. Approved Plan

The Subrecipient agrees that it shall be committed to carry out pursuant to the City's specifications an Affirmative Action Program in keeping with the principles as provided in President's Executive Order 11246 of September 24, 1965. The Subrecipient shall submit a plan for an Affirmative Action Program for approval by the City.

2. W/MBE

The Subrecipient will use its best efforts to afford minority and women-owned business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the term "minority and women-owned business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. The Subrecipient may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

3. EEO/AA Statement

The Subrecipient will, in all solicitations or advertisements for employees placed by or on behalf of the Subrecipient, state that it is an Equal Opportunity or Affirmative Action employer.

4. Subcontractor Provisions

The Subrecipient shall include the provisions of Paragraphs VIII A, Civil Rights, and B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own subrecipients or subcontractors.

C. Employment Restrictions-Prohibited Activity

The Subrecipient is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; sectarian or religious activities; lobbying, political patronage and nepotism activities.

D. Conduct

1. Assignability

The Subrecipient shall not assign or transfer any interest in this Agreement without the prior written consent of the City; provided, however, that claims for money due to the Subrecipient from the City under this Agreement may be assigned to a bank, trust company or other financial institution without such approval. Notice of assignment or transfer to a bank or other financial institution shall be furnished promptly to the City.

2. Subcontracts

a. The Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the written consent of the City. b. The Subrecipient understands that the City and/or HUD will monitor the Subrecipient for compliance with this Agreement. c. The Subrecipient shall cause all of the provisions of this Agreement in its entirety to be included in and made a part of any subcontract executed in the performance of this Agreement. d. The Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to the City along with documentation concerning the selection process.

3. Hatch Act

The Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

4. Conflict of Interest

The Subrecipient agrees to abide by the provisions of 24 CFR 570.611 with respect to conflicts of interest, and covenants that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. The Subrecipient further covenants that in the performance of this Agreement no person having such a financial interest shall be employed or retained by the Subrecipient hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the City, or of any designated public agencies or subrecipients which are receiving funds under the CDBG Entitlement program.

5. Lobbying

The Subrecipient certifies that:

a. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement;

b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "*Disclosure Form to Report Lobbying*," in accordance with instructions;

c. It will require that the language of paragraph (d) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and

contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; and

d. Lobbying Certification - Paragraph d - This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each failure.

6. Copyright

If this Agreement results in any copyrightable material or inventions, the City and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

7. Religious Organization

The Subrecipient agrees that funds provided under this Agreement will not be utilized for religious activities, to promote religious interests, or for the benefit of a religious organization in accordance with the federal regulations specified in 24 CFR 570.200(j).

E. "Section 3" Clause

1. Compliance

Compliance with the provisions of Section 3, the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this contract, shall be a condition of the federal financial assistance provided under this agreement and binding upon the City, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors. Failure to fulfill these requirements shall subject the City, the Subrecipient and any of the Subrecipient's subrecipients and subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which federal assistance is provided. The Subrecipient certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

The Subrecipient further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program providing direct federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968 as amended, 12 U.S.C. 1701. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low- and very low-income residents of the project area and contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for the low- and very low-income persons residing in the metropolitan area in which the project is located."

The Subrecipient further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation, housing construction, or other public construction

project are given to low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to low- and very low-income persons within the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation, housing construction, or other public construction project are given to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the CDBG-funded project is located; where feasible, priority should be given to business concerns which provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Subrecipient certifies and agrees that no contractual or other legal incapacity exists which would prevent compliance with these requirements.

2. Subcontracts

The Subrecipient shall include the foregoing Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

IX. ENVIRONMENTAL CONDITIONS

A. Air and Water

The Subrecipient agrees to comply with the following insofar as they apply to the performance of this Agreement: (The Subrecipient does not assume the City's environmental responsibilities described in §570.604 nor does it assume the responsibility for initiating the review process under 24 CFR Part 52.) The *Clean Air Act*, 42 U.S.C., 7401, *et seq.*; the *Federal Water Pollution Control Act*, as amended and later enactments 33 U.S.C. 1251, *et seq.*, particularly Section 308 relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in said Section 114 and Section 308; and all regulations and guidelines issued thereunder and Environmental Protection Agency (EPA) regulations pursuant to 40 C.F.R., Part 50, as amended.

B. Flood Disaster Protection

In accordance with the requirements of the *Flood Disaster Protection Act* of 1973 (42 USC 4001), the Subrecipient shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. Lead-Based Paint

The Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-

assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken.

D. Historic Preservation

The Subrecipient agrees to comply with the Historic Preservation requirements set forth in the *National Historic Preservation Act* of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR, Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this Agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a federal, state, or local historic property list.

X. CONSTRUCTION CONDITIONS

A. Labor Standards

The Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the *Davis-Bacon Act*, 40 U.S.C. § 3141 *et. seq.*, as amended; the provisions of *Contract Work Hours and Safety Standards Act*, 40 U.S.C § 3701 *et. seq.*; the *Copeland Anti-Kickback Act*, 18 U.S.C. §874 and 40 U.S.C. Chapter 3, Section 276c; and all other applicable federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. The Subrecipient shall maintain documentation which demonstrates compliance with hour and wage requirements. Such documentation shall be made available to the City for review upon request.

The Subrecipient agrees that, except with respect to the rehabilitation or construction of residential property containing less than eight (8) units, all contractors engaged under contracts in excess of \$2,000 for construction, renovation or repair work financed in whole or in part with assistance provided under this agreement, shall comply with federal requirements adopted by the City pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5, 6 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Subrecipient of its obligation, if any, to require payment of the higher wage. The Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

B. Asbestos

The Contractor/Subrecipient where undertaking renovation, rehabilitation, or demolition actions shall follow the notification and strict work practices for asbestos handling, removal, storage and transport as required under 40 CFR Part 61, Subpart M and 40 CFR Part 763 as well as for worker protection standards and exposures as required under 29 CFR 1910.1001 (non-construction), 1926.58 (construction), 40 CFR Part 763, Subpart G, and any applicable local

regulations.

C. Energy Efficiency

The Contractor/Subrecipient shall comply with the *1989 Model Energy Code*, incorporated herein by this reference, for all new buildings constructed under this Agreement to address federal energy efficiency requirements found at 2 CFR §200.322 incorporated herein by this reference.

XI. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement shall nevertheless be in full force and effect.

XII. ENTIRE AGREEMENT

The provisions set forth in items I-XI, and all attachments to this Agreement which includes the Subrecipient's lease with the City, constitute the entire Agreement between the parties hereto and no statement, promise, conditions, understanding, inducement, or representation, oral or written, express or implied, which is not contained herein shall be binding or valid.

IN WITNESS WHEREOF, the Subrecipient and the City have executed this Agreement as of the date first above written and under the laws of the State of Colorado.

CITY OF GRAND JUNCTION, COLORADO

BY:

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

SUBRECIPIENT:

BY: _____

Signature

Title

ATTEST: _____

DRAFT

**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: Karis Inc.

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 House community facility located at 2705 North 8th Court, Grand Junction, Colorado ("Property"). Subrecipient is a community services agency that provides a variety of housing and support services for youth and young adults. The House provides temporary shelter for youth and young adults experiencing homelessness.
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 facilities and services for low/moderate income/homeless individuals in Grand Junction, Colorado.
3. The project consists of rehabilitation of the existing residential structure site and building to include improving HVAC, removing asbestos hazards, remodeling bathrooms and kitchen, painting, and creating a more open floor plan that will add spaces for youth to work with staff on homework and job applications. 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 \$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.

_____ Subrecipient

_____ City of Grand Junction

5. The total budget for the use of the CDBG funds is:

Kitchen Cabinets and Counters	\$20,000
Asbestos Removal/Abatement	\$20,000

6. This project will serve 250 to 300 homeless youth in the coming year.
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: 250

B. Number of unduplicated LMI City residents to be served with grant funds during the 12 mo. FY contract: 225

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: 225

2. Schedule of Performance

Estimate the number of unduplicated City resident to be served per calendar quarter of the 12 mo. FY contract Q1: 55 Q2: 55 Q3: 55 Q4: 60

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 XX Homeless Service/Facility
____ Disabled Service ____ 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

Youth clients are presumed benefit because they are homeless. However, Karis, Inc. also requests information regarding income during the intake process.

____ Subrecipient

____ City of Grand Junction



Grand Junction City Council

Regular Session

Item #3.d.

Meeting Date: February 2, 2022

Presented By: Jay Valentine, General Services Director, Trenton Prall, Public Works Director

Department: General Services

Submitted By: Trent Prall

Information

SUBJECT:

Purchase Crosswalk Flashing Beacons

RECOMMENDATION:

Staff recommends the sole source purchase of rectangular rapid flashing beacon systems for 12th Street Crosswalks from Gades Sales for \$57,885.00.

EXECUTIVE SUMMARY:

Rectangular Rapid Flashing Beacons (RRFBs) are pedestrian-actuated enhancements used in combination with a pedestrian, school, or trail crossing warning sign to improve safety at uncontrolled, marked crosswalks. The device includes two rectangular-shaped yellow indications, each with an LED-array-based light source that flashes at high frequency when activated. This request is to purchase RRFB systems for 12th Street crosswalks from Gades Sales for \$57,885.00. This purchase will replace the existing three crosswalks between North Ave and Orchard Ave with an updated array of RRFBs, poles and signs.

BACKGROUND OR DETAILED INFORMATION:

The RRFB is a treatment option at many types of established pedestrian crossings. Research indicates RRFBs can result in motorist yielding rates as high as 98 percent at marked crosswalks. Compliance rates varied most per the city location, posted speed limit, crossing distance, and whether the road was one- or two-way. RRFBs are particularly effective at multilane crossings with speed limits less than 40 mph. This request is to purchase RRFB systems for 12th Street crosswalks at Bunting, Kennedy, and Mesa Ave from Gades Sales for \$57,885.00. This purchase will replace the existing three crosswalks between North Ave and Orchard Ave with an updated array of

RRFBs, poles and signs as part of a number of recent safety enhancements including removal and trimming of trees and reducing the speed limit from 35 mph to 30 mph between North Ave and Orchard.

FISCAL IMPACT:

Funding for this purchase will be accommodated within the 2022 Adopted Budget.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to execute a purchase order with Gades Sales for the purchase of a rectangular rapid flashing beacon system for 12th Street Crosswalks for \$57,885.00.

Attachments

1. Sole Source Carmanah Memo

Memorandum

TO: Trenton Prall
FROM: Eric Mocko
DATE: 1/25/22
SUBJECT: Carmanah Flashing Beacons Sole Source

The Transportation Engineering division is requesting approval to Sole Source Solar Flashing Beacon devices throughout the City.

Currently the City has several of these systems deployed at 8 locations throughout our roadway network. These locations include 28 ½ Rd. and B ½ Rd, 12th St. and Bunting Ave., 12th Street and Kennedy Ave., 12th Street and Mesa Ave., 7th Street and Wellington Ave., 30 ¼ Rd. and D ½ Rd., 12th Street and Belford Ave., and 14th St. and Main St. These solar systems are all provided by the Carmanah Technologies Corporation and distributed exclusively by Gades Sales Co. in Colorado. A letter was also provided by Carmanah documenting this sole source distribution on January 21, 2022.

The major advantages of these solar flashing beacons are their capability to communicate to each other over a mile radius and their interchangeable parts. Maintaining consistency with our existing systems is desirable for several reasons including the substantial cost of spare parts, long lead times for materials, a desire to keep a minimal physical inventory that requires space to store long term, and an overall availability of local inventory, training, and support.

This specific purchase of Rectangular Rapid Flashing Beacons (RRFBs) will upgrade the existing systems located on 12th Street near Colorado Mesa University to enhance visibility and capacity. This will also further expand our network of RRFBs as the existing devices will be salvaged and placed at new locations throughout the City.

Attachment: Carmanah Sole Source Letter



Jan. 21, 2022

To Whom It May Concern,

Please be advised that **Gades Sales Co., Inc.** is the authorized Preferred Reseller and sole source for **Carmanah Technologies Corporation's** products in Colorado. Gades is able to provide training, technical support, sales, warranty, and overall support of our products.

We have a longstanding relationship with Gades and entrust them with all aspects of distributing and supporting our products. If there are any concerns, please contact me to discuss.

Regards,

Aaron Lockwood
Director, Business Development
Carmanah Technologies Corp.
alockwood@carmanah.com
250-412-8322



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: February 2, 2022
Presented By: John Shaver, City Attorney
Department: City Attorney
Submitted By: John Shaver

Information

SUBJECT:

A Resolution Amending Resolution No. 45-18 Concerning the Voter Approved Increase in the Lodgers Tax (Lodgers Tax Increase) and Defining and Describing Proper Expenditures Thereof

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

By law the City Council must determine that the revenue derived from the Lodgers Tax Increase is collected, retained and spent solely for the purpose(s) of promoting and marketing travel, tourism and tourism related activities, as provided in Measure 2A. With this Resolution the City Council is exercising its authority to define and describe the proper purposes of the annual allocation(s) to the Grand Junction Regional Air Service Alliance.

BACKGROUND OR DETAILED INFORMATION:

Based on and because of the voter approval of ballot measure 2A proposed by Resolution 45-18, on the November 6, 2018 ballot, beginning January 1, 2019, the City of Grand Junction ("City") was authorized to collect, budget and expend the revenue generated from the Lodgers Tax Increase to fund promotions and marketing for travel and tourism related activities. In order to promote, market and obtain travel and tourism and tourism related activities, all as generally described above and in Measure 2A, the City has annually budgeted 1.0% of the Lodgers Tax Increase to the Grand Junction Regional Air Service Alliance (GJRASA) and two other entities.

Due to staffing challenges, primarily pilot shortages, and other major disruptions such

as travel restrictions, public health orders, and passenger concerns about safety, the air service industry has experienced significant turbulence and business disruptions. Grand Junction Regional Airport has been adversely affected by this turbulence as it has recently lost service between Grand Junction and Salt Lake City and many connecting destinations.

The assumptions about the airline industry made when Resolution 45-18 was adopted have materially changed. With this Resolution, the City Council is exercising its authority to define and describe the proper purposes of the annual allocation(s) to the Grand Junction Regional Air Service Alliance.

FISCAL IMPACT:

There is no direct fiscal impact resulting from this action.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 16-22, a resolution amending Resolution No. 45-18 concerning the voter approved increase in the Lodgers Tax (Lodgers Tax Increase) and defining and describing proper expenditures thereof.

Attachments

1. Resolution No. 45-18 - 2018
2. RES-Amend 45-18 012622
3. RES-Amend 45-18 GJRASA Goals and 2022 Action Plan Attachment

RESOLUTION NO. 45-18

A RESOLUTION SETTING A TITLE AND SUBMITTING TO THE ELECTORATE ON NOVEMBER 6, 2018 A MEASURE TO INCREASE AND RETAIN AND SPEND ALL LODGING TAX REVENUES AS DEFINED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION

RECITALS.

In 1988 the City Council of the City of Grand Junction adopted Ordinance 2401 creating the Grand Junction Visitors and Convention Bureau (VCB). Since January 1, 1989 the VCB (now known as *Visit Grand Junction*) has capably served the City and the region by providing destination marketing, promotion and visitor services. With Ordinance 2401/People's Ordinance 34, the City imposed a 3% tax on the price paid for "lodging," which is defined as the providing of the right to use or possess, for consideration, any room or rooms for temporary occupancy, such as, but not limited to: a room in a hotel, guesthouse, hotel apartment and lodging houses, motel, ranch, resort, mobile home, mobile home park, bed and breakfast establishment, movable structure, auto camp, trailer court, inn, hostel or park under any concession, permit, right of access, lease, contract, license to use or other arrangement or otherwise, but shall not include rentals under a written agreement for occupancy for a period of 30 consecutive days or more.

The revenues derived from such lodging tax are used exclusively for promoting and marketing tourism and tourism-related activities.

In 2017 travel and tourism generated approximately \$1.46 million in lodging taxes and \$1.39 million in local sales tax revenues. They also bring jobs and economic prosperity: the travel industry alone provides Grand Junction more than 5,500 jobs and \$139.9 million in wages. Grand Junction experienced \$282.3 million in direct travel spending in 2017, with tremendous potential to grow beyond that sum.

Because the lodging tax is almost universally paid by business and leisure travelers, it imposes little if any burden on City residents. Using lodging tax revenues to fund travel, destination marketing, and visitor services also creates a positive nexus between the cost of providing those services and the users of those services, while providing a substantial economic benefit to the City by the infusion of funds from people who live outside the community.

Because the lodging tax rate was set nearly 30 years ago and has not increased since then, and because of a demonstrated need for new and additional services, including sports tourism marketing and support for direct air service to and from Grand Junction, the City Council has determined that the lodging tax should increase by 3%.

The purpose of this resolution is therefore to set a ballot question to increase the lodging tax and to seek voter authorization for the City of Grand Junction to retain and spend this important tax revenue for the use and benefit of *Visit Grand Junction*, of the Greater Grand Junction Sports Commission (GGJSC) and the Grand Junction Regional Air Service Alliance (GJRASA), so long as such funds are expended, as determined by the City Council, for promotion and marketing for travel and tourism-related activities

including but not limited to sports-related tourism and support for direct air service in Grand Junction.

The 1989 Lodgers Tax was imposed prior to the 1992 Taxpayer Bill of Rights (TABOR) and is therefore exempt from the provisions thereof; however, this 3% Lodgers Tax Increase must be approved by voters. The ballot question will allow voters to decide these important tax and spending questions.

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

1. The purpose of this resolution (Resolution) is to authorize the submission to the eligible electors voting at the election to be held on the first Tuesday of November 2018 (the Election), a ballot question to enact, levy and impose an increase in the Lodgers Tax at a rate of 3% (for a total Lodgers Tax of 6%) on the price paid for the leasing or rental of any occupied hotel room, motel room, lodging house, bed and breakfast, and other accommodation with the revenues derived from such lodging tax being used exclusively for promoting and marketing tourism and tourism related special events and activities all in accordance with the ordinances of the City of Grand Junction and this resolution and ballot question. The 3% increase shall be referred to herein as the "Lodgers Tax Increase."
2. If approved by the eligible electors voting thereon, the Lodgers Tax Increase shall be a voter-approved revenue change or an exception to limits on revenues and spending, without limiting the collection or spending of any other revenues or funds by the City under Article X, Section 20 of the Constitution of the State of Colorado (TABOR) or any other law.
3. If approved by the eligible electors voting thereon at the Election, the Lodgers Tax Increase shall become effective on January 1, 2019.
4. If not approved, the Lodgers Tax of 3% will remain in effect and remain an exception to the limits on revenues and spending under Article X, Section 20 of the Colorado Constitution (TABOR), having been imposed prior to the enactment of TABOR.
5. The definitions of the words contained in this Resolution, if not specifically defined herein, shall be as set forth in the Grand Junction Municipal Code (GJMC), which definitions are incorporated by reference into this Resolution as if fully set forth. The term "City" includes all lands within the corporate limits of the City of Grand Junction and all lands duly and lawfully annexed to the City.
6. At the time of making a tax return of the Lodgers Tax, every owner of every lodging property vendor shall continue to be entitled to withhold a processing fee to cover the expenses for the collection and remittance of the Lodgers Tax in accordance with GJMC 3.08.010 *et seq*; however, because the cost of processing is not expected to increase, no such processing fee shall apply to this 3% Lodgers Tax Increase amount.

7. Except for the foregoing change regarding the Vendors Fee, for the purposes of applicability, exemptions, collection, administration and enforcement of this Resolution and the Lodgers Tax, the provisions of GJMC 3.08.010 et. seq., as amended from time to time, shall be deemed applicable and incorporated into this Resolution.
8. Effective January 1, 2019, the City of Grand Junction shall budget and expend the revenue generated from the Lodging Tax Increase for the following purposes:
 - a) Marketing, promoting, soliciting and sponsoring, in whole or in part, travel and tourism related activities, including but not limited to tourism-generating sporting activities, events, tournaments and competitions; and
 - b) Marketing, promoting, purchasing and/or contracting for additional direct airline route(s) and airline service from existing or new carriers to and from Grand Junction; and,
 - c) Destination marketing and destination management services such as branding, marketing and support of the products and services that draw people to the area.
9. To promote, market and obtain travel and tourism and tourism related activities, all as generally described above, the City may annually budget .75% of the Lodgers Tax Increase to the GGJSC and 1.0% of the Lodgers Tax Increase to the GJRASA, with changes in any annual allocation(s) subject to formal consideration by the City Council. However allocated in each and every year after the Lodging Tax Increase is effective, all revenue derived from the Lodgers Tax Increase shall be used solely for the purpose of promoting and marketing travel, tourism and tourism related activities, as determined by the City Council.

At the general election, to occur on November 6, 2018, the official ballot, including absentee and mail ballots, shall state the substance of the question to be voted upon and so stated shall constitute the ballot title, designation and submission clause, and each registered elector voting at the election shall indicate his or her choice on the question submitted, which shall be in the following form:

SHALL THE CITY OF GRAND JUNCTION LODGING TAX BE INCREASED BY ONE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$1,850,000) IN THE FIRST YEAR (2019), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY THE ADOPTION OF AN ADDITIONAL THREE PERCENT (3%) TAX ON THE PRICE PAID FOR LODGING IN THE CITY, WITH THE ADDITIONAL THREE PERCENT (3%) TAX COLLECTED IN THE SAME MANNER AS THE CITY'S LODGING TAX; WITH ALL OR ANY PORTION OF THE NET PROCEEDS OF THE ADDITIONAL 3% LODGING TAX, AS DETERMINED BY THE CITY COUNCIL, BEING COLLECTED, RETAINED AND SPENT TO FUND PROMOTION AND MARKETING FOR TRAVEL AND TOURISM-RELATED ACTIVITIES SUCH AS AND INCLUDING BUT NOT LIMITED TO:

- MARKETING, TRAVEL AND TOURISM-RELATED ACTIVITIES THAT SUPPORT DESTINATION MARKETING OF THE AREA;

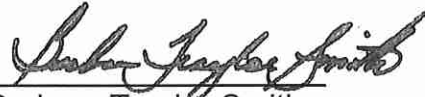
- MARKETING, SUPPORTING, AND/OR ARRANGING FOR ADDITIONAL DIRECT AIRLINE SERVICE TO AND FROM GRAND JUNCTION;
- MARKETING, PROMOTING, AND SPONSORING SPORTING ACTIVITIES, EVENTS, TOURNAMENTS, COMPETITIONS AND EXHIBITIONS;

EXCEPT THAT NO VENDOR PROCESSING FEE SHALL APPLY TO THE INCREASE AND SHALL THE REVENUES GENERATED BY SUCH TAX INCREASE AND PROCEEDS BE COLLECTED AND SPENT BY THE CITY AS A VOTER APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____

NO _____

Adopted this 18th day of July 2018.



Barbara Traylor-Smith
President of the Council

ATTEST:



Wanda Winkelmann
City Clerk



1
2 RESOLUTION NO. __-22

3
4 A RESOLUTION AMENDING RESOLUTION 45-18 CONCERNING THE VOTER APPROVED
5 INCREASE IN THE LODGERS TAX (LODGERS TAX INCREASE) AND DEFINING AND
6 DESCRIBING PROPER EXPENDITURES THEREOF

7 RECITALS:

8 Based on and because of the voter approval of ballot measure 2A proposed by
9 Resolution 45-18, on the November 6, 2018 ballot, beginning January 1, 2019, the City of
10 Grand Junction ("City") was authorized to collect, budget and expend the revenue
11 generated from the Lodgers Tax Increase to fund promotions and marketing for travel
12 and tourism related activities. In order to promote, market and obtain travel and
13 tourism and tourism related activities, all as generally described above and in Measure
14 2A, the City has annually budgeted one-third of the Lodgers Tax Increase to the Grand
15 Junction Regional Air Service Alliance (GJRASA).

16 By law the City Council must determine that the revenue derived from the Lodgers Tax
17 Increase is collected, retained and spent solely for the purpose(s) of promoting and
18 marketing travel, tourism and tourism related activities, as provided in Measure 2A.

19 With this Resolution the City Council is exercising its authority to define and describe the
20 proper purposes of the annual allocation(s) to the GJRASA.

21 Due to staffing challenges, primarily pilot shortages, and other major disruptions such as
22 travel restrictions, public health orders, and passenger concerns about safety, the air
23 service industry has experienced significant turbulence and business disruptions. Grand
24 Junction Regional Airport has been adversely affected by this turbulence as it has
25 recently lost service between Grand Junction and Salt Lake City and many connecting
26 destinations.

27 The assumptions about the airline industry made when Resolution 45-18 was adopted
28 have materially changed. In light of those changes, the Council has reviewed
29 Resolution 45-18, Measure 2A and the GJRASA Goals and 2022 Action Plan.

After due consideration, the City Council does hereby amend Resolution 45-18 regarding the purposes for which expenditure of the Lodgers Tax Increase revenue may be made in support of the GJRASA's mission as affirmed herein.

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

That expenditure by the GJRASA of that portion of the Lodgers Tax Increase allocated to GJRASA by the 2022 City Budget in support of the purposes stated in the ballot measure ("to fund promotion and marketing for travel and tourism-related activities") includes (1) regional and national marketing and promotion of air service to and from Grand Junction (GJT) in markets determined by the GJRASA to be beneficial to Grand Junction, Grand Junction Regional Airport and the promotion and attainment of air travel for tourism, tourism related activities as well as business travel; and (2) allowance(s) and/or payment(s) for restoration of air service that has been suspended or terminated by an airline so long GJRASA has sufficient reserves for any such allowance or payment agreement(s) and/or such allowance or payment agreement(s) is(are) annually renewable and serve(s) to restore, provide for or provide additional air service to Grand Junction as provided for in this Resolution and Measure 2A.

PASSED and ADOPTED this 2nd day of February 2022.

C.B. McDaniel
President of the City Council

Attest:

Wanda Winkelmann
City Clerk

Grand Junction Regional Air Service Alliance (GJRASA)

GJRASA Goals (adopted in September 2021)

1. Enhance access to the global and national air transportation network to Grand Junction business passengers through service to new hubs or incremental capacity through existing hubs.
2. Increase access to affordable air service at Grand Junction Regional Airport (GJT) through new passenger service to unserved destinations with an emphasis on in-demand, target markets, including tourism.
3. Attract new service on existing routes through additional frequencies or upgauging, especially in markets with high fares for GJT passengers.
4. Make GJT the airport of choice for residents within a 200-mile radius and drive inbound tourism to Grand Junction that will increase lodging revenues and thus GJRASA funding.

GJRASA 2022 Action Plan (adopted December 2021)

1. Increase affordable connectivity to the Denver area, with an emphasis on an ultra-low-cost carrier.
2. Pursue at least 2x/week service to a priority destination in the Midwest.
3. Heavily market use of Grand Junction Regional Airport (GJT)
4. Support retention of existing service at risk due to industry disruptions brought on by pandemic
5. Identify and confirm GJRASA reserves for routes and the need to account for existing commitments.
6. Messaging to partners (review goals, necessary reserves, etc.)



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: February 2, 2022
Presented By: Felix Landry, Planning Supervisor
Department: Community Development
Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

A Resolution Approving the Vacation of 5 Feet of a 50 Foot Public Irrigation Easement, Located at 791 Jordanna Road

RECOMMENDATION:

The Planning Commission heard this request at its January 11, 2022 meeting and voted (7-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The applicant requests the City to vacate its interest in a public irrigation easement which runs along the entire northern boundary of the property. The 50 foot wide easement extends past the applicants' northern property line for 15 feet onto their property. The applicants' request is to vacate only the southernmost 5 feet of easement located on their property so that they can make an addition to their garage.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The plat for this neighborhood, Alpine Meadows II, established a 50-foot-wide public irrigation easement in 1994 dedicated to Grand Valley Water Users Association (GVWUA) and the City of Grand Junction. The southernmost 15 feet of the easement spans across the northern boundary of the applicants' property, located at 791 Jordanna Road, just south of H Road and west of 27 Road.

Grand Valley Water Users Association (GVWUA) currently has an underground pipe running through the easement. They have stated (GVWUA Letter) that they do not need the southernmost 5 feet of easement of which the applicant is requesting to vacate. GVWUA has stated that they only need 40 feet of the 50-foot easement to

maintain their existing irrigation line.

The City of Grand Junction does not maintain any infrastructure within the easement, and currently has no plan to install any, especially within the 5 feet requested for vacation.

ANALYSIS

In accordance with Section 21.02.100(c), a proposed easement must conform to the following criteria for approval:

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

The proposed irrigation easement vacation does not conflict with the goals and policies outlined in the 2020 One Grand Junction Comprehensive Plan. It would achieve a higher level of use for the property owner without impeding the operation and maintenance of the irrigation easement or the existing infrastructure.

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

Vacating the southernmost 5 feet of this easement will not landlock the subject property or any of the surrounding properties.

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

Vacating the southernmost 5 feet of this easement would not impact in any way the access of the subject property, nor any of the surrounding properties.

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);

Vacating the requested 5 feet of this easement will not impact the community or the quality of public facilities or services in any negative way. Grand Valley Water Users Association maintains the only existing facilities and they have communicated that this vacation will not impact their ability to maintain their facilities or service.

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

The requested 5 feet vacation will not impact any public facilities or services as this easement does not serve any purpose other than as an irrigation easement, and the Grand Valley Water Users Association has communicated that the remaining 45 feet of easement will provide sufficient easement width for their needs.

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

This benefits the city by allowing property owners a more extensive use of their property without creating a negative impact to public services.

The requested vacation of 5 feet along the southern edge of this public irrigation easement located on the subject property does not fall out of conformance with the criteria stated in the ordinance. If these criteria are met, Section 21.02.100(d) directs the planning director and the Plan Commission to make a recommendation to City Council on the vacation, and grants City Council the authority to approve, conditionally approve, or deny the application.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on January 4, 2022 in the Grand Junction Daily Sentinel.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to vacate the southernmost 5 feet of this public irrigation easement located at 791 Jordanna Road, plan case NO VAC-2021-758, 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, Planning Commission recommends approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

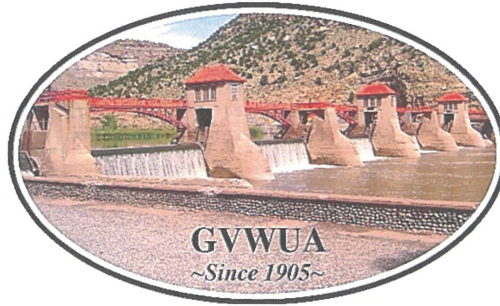
SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 17-22, a resolution approving the vacation of 5 feet of a 50 feet public irrigation easement, located at 791 Jordanna Road.

Attachments

1. GVWUA Letter
2. LEGAL DESC EASEMENT VACATION
3. Project Narrative Pettit
4. Site Vacation Exhibit

5. Subdivision Plat
6. RES-Irrigation Easement Vacation 791 Jordanna 012722



**Grand Valley Water Users Association
Grand Valley Project
1147 24 Road, Grand Junction, CO 81505
Phone: (970) 242-5065 | www.gvwua.com**

December 2, 2021

Felix Landry
City of Grand Junction
Planning Supervisor

Dear Mr. Landry:

Grand Valley Water Users concurs with the easement vacation of plus or minus 5' as shown in the exhibit and the legal description provided.

This action leaves the GVULA7-8 easement intact.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Conrad", written in a cursive style.

Kevin Conrad
Operations Manager

EASEMENT VACATION DESCRIPTION

A strip of land being vacated situate in the 15.00 foot irrigation easement of Lot 8, Alpine Meadows II, NE 1/4 NE 1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as demonstrated at reception No. 1689198 of the records of said Mesa County, being described as follows;

Commencing at the NW corner of said Lot 8 the basis of bearing being $S71^{\circ}38'22''E$ to the NE corner of said Lot 8

thence $S00^{\circ}00'21''W$ a distance of 9.98 feet along the west line of said Lot 8 to the southwesterly corner of GVULA7-8(P) irrigation easement and the Point of Beginning;

thence $S71^{\circ}23'16''E$ a distance of 163.52 feet along the southerly line of said GVULA7-8(P) irrigation easement to the easterly line of said Lot 8;

thence along the arc of a curve to the left a distance of 5.37 feet having a central angle of $02^{\circ}07'56''$ and a radius of 144.43 feet, the chord of which bears $S44^{\circ}54'23''W$ a distance of 5.37 feet along said easterly line;

thence $N71^{\circ}38'22''W$ a distance of 159.28 feet to said west line;

thence $N00^{\circ}00'21''E$ a distance of 5.82 feet to the Point of Beginning:

Said strip contains 834 square feet more or less.

This description was prepared by:

Alan R. VanPelt PLS 37049

118 Ouray Avenue

Grand Junction, Colorado 81501

PROJECT NARRATIVE



Owner(s) Name: George B Pettit
Sharon A Pettit
Project Address: 791 Jordanna Rd
Grand Junction, CO 81506

Date: 9/24/2021

Legal Description

LOT 8 ALPINE MEADOWS II A REPLAT OF LOTS 2-4 BLK 1 & LOTS 1-3 BLK 2
LA CASA DE DOMINGUEZ FIL TWO SEC 35 1N 1W

RE: Vacating 10' from Irrigation Easement

Please be advised that Mor Storage LLC is requesting a 5' reduction along the southern side of the existing 50' wide irrigation easement on the north side of the property for the following project.

Garage Addition

The property address for the proposed construction is 791 Jordanna Rd Grand Junction, CO 81506. We propose to add a 16'x 44' single story attached garage addition to the existing 3,875 sq ft residence. Please see attached drawing.

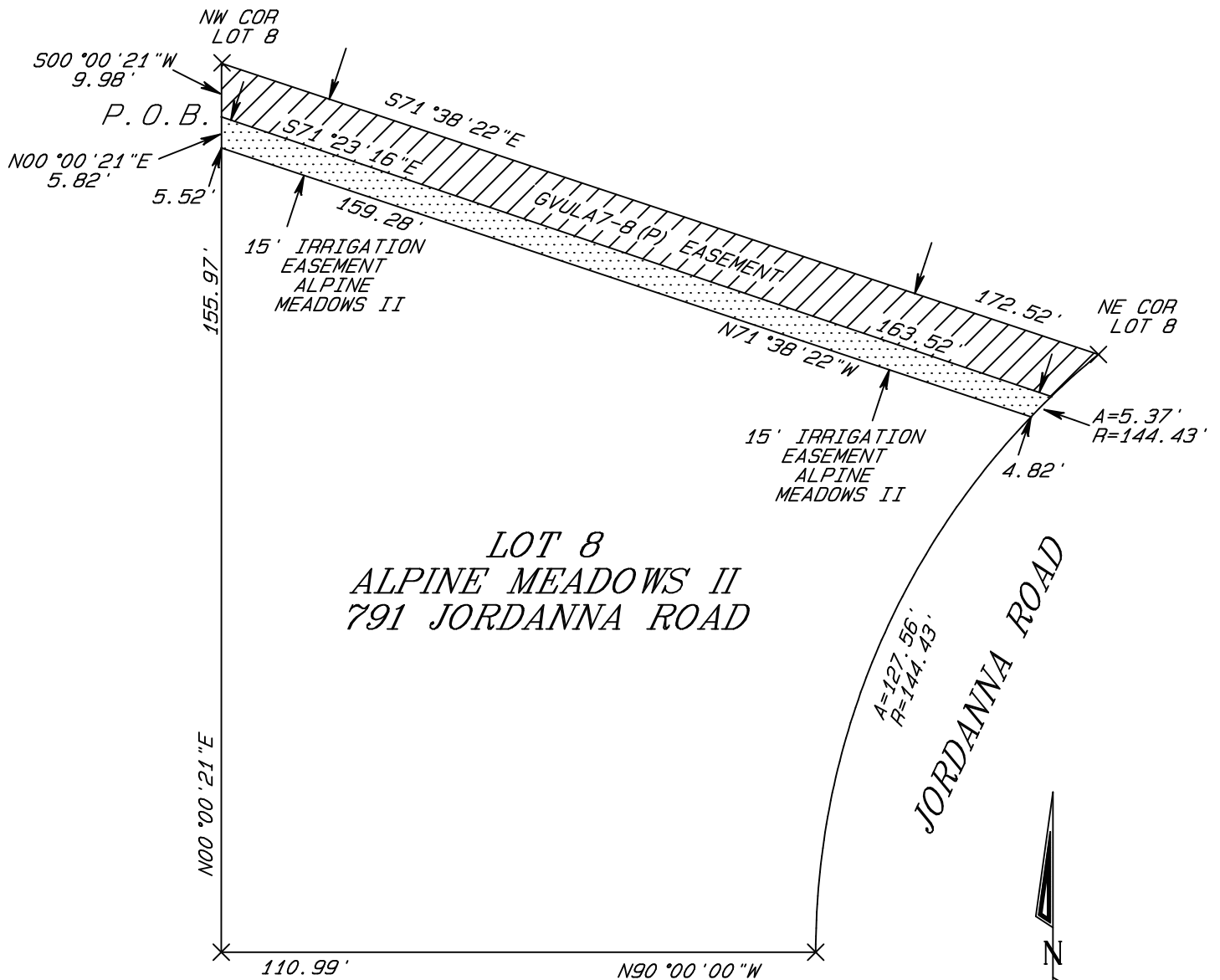
Thank You,

By:

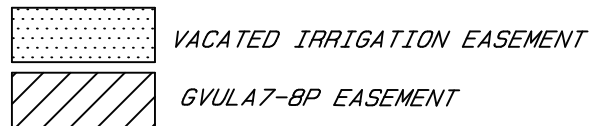
David Kitzman

Contractor: Mor Storage, LLC.
3010 I-70 Business Loop
Grand Junction, CO 81504
(970)254-0460

EXHIBIT



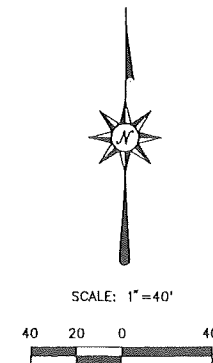
SCALE 1" = 30'



ALAN'S LAND SURVEYING LLC
970-644-5024
JOB # 2021-228

A REPLAT OF LOTS 2-4, BLOCK 1, AND LOTS 1-3 BLOCK 2
LA CASA DE DOMINGUEZ FILING TWO

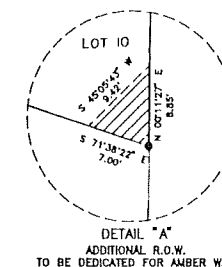
N 90°00'00" W 1322.40' (R) BASIS OF BEARINGS



BASIS OF BEARINGS

Basis of bearings assume the North line of the NE1/4 NE1/4 of Section 35 to bear N 90°00'00" W 1322.40 feet. Both monuments on this line are Mesa County Brass Caps.

AREA SUMMARY		
AREA IN LOTS 1-9	=	4.488 Acres
AREA IN ROADS	=	0.486 Acres
AREA IN LOT 10	=	3.078 Acres
TOTAL	=	8.052 Acres



SURVEYOR'S CERTIFICATION

I hereby certify that this plat of ALPINE MEADOWS II, and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

MCSM
SE Corner
NE1/4 NE1/4
Section 35


 DENNIS W. JOHNSON
 REGISTERED SURVEYOR
 168 DENNIS W. JOHNSON
 COLORADO REGISTERED SURVEYOR, No. 16835
 Certified this 14 day of July, 1994

Located in the NE1/4 Section 35, T1N, R1W, UTE M.

ALPINE MEADOWS II
REPLAT OF LOTS 2-4, BLOCK 1,
AND LOTS 1-3 BLOCK 2
A CASA DE DOMINGUEZ FILING TWO

Professional Surveying Services
P.O. BOX 4506, Grand Junction, CO 81502
303-241-3841

SUR. BY:	JF/LD
JOB NO.	9347

DRAWN BY:	DWJ
SHEET	2 OF 2

CURVE TABLE						
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	122.43'	122.08'	117.08'	N 28°33'54" E	57°07'49"	66.65'
C2	144.43'	122.55'	123.45'	N 25°18'00" E	50°36'00"	68.27'
C3	100.43'	64.80'	63.68'	N 18°29'04" E	36°58'09"	33.57'
C4	100.43'	35.34'	35.16'	N 47°02'59" E	2°09'41"	17.85'
C5	134.43'	116.73'	113.10'	S 24°52'31" W	49°45'03"	62.33'
C6	90.43'	56.17'	55.27'	S 39°20'14" W	35°35'15"	29.02'
C7	90.43'	33.94'	33.35'	S 10°55'06" W	21°15'01"	16.86'
C8	112.43'	112.11'	107.52'	S 28°33'54" W	57°07'49"	61.21'

BUILDING SETBACK REQUIREMENTS

PRINCIPAL BUILDING
Front 20' from ROW
Rear 20'
Side 10' (Inc. corner Lots) or easmt width

ACCESSORY BUILDING
(Limited to rear 1/2 of Lot)
Rear 10'
Side 5' or Easement width

- MESA COUNTY SURVEY MONUMENT
 LOT CORNERS TO BE SET PURSUANT TO CRS 38-51-101
 SET ALUMINUM CAP & No. 5 REBAR IN CONCRETE,
 PLS 16835
 RECORD MEASUREMENT
 FOUND PROPERTY CORNER AS NOTED

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION VACATING 5' OF A 50' WIDE IRRIGATION EASEMENT ON LOT 8,
ALPINE MEADOWS II SUBDIVISION, 791 JORDANNA ROAD, GRAND JUNCTION,
COLORADO**

RECITALS:

George and Sharon Pettit (Applicant) have requested the City vacate its interest is 5' of a publicly dedicated 50' wide Irrigation Easement in anticipation of adding on to an existing garage on the property located at 791 Jordanna Road. Only 15' of the 50' easement is on the Applicant's lot, the remaining 35' of easement is on the neighboring lot to the north and will remain intact.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon favorable recommendation by the Planning Commission, the Grand Junction City Council finds that the request to vacate a 5' of a 50' public Irrigation Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

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

The City hereby vacates its interest in the following described portion of the 50' publicly dedicated Utility Easement subject to the Applicant paying all recording/documentary fees for recording this Vacation Resolution, any easement documents and/or dedication documents in the Mesa County land title records.

Portion of Public Utility Easement to be vacated:

A strip of land being vacated situate in the 15.00 foot irrigation easement of Lot 8, Alpine Meadows II, NE 1/4 NE 1/4 Section 35, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado, as demonstrated at reception No. 1689198 of the records of said Mesa County, being described as follows; Commencing at the NW corner of said Lot 8 the basis of bearing being S71°38'22"E to the NE corner of said Lot 8 thence S00°00'21"W a distance of 9.98 feet along the west line of said Lot 8 to the southwesterly corner of GVULA7-8(P) irrigation easement and the Point of Beginning; thence S71°23'16"E a distance of 163.52 feet along the southerly line of said GVULA7-8(P) irrigation easement to the easterly line of said Lot 8; thence along the arc of a curve to the left a distance of 5.37 feet having a central angle of 02°07'56" and a radius of 144.43 feet, the chord of which bears S44°54'23"W a distance of 5.37 feet along said easterly line; thence N71°38'22"W a distance of 159.28 feet to said west line; thence N00°00'21"E

a distance of 5.82 feet to the Point of Beginning: Said strip contains 834 square feet more or less.

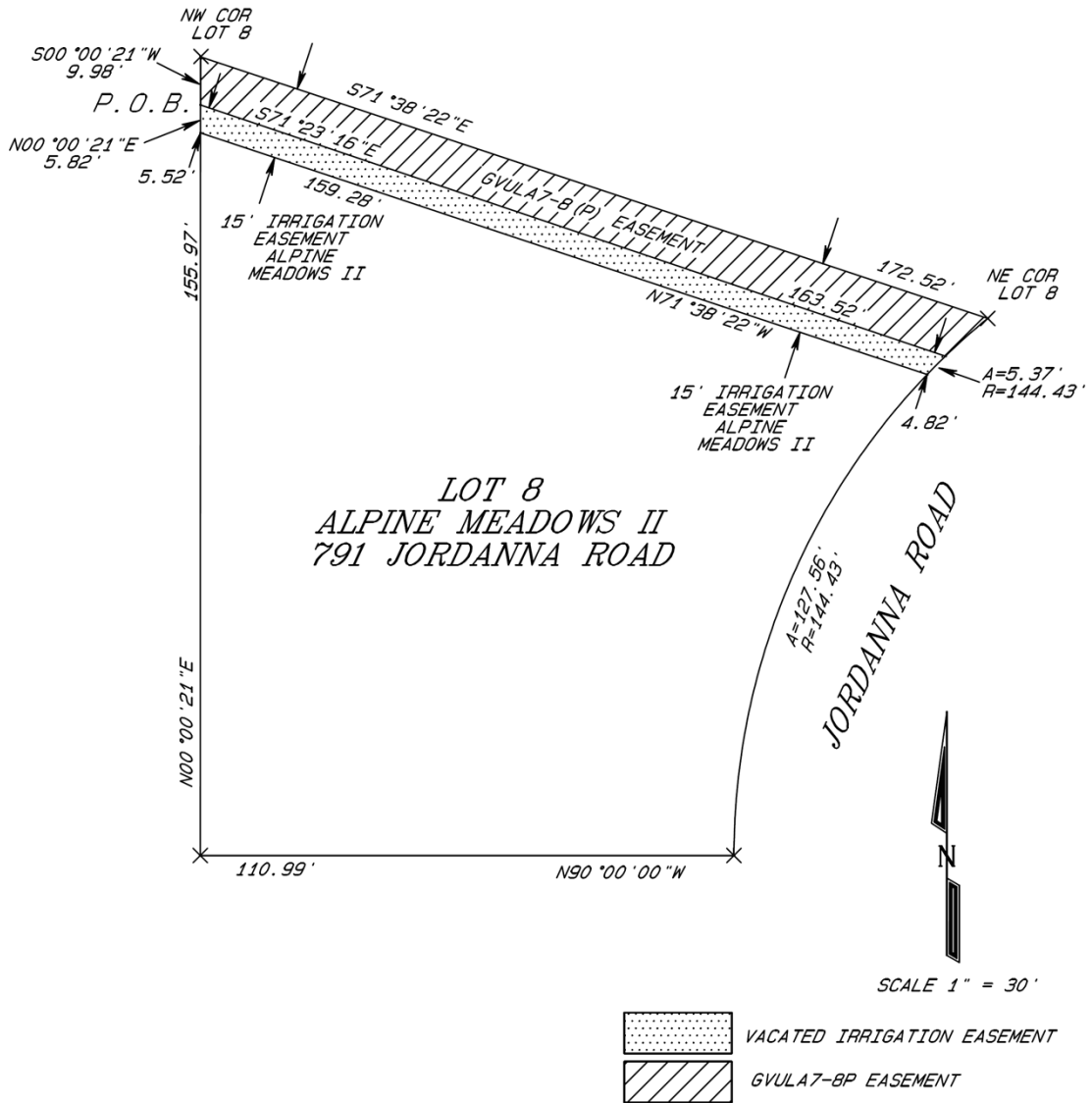
PASSED and ADOPTED this 2nd day of February 2022

ATTEST:

C.B. McDaniel
President of City Council

Laura Bauer
Interim City Clerk

EXHIBIT



ALAN'S LAND SURVEYING LLC
970-644-5024
JOB # 2021-228



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: February 2, 2022

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Adopt Cultural Strategic Plan 2022-2027

RECOMMENDATION:

City Council approve and adopt the 2022-2027 Strategic Cultural Plan as presented

EXECUTIVE SUMMARY:

The Grand Junction Commission on Arts and Culture and an advisory Cultural Plan Steering Committee held a series of stakeholder and community engagement meetings throughout 2021 to update the Grand Junction Strategic Cultural Plan. Through the series of stakeholder and community engagement meetings in 2021, the conversation evolved to focus on identifying workable projects and achievable goals that are now reflected in the proposed draft Cultural Strategic Plan.

BACKGROUND OR DETAILED INFORMATION:

The Cultural Strategic Plan was first adopted by the Commission on Arts and Culture as well as by City Council in 1991. It was subsequently updated and re-adopted by both entities in 2001 and then again in 2017. Each iteration of the plan helped guide arts and cultural development and the work of the Commission over the past several decades.

The content and recommendations resulting from public input and broad visioning was prioritized by goals within six key areas:

1. Arts Education - Build and enhance the value of arts education through increased community exposure and communication
2. Creative Districts & Creative Industries - Maintain an effective, positive image of the role of the arts

3. Economic Impact - Empower and pave the way for Arts and Culture initiatives within the community to secure funding
4. History, Science & Culture - Promote an appreciation for the unique diversity and variety of Mesa County's rich history and heritage, scientific endeavors, and enriching cultural experiences to engage residents and attract visitors
5. Public Art - Build the image of the Grand Valley as an arts destination through public art
6. Urban Planning - Identify cultural facilities necessary and feasible to provide maximum benefit to the community

As the Commission seeks to chart new paths and align with the City of Grand Junction's Strategic Plan Priorities, especially Quality of Life, the Commission seeks opportunities to contribute to a unified, creative, forward-thinking city. The Grand Junction Strategic Cultural Plan provides the blueprint for the next five years to bring diversification, acknowledgment of Grand Junction's history, and opportunities for economic growth within the creative sector. Enclosed with this staff report is an overview of the plan as well as the full draft plan.

Included with this staff report is the full Cultural Strategic Plan, a summary of the plan and a letter of support from the Parks and Recreation Advisory Board (PRAB). The chair of the Arts and Culture Commission, Sarah Dishong, presented the plan to PRAB. As can be seen in their enclosed letter, members of PRAB expressed strong support and voted unanimously to encourage City Council to adopt the updated, new Cultural Strategic Plan.

FISCAL IMPACT:

There is no fiscal impact with the action of adoption the Cultural Strategic Plan

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 18-22, a resolution approving the 2022-2027 Grand Junction Cultural Strategic Plan.

Attachments

1. AC 2022 Strategic Cultural Plan finalized 12-27-21
2. AC 2022 Strategic Cultural Plan Summary finalized 12-14-21
3. PRAB letter - Art_Cultural Plan adoption 1_6_22
4. RES-Cultural Plan 2022-2027



Strategic Cultural Plan Grand Junction, CO 5 Years: 2022-2027

Making art and culture part of everyday life in our community!



Adopted by:
Grand Junction Commission on Arts and Culture
December 7, 2021

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6	Arts Education
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10	History, Science & Culture
12	Public Art
13	Urban Planning

Attachments

Cultural Plan Overview



Introduction

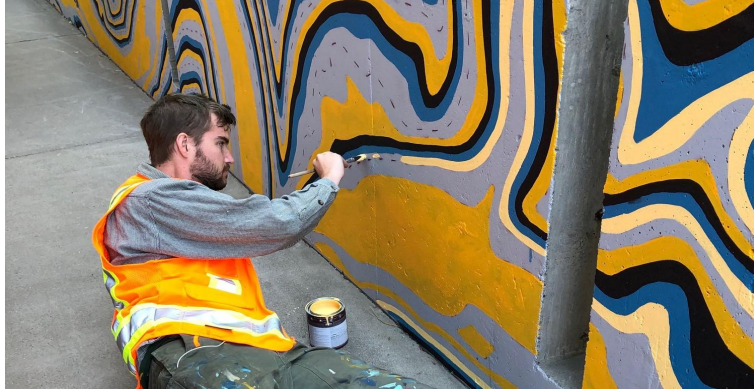
Art & Culture has been the social backbone of the community in Grand Junction from its inception. Just one year after the town had been established in 1881, literary societies, bands, orchestras, musicals and plays were forming. Before 1900, the first opera house, library, historical society and fairs had been established. The settlers of our community knew the importance of hard work and cultural entities. Now, 139 years later, our community continues to embrace and understand the need for cultural experiences in our daily lives.

As we continue charting new paths and align ourselves with the City of Grand Junction's Strategic Plan of connectedness through community building, we see opportunities to strengthen ourselves as a unified, creative, forward thinking city. The Grand Junction Strategic Cultural Plan and the community will move us through the next five years to bring diversification, acknowledgement of our history, and opportunities for economic growth within the creative sector.

Throughout 2021, the Arts & Culture Commission organized meetings, asking the community to come together to envision goals and strategies for the next five years. In these meetings, the conversations evolved from the most grand ideas to workable projects and goals. This shared vision provided in the Grand Junction Strategic Cultural Plan will support partnerships that help drive our goal of a vibrant economy, culture and valuable quality of life.

The Arts & Culture Commission is grateful for the enthusiasm, ideas and focus brought to each of the groups organizing the categories presented. This plan will move forward because of the passion, expert knowledge, understanding of the needs of our cultural community and the vision for continued growth.

Sarah Dishong
Chair
Grand Junction Commission on Arts & Culture



Participants

The completion of the Grand Junction Strategic Cultural Plan is due to the investment of people in the community who were thoughtfully engaged, took time to support the process, and consult on the content of this document. The Grand Junction Commission on Arts & Culture appreciates our strategic partners who participated in the kickoff event in February 2021 and those that carried on the process by collaborating as committee contributors.

Grand Junction Commission on Arts & Culture

Ron Cloyd
Lindsay Jaeger
Kelley Raymond

Sarah Dishong, Chair
Matt Janson, Vice-Chair
Diana Rooney

Matt Goss
Jan Moorman
Erica Zajackowski

Grand Junction Commission on Arts & Culture Staff Liaisons

Lorie Gregor

Tricia Rothwell

Marlene Godsey

Strategic Partners - Committee Contributors

Arts Education:

Facilitators: Ron Cloyd & Matt Janson

Naomi Barlow
Joy Potter

Rachel Egelston
Lora Quesenberry

Tracy LeFebre

Creative Districts & Creative Industries:

Facilitators: Matt Goss & Lindsay Jaeger

Marnie Benson
Erica Kitzman

Robbie Breaux
TJ Smith

Nancy Lewis
Haley Van Camp

Economic Impact:

Facilitators: Lorie Gregor & Jan Moorman

Lee Borden
Merritt Kinsey

Peter Booth
Chris Muhr

Jacquie Chappell-Reid

History, Science & Culture:

Facilitator: Erica Zajackowski

Terri Earl
Vida Jaber

Libbie Early
Dave Fishell

Scott Finholm

Public Art:

Facilitators: Kelley Raymond & Diana Rooney

Michelle Boisvenue-Fox
Gary Hauschultz
Priscilla Mangnall

David Goe
Forrest Hoskins
Troy Reynolds

Brian Harrison
Pavia Justinian

Urban Planning:

Facilitator: Sarah Dishong

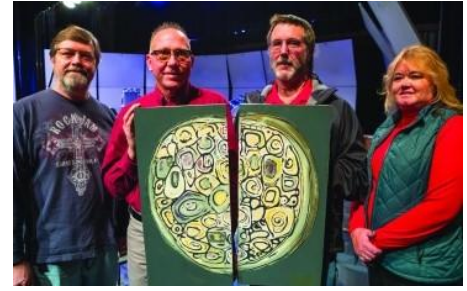
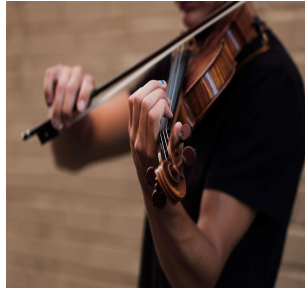
Georgann Jouflas
Beverly Windscheffel

Jeffery Fleming

Terry Shepherd

Strategic Partners**Organizations, Affiliations & Designations Represented**

All Metals Welding	Art on the Corner
City of Grand Junction	Colorado Land Advisor
Downtown Grand Junction	Former Arts & Culture Commissioners
Grand Junction Historical Preservation	Grand Valley Creative Alliance
Historical Board	Legends of the Grand Valley
Mesa County Public Library	Moonscapes 3D
Museums of Western Colorado	Palisade Art Vision
Postvention Alliance	School District 51
Super Rad Art Jam	The Theatre Project
The Art Center of Western Colorado	Western Colorado Writers Forum



Planning for Culture

WHY IS IT NECESSARY?

PLANNING FOR CULTURE is fundamental to envisioning and realizing the character and spirit of a place. It is a community effort which requires participation, collaboration, and coordination in order to identify, organize, and implement a holistic model of cultural objectives.

Effective cultural planning recognizes that the evolution of a place is both intentional and organic. Some objectives require significant and focused effort while others germinate and grow almost spontaneously. Taken as a whole, they have the potential to create a vibrant and desirable environment where culture generates success.

Inclusivity, equity and engagement foster cohesion and ownership within the community. Cultural planning provides a way to re-affirm the importance of culture in everyday life by gathering a diverse range of stakeholders under a common purpose. The process reinforces networks with the energy and resources to implement the plan.

Cultural planning also recognizes that culture is not a standalone component within the broader scope of the city. A city is an indivisible entity where every layer of life is pervaded by culture. As such, culture should be integrated into achieving broader civic goals and benefits at multiple levels.

Across a wider context of communities who are leveraging culture to stimulate economic growth, culture is competitive. Culture is acknowledged and embraced as critical to the strength of a city's business strategy. Cultural planning is an essential tool for making informed decisions about how to invest in culture as a competitive endeavor:

PLANNING FOR CULTURE is not optional. To sustain a positive, vibrant, and relevant place - communities must understand, enhance, and project a captivating and durable cultural identity.

Strategic Cultural Plan: Goals, Strategies, Actions

ARTS EDUCATION

Goal:

Build and enhance the value of arts education through increased community exposure and communication.

STRATEGY 1:

Encourage an increase in artistic and cultural interactive events.

ACTION 1:

Increase frequency of public and free events such as “Take Part in Art.”

ACTION 2:

Create diverse opportunities to meet the needs of a wider demographic. Events could be themed to increase exposure to new arts and culture opportunities and to maintain freshness within the community.

STRATEGY 2:

Increase cooperation and communication between arts and cultural organizations to increase visibility of events and artists.

ACTION 1:

Establish an information campaign to promote GJArts.org and Visitgrandjunction.com.

ACTION 2:

Utilize an existing community space that can provide in-person assistance to navigate the databases of GJArts.org and Visitgrandjunction.com.

Strategic Cultural Plan: Goals, Strategies, Actions

CREATIVE DISTRICTS & CREATIVE INDUSTRIES

Goal:

Maintain an effective, positive image of the role of the arts.

STRATEGY 1:

Attract, retain, and support local creatives.

ACTION 1:

Foster professionalism, cooperation, diversity, and recognition of the arts as an economic driver and a valuable community development tool.

ACTION 2:

Participate in and support Culture Week, organized by Grand Valley Creative Alliance, uniting and celebrating creative organizations throughout Grand Junction.

STRATEGY 2:

Foster diversity, equity, and inclusion within the creative industry.

ACTION 1:

Provide diversity, equity, and inclusion (DEI) training for Community leaders.

ACTION 2:

Outreach to engage diverse artists and organizations within the Grand Valley.

ACTION 3:

Promote inclusivity by printing bilingual promotional materials in and integrating into community cultural events.

Strategic Cultural Plan: Goals, Strategies, Actions

ECONOMIC IMPACT

Goal:

Empower and pave the way for Arts and Culture initiatives within the community to secure funding.

STRATEGY 1:

Complete an Arts and Culture economic impact study in a manner that includes both for-profit and nonprofit entities and supports growth comparisons to prior studies.

ACTION 1:

Contract with Americans for the Arts to create an economic impact study in 2022 and request local support to achieve survey completion.

ACTION 2:

Perform a quality of life impact study. Identify economic measures to serve as proxies for the quality of life measures.

STRATEGY 2:

Create an Economic Development Toolkit.

ACTION 1:

Determine what tools arts and culture initiatives need to achieve success.

ACTION 2:

Initiate projects to define and build the tools identified in Action 1.

STRATEGY 3:

Raise awareness of arts and culture initiatives.

ACTION 1:

Utilize the economic impact study to define target audience groups. Interview representatives to identify goals, strategies, and action items.

ACTION 2:

Create an awareness campaign, including an Economic Development Toolkit.

STRATEGY 4:

Review case studies in growing art-friendly communities comparable to Grand Junction.

ACTION 1:

Interview arts and culture leaders in successful art communities.

ACTION 2:

Utilize Colorado Creative Industries data to create a baseline for our community.

ACTION 3:

Include data in the Economic Development Toolkit.

STRATEGY 5:

Research potential revenue streams which would most significantly benefit the arts and culture of the community.

ACTION 1:

Create an inclusive and diverse task force.

ACTION 2:

Research where these revenue streams will be allocated.

ACTION 3:

Utilize existing models of tax initiatives as reference.

ACTION 4:

Educate the public to the negative effects of gentrification and the "SoHo Effect."

STRATEGY 6:

Create business programs for professional working artists.

ACTION 1:

Develop an educational or practical program designed to assist artists with running a business, including keeping track of finances and doing taxes.

ACTION 2:

Educate artists and event coordinators on Americans with Disabilities Act (ADA) guidelines for public art pieces and events.

ACTION 3:

Contact the Colorado Business Committee for the Arts (CBCA) for conference/training for artists.

Strategic Cultural Plan: Goals, Strategies, Actions

HISTORY, SCIENCE, AND CULTURE

Goal:

Promote an appreciation for the unique diversity and variety of Mesa County's rich history and heritage, scientific endeavors, and enriching cultural experiences to engage residents and attract visitors.

STRATEGY 1:

Focus on the repatriation of indigenous remains at the Museum of the West as well as reparations for past transgressions.

ACTION 1:

Incorporate the book, "We Are Still Here!" into D51 Curriculum, supporting Native American Graves Protection and Repatriation Act (NAGPRA).

ACTION 2:

Reinterpret native pottery with contemporary native art traditions. Work with Native American artists regionally with a curated exhibition juxtaposing contemporary and archaic works from across the Colorado Plateau.

ACTION 3:

Explore an updated definition of the word, "culture" as it relates to our community.

ACTION 4:

Work with the Museum of the West to incorporate exhibits with a broader cultural reach than currently on display.

STRATEGY 2:

Provide transparency with the local chapter of the Old Spanish Trail Association.

ACTION 1:

Work with the Utes of the West and BLM to create signage that leads to trail access points.

ACTION 2:

Work with the Library and 970 West to create videos about the Old Spanish Trail within Grand Junction.

STRATEGY 3:

Recreate the Infamous Hose Cart Races.

ACTION 1:

Hold the race in conjunction with a prominent summer event.

STRATEGY 4:

Incorporate more educational materials about local history into the public library and District 51 curriculum.

ACTION 1:

Elevate the contributions of the Hispanic and Native American cultures into elementary social studies programs.

ACTION 2:

Offer new cultural education kits to be checked out from the library. Three new kits will focus on money, early agriculture, and recent Native American traditions.

ACTION 3:

Create a Grand Junction-centric book to be given to elementary students. Discuss with Palisade and use their book as an example.

STRATEGY 5:

Update current signage at Riggs Hill and revitalize the area as culturally significant.

ACTION 1:

Include more information about the species of dinosaurs found, the dig site, and general paleontology in the area.

ACTION 2:

Utilize benches and outdoor presentation area. Refurbish as needed.

ACTION 3:

Create an educational kit about the area that can be incorporated into District 51 curriculum and used during field trips.

Strategic Cultural Plan: Goals, Strategies, Actions

PUBLIC ART

Goal:

Build the image of the Grand Valley as an arts destination through public art.

STRATEGY 1:

Identify significant and strategic locations within the Grand Valley to develop an “Arts Corridor.”

ACTION 1:

Open lines of communication with other city-led arts organizations in the Grand Valley.

STRATEGY 2:

Expand public awareness of existing artistic assets within the community.

ACTION 1:

Expand arts events in public spaces by increasing collaboration with organizations such as Colorado Mesa University, Western Colorado Center for the Arts, Visit Grand Junction, Downtown Development Authority, and Horizon Drive Business Improvement District.

ACTION 2:

Expand inclusivity by reflecting the cultural diversity within the community.

ACTION 3:

Create a map to specifically highlight art throughout the community. The map could exist in both digital (mobile friendly) and print forms.

Strategic Cultural Plan: Goals, Strategies, Actions

URBAN PLANNING

Goal:

Identify cultural facilities necessary and feasible to provide maximum benefit to the community.

STRATEGY 1:

Explore the commonality of various current facility needs and find ways to encourage proponents to better communicate and work together.

ACTION 1:

Create a comprehensive plan for expected usage, design, and needs. This includes bringing ideas together, establishing project goals, and defining neighborhoods.

ACTION 2:

Consider the inclusion of a performing arts space in the new community center.

STRATEGY: 2

Activate the 7th Street corridor from Downtown to the Riverfront Trail through redevelopment and infill.

ACTION 1:

Support the development of a Space to Create as a placemaking building for artisans.

ACTION 2:

Utilize the existing street to develop an enticing and safe corridor for pedestrians, bicyclists, and vehicles.

STRATEGY 3:

Establish a designated outdoor plaza space for public community use.

ACTION 1:

Identify desired capabilities of the venue, select appropriate location, and determine potential funding sources.

STRATEGIC CULTURAL PLAN - OVERVIEW

Grand Junction, Colorado (2022 - 2027)

Making art and culture part of everyday life in our community!

Goals

Arts Education	Creative Districts & Creative Industries	Economic Impact	History, Science and Culture	Public Art	Urban Planning
Build and enhance the value of arts education through increased community exposure and communication.	Maintain an effective, positive image of the role of the arts.	Empower and pave the way for Arts and Culture initiatives within the community to secure funding.	Promote an appreciation for the unique diversity and variety of Mesa County’s rich history and heritage, scientific endeavors, and enriching cultural experiences to engage residents and attract visitors.	Build the image of the Grand Valley as an arts destination through public art.	Identify cultural facilities necessary and feasible to provide maximum benefit to the community.

Strategies

Increase frequency of public and free events such as “Take Part in Art”	Foster the arts as an economic driver and a valuable community development tool	Contract with Americans for the Arts to create an economic impact study in 2022	Focus on the repatriation of indigenous remains at the Museum of the West as well as reparations for past transgressions	Identify significant and strategic locations within the Grand Valley to develop an “Arts Corridor”	Explore the commonality of various current facility needs and find ways to encourage proponents to better communicate and work together
Create diverse opportunities to meet the needs of a wider demographic	Participate in and support Culture Week	Perform a quality of life impact study	Reinterpret native pottery with contemporary native art traditions	Expand arts events in public spaces by increasing collaboration	Support the development of a Space to Create
Establish an information campaign to promote GJArts.org and Visitgrandjunction.com	Provide diversity, equity, and inclusion (DEI) training for community leaders	Create an Economic Development Toolkit	Explore an updated definition of the word, “culture” as it relates to our community	Expand inclusivity by reflecting the cultural diversity within the community	Utilize 7th Street to develop an enticing and safe corridor for pedestrians, bicyclists, and vehicles
	Outreach to engage diverse artists and organizations within the Grand Valley	Raise awareness of arts and culture initiatives	The Museum of the West to incorporate exhibits with a broader cultural reach	Create a map to specifically highlight art throughout the community	Establish a designated outdoor plaza space for public community use
	Promote inclusivity by printing bilingual materials and integrating into community cultural events	Research potential revenue streams which would significantly benefit the arts and culture of the community	Work with the Utes of the West and BLM to create signage for Old Spanish Trail		
		Create business programs for professional working artists	The Library and 970 West to create videos about the Old Spanish Trail		
			Recreate the Infamous Hose Cart Races		
			Incorporate more educational materials about local history into the public library and District 51 curriculum		
			Update current signage at Riggs Hill and revitalize the area as culturally significant		



Reference full strategic plan for details at gjarts.org

January 6, 2022

Dear Grand Junction City Council,

Today at our Park and Recreation Advisory Board (PRAB) meeting, we heard a presentation on the GJ Strategic Cultural Plan. This followed our extensive review of the Strategic Plan summary and the full plan in advance. I think we were all surprised and impressed by the extent and scope of this project and what it means for Grand Junction.

In particular, we heard and discussed all the ways the arts community, broadly defined, enhances Grand Junction. These include the underappreciated economic stimulation arts provide, support of tourism through our many artistic events, encouragement of creative outlets for our youth as opposed to graffiti, etc. We also appreciated hearing about the work with the CMU arts department to help young artists survive and thrive in GJ as opposed to moving away for a career. The Arts and Cultural Board is also centrally involved in the improvement of our riverfront trail experience via the mural project, promotion of increased knowledge of our local history such as the Old Spanish Trail, and even support of the development of a Space to Create project to encourage artistic synergy. All of these objectives and many more are now reflected in the Strategic Cultural Plan.

For all these reasons and too many more to list separately, PRAB members moved, seconded and voted unanimously to support the adoption of the Strategic Cultural Plan and encourage City Council to officially adopt the document, as well as continue to financially support the GJ arts scene through the Park and Rec Department.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W Findlay', with a large, stylized loop at the end.

William Findlay, M.D. (retired)
PRAB Chairman

Resolution No. __-22

Approving the 2022-2027 Grand Junction Cultural Strategic Plan

Recitals.

The City Council recognizes that arts and culture are important and uplifting aspects of our community. Arts and cultural efforts help the citizens retain and improve upon our already high quality of life. Reflecting the community's vision and in recognition of the vital importance of the arts, the City Council created the Grand Junction Commission on Arts and Culture to encourage, promote, support, enhance, and coordinate arts activities and cultural opportunities throughout our City.

We continue to recognize that strategic cultural planning is both an important component of the community's overall vision and helps to promote that vision. We acknowledge that coordinated planning is essential to be able to implement comprehensive cultural development of our City.

As the Commission seeks to chart new paths and align with the City's Strategic Plan Priorities, especially Quality of Life, the Commission will seek opportunities to contribute to a unified, creative, forward-thinking city. The Grand Junction Strategic Cultural Plan provides the blueprint for the next five years to bring diversification, acknowledgment of Grand Junction's history, and opportunities for economic growth within the creative sector.

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

The City Council approves the 2022-2027 Grand Junction Strategic Cultural Plan.

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY 2022.

C.B. McDaniel
City Council President

ATTEST:

Laura Bauer
Interim City Clerk



Grand Junction City Council

Regular Session

Item #6.a.

Meeting Date: February 2, 2022

Presented By: Jodi Welch, Finance Director, Greg Caton, City Manager

Department: Finance

Submitted By: Jodi Welch, Finance Director

Information

SUBJECT:

Introduction of an Ordinance Making Supplemental Appropriations and Setting a Public Hearing for February 16, 2022

RECOMMENDATION:

Staff recommends approval of an ordinance making supplemental appropriations and amending the 2022 City of Grand Junction Budget and setting a public hearing for February 16, 2022.

EXECUTIVE SUMMARY:

This supplemental appropriation will provide necessary spending authority for the procurement of a new Fire Department ladder truck, replacement of equipment in the Ridges Irrigation system, additional funding for the lighting project at the Lincoln Park Stadium, the contract to construct the multi-purpose building at the Lincoln Park Stadium in partnership with Colorado Mesa University, and additional funding to expand the recently approved employee child care facility.

BACKGROUND OR DETAILED INFORMATION:

Lincoln Park Stadium Lighting Project:

At the January 5th, 2022 City Council meeting, staff discussed the fact that the Department of Local Affairs did not fund a grant application for \$600,000 which partially funded the conversion of sports lighting to LED lighting at the Stadium. The new LED lighting is a high priority and has many benefits, including improved lighting for televised events, energy savings, and the ability to instantaneously be turned on and off, which is especially needed for the annual fireworks shows. Council directed staff to bring back a supplemental appropriation to fund the \$600,000 gap created when the

grant was not awarded.

The required supplemental appropriation is \$600,000 in the General Fund (Fund 100) from the reserves for transfer to the Sales Tax Capital Fund (Fund 201) for the project. Note that the total Stadium project, including the lighting portion, was included in the 2021 Amended Budget, and amounts not spent in 2021 will be carried forward in the upcoming supplemental appropriation for capital projects.

Lincoln Park Multi-Purpose Building with Colorado Mesa University:

In 2021, City Council approved amendments to the 2021 budget for the Stadium project which included a multi-purpose building predominantly funded by Colorado Mesa University (CMU). The building will include lockers for the CMU football team, public restrooms, and multi-purpose rooms. Originally, the cost of the building was estimated at \$2.8 million with CMU funding \$2.3 million and the City funding \$500,000. Earlier this month, Shaw Construction, as the Construction Manager-General Contractor on the project, provided a Guaranteed Maximum Price (GMP) of \$3,146,172. CMU has agreed to fund \$2,646,172 and the City funding will remain at \$500,000. In order to have the funds necessary to execute the amendment to the construction contract with Shaw Construction (on this agenda), a supplemental appropriation is required to re-appropriate the 2021 budget and add the additional cost that CMU will be funding.

The required supplemental appropriation is \$500,000 in the General Fund (Fund 100) from the reserves for the City's portion (transfer to Sales Tax Capital Fund), and \$3,146,172 in the Sales Tax Capital Fund for the project, of which \$2,646,172 will be reimbursed by CMU. Because the General Fund \$500,000 transfer was already appropriated in the 2021 amended budget, this action does not decrease the projected 12/31/2022 General Fund Reserves.

Expansion of Employee Child Care Facility:

At the January 19th, 2022 City Council meeting, Council approved the acquisition and renovation of a City employee child care facility. Also at that meeting, council inquired about the potential to expand the facility and gave staff direction to evaluate the expansion. The original facility would accommodate 40 child care spots in 3 rooms. The expansion is for an additional two rooms which would provide another 20 child care spots for a total of 60. Staff has determined the expansion could be accomplished with an additional 1800 square feet for \$600,000.

Originally, the first year subsidy was estimated at \$99,000, which included start-up costs. With the expansion, the subsidy is now estimated at \$129,000, which also includes additional start-up costs. Consistent with how the \$99,000 was absorbed in the original adopted budget, the additional \$30,000 subsidy will also be absorbed, so the only additional spending authority required is for the additional fee revenue that is generated with the two additional rooms.

The annual ongoing subsidy was estimated at \$107,000 for 3 rooms/40 spots and is now estimated at \$148,000 for 5 rooms/60 spots. Because of economies of scale, although the total subsidy increases, the subsidy per child care spot is reduced from \$2,675 to \$2,467.

The required supplemental appropriation for the expansion is \$600,000 in the General Fund (Fund 100) from the reserves for transfer to the Sales Tax Capital Fund (Fund 201). And an additional \$600,000 in the Sales Tax Capital Fund to add the expansion to the project. The General Fund also requires supplemental appropriation of the additional operating costs of \$117,000 which is fully offset by an additional \$117,000 in revenues.

Fire Department Ladder Truck:

At the January 19th, 2022 City Council meeting, Council approved the purchase of a Ladder Truck with Front Range Fire Apparatus of Frederick Colorado for \$1,578,563. This action will authorize the spending. This unit is a new addition to the fleet and will be assigned to the future Fire Station 7. The build time for this ladder truck is estimated to be 18 months, which has increased since the pandemic and related supply chain impacts. Ordering and purchasing the ladder truck now will allow for the ladder truck to be delivered and ready for service when Fire Station 7 construction is completed in 2024 and to avoid future cost increases.

During the City Council meeting on January 19, 2022, there was some discussion on a prepayment option. After inquiring further with the vendor, they have offered the following options and staff has calculated the associated net discount. For each of these options, appropriation authority is required to execute the purchase order, even though all or a portion of the payments would not occur until 2023:

- Option A is a purchase price of \$1,578,563 paid upon final inspection and acceptance.
- Option B is a purchase price of \$1,525,135 and payment within 30 days of the purchase order. The net discount (gross discount less interest foregone) would be \$34,699.
- Option C is a purchase price of \$1,549,297 and four payments; at pre-construction, at the start of chassis build (approximately 3 months prior to completion), at the start of the aerial device (approximately 2 months prior to completion), and balance due upon final inspection and acceptance. The net discount (gross discount less interest foregone) would be \$25,505.
- Option D is a purchase price of \$1,561,462 and three payments; at pre-construction (approximately 9 months after purchase order), mid-construction, and the balance due upon final inspection and acceptance. The net discount (gross discount less interest foregone) would be \$11,451.

The required supplemental appropriation, assuming option A, is \$1,578,563 in the First

Responder Sales Tax Fund (Fund 107), which has sufficient reserves to fund the purchase. If Council directs to exercise a different option, the supplemental amount would change.

Ridges Irrigation Pumphouse Equipment:

In the 2022 Adopted Budget, the replacement of a motor control center in the Ridges irrigation system was funded for \$175,000 through an interfund loan between the Water and Irrigation Funds. This project recently went to bid and the low bid came in at \$215,649, so an additional \$40,649 is needed to move forward with the project with a corresponding increase in the interfund loan.

The required supplemental appropriation is \$40,649 in the Ridges Irrigation Fund (Fund 309).

Attached is a table summarizing supplemental appropriations by Fund and the Supplemental Appropriation Ordinance.

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 is supported by the supplementary documents incorporated by reference above.

At adoption of the 2022 Budget, the General Fund Reserve at 12/31/2022 was projected to be \$32.5 million of which \$7.9 million was available above restricted funds and the required minimum reserve. Therefore there is sufficient reserves to fund the \$600,000 for the Stadium lighting project and the \$600,000 for the child care facility expansion.

SUGGESTED MOTION:

I move to introduce an ordinance making Supplemental Appropriations and Amending the 2022 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2022 and ending December 31, 2022 and to set a public hearing for February 16, 2022.

Attachments

1. February 2 2022 Supplemental Appropriation Ordinance
2. February 2, 2022 Supplemental Appropriation Summary By Fund

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2022 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.

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, 2022 to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 1,817,000
First Responder Fund	107	\$ 1,578,563
Sales Tax CIP Fund	201	\$ 3,746,172
Ridges Irrigation Fund	309	\$ 40,649

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2022.

President of the Council

Attest:

City Clerk

City of Grand Junction
February 2, 2022 Supplemental Appropriation
Summary By Fund

Fund	Description	Amount
General Fund	Stadium Lighting (transfer)	\$ 600,000
General Fund	Stadium Multi-Purpose Building (transfer)	500,000
General Fund	Child Care Facility Expansion (transfer)	600,000
General Fund	Child Care Facility Operating	117,000
Total General Fund		<u>\$ 1,817,000</u>
First Responder Fund	Ladder Truck for Fire Station No. 7	\$ 1,578,563
Sales Tax Capital Fund	Stadium Multi-Purpose Building	\$ 3,146,172
Sales Tax Capital Fund	Child Care Facility Expansion	600,000
Total Sales Tax Capital Fund		<u>\$ 3,746,172</u>
Ridges Irrigation Fund	Pumphouse Equipment	\$ 40,649



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: February 2, 2022

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

Request for 2022 Fireworks Displays at Suplizio Field

RECOMMENDATION:

Consider a motion to approve five public fireworks displays at Suplizio Field for the 2022 baseball season as presented.

EXECUTIVE SUMMARY:

To be held in conjunction with baseball games and events at Suplizio, fireworks displays are being requested on behalf of Colorado Mesa University, Junior College World Series, Grand Junction Rockies and the City of Grand Junction. 2022 dates include a total of five shows: a CMU baseball game, JUCO (on Memorial Day), Independence Day and two Friday evening Rockies Games. Staff requests City Council consider a motion to approve or deny the request to hold these five shows this spring and summer. Previous years saw about 10 shows approved each year and significant negative feedback was received from the surrounding neighborhood. In direct response to these concerns, which were also reflected by some members of City Council, staff proposed a dramatic decrease in the number of shows to be held. All the partners who actually put on the shows have agreed to this downsized schedule.

The dates for the proposed shows are as follows:

May 6 (CMU) – This is CMU's participation night.

May 31st (JUCO) - This is JUCO's salute to veterans on Memorial Day

June 10th (Rockies) - This is opening Friday for the Grand Junction Rockies. It commemorates the start to their summer season at Lincoln Park Stadium.

July 4th (City/Rockies) - The City will host the Fireworks Extravaganza and the GJ Rockies will play a game beforehand. Given the difficulty last year, the game will start

two hours earlier, at 3 P.M., to guarantee fireworks are shot off around 10 P.M. There will also be family-friendly activities between the games end and the shoot-off of the fireworks.

August 5th (Rockies) - This is the last Friday before school goes back into session and the last hurrah celebration for summer. If this show, or the June 10th show, gets canceled due to rain or weather, the GJ Rockies would be allowed to host a fireworks show on Friday August 19th to make up for the lost show.

BACKGROUND OR DETAILED INFORMATION:

Lincoln Park Stadium typically hosts about 10 firework shows each year. For 2022, five fireworks shows are proposed. This drastic reduction is in direct response to concerns expressed by City Council in the approval process for 2021.

To better understand community opinion, on July 20th, 2021, a listening session was held at the Lincoln Park Barn to collect public feedback on fireworks displays at Lincoln Park. Ahead of the meeting, a survey was widely circulated to collect feedback. 499 responses were received. Although not statistically valid, this does provide more representative feedback than those who attended the listening session. 8% of respondents want to see an end to fireworks shows at Lincoln Park and 92% want to see them continue. A majority wanted the focus to be on Memorial Day and the 4th of July and only a few shows outside of these holidays. These results have informed staff recommendations and discussions with the partners organizing the shows for the 2022 season. This includes moving the baseball game held on the 4th of July to much earlier to ensure an earlier shoot-off. This addresses a common complaint voiced in the survey. Staff believes the 2022 recommendation closely aligns with the preferences voiced by the 499 survey respondents. The Rockies still have the most, albeit far fewer than they have hosted in previous years, with two of the five being on Friday evenings after a GJ Rockies game. We also recommend approval of a "rain out" date of August 19th if either of the GJ Rockies shows gets canceled due to weather. Mick Ritter, President of the Grand Junction Rockies, will be present and available for questions at the February 2nd Council meeting. The only show the City of Grand Junction is involved in putting on is the 4th of July show. The community has come to expect this fireworks show on the 4th of July to celebrate our nation's independence. For the other four shows, these shows are the responsibility of the organizing entity, either Grand Junction Baseball (JUCO), Colorado Mesa University or the Grand Junction Rockies. Game start times for the Rockies have historically been at 6:40 P.M. on those Friday evenings. Given the concern about disruption to the neighborhood, Friday night games were moved up to 6:05 P.M. in 2021. Additional difficulty in 2021 promoted an even earlier game start time of 5:35 P.M. This will enable the Rockies to have an estimated and likely display time of 9:30 P.M. With the earlier start time of 5:35 P.M., the GJ Rockies were able to shoot off their fireworks shows at a more reasonable time including 9:34 P.M. on July 23rd, 2021, 9:18 P.M. on August 6th, 2021, and at 8:56 P.M. on August 20th, 2021. All shows at Lincoln Park require a coordinated effort including the event organizer, City staff from Parks, General Services, Fire, Police, and Traffic. Depending on the size of the show, fireworks are staged east of the field from either the practice field or the golf course driving range. Weather conditions are

monitored closely with final approval being granted each night by the Grand Junction Fire Department. The proposed schedule for 2022 is included in the Executive Summary above. If approved, a direct mailing will be sent to all adjacent neighbors highlighting the dates of the shows this season as well as a post on social media with the fireworks show dates.

FISCAL IMPACT:

There is no direct fiscal impact from this action.

SUGGESTED MOTION:

I move to (approve/deny) the request for five public fireworks displays at Lincoln Park Stadium as presented by Colorado Mesa University, Grand Junction Baseball (JUCO), Grand Junction Rockies, and the City of Grand Junction.

Attachments

None



Grand Junction City Council

Regular Session

Item #8.a.i.

Meeting Date: February 2, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

An Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe

RECOMMENDATION:

Planning Commission heard this item at its January 11, 2022 meeting and voted (5-0) to recommended conditional approval.

EXECUTIVE SUMMARY:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360), in conjunction with La Plata Communities LLC (Applicant), are proposing the Redlands 360 Planned Development (Development) project to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development.

The Applicant is requesting approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development that, if approved, will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

The property is presently vacant. The proposed PD ODP includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Residential density, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and a minimum of 185 acres of Open Space. Viewed as either gross or net density, the proposed range is

within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5 dwelling units per acre.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the Development. For purposes of references in the Staff report, the exhibits may be found as separate attachments.

Project History

In early 2019, after several meetings with City Staff, GJLC and La Plata Communities LLC began a process to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of a Planned Development (PD) zone and Outline Development Plan (ODP) that will encompass the entire 600 acres. The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated areas, both City and County Zone districts, and varied zone densities. The portion of the property that was recently annexed to the City had been zoned Planned Unit Development (PUD) in Mesa County but there was no evidence that a plan existed for the property.

Similarly, the portions of the property that are presently zoned PD also do not have a plan and the R-4 portion of the property has been zoned as such since annexation to the City in the early 1990s. To summarize, the following have occurred to date: 1) development of the 7.5-acre Renaissance 360 Subdivision (platted 9/12/2020); 2) annexation (7/15/2020) of the unincorporated parcels that were zoned PD but without a plan (7/15/2020); 3) approval of the Redlands 360 Metropolitan Districts Service Plan conditioned on approval of an ODP and Intergovernmental Agreement (IGA) (6/17/2020); and 4) zoning and platting of the 23-acre Canyon Rim 360 Subdivision (platted 10/7/2021).

Location and Surrounding Land Use

The proposed Development can be generally described as the large vacant land south of the intersection of the Redlands Parkway and State Highway 340 and east of South Camp Road. It is on the northeast facing slopes at/of the base of the Ute Water storage tanks and is elevated with views of the surrounding valley. It is dry with sandy to rocky soil conditions and limited rock outcrops. Nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. There is currently a gated gravel road running east-west through the property that is primarily for Ute Water to access its property and facilities.

Surrounding zoning indicates the types of land uses that surround the property: to the west are areas of County PUD and City R-2 and R-4 zoning; City R-1 and Redlands Mesa PD, and BLM property to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit C: City of Grand Junction Existing Zoning).

Site Access and Transportation System

The Grand Junction Circulation Plan is an adopted document that denotes the existing and proposed street network (see Exhibit D: City of Grand Junction Circulation Plan) in this area. State Highway 340 is designated a Principal Arterial; Redlands Parkway and South Camp Road are designated Major Collectors; Renaissance Boulevard and Canyon Rim Drive are designated Minor Collectors; and two roads are proposed through the property but are shown as unclassified, which implies the classification will be determined as the project develops.

There are four access points into the project, three of which are on the adopted Circulation Plan: 23 Road just south of State Highway 340, Easter Hill Drive, Redlands Parkway and Canyon Rim Drive.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City and has been revised through the planning process to accommodate comments from the City, the Regional Transportation Planning Office (RTPO), Mesa County and the Colorado Department of Transportation (CDOT).

Availability of Utilities

All utilities are available and adjacent to the Development site. Utility providers are:

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Redlands Water and Power
- Electric and Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed Development has no special nor unusual demands on utilities.

Recognizing that the Development is one of the largest planned developments that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has already incorporated into growth projections for the Redlands and the community as a whole. With the Ute Water tank being at the high point of this property, there are existing large, buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.

Effects on Public Facilities

The proposed Development is an infill project which will have expected, but not unusual impacts on public facilities that are commensurate with an anticipated 25-year buildout. Total residential units will be less than the maximum that the Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. Through the planning process to date, there has been review and input by the police and fire departments, utility companies, and Mesa County Valley School District 51 and elements of the proposed ODP were adjusted accordingly.

Site Soils, Geology and Geologic Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and the presence of moisture-sensitive soils.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts and engineering have been finalized, the Applicant's geotechnical consultant will conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

The Colorado Geological Survey has reviewed this preliminary document and provided no further comment but with the understanding that more detailed study will be reviewed as the project progresses.

Irrigation

In an effort to mitigate irrigation requirements on the Development site, the Applicant is proposing a xeric landscape concept for both community common spaces and individual lots, while avoiding the installation of large, unneeded irrigated turf areas. Seventy-five shares of Redlands Water and Power (RWP) will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

Proposed Use and Zoning Overview

Per the Zoning and Development Code, the Planned Development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in other sections of the Code. Planned development zoning should be used when long-term community benefits will be derived. Per Code, the Director shall determine whether substantial community benefits will be derived by the project and the Director and Planning Commission shall make recommendations to City Council. City Council shall approve, conditionally approve or deny all applications for a PD zoning and ODP.

The 600-acre ODP area includes approximately 60 acres of Lower Density Residential, 298 acres of Medium Density Residential, 32 acres of Higher Density Residential, 6 acres of Commercial/Mixed Use, and 185 acres of Open Space. The Open Space, which comprises 30 percent of the property, surrounds the residential areas, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes

other significant existing off-street bicycle and hiking trails.

The Development proposal is for a mixture of housing types and densities and limited non-residential uses: Low to Medium Residential with a target of 1,100 to 1,500 dwelling units; High Density Multifamily Residential with a target of 200 to 250 units; and the Commercial areas with the potential for up to 100 units. This provides a total ODP residential density request with a range of 1,300 to 1,750 units.

There is intended flexibility built into the ODP request – that flexibility allows for 1,300 to 1,750 housing units (single family, multifamily, and commercial) and for the plan to adapt to potential market changes over the projected 25-year schedule. The overall density range is 2.17 to 2.92 units per acre gross density, or 3.29 to 4.43 units per acre net density, the difference being the net acreage after deducting the proposed open space. Viewed as either gross or net density, the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 dwelling units per acre.

The limited commercial area in the proposed ODP is shown as divided into two small areas on the site. While the Comprehensive Plan includes a Commercial designation in the northwest corner of the site (refer to Exhibit B: One Grand Junction Comprehensive Plan), the ODP is proposing to reduce the size of the commercial area in the northwest corner and locate a small area of commercial near the 23 Road entrance to the site, the latter of which requires an amendment to the Comprehensive Plan.

For purposes of establishing the Redlands 360 Metropolitan Districts, traffic and other studies and other site analysis, the base assumptions were for 1,750 residential units with the potential of up to 30,000 square feet of limited commercial area.

Public Benefit Overview

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan, the development requirements of the City, and the Circulation Plan. The Applicant provides the following list of potential public benefits gained from this project.

- the development of infill properties within the Urban Development Boundary defined in the Comprehensive Plan;
- the planned development of a project with a 25-year timeframe;
- the creation of a residential project meeting the intentions and densities of the Comprehensive Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication; over 30% of the entire project, including parks

and trails; to be dedicated to the Metropolitan District but for general public use and enjoyment;

- the creation of a Metropolitan Districts for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

Public Notification

Neighborhood meetings regarding the proposed Development were held in person and via livestream on July 13 and 14, 2020 in accordance with §21.02.080(e) of the Zoning and Development Code. The Applicant, the Applicant's representative and City staff were in attendance, with 49 persons total in attendance at the meetings. In addition, there were 61 views of the Applicant's presentation and 41 views of the staff presentation on GJSpeaks. Questions and concerns were raised about land use and density, traffic, open space, trails and irrigation. A meeting had also been held on April 22, 2019, prior to the early phases of Renaissance 360 and Canyon Rim 360.

An official development application for the PD ODP was submitted to the City for review on November 24, 2020. Since then, the proposed Development has undergone three rounds of review comments by staff and other entities, the Metropolitan District Service Plan was approved and an IGA pertinent to the Service Plan has been drafted to be considered concurrent with the PD ODP by City Council in February 2022.

In addition, notice was completed consistent with the provisions in §21.02.080 (g) of the Zoning and Development Code. The subject property was posted with application signs on November 25, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of a postcard was sent to surrounding property owners within 500 feet and homeowners' associations within 1,000 feet of the project boundaries and notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel. The opportunity for public comment was also available through the GJSpeaks platform.

ANALYSIS

Zone of Annexation/Rezone Analysis

The approval criteria for evaluation of a zone of annexation (237 acres south of Easter Hill Road previously zoned PUD in Mesa County presently without a City zone), a rezone (the 34-acre R-4 portion of the project east of Renaissance Boulevard), and a Comprehensive Plan Amendment (establishment of a small commercial area near the 23 Road entrance to the Redlands 360 site) are the same as the criteria for evaluation of a PD ODP. Therefore, for purposes of avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows.

Planned Development (PD) and Outline Development Plan (ODP) Analysis

The Applicant has provided Exhibits A through D and 1 through 7b to depict and describe the intended land use and development character of the proposed Redlands 360 development. For purposes of reference in the Staff report, the exhibits may be found as separate attachments.

21.02.150 Planned Development (PD)

(a) Purpose. The planned development (PD) district is intended to apply to mixed use or unique single-use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

(1) More efficient infrastructure;

Generally, the project can be considered an infill area since it is surrounded by existing urban development to which public infrastructure has already been extended. This development will thus, make more efficient use of the infrastructure that presently serves the surrounding areas and extend utilities and streets into the site as it develops. The ODP provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, in compliance with the Circulation Plan, and funded by Transportation Capacity Payment (TCP) fees and other mechanisms through the Redlands 360 Metropolitan District.

The proposed Development provides a variety of trails for both recreational opportunities and multimodal transportation and includes the preservation of many existing on-site trails. The proposed trail system also provides connections to other internal and external trails systems and transportation corridors, allowing users the opportunity to safely move through the development and easily commute to work if desired.

For these reasons, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demand;

The proposed Development will result in a lesser amount of traffic than originally anticipated on this site by the limitation to 1,300 to 1,750 units with limited commercial area. The number of units is within the Comprehensive Plan density range of 804 to 2,010 units, which is already included in traffic models and planning for the Redlands area.

The ODP also includes a comprehensive pedestrian and bicycle trail network that will

allow ease of access through, to, and from the project, which can help reduce traffic within the site; however, because it is new development on vacant land, traffic demands will increase simply through development of the project.

Thus, Staff does not find this can be defined as a community benefit from the project.

(3) More usable public and/or private open space;

As depicted on Exhibit 1: Trail Types and Exhibit 2: Public Park Areas, the proposed open space system includes on- and off-street pedestrian trails, the preservation yet invited trail use of unique topographic features, the visual enjoyment of areas to be reserved in a natural state, as well as more traditional parks that render the spaces more visible and useable, particularly since these areas are to be constructed and maintained by the Redlands 360 Metropolitan District yet available to the general public. Many trails exist on the property and approval of the ODP as proposed will enhance the usability and legitimize public use of them, which enhances the usability of much of the open space. The total amount of open space reserved exceeds the Code requirement of a minimum of 10 percent of the land area. In addition, the development of parks and enhancement of existing trails and addition of new trails that exceeds what is typically provided in a new development.

For these reasons, Staff finds this community benefit will be achieved.

(4) Recreational amenities; and/or

The Applicant has committed to the dedication of a minimum of 185 acres of parks, open space and recreation areas to the Redlands 360 Metropolitan Districts. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The Parks (Traditional) depicted on Exhibit 2, Legend Section A and the Parks (Unique) depicted on Exhibit 2, Legends B and C shall be designed and constructed in accordance with Exhibit 3: Land Use and Default Zones and Exhibit 5: Development Progression Plan.

Thus, Staff finds this community benefit will be achieved.

(5) Needed housing choices.

The proposed Development is designed to provide multiple housing choices, and the PD ODP will provide the flexibility to adapt the housing product types as market demand shifts over the 25-year build out of the project. Proposed housing types will vary with lot sizes, with the expectation that square footage of units will increase with proposed lot size. In addition, there is an expectation that some of the units will be provided within multifamily structures. The range of proposed lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

Staff finds this community benefit will be achieved.

21.05.101 Planned Development Purpose – Additional Community Benefits

(f) Innovative designs;

The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities are innovative design concepts that are depicted on the ODP.

Thus, Staff finds this community benefit will be achieved.

(g) Protection and/or preservation of natural resources, habitat areas and natural features; and/or

As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis and note the placement of open space to protect the natural features.

Staff finds this public benefit will be achieved.

21.02.150 Planned Development (PD) - Continued

(b) Outline Development Plan (ODP)

Applicability. An Outline Development Plan (ODP) is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At the ODP phase, land uses, densities and intensities for each area designated for development on the plan are established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual areas that will be the subject of future, more detailed planning.

The Redlands 360 ODP has addressed these Code provisions as shown on Exhibit 3: Land Use and Default Zones and other supporting exhibits.

21.02.150 Planned Development – Additional Application and Review Procedures

(ii) Density/Intensity. Density/intensity may be transferred between development areas to be developed unless explicitly prohibited by the ODP approval.

This development incorporates the transfer of densities between the proposed areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends, while remaining consistent with the density and intensity contemplated in the Comprehensive Plan.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 5: Development Progression Plan. This indicates a project start anticipated in 2022 with later phases of the project starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of December 31, 2046.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following criteria (i. through x.).

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

2020 One Grand Junction Comprehensive Plan

The Applicant has provided reports, studies, plans, and creative vision in the development of the proposed ODP that staff finds support and demonstrate conformance with numerous Principles and Strategies within the Comprehensive Plan as listed below.

Principle 2 – Resilient and Diverse Economy

6a – Attainable Housing – Encourage the development of attainable housing for early and mid-career employees consistent with the City’s housing goals.

6d – Regional Amenities – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h – Parks and Recreational Facilities - Provide residents with access to parks and

recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location.

4j – Trails - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e – Special Assessment Districts

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e – Context-Sensitive Development – Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7b – Design Standards - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – Streetscape - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

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

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

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

4a – Neighborhood Connections - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b – Connectivity and Access - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c – Missing Links – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d – Infrastructure Improvements - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

5c – Innovative Design – Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles such as co-housing, community gardens, and recreational amenities.

Principle 6 – Efficient and Connected Transportation

1. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.

1c – Circulation Plan – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d – First and Last Mile Connections - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g – Urban Trails System - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.
3. Foster opportunities to bring people together by developing great public spaces.
5. Maintain access to public lands at the urban/rural interface.

Grand Valley Circulation Plan

Refer to the Site Access and Transportation System discussion in the background section of the Staff report. The Redlands 360 PD ODP is consistent with the Circulation Plan in that it will complete connections to and through the property as anticipated on the Plan. Refer to Exhibit D: City of Grand Junction Circulation Plan.

Redlands Area Plan (Title 34 GJMC)

The Redlands Area Plan was last updated in 2002, when much more of the Redlands was a Joint Planning Area with Mesa County. Today, the 2020 One Grand Junction Comprehensive Plan is more pertinent to this review, but an analysis of the goals stated in the Redlands Area Plan that are reinforced by the proposed Redlands 360 ODP is included below.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

(a) Goals.

- (1) To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.

Much of the above has been achieved over the last 20 years. The proposed Development will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

- (1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.
- (2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.

Development of the property as proposed will avoid and protect steep terrain. Furthermore, the distinctive land characteristic of the four plateaus within the property (Applicant references as The Four Brothers) are considered signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the development. Ridgelines, as defined by the City are mostly designated as open space;

future planning and design will implement required City code mitigation techniques as applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

- (1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.

The proposed Development is anticipated to be developed over a 25-year timeframe that will maintain its quality through a set of comprehensive Community Design Guidelines that will be provided with final plans for each phase, implementation of open space and recreation concepts, and a funding source for public improvements through the Redlands 360 Metropolitan Districts.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) Goals.

- (1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.
- (2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

The proposed Development is not planned for significant retail or commercial development, but rather providing the residents some basic amenities that will support other, existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use proposed in the ODP is intended to provide the small neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

- (1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.
- (2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.
- (3) The costs (economic, environmental and social) associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning of the site. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

34.20.250 Wetlands – Goals, policies, implementation.

(a) Goals.

- (1) Preserve/conserves wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.

The Applicant has submitted a study and wetlands have been identified near the corner of South Camp Road and Redlands Parkway. Impacts will be mitigated and/or enhanced with the planning and engineering of that area. In addition, potential jurisdictional wetlands have been identified near the Redlands Second Lift Canal on the west edge of the property and near Red Canyon Creek on the far eastern edge of the property. There is no development anticipated in these wetland areas that total approximately 1.5 acres of the 600-acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

- (1) Protect Mesa County residents from the loss of life or property due to wildfire.

The property does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

- (1) To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.
- (2) To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.

The proposed Development is designed to become a recreational-based community that recognizes and incorporates many of the existing significant hiking and bicycling trails that currently exist on the property. The project will provide open space, parks, and recreational facilities, not only for its residents, but also be available to the general public in an area of the City where formal park space is limited. In addition, the trail system will allow for a variety of recreational opportunities, provide interconnectivity within the development, and connect residents to existing external transportation corridors that connect to other services, facilities and amenities around Grand Junction.

34.28 Transportation Action Plan

As previously mentioned, the Redlands 360 ODP has incorporated the Circulation Plan in that Canyon Rim Drive will be extended to and through the property. In addition, in lieu of the connection to the extension of Renaissance Boulevard to the east as shown on the Circulation Plan, an alternative will provide secondary access via Athens Way.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically, the plans state:

- (a) Higher density housing is needed, and an adequate supply should be provided.
- (b) This housing should be located throughout the community rather than concentrated in a few small areas. Ideally, it should be integrated into mixed density housing developments.
- (c) Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.
- (d) The Plan should support the creation of affordable single-family homes as well as higher density housing types. (Affordable housing does not have to mean attached units.)

34.32.030 Goals, policies, implementation.

- (a) Goals. Directly from the 1996 Joint Urban Area Plan:
 - (1) Achieve a mix of compatible housing types and densities dispersed throughout the community.
 - (2) Promote adequate affordable housing opportunities dispersed throughout the community.

The primary purposes of the Redlands 360 ODP are stated in the above Housing Action Plan. The development will provide multiple housing products for a diverse market. The PD zone district affords the flexibility to adapt the housing product types as the market trends change over the next 25 years.

Other Adopted Policies and Overlays Applicable to This Development

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of the proposed Development and meet the provisions of this code section. Exhibit 4: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed Redland 360 project.

The provisions are designed to accomplish the following:

- (i) Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;

The Applicant has submitted a Preliminary Geologic and Hazard report, and its recommendations have been integrated into site design. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in review of the studies as needed.

Areas to be developed for residential, commercial and mixed use have been located on the flatter slopes on the site. In many instances, perimeter open space/trails will

provide ample setbacks to the ridgelines. In addition, lots/building sites must comply with setback requirements from the ridgelines and existing natural drainage corridors will be enhanced.

(ii) Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having wildfire hazard (see §21.07.020 (d)). Roadways will be designed to meet City and Fire Department standards for adequate emergency vehicle access. In addition, the fire suppression hydrant locations and water flows will meet the requirements of the City Fire Code as more detailed design and engineering progresses.

(iii) Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;

This development preserves a minimum of 30 percent of the site as dedicated open space which captures the most diverse vegetative and topographic areas on the property. Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340/west entrance to the Monument (northwest), to the Colorado River (northeast) – basically the entirety of the Redlands. This is the only mapped potential wildlife impact within the project. The Statewide Key Habitats of Colorado map appears to identify the potential for Sagebrush habitat and Shrub-Dominated Wetlands, neither of which occurs on the Redlands 360 property. The open space within the proposed development, which will reserve the existing drainages, will continue to serve as wildlife corridors through the property. The Colorado Department of Parks and Wildlife was included in review of the Redlands 360 PD ODP application but provided no comment on the proposed development.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The road network design has been the primary determinant of the overall design for the proposed PD ODP that encourages connectivity to internal and external surrounding neighborhoods. Trails and roads are predominantly separate with two major trail loops: an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8-foot-wide concrete trail. Neighborhood connectivity will be accomplished via trails as the various land use phases/areas are designed in detail and subdivided, and at adjacent cul-de-sacs and open space corridors. In instances where trails are proposed to parallel roads, the trail will be detached from the road corridor.

In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and in the open space areas. Much of the open space area includes over

7.5 miles of existing social trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian and bicycling passageways.

(v) Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and

As depicted on Exhibit 3: Land Use and Default Zones, the areas to be developed for residential, commercial and mixed uses within the Redlands 360 ODP have been located on the flatter and most developable slopes. The slopes generally face east, which affords views of the Grand Valley, yet the developed areas are backdropped by the continued rise of the site to the west (e.g. towards the Ute Water tank) and the Colorado National Monument which helps blend the development into the hillside terrain.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

As previously discussed, a minimum of 30 percent of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In addition to the provisions listed above, the Hillside Development standards state:

“Development on slopes of greater than 30 percent is not permitted; and streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent unless, after review by the Planning Commission and approval by the City Council, it is determined that:

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and
- b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.”

The proposed ODP demonstrates that, at least for this phase of development, the Applicant has taken appropriate and engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent is unavoidable, and in these instances the impact have been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope

Analysis), only minimal areas of slopes greater than 30 percent are impacted by the proposed roads and building sites. This has been achieved by careful design, especially given the property has diverse topography. The proposed PD ODP has managed to avoid the majority of slopes greater than 30 percent. Very few natural areas with slopes over 30 percent are impacted by this development. Certainly, as specific design and engineering in these areas progress, these requirements will be analyzed in greater detail.

Thus, Staff finds that these Code provisions have been adequately addressed to allow Planning Commission and City Council to approve the minimal areas where lots or roads cross 30 percent slopes yet roadway construction will still meet the intent of the Circulation Plan.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibits 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area, the potential for concern is primarily limited to views from the streets that abut the project on the west. This side of the site is where there are existing mesa cliffs and proposed homes could be quite visible if not designed properly. Twelve locations were examined with detailed cross-sections as required by Code and depicted on the exhibits. Per Code criteria and this analysis, no two-story structures would be visible.

(1) For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.

The cross-sections provided on Exhibits 7a and 7b address the various ridgelines around the site and demonstrate that either there is no impact since many of the areas are not to be developed or that the measures listed below will be required and implemented per Code to minimize the visual impact of construction in the vicinity of the ridgelines.

Thus, Staff finds this criterion has been met.

(2) This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:

- (i) Earth tone colors to blend with the surrounding area;
- (ii) The use of nonreflective materials;
- (iii) Vegetation to screen and soften the visual impact of the structure; and/or
- (iv) A reduction of building height or the “stepping” of the building height; or
- (v) Other means that minimize the appearance from the road corridor.

(3) In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.

(4) The required setback shall be measured to the building envelope, to be established at the time of platting.

Criteria (2) through (4) above will be analyzed and complied with at future development phases.

(5) Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.

Staff finds this criterion has been met as shown in the twelve ridgeline sections included on the exhibits.

(6) Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile

As specific sites have not yet been determined, the twelve sections on the exhibits demonstrate that the development areas are not of concern regardless of where the specific homesites ultimately occur.

Staff finds this criterion has been met.

(ii) The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code;

In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if at least one of the following criteria are met. For purposes of the proposed PD ODP, the same criteria also apply to the zone of annexation for a portion of the property, the rezone of a portion of the property from R-4 to PD and a Comprehensive Plan Amendment for the location of a small area of Commercial land use near the 23 Road entrance to the site.

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

Staff has not identified any subsequent events that have invalidated the original premises and findings. Approval of the zone of annexation, the rezone and the PD ODP requests will result in the entire 600 acres being uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community that is consistent with the original premises and findings of the proposed land use in this area of the Redlands.

Staff finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment

is consistent with the Plan; and/or

The character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of residential units surrounding the general vicinity of the proposed Development. In addition, the Comprehensive Plan was adopted which redefined the future land uses within the Urban Development Boundary. The proposed PD ODP are consistent with the Comprehensive Plan.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Neighborhood convenience commercial uses such as those proposed within the Development reduce traffic by being accessible by walking or bicycling rather than by vehicle. The relocation of a portion of the commercial use to the traffic node near the 23 Road entrance to Redlands 360 is consistent with the Comprehensive Plan in providing such commercial areas within residential neighborhoods.

For these reasons, staff finds this criterion has been met.

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

One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. The 600 acres of vacant land that the proposed Development encompasses was designated as a mix of future land uses in the 2010 Comprehensive Plan, including Neighborhood Center Mixed Use, Residential Medium High, Residential Medium and Residential Low in the 2010 Comprehensive Plan. As such, the 2010 Plan included the potential for more intense and dense use which has already been anticipated and accommodated in projections of future growth for the Redlands area as well as the community as a whole. The 2020 Comprehensive Plan placed less intense and less dense designations on the site with Residential Low and limited Commercial. Thus, projected offsite infrastructure will be adequate provided it is expanded and extended as needed as the project develops over 25 years.

Certainly, additional on-site infrastructure and public facilities are required. The Applicant, via the Redlands 360 Metropolitan District has committed to the requirement that all transportation infrastructure internal to the development be fully designed and constructed to City standards and all transportation infrastructure external to the Project shall be fully designed and constructed to City, Mesa County and CDOT standards, as applicable. The Applicant has committed to being responsible for costs of design and construction of the following off-site transportation system improvements.

- Intersection of State Highway 340 and Redlands Parkway
- Intersection of State Highway 340 and 23 Road
- Redlands Parkway Access
- Intersection of State Highway 340 and South Broadway

The proposed amendment to the Comprehensive Plan to allow for a small portion of proposed Commercial area to be located near the 23 Road entrance to the site will facilitate the provision of limited commercial services in a location where it is most accessible to on- and off-site users. Per the Traffic Impact Study, 62 percent of the traffic to and from the Redlands 360 site is projected to be at this location. Thus, if some limited neighborhood commercial is placed in this location, it can be easily accessed by both on- and off-site users with minimal disruption to traffic within the development.

Staff finds this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The recently completed Housing Needs Assessment clearly indicates a general shortage of all types of housing within Grand Junction. The 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs. In addition, vacant land for development is in short supply within the defined Urban Development Boundary. The proposed PD zone district allows the potential to positively address these issues by providing a variety of housing types within the proposed community and developing a site which is one, if not, the only remaining large piece of property available to accommodate anticipated growth in the community. It is a large, unique property, that allows the land to be suitably designated for various uses within a mixed use and mixed density planned community.

Commercial uses near the Redlands Parkway and State Highway 340 corridor have increased within the past decades, and as the residential population in the Redlands area continues to increase, the addition of commercial areas is desired in neighborhood areas. Yet, there is very little land in the Redlands designated for commercial use. The neighborhood convenience commercial uses such as those proposed within the Redlands 360 will add suitably designated land that will be accessible to residents of this development as well as by residents in surrounding neighborhoods.

For these reasons Staff finds this criterion has been met.

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

As discussed in the project overview, the Applicant has identified numerous aspects of the proposed development that can provide public benefit. In the previous analysis of §21.02.150 Planned Development (PD) of the Zoning and Development Code, staff found the following long-term community benefits would be achieved by the project:

- More efficient infrastructure
- More usable public and/or private open space

- Recreational amenities
- Needed housing choices

Thus, as required per Code, the Director has determined that substantial community benefits will be derived. Therefore, staff finds this criterion has been met.

Other Potential Zoning Districts

Section 21.02.160(f) of the Zoning and Development Code provides that rezoning and/or zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Other zone districts could be applied to these properties, including R-4, R-5 and CSR for the residential and open space areas, and a variety of non-residential zone districts could be applied to the area designated as Commercial. However, the standard zone districts do not afford the developer the land planning flexibility on a large property such as this to create a mixed-use, mixed density community that also accommodates the unique topography, natural amenities, and existing public use by setting aside the appropriate open space, trails and other proposed amenities. The PD zone district by definition and purpose is a more appropriate zone district for this unique property and project.

(iii) The planned development requirements of Chapter 21.05 Planned Development of the Zoning and Development Code are addressed as follows:

The criteria in this code section have been previously addressed. Staff finds this criterion for the ODP has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23 (North Avenue Overlay Zone District), 24 (Greater Downtown Overlay) and 25 (24 Road Corridor Design Standards);

The referenced corridor guidelines and overlay districts are not applicable to this property.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities can be provided to this PD as previously described in the Zone of Annexation/Rezone/Comprehensive Plan Amendment Analysis. Public services and utilities are available at the project boundaries due to this being an infill location.

Therefore, Staff finds this criterion has been met.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

This project recognizes and incorporates the road network as indicated in several

exhibits including Exhibit D: City of Grand Junction Circulation Plan; and Exhibit 3: Land Use and Default Zones. In addition, Exhibit 5: Development Progression Plan, depicts the proposed phased development of the road network within each of the development areas.

It is anticipated that design of the streets within the development be tailored to the unique characteristics of the proposed development as well as the unique natural features that are to be integrated into the design. This will be accomplished through applications to the City for exceptions to the Transportation Engineering Design Standards (TEDS) as needed concurrent with future subdivision plans.

As such, Staff finds this criterion has been met.

(vii) Appropriate screening and buffering of adjacent property and use shall be provided;

As the development progresses, there may be some need to create appropriate screening and buffering, such as along the eastern edge of Phase 2 as shown on Exhibit 5: Progression Plan between differing land uses. Other limited areas within the development may require screening and buffering that will be evaluated with subsequent subdivision and development plans. For the most part the development areas will be separated by topography and/or other open space which will provide an appropriate buffer.

Staff finds this criterion has been met.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed PD ODP requests a range of 1,300 to 1,750 housing units (both single family and multifamily that creates an overall density range of 2.17 to 2.92 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project, while meeting the intent of the Comprehensive Plan.

Staff finds this criterion has been met.

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

Per §21.05.020, Default Standards, of the Zoning and Development Code, the use, bulk, development, improvement and other standards for each PD shall be derived from the underlying zoning, as defined in Section 21.03, Zoning Districts. In a planned development context, those standards shall be referred to as default standards or default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based. Project-specific development standards, including those that

may deviate from the default zone, may be approved only as provided in this chapter and, if approved, shall be explicitly stated in the PD ODP zoning ordinance approving the proposed planned development project. Each standard of the default zone shall apply unless project-specific standards are established by the PD zoning ordinance.

For the Redlands 360 PD ODP, the following default zones are utilized within the various land use areas depicted on Exhibit 3: Land Use and Default Zones.

- Low Density Residential Areas - Residential 4 units per acre (R-4)
- Medium Density Residential Areas - Residential 12 units per acre (R-12)
- Multifamily/High-Density Residential Areas - Residential 16 units per acre (R-16)
- Commercial Areas - Neighborhood Business (B-1)
- Open Space - Community Services and Recreation (CSR)

Exhibit 3: Land Use and Default Zones also includes a listing of the proposed deviations from the standards of the default zones and shown in the table below. The existing standards for the zone districts are shown in black type and the proposed deviation is shown in red type or stricken if proposed to be deleted from the zone district standards.

	R-4 Low	R-12 Med	R-16 High	B-1 Comm	CSR Open Space
Lot Area Minimum	7,000 0	n/a 0	n/a 0	10,000 0	1 ac 0
Width (min. ft.)	70 60	30	30 20	50 0	100 0
Frontage (min. ft.)	20	20	20	None 0	None 0
Cul-de-sac front	n/a 0	n/a 0	n/a 0	n/a 0	n/a 0
Setback Principal					
Front (min. ft.)	20	20	20	20 0	15
Side (min. ft.)	7 5	5	5	0 5	0
Side Abut <u>Resid</u> (min. ft.)	n/a 0	n/a 0	n/a 0	10	10
Rear (min. ft.)	25	10	10	15 0	10
Setback Accessory					
Front (min. ft.)	25 20	25	25	25	25 15
Side (min. ft.)	3	3	3	0	0
Side Abut <u>Resid</u> (min. ft.)	n/a 0	n/a 0	n/a 0	5 0	5
Rear (min. ft.)	5	5	5	15 0	10
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	60 40	60 50	40 50	65
Density (min. du/acre)	2 0	8 2	12 5.5	8 0	n/a 0
Density (max du/acre)	4	12	16	16 18	None 0
Cluster allowed	Yes No	No	No	n/a	n/a

In addition, §21.05.040(f)(2) states: All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone. Per §21.06.020, Public and Private Parks and Open Spaces, the Applicant shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The City Council may accept the dedication of land in lieu of payment so long as the fair market value as determined by

an MAI appraisal of the land to be dedicated to the City is not less than 10 percent of the value of the property.

Under the GJMC, Planning Commission may recommend that City Council allow a deviation from certain default standards in a planned development when certain listed amenities will be provided in excess of what the Code otherwise requires, including an open space or land dedication of 20 percent or greater. GJMC 21.05.040(g)(2). When the Project went before Planning Commission, the Applicant requested a deviation from the valuation requirement set forth by Section 21.06.020 on the grounds that the ODP provided a dedication of 30 percent open space to the Redlands 360 Metropolitan District for general public use.

Planning Commission made a condition of approval which stated that since the total open space dedication contemplated by the ODP was 30 percent, Applicant could provide of the land dedication \with each phase or filing of the proposed Development— instead of the gross acreage or total value Since the Planning Commission hearing however, the Applicant has provided an MAI appraisal report for the entire 600-acre development area that meets the requirements under the Code. Therefore, in lieu of the deviation request, the Applicant proposes that the City accept dedication of a minimum of 185 acres of open space to the Redlands 360 Metropolitan Districts Nos. 1 through 9 as dedicated for general public access and use.

The 185 acres includes the enhancement of existing trails, the construction of new trails, traditional parks and general open space. The proposed dedication will serve an area where the recent Parks, Recreation and Open Space Plan determined there is a lack of public neighborhood open space and parks. Instead of the proposed acreage, Council may accept 10 percent of the value of the property under Section 21.06.020. Per the Applicant's MAI report, such Open Space Fee would be \$420,000, 10% of the total appraised value of \$4,203,000. Staff finds, however, that the minimum 185 acres of open space including unique amenities, improvements, and traditional parks exceeds the monetary value, particularly in light of the fact that the amount of land that is proposed to be dedicated far exceeds the 10% requirement set forth in the Code.

Per §21.05.030, Establishment of Uses, of the Zoning and Development Code, at the time of zoning a parcel to PD, the City Council shall determine the allowed uses. Only uses consistent in type and density with the Comprehensive Plan may be allowed within a PD. The type and density of allowed uses should generally be limited to uses allowed in the default zoning.

The City Council, at the time of establishing a PD zone, shall list uses that are authorized by right or by conditional use permit. All uses, whether by right or conditional use permit, shall be subject to all applicable permit and approval processes established in this code. The rezoning process shall be used to modify the authorized use list for any planned development.

For the proposed Development, the default zone districts and standards and requested

deviations from underlying zone districts are included on Exhibit 3: Land Use and Default Zones; and the established uses are included in the form of a Use Table on Exhibits 6A and 6B.

Staff finds that the defined land uses, underlying zone districts and deviations from standards are appropriate for the development therefore finds this criterion has been met.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

The phasing plan for the Redlands 360 ODP is depicted on Exhibit 9: Development Progression Plan. This indicates a project start anticipated in 2022 with progression of the development starting every three years. There are eight development areas identified resulting in an estimated 25-year build out. The definitive timeframe for the development (expiration date for the ODP) as required by Code shall be December 31, 2046.

Staff finds this criterion has been met.

Findings of Fact and Recommendation

After reviewing PLD-2020-698, a request to consider a Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year time frame, Staff and Planning Commission make the following findings of fact:

1. The Redlands 360 PD ODP meets one or more of the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to the zone of annexation for a portion of the property, the rezone of a portion of the property, a Comprehensive Plan amendment, and the PD ODP.
2. The Redlands 360 PD ODP meets the applicable criteria in Sections 21.02.150 and 21.05 of the Zoning and Development Code.
3. Long-term community benefit will be derived from development of the project.
4. The Applicant has taken and will take appropriate measures to minimize the impact on hillsides of slopes greater than 30 percent, minimize the amount of hillside cuts, and has taken measures to mitigate the aesthetic impact of cuts by way of landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.

5. The default zone districts shall be defined as follows: Low Density Residential of R-4; Medium Density Residential of R-12; Multifamily or High Density Residential of R-16; Commercial of B-1; and Open Space of CSR.

6. The project meets criteria to allow approval of deviations to proposed default zone districts standards depicted on Exhibit 3: Land Use and Default Zones.

Therefore, Planning Commission recommended approval of the PD ODP for the Redlands 360 development with an expiration date of December 31, 2046, with the ODP being subject to and conditioned on the Applicant, or its successor(s) in interest if any, providing the City a land valuation assessment for each subsequent phase or filing of the Development. Said assessment(s) shall confirm the open space requirements of Section 21.06.020 of the 2021 Zoning and Development Code are met. However, as previously discussed, the Applicant has since provided an Appraisal Report that satisfies this conditions of the Code and no longer requires the proposed and conditioned deviation.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to (approve/deny) Ordinance No. 5051, an ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe including approval of the request to accept the dedication of a minimum of 185 acres of land in the Redlands 360 development, in compliance with Section 21.06.020(a)(1) of the Zoning and Development Code on final passage and order final publication in pamphlet form.

Attachments

1. Redlands 360 Application Materials
2. Redlands 360 Exhibits A through D
3. Redlands 360 Exhibits 1 through 7b
4. December 14 2021 GJSpeaks Redlands 360 Public Comments
5. January 11 2021 GJSpeaks Redlands 360 Public Comments
6. Planning Commission Minutes - 2022 - January 11
7. PRAB Letter of Support and Minutes
8. ORD-Redlands 360 012522 (1)

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: Planned Development - ODP

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: 2945-183-00-064

Site Acreage: 39.8 acres

Site Tax No(s): 2945-183-00-064

Site Zoning: PD/R-4 (multi-zoned parcel)

Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres

Property Owner Information

Name: Redlands Three Sixty LLC

Street Address: 1755 Telstar Dr
Suite 211

City/State/Zip: Colorado Springs, CO
80920

Business Phone #: 719-867-2285

E-Mail: dquimby@laplatallc.com

Fax #: n/a

Contact Person: Doug Quimby

Contact Phone #: 97719-867-2285

Applicant Information

Name: La Plata Communities

Street Address: 1755 Telstar Drive
Suite 211

City/State/Zip: Colorado Springs, CO
80920

Business Phone #: 719-963-3236

E-Mail: DGravette@laplatallc.com

Fax #: n/a

Contact Person: Don Gravette

Contact Phone #: 719-963-3236

Representative Information

Name: Ciavonne, Roberts Assoc

Street Address: 222 Nth 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date

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: Planned Development - ODP

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: 400 23 Road; 2945-181-00-052; 2210 S Broadway

Site Acreage: 331.1; 237.3; 20.5 acres

Site Tax No(s): 2945-184-00-099; 2945-181-00-052; 2945-182-13-002

Site Zoning: PD

Project Description: Request for approval for an Outline Development Plan (ODP) and PD zone for +/- 600 acres

Property Owner Information

Name: Grand Junction Land Company LLC

Street Address: 710 E. Durant Ave Ste. W-6

City/State/Zip: Aspen, CO 81611-2070

Business Phone #: 970-925-9046

E-Mail: rmac@dunrene.com

Fax #: n/a

Contact Person: Robert Macgregor

Contact Phone #: 970-925-9046

Applicant Information

Name: La Plata Communities

Street Address: 1755 Teistar Drive Suite 211

City/State/Zip: Colorado Springs, CO 80920

Business Phone #: 719-963-3236

E-Mail: DGravette@laplatallc.com

Fax #: n/a

Contact Person: Don Gravette

Contact Phone #: 719-963-3236

Representative Information

Name: Ciavonne, Roberts Assoc

Street Address: 222 Nth 7th St

City/State/Zip: GJ, CO 81501

Business Phone #: 241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 241-0745

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

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

Signature of Person Completing the Application

Date 11/19/20

Signature of Legal Property Owner

Date 11/19/20

Chief operating officer, Dunrene Management, Inc, Manager of Grand Junction Land Company, LLC.

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Bob & Rae	406 MONTELO	303-775-6445
Melissa Puma + Doug Scott	2219 Renaissance	402-416-4799
Steve Cable	403 Minadact	303 868 9931
Mike Fowler	440 Montro	970 270 6999
Chris Herrman	1144 Orray Ave 81501	640-2359
EDDIE MONT	SD-SI	254-5100
Jason Lable		
Doug Kiesae	2201 Renaissance	846-8896
Sam Marutzky	328 Shadow Lake Rd	970-640-9063
Jan Taylor	447 W Colorado Ave	97-250-9682
David & Lorna McIlroy	438 Athens Way	970-623-0823
Lizzy Billing	1006 Main St.	623-1900

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Mike Spangler	450 Athens Way	Spanglermn@gmail.com
Jack Rogan	434 Athens Way	johnfrogon@yahoo.com
T-Cin	city Hall	tamra@gjcity.or
Ted + Mallory	Claudia + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 5:00pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
Jill Wohlgenuth	568 CASA RIO Ct. 81507	970 712 1948
Sharon Blackburn	2299 grande Cache Ct. 81507	303 921 8703
Regina Dallego	395 Mirada Ct 4081507	—
Jean Lem	23 Rd	
Bill Findlay	412 Brookly Dr	970 203-4158
Kristen Ashbeck	City	kristenacgcity.org

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

NAME	ADDRESS	PHONE # OR EMAIL
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My + Dot + Justin 411 Rio Vista

Bob Armstrong 425 Rio Vista

Dana Russell 440 Rust Ct

Diana Russell 359 Entrada Ct

Richard Schnell 513 Skyway
2288 1/2 S. Blvd

Nancy Beckius 203 Easter Hill Dr.

Angeline Barrett 424 E. Mayfield Drive
2526 Palms Rd #101

Virginia Brown

Sharon Secrest 120 W. Park Drive, Suite 200
Gr. J. Co. 81505

James Grant

Mallory + Ted

208 Easter Hill Dr., 81507

Ciavonne + Roberts

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Debbie Witsman	213 Easter Hill Dr	Bogus Bugs@MSU.com
Bee O'Neil	Easter Hill	
Kristen Ashbeck	City Hall	kristenac@jcity.org
Mark Austin	Austin Civil	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Tuesday July 14th, 2020 @ 5:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Kelly MAJES	1988 JRD, FRUITA	970-589-7775
Dave Traylor	2354 Broadway	970-241-7006
Ray Plienness	2205 Desert Varnish	970-640-5327
Brinda Waters	2305 S Broadway	210-9900
Lance S Gibbs	332 Lake Rd	244-1427
Lisa Smith	2222 S. Broadway	970-270-1893
Craig Tate	2225 Redlands Prkwy	970-618-5445

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Millie Funderburk	351 Canyon Rim Ct	Funderburk.Millie@gmail.com
Darren Dordon	912 Kuni	Darren5515@aol.com.
Ted + Mallory	Crevanne + Roberts	

SIGN-IN SHEET

REDLANDS 360 NEIGHBORHOOD MEETING

Monday July 13th, 2020 @ 7:30pm

FOR: Annexation, Rezone/ODP

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Curtis Comeau	2206 Canyon Rim Dr.	970-846-6661
Patrice Whistler	2209 Desert Varnish Ct.	970-640-4377
Paul Cowan	371 CAPROCK	435-260-1825
Scott Gustin	342 Canyon Rim Ct.	970-420-2224
Bill & Linda White	335 Serpents Trail Dr.	549-4993
Kristen Ashbeck	City	kristena@gjcity.org
Ben Hughes	347 Canyon Rim Ct	979 777 4757

REDLANDS 360 ODP NEIGHBORHOOD MEETING

July 13th @ 5:00pm & 7:30pm

July 14th @ 5:30pm

NOTES

Three Neighborhood Meetings were held between July 13th and July 14th regarding a proposed ODP at Redlands 360 (400 23 Road, 2210 S Broadway, 2945-183-00-064 and 2945-181-00-052)

In Attendance:

Representatives: Doug Quimby (La Plata Communities)

Jane Quimby (La Plata Communities)

Don Gravette (La Plata Communities)

Cody Humphrey (La Plata Communities)

Ted Ciavonne (Ciavonne, Roberts & Associates Inc.)

Mallory Reams (Ciavonne, Roberts & Associates Inc.)

Mark Austin (Austin Civil Group)

Kristen Ashbeck (City of Grand Junction)

Trent Prall (City of Grand Junction)

Tamra Allen (City of Grand Junction)

Jarrold Whelan (City of Grand Junction)

About 21 Neighbors attended the July 13th meeting from 5:00pm-6:30pm

About 9 Neighbors attended the July 13th meeting from 7:30pm-9:00pm

About 19 Neighbors attended the July 14th meeting from 5:30pm-7:30pm

There have been 61 views of the applicant presentation and 41 views of the staff presentation on GJ Speaks.

For the livestreams:

- July 13th @ 5:00pm-6:30pm (35 views)
- July 13th @ 7:30pm-9:00pm (30 views)
- July 14th @ 5:30-7:30pm (34 views)

Neighbors had the following comments/concerns:

Monday 5:00pm Meeting

- Is there an online presentation somewhere? – Yes, GJ speaks.
- Are there any water shares on the property? – Yes, 75 shares.
- Thank you for keeping us informed as much as you have, we understand development happens, but have one concern about traffic, especially on Redlands Parkway. Who looks at that for future traffic volumes? – Both the city and developer. Developer will have to do a traffic study. The civil engineer will work with the city on design/any issues. Developer will pay a TCP fee that goes towards offsite improvements (surrounding roads) and will pay for all roads on site.

- In general, you are doing a great job about looking into everything, but have one concern. If you look at the phase 1 corner, that area will be irrigated. Have you looked at volumetric flows? Where you have you high density is marshland.. – That area has been a challenge to get accurate topography as it is so vegetated, but still working on the survey work. Wetlands mapping has been complete. Once everything is complete we can look at that area more closely.
- Are you going to preserve the trails on the east? Will you work with the HOAs and trail connections? – Yes we have already talked with the golf course to make a trail connection. Will also work with HOAs where there are trail connections into those subdivisions.
- What will be the # of units for the high density areas (1st phase of S Camp)? – We can only speak to the average right now, but plan to have 400 units covering all the high density areas. Each area will probably be looking at a density of R-12. Multi-family will be a broad type of product, not just apartments. Assume maybe 180 units in that specific area, but we have already done a study there and it came out to be about 80-100 units.
- So the traffic would come off of S Camp for the 1st phase? – Yes there will be one access there, but also one off of S Broadway
- You keep saying “it’s too soon” or “Preliminary” but you have Phase 1 scheduled for 2021 which is 6 months away. – We have to put a date on the ODP as a starting point, but it could very well by 2022 before construction starts. Need to get through the PD zone first which takes 4-6 months.
- What are the three white areas on the west side? What will happen to that land? – Those pieces are privately owned and not part of this project, but we will have to provide access.
- Who coordinates all of the traffic studies/costs? – The city works closely with CDOT and the county to establish fees/future road costs, etc.
- Is anyone looking at the bridge capacity? – Yes, it was actually designed as a 4-lane, and if that happens, pedestrian traffic would have to be relocated, but it is being looked at.

Monday 7:30pm Meeting

- Where is the water tower located? – White rectangle area on the ODP
- I am not against development, I get it, but of course I love and respect as much open space as possible. My main question is about traffic flow. Currently Canyon Rim folks can’t park in front of houses because of the school and parents parking in Canyon Rim to pick up their kids. I am wondering, does a road have to go through Canyon Rim to go up and over through your project? How was that figured out? – The GJ Circulation plan obligates us to do a road up and over. The Circulation Plan does get revised now and again as development continues, but this connection is still desired. There has been significant traffic studies done in this area and we still need this connection as a “back door” access. It won’t be a high traffic connection.
- Want to commend you all on how much you have looked into so far and trying to keep trails and open space, but have two questions. Will the residential areas that abut the open space have offsets? Second question is was there thought to put a 360 degree trail around the property to complete the loop? Around the 11 o clock area of the site. It would go with the name of Redlands 360 if you did one. – Yes, there will be setbacks for the homes and the open space will be sizeable, hard to picture on this site plan. In reality, it won’t feel like you are walking down an alley with fences on either side, it will still feel like open space. We will definitely look into making a 360 degree trail to complete the loop. That is a great idea.

- Are you going to have vertical limitations of homes so the lower neighborhoods won't see rooftops (Canyon Rim neighbor)? – Yes, we have to follow Ridgeline Guidelines that come from the city and if there's an issue, that home will have to go through mitigation to lessen the obstruction.
- Canyon Rim Drive has very little traffic right now, so I am very concerned the road connector will cause more traffic in front of my house. We moved from a very quiet area in Steamboat Springs to this area, because of its quiet streets, views, dark skies. I appreciate you not doing a direct shot to S Broadway, but disappointed this road is being shoved down your throats by the city – It is not being shoved down our throats, but just following the Circulation Plan.
- What's the timing of construction/phases? – All of it will be phased. Utilities/infrastructure will be built first for whatever phase goes first.
- Confused about density calculations? Will the lots be small? – There will be a variety of sizes.
- You don't have an area that is designated for a school? – Not right now. If the city & district require us to build a school, we will, but we can't design for them. Designated a lot of areas in Colorado Springs for schools, so it can be done, but needs to be required.
- What is the timeline for beginning of construction once City Council approves? – This process will take 4-6 months, but if everything goes to plan, maybe a year from now we can start construction.
- Will you have to provide access to the 3 parcels in white on the west side? – Yes
- Will the proposed access off Renaissance on the Circulation Plan happen? – No

Tuesday 5:30pm Meeting

- What are your plans with domestic water, irrigation water and sewer? – Domestic water will be Ute water, a new sewer system will be installed, and there are 75 shares of irrigation water, but will only irrigate open space, entries and parks. Not homes.
- Please call Brother #1 "Easter Hill" that is it's historically correct name. Will you have access to Easter Hill? What is that line around it? A road or trail? What upgrades will you do for the Easter Hill subdivision? It is currently not built for more traffic. – The line around Easter Hill is trail access. A traffic study was done for this project and the developer will pay for all of the internal roads, but they also pay a TCP fee (about 5k per home) and that could be used for external road improvements if necessary.
- What about 23 Road? Will there be access of that into this development? – Yes there will be access off of 23 Road, but will follow the same guidelines as above.
- What about the schools? Not just elementary, but middle and high school? Does the city work with the school district on needs? – There is a school fee that is paid per unit. Can't design for the district, but if along the way the district needs a school site, we will put one in. The district anticipates about 800 students from this development. They are planning for this and working together closely with the city and developer. However there is still time as this will be a phased project and the schools will most likely be able to absorb it.
- Trent Prall explained traffic issues – A collector can handle about 20k cars per day. The external roads like Redlands Parkway and S Broadway are getting close, but we are planning for that. The growth of this development will be around 80 homes per year. The costs of improving these roads will come out to about 30 million dollars and this development will put up about 7-9 million. The rest will be out of sales tax, upcoming developments, etc. We know

most traffic will be out of S Camp and 23 Road to S Broadway, but not so much going out of the south end. We are also working with Mesa County looking at the Easter Hill access point.

- Will S Camp Rd have a traffic light? – Most likely will be a roundabout

- Will the higher density end up reducing the speed limit on Redlands Parkway? – Most likely

- Neighbor on Redlands Parkway by Parcel #5 had the following questions –

- (1) Light pollution? – We are and will continue to be sensitive to this. We will embrace the dark sky ordinance and reduce the number of street lights.

- (2) What will the multi-family units look like? – It will be a mix of attached product along with single family detached but on smaller lots.

- (3) What will the commercial space look like? – Not sure on the types yet, but the intention is to service the Redlands 360 community (coffee shops, bike shops, etc.)

- Are the green spaces set in stone or will they change over the years? – Not set in stone, but we are committed to preserving the amount of open space you have seen tonight. We are getting approved for 198 acres of open space so the ODP will have to stick close to that. There will also be additional pocket parks within the colored bubbles. They will not just be purely homes.

- Existing traffic is a major concern for one neighbor and really wants the city to make a solid circulation plan. Not happy with the way things are today.

- One neighbor thinks the dark sky ordinance should be mandatory for this development – We agree

- What is the timeline on the ponds and infrastructure? – They will go with the phase. Each phase will be built out to competition while leaving the other phases and everything within that phase untouched until its time.

- Traffic on 23 Road is not designed for additional traffic for a development this size – We are not sure at what point of the process will trigger improvements on 23 Road, but it will be improved.

- When does Phase 1 start? – We show next year as a “start” date but that could be subject to change depending on economy, approvals, etc. but have to start somewhere

- One neighbor currently has trouble getting on to S Broadway from 23 Road. It is a dangerous intersection and would like her traffic light back

- Redlands Parkway and S Camp is pretty busy right now as it is, have you looked at what the Riggs Hill Development (Magnus Ct) will do? – Magnus Ct. will have half go through to the North and half go through to the south. City plans to do a left turn on Reed Mesa and will be working on additional intersections as both develop out.

- Will the city widen S Camp Rd? – It was already widened for bike lanes, but currently only has 4k cars per day and can hold up to 20k, so still plenty of capacity

- One neighbor was very worried about the costs and maintenance of the trails, parks and open space and where the money comes from. Will the city be responsible or the developer? She was worried bonds would be showing up on the ballot because lack of financial planning. She believes big developments like this should foot a lot of these costs so the community won't get taxed – The city is still working with the developer on details but the developer did set up a Metro district to help with costs. The Metro District will levy a tax only on the neighborhood and can be used for construction and maintenance for trails OR it is all dedicated to the city. Most likely it will be a mixture, but nothing has been agreed upon.

- Will there be public parking for all of the public trails? – Yes there will be parking areas at trail heads.
- What is the soil like up there? Is there bentonite? – Preliminary tests have been done, but still waiting on a full soils report. We do know there is not a lot of bentonite like there is down at Canyon Rim.
- One neighbor that lives on Easter Hill backs up to the Redlands development. She is hoping Redlands 360 will be considerate on how close they build to the property line. – There will be a buffer between subdivisions and most likely a trail. There are also slopes to consider preventing development in that area.
- Do you do wildlife studies? – No, but DOW is a review agency and will be reviewing this project once submitted. They will give us feedback if needed.
- One neighbor expressed she is very excited about this potential development and think is greatly needed in this community
- Will the capital and operational costs of Redlands 360 be covered by the impact fees? – Only capital, not operational (Tamra Allen with the City of Grand Junction stepped in to explain impact fees and residential developments)
- A neighbor near Riggs Hill (Magnus Ct) doesn't understand why all of these subdivisions get approved, but the roads are not getting improved. She thinks the city and the county need to do a better job because right now she feels developers win and residents lose.
- Will the Easter Hill area still get access to the water tower?
- Where will you start with the roads? – They will go with the phases
- What about the Canyon Rim connection? When will that start – If all goes to plan, it will go with Phase 4.
- Neighbors greatly expressed how much this area means to them and to please take that into consideration when moving forward. The land owner stepped forward to explain how long it has taken to find a developer like La Plata and is very confident they will deliver. Neighbors thanked him for all he has done throughout the years allowing public access.

Re: Redlands 360 Development Plan

I am writing to ask the owner and developers of this project to please have an environmental impact study completed and published before moving forward with the plan. This area is home to hundreds of indigenous species and their habitats. With the planned human population density this project packs, these habitats will be eliminated. At the end of May (2020), a track hoe came through the property, not sure what the purpose was, and recklessly crisscrossed the land destroying vegetation and scarring the land. It will be hard for me to trust a company that would allow such destruction when there were ways to lessen the impact of needed testing on the land. For those of us who love that land, it was sickening to witness. I've included one photo of the destruction the track hoe operators caused, although I have several photos. Again, the owner/developers lost my trust as stewards of the land by allowing this carnage.

Additionally, I suspect that there is a high likelihood that the land is hiding fossilized prehistoric remains. What, if any, duty does the developer/owner have to disclose such findings if/when it occurs?

This is a very large tract of open land, what would it hurt to have an environmental impact study performed?

Please take my questions under consideration before you move forward.

Respectfully,

Meredith Grenfell-Bird

200 Easter Hill Dr.

Grand Junction

07/12/2020 1:02 pm

[Attachments](#)

Meredith Kay Grenfell-Bird

0 / 0 Members have viewed this comment

I have three concerns that I think need to be addressed before this development moves forward. First, has an environmental impact study been completed? Specifically, the northwest corner of the property (bordering the intersection of South Camp and South Broadway) contains the Goat Wash drainage and is lush with vegetation that provides cover for deer and other wildlife. I see deer using Goat Wash on a regular basis as a corridor connecting the Monument and the Colorado River. Other wildlife in this area include raccoons, skunks, coyotes, squirrels, rabbits, and on at least one occasion, a beaver! The developers maps indicate this area will become high-density housing and commercial developments. Does the plan include leaving the draining corridor intact so that wildlife can continue to access their native habitat? For many of us that live in this area, the proximity to nature is a primary appeal. Without it the open space the developer touts is just dead space.

Secondly, how is increased traffic and its impact on roads going to be addressed and funded? When The Ridges was built Highway 340 was widened to two lanes in each direction from Monument Road to the development entrance. The location of the main entrance to Redlands 360 would make it likely that additional traffic would flow both towards downtown Grand Junction and towards retail and commercial developments along the I-70 business loop. The Redlands 360 development will impact not only Highway 340 but also Redlands Parkway, the roundabout intersection of Hwy 340 and Redlands Parkway, South Broadway, the intersection of South Broadway and Redlands Parkway, South Camp, and the intersection

of South Camp and South Broadway. Presumably additional traffic lanes, turn lanes, and possibly traffic lights or other control methods will be needed as this development progresses. When will such additions be implemented and how will they be funded? The city already reports a budget shortfall in funds for such improvements.

Third, what is being done to minimize light pollution and preserve the beauty of our night skies? Street lights and house lights will diminish our ability to enjoy viewing the Milky Way, planets, comets, and other celestial bodies. These lights can also have an additional impact on the well-being of wildlife in the area. I complement the developers on their willingness to preserve open space within their property and thank them for their willingness to let the public use the existing trails. I ask that the developers, city planners, planning commissioners, and city council members remember that this development does not exist in a vacuum. A development of this scale will have significant and lasting impacts on the historically rural nature of our neighborhood, the wildlife, the roads, and the night skies.

07/13/2020 10:37 am

Wayne Smith

0 / 0 Members have viewed this comment

I concur with the need for environmental impact, habitat preservation, fossil and Indian artifact preservation, etc.

I also have concerns regarding traffic flow, as we have all experienced the impact of the Lunch Time Loop volumes. I have not been able to discern where the entrances/exits for the proposed development would be. I would expect the developer would be responsible for incurring all expenses necessary to expand the road capacity in the impacted area.

How will the noise pollution increase be addressed? Will current homeowner impact be addressed with builder funded berms to reduce some of the noise pollution created by the substantial increase in traffic from this development?

The proposed changes in zoning will have a substantial negative impact on current homes in the area. I believe we are pursuing tax revenue at the expense of quality of life in Grand Junction.

07/14/2020 11:51 am

Judy Axtman, representative for Helen Thompson

0 / 0 Members have viewed this comment

Please explain to us where the entrances and exits will be to this development, and if existing roads that border the land will need to be widened to accommodate the increased traffic flow. For those of us who live on these street, any higher traffic patterns, or road widening efforts could impact our current views, and our property values.

07/14/2020 5:30 pm

Kat Rhein

0 / 0 Members have viewed this comment

Redlands 360 Planned Development

Outline Development Plan and Planned Development Zoning

Revised 12/20/2021

A. Project Overview and Description

In early 2019, after a number of meetings with City Staff, Grand Junction Land Company (Owner) and La Plata Communities LLC (Applicant) began a purposeful process that took specific entitlements to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of an Outline Development Plan (ODP) and Planned Development Zone (PD) for +/- 600 acres.

The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated, City and County Zone districts, and differing zone densities. Briefly, the development of the 7.5 acre Renaissance 360 Subdivision (platted 9/12/2020), annexation (7/15/2020) of the unincorporated parcels (PD zoning), the creation and June 17, 2020, approval of a Metro District (conditioned on the ODP approval), and the zoning and planning of the 23 acre Canyon Rim 360 Subdivision (submitted for review), have all been components of that purposeful process that will culminate with the successful approval of this ODP and PD Zone.

Location

The project location can be generally described as the large vacant land south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast facing real estate north of the base of the Ute Water Storage Tanks, and elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. The property currently has a gated dirt road that is primarily for Ute Water to access their facilities. Five parcels make up the 600-acre project (see Exhibit A: Existing Site Area).

Acreage

All five parcels which now total 600 acres will be planned as one Outline Development Plan (ODP) with Planned Development (PD) zoning.

Proposed Use

The 600-acre ODP area includes approximately 60.5 acres of Lower Density Residential, 317.4 acres of Medium Density Residential, 31.6 acres of Higher Density Residential, 5.5 acres of Commercial / Mixed Use, and 185 acres of Open Space (minimum). The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

This proposal is for a mixture of Low to Medium Residential with a targeted density of 1100 to 1500 lots; High Density Multi-Family Residential with a targeted density of 200 to 250 units; and the Commercial / Mixed Use areas with the potential for up to 100 units. This provides a total ODP Density request with a range of 1,300 to 1,750 units.

There is purposeful flexibility built into the Outline Development Plan request for 1,300 to 1,750 housing units (single family, multi-family, and commercial). This flexibility in density allows the plan to adapt to potential market changes over the 25+ year long-term project. The overall density range is 2.2 to 3.1 units per acre gross density, and rises to 3.5 units per acre for net density. Viewed as either gross or net density the proposed range is within the 2020 One Grand Junction Comprehensive Plan density range of 2 to 5.5 units/acre.

For purposes of Metro District studies, traffic studies, etc., 1,750 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space.

B. Public Benefit

The Redlands 360 (R360) Planned Development will create a residential neighborhood that meets the intent of the 2020 One Grand Junction Comprehensive Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- the development of infill properties within the City 201 boundary;
- the planned development of a project with a 25+ year development horizon;
- the creation of a residential project meeting the intentions and densities of the Growth Plan;
- the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;
- the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- the creation of a Metro District for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- drainage improvements that control historic flows.

C. Neighborhood Meeting

In anticipation of a large number of potential attendees, and to comply with local health orders and social distancing requirements for COVID-19, three separate meetings, each capable of hosting 175 attendees, were held at Colorado Mesa University, in the University Center Ballroom, on July 13th (two meetings) and July 14th, 2020. In an attempt to keep numbers evenly distributed, and neighborhoods somewhat intact, we assigned 'blocks' of invites to various meeting times. In addition, the presentation had been uploaded to GJ Speaks about one week prior to the meetings, and the meetings were also broadcast live.

Approximately 60 neighbors attended the presentations; in total over 300 were able to view and/or participate in discussions. The following analytics were provided by City Planning:

The Redlands 360 development group held three separate physical/virtual hybrid neighborhood meetings on July 13th and 14th. City staff assisted with the virtual component by publishing pre-recorded presentations regarding the project in advance on [GJSpeaks.org](https://www.gjspeaks.org). All three meetings were live streamed to GJSpeaks. Utilizing YouTube Analytics, City staff is able to determine virtual meeting participation. Among the three meetings, 97 virtual attendees watched the live stream with an average view duration of 34 minutes (the average meeting length was 104 minutes). In addition, the Applicant's pre-recorded presentation was viewed 110 times and the pre-recorded City staff presentation was viewed 63 times. All videos and live streams remain available to the public on GJSpeaks in addition to the 4 public comments that were received before the meetings. Lastly, utilizing Google Analytics, City staff is able to determine that the GJSpeaks webpage dedicated to hosting Redlands 360 project materials and videos has been viewed 245 times as of July 15 – the most public engagement the site has seen to date.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

As noted, a Planned Development zone will allow the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The proposed Outline Development Plan meets and/or exceeds the intent of the 2020 One Grand Junction Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

Regarding 'residential density' which can use existing zoning and the FLU as guidelines, there is significant acreage within the project area that has been zoned PD for many years but without an

underlying plan. For this reason, current allowed density ranges cannot be determined by existing zoning; however, a current density range can be determined by the existing Future Land Use plan designations (see Exhibit B: One Grand Junction Comprehensive Plan) In this plan there are two Future Land Use (FLU) designations on the subject 600 acre Outline Development Plan, Residential Low (+/- 580 acres) and Commercial (+/- 20 acres). Proposed density ranges within the Residential Low FLU designation results in a 'spread' of 1160 units (at 2.0 units per acre) to 3190 units (at 5.5 units per acre). This potential density range does not include reductions for open space, standard zone district minimums, Planned Development Zone opportunities, and other City Code tools that Redlands 360 has incorporated into their Outline Development Plan. The proposed ODP density range in Redlands 360 is 1300 units (minimum) to 1750 units (maximum), which represents a density range of 2.2 to 3.1 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies.

The following Code Sections further addressing project compliance, compatibility, impact, and adopted policies are addressed in item 'E' below:

- o Section 21.02.140 – Code Amendment and Rezoning
- o Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
- o Section 21.07.020(f) – Hillside Development standards implementation
- o Section 21.07.020(f) – Ridgeline Development standards implementation
- o Title 34 – Redlands Area Plan

Surrounding Land Use

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator, and includes: City R-2 and R-4, and County PUD to the west; City R-1 and Redlands Mesa PD, and BLM to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access & Traffic Patterns

The Grand Junction Circulation Plan is an adopted Document that denotes the Existing and Proposed Road Standards (see Exhibit D: City of Grand Junction Circulation Plan). In the exhibit you can see that Broadway / 340 (in red) is designated as a Principal Arterial; that the Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Blvd. and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two 'Proposed' roads through the property (in dashed yellow) are shown as Unclassified which signals the classification will be determined with the project. More specifically:

- Roads and access
 - o There are four access points into the project, three of which are on the City Circulation Plan
 - 23 Road, with a reconfigured intersection with South Broadway
 - Easter Hill Drive
 - The Redlands Parkway
 - The connection through Renaissance was prohibited by grade
 - The shift over to Redlands Parkway removes the awkwardness of backtracking through the Renaissance Neighborhood
 - There will still be a connection to Athens Way
 - Canyon Rim Drive
 - This connection has been looked at in more detail with the following being incorporated into the proposed plan:
 - o Approved narrowing of road sections through the Canyon Rim 360 parcel for traffic calming;
 - o The developers have been aiding the City in working with the BLM for crossing their property; road narrowing in Canyon Rim 360 to continue through BLM;
 - o Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
 - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned

Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City; the Study was revised per feedback from the City. The revised traffic study along with a Comment Response Letter is provided with this submittal.

Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
 - With the Ute Water tank being at the high point of this property, there are existing large buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power
- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

Effects on Public Facilities

The Redlands 360 Planned Development is a 600 acre infill project which will have expected, but not unusual impacts on public facilities that are commensurate with this 25+ year build-out community. As noted, total residential units will be less than the maximum that the 2020 One Grand Junction Comprehensive Plan allows, and flexibility is anticipated in product type and demographic. To this end, and through this submittal process, Redlands 360 has asked for full input from the police, fire, and school district, responding to and adjusting the plan accordingly.

Site Soils

Soil investigations were done by Huddleston Berry Geotechnical Engineers and that information is provided with this submittal.

Impact on Geology and Geological Hazards

The Geologic Hazards and Preliminary Geotechnical Investigation prepared by Huddleston-Berry Engineering & Testing (HBET), provides the following conclusions and recommendations:

- Based upon the available data sources, field investigation, and nature of the proposed subdivision, HBET does not believe that there are any geologic conditions which should preclude development of the site. However, foundations, pavements, and earthwork will have to consider the impacts of the shallow bedrock and presence of moisture sensitive soils and/or bedrock.
- Due to the extensive size of the site, HBET recommends that additional geotechnical investigations be conducted at the site for each filing of the project. Once site grading plans, lot layouts, etc. have been finalized, HBET should conduct geotechnical borings for each filing to better understand the soil and bedrock conditions at the site in order to develop specific recommendations for each filing.

Hours of Operation - NA

Number of Employees - NA

Signage Plans

Signage will be utilized at the project entries and throughout the planned development. The locations and detailed design will be addressed with each phased subdivision submittal.

Irrigation

In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water & Power (RWP) are available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

E. Additional General Report Discussion Items

- The following 'additional items' are addressed below:
 - The Code Sections, noted above:
 - Section 21.02.140 – Code Amendment and Rezoning
 - Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
 - Section 21.07.020(f) – Hillside Development standards implementation
 - Section 21.07.020(f) – Ridgeline Development standards implementation
 - Title 34 – Redlands Area Plan
 - Requests for credits and/or reimbursements

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*
 - The 600 acres within the project area contains five parcels: one is the remainder of the existing R-4 Zone east of the Renaissance 360 subdivision approved in 2020; one was annexed with a PD Zone many years ago, but without a plan; three were annexed in 2020 and are awaiting the PD Zone approval through this process. For these reasons this criteria 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 character of the area has changed significantly over the last few decades, with the construction of numerous subdivisions for hundreds of houses. In addition, the 2020 One Grand Junction Comprehensive Plan was adopted which redefined the future land uses within the 201 and urbanizing areas. For these reasons this criteria has been met.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
 - One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. For these reasons this criteria 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 is clearly a housing shortage within Grand Junction; the 2020 One Grand Junction Comprehensive Plan addresses the need for housing and higher densities to meet the needs, vacant land is in short supply, the proposed PD Zone allows the potential to positively address these issues. For these reasons this criteria has been met.
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
 - See answer (4) above. In addition, the PD Zone must provide long term community benefits which are addressed below in Section 21.02.150 – Planned Development (PD) and Outline Development Plan. For these reasons this criteria has been met.

(b) **Decision-Maker.**

- (1) The Director and Planning Commission shall make recommendations to the City Council.
- (2) City Council shall make the final decision. Either the Planning Commission or the City Council may add additional property to be considered for a zoning change if such additional property is identified in the notice, in accordance with GJMC [21.02.080\(g\)](#).

(c) **Application and Review Procedures.**

- (1) Procedure. See GJMC [21.02.080](#).
- (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC [21.03.090](#) if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:
 - (i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and
 - (ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.
- (3) Text Amendment. An application for an amendment to the text of this code shall address in writing the reasons for the proposed amendment.

21.02.150 Planned Development (PD) and Outline Development Plan (ODP) (see Exhibits 1 through 7b)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of a number of processes to date: the Annexation of 237.57 acres to allow the entire 600-acre project area into the City; the City Council approval of the Metro District for the proposed 600-acre ODP, and also including the 23-acre Canyon Rim 360 rezone and subdivision; and road access associated with the now completed Renaissance subdivision. Road standards associated with the Canyon Rim Subdivision (TEDS Exceptions) have become a basis for discussion for this Redlands 360 project, but specific TEDS Exceptions will be forthcoming as the project develops. With this approval, the entire 600 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long-term developed community.

The ODP/PD is requesting multiple modified underlying zone designations for R-4, R-12, R-16, B-1, and CSR zones. These modifications are addressed on Exhibit 3: Land Use and Default Zones, and Exhibits 6a and 6b: Use Table. The purpose of multiple underlying default zones is the desire for multiple product opportunities within the Redlands 360 development. Due to its size and anticipated 25+ year buildout, the need to provide flexibility is essential.

The Code Sections are included below, along with specific project responses.

Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)

(a) **Purpose.** The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter [21.05](#) GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC [21.05.010](#). Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

- (1) More efficient infrastructure;
 - The Redlands 360 Planned Development provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, respecting the GJ Circulation Plan, and funded by TCP and an approved Metro District;

- The Redlands 360 Planned Development provides extensive trail systems for both recreational and multimodal transportation. The variety of trails provide a vast amount of recreational opportunity through the preservation of many existing on-site trails. The system also provides connections to other internal and external trails systems and transportation corridors allowing users the opportunity to safely move through the community and easily commute to work if desired.
 - The Redlands 360 Residential Planned Development provides new utilities to the entirety of the development;
 - See below for requests for infrastructure credits and reimbursements.
- (2) *Reduced traffic demands;*
- The Redlands 360 Residential Planned Development will be connecting three access points into this 600-acre development that are identified on the GJ Circulation Plan: one on the south, one on the west, and one on the north, and with an additional point of access on the north which primarily serves as a second access for some of the initial phases of development.
 - The Redlands 360 Residential Planned Development significantly reduces traffic by limiting itself to an overall density of 1,300 to 1,750 units. This is comfortably within the 2020 One Grand Junction Comprehensive Plan density range of 1,160 to 3,190 units.
 - The Redlands 360 Residential Planned Development is keenly focused on a very comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which also aids in reducing traffic. The ODP depicts over 13.5 miles of trails throughout the project.
- (3) *More usable public and/or private open space;*
- The Redlands 360 Planned Development has between 185 and 225 acres of open space, with the minimum 185 acres equating to +/-31% of the property;
 - This system includes on- and off-street pedestrian ways and trails that interconnect the entire community to HOA open spaces and potential public open spaces;
- (4) *Recreational amenities; and/or*
- The Redlands 360 Residential Planned Development provides over 30% Open Space, which equates to over 185 acres. Within these 185 acres, public parks, traditional and unique park amenities, and over 6 miles of new trails will be provided.
 - These 'new' trails do NOT include the 7.5 miles of on-site Historic Trails that will be preserved, rehabilitated, and legitimized for public use through the approval of this project (see Exhibit 1: Trail Types).
 - A comprehensive exhibit detailing proposed trailheads, trails (historic and new), park locations and open space is included with this submittal (see Exhibit 2: PublicPark Areas).
 - The Public Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted Open Space, recognizing that this could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks with: 18 acres on less than 10% slopes, and 13 acres on 10% to 20% slopes; 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of proposed open space and perimeter trails. All of the proposed park space is usable for one form or another of active or passive recreation, with the noted 35 acres of 'Traditional Public Parks' suitable for the more traditional park usage of playgrounds, picnic, grass play areas, and limited sports field / practice areas.
 - See below for requests for park fee credits and reimbursements.
- (5) *Needed housing choices.*
- The Redlands 360 Residential Planned Development is structured to provide multiple housing choices, and through this ODP and PD submittal is seeking the flexibility to 'adapt' the housing product types as market demand shifts over the anticipated 25+ year build out of the project.
 - Proposed housing product types are structured to potential lot sizes, the expectation that product type increases in size as lots increase in size. These lot sizes are noted on Table 1 on Exhibit 3: Land Use and Default Zones.

(b) Outline Development Plan (ODP)

- (1) Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.*
- (2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:*
 - (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;*

One Grand Junction Comprehensive Plan

The Redlands 360 Planned Community has provided reports, studies, plans, and most of all 'vision' in the development of this ODP that strongly supports the following Principles within the 2020 One Grand Junction Comprehensive Plan:

Principle 2 – Resilient and Diverse Economy

1. Foster a vibrant, diverse, and resilient economy

1a – ECONOMIC DIVERSITY – Support the further diversification of the economy that is prepared to anticipate, innovate and proactively respond to the cyclical economic fluctuations and evolution

6. Invest in key infrastructure that supports businesses

6a – ATTAINABLE HOUSING – Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

6d – REGIONAL AMMENITIES – Continue to invest in parks, recreation and its connected trail system that serve as attractions for tourism and amenities for locals.

Principle 3 – Responsible and Managed Growth

1. Support fiscally responsible growth and annexation policies that promote a compact pattern of growth, maintain or improve levels of service, and encourage the efficient use of land.

2. Encourage infill and redevelopment to leverage existing infrastructure.

3. Collaborate with regional entities and service providers on growth and infrastructure issues.

4. Maintain and build infrastructure that supports urban development.

4h - PARKS AND RECREATIONAL FACILITIES - Provide residents with access to parks and recreational opportunities, recognizing that projected needs, types of opportunities, and facilities will vary based on location. Strive to provide park facilities within the defined level of service consistent with Chapter 3 and the Parks and Recreation Master Plan for all homes within the city.

4j – TRAILS - Evaluate current policy for responsibility related to construction of City's Active Transportation Network.

5. Plan for and ensure fiscally responsible delivery of City services and infrastructure.

5e - SPECIAL ASSESSMENT DISTRICTS.

6. Support the development of neighborhood-centered commercial uses and mixed-use development.

6e - CONTEXT-SENSITIVE DEVELOPMENT - Ensure that all development contributes to the positive character of the surrounding area. Tailor building materials, architectural details, color range, building massing, and relationships to streets and sidewalks to the surrounding area.

7. Continue efforts to create a community that provides a sense of arrival, attractive design, and well-maintained properties.

7a – 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.

7b - DESIGN STANDARDS - Develop basic design standards for key corridors to improve the overall visual cohesiveness and appeal of an area as well as improve upon the overall physical appearance of the city.

7c – STREETSCAPE - Continue to implement cost-effective improvements to the streetscape, including functional improvements to hardscape and green infrastructure as well as artistic and design elements.

Principle 5 – Strong Neighborhoods and Housing Choices

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

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

4. *Promote the integration of transportation mode choices into existing and new neighborhoods.*

4a - NEIGHBORHOOD CONNECTIONS - Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.

4b - CONNECTIVITY AND ACCESS - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

4c - MISSING LINKS – Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit, stops, neighborhood centers, parks, public open space, and trailheads.

4d - INFRASTRUCTURE IMPROVEMENTS - Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. *Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.*

5a - NEIGHBORHOOD PARTNERSHIPS - Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/ projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

5b – CONNECTEDNESS – Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

5c - INNOVATIVE DESIGN. Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Principle 6 – Efficient and Connected Transportation

1. *Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.*

1c - CIRCULATION PLAN – Maintain and regularly update the City’s Circulation Plan. All new development is required to construct vehicular, transit, bicycle, and/or pedestrian improvements consistent with the adopted Circulation Plan.

1d - BICYCLE AND PEDESTRIAN PLAN - Collaborate with RTPD and Mesa County to develop and implement a Bicycle and Pedestrian Plan. Continue to prioritize projects designed to address “missing links” in the system and improve the accessibility of under-served neighborhoods. Ensure the plan has a reporting mechanism so the community can follow progress on bicycle and pedestrian infrastructure improvements.

4. Encourage the use of transit, bicycling, walking, and other forms of transportation.

4d - FIRST AND LAST MILE CONNECTIONS - Prioritize pedestrian and bicycle improvements in areas where transit service exists to provide safe and continuous routes between transit stops and adjacent uses and to increase the accessibility of transit service.

4g - URBAN TRAILS SYSTEM - Improve the urban trail system on and connecting to Active Transportation Corridors focusing on utilizing existing corridors such as drainage ways, canals, ditches, rivers, and roadways.

4h – WAYFINDING - Implement wayfinding to help people navigate when biking or walking.

Principle 7 – Great Places and Recreation

1. Provide a safe and accessible network of parks, recreational amenities, open space, and trails.

2. Ensure parks, recreational and open space facilitates meet community needs and equity of location.

3. Foster opportunities to bring people together by developing great public spaces.

5. Maintain access to public lands at the urban/rural interface.

- Submitted reports and exhibits demonstrate conformance. Recognition of this approval and demonstrated conformance is being requested as part of this submittal;
- (ii) *The rezoning criteria provided in GJMC 21.02.140;*
 - This code section 21.02.140 Code amendment and rezoning, is addressed above
- (iii) *The planned development requirements of Chapter 21.05 GJMC;* is addressed as follows:

Chapter 21.05 – Planned Developments

21.05.010 Purpose.

The planned development (PD) zone applies to mixed use or unique single-use projects where design flexibility is desired and is not available through application of the standards established in Chapters 21.03, 21.06 and 21.07 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The Director shall determine whether substantial community benefits will be derived. Specific benefits that the Director may find that would support a PD zoning include, but are not limited to:

- (a) *More effective infrastructure;*
 - The ability to plan ahead for a 600 acre project with a 25+ year build out allows for more effective infrastructure.
- (b) *Reduced traffic demands;*
 - The Redlands 360 Planned Development is not proposing to maximize its density. But in addition to this reduction in traffic, the project includes interconnectivity of sidewalks, trails, and pathways that far exceeds anything previously proposed in Grand Junction. See Exhibit 1: Trail Types.
- (c) *A greater quality and quantity of public and/or private open space;*
 - A minimum of 185 acres (31% of the 600 acre project area) is dedicated to public open space; the exhibit notes a potential range of 185 to 225 acres. See Exhibit 2: Public Park Areas.
- (d) *Other recreational amenities;*
 - This property will maintain the primary hiking and biking trails that the property owner has generously allowed to occur over the last 20 years; and new trails, walkways and paths will be incorporated. See Exhibit 1: Trail Types. More so, see Exhibit 2: Public Park Areas, which displays potential traditional parks (35 acres), unique parks (50 to 60 acres), open space and perimeter trails (100 to 120 acres).
- (e) *Needed housing types and/or mix*
 - A primary reason for the planned development zone is to provide a mix of housing types. The ODP proposes residential lot types and densities that range from the standard R4 through R16. The best description is the intention to provide flexibility to address ‘market driven attainable housing’. The whole point is to bring in more diversity in an otherwise higher end market area. See Exhibit 3: Land Use and Default Zones.

- (f) *Innovative designs;*
 - The integration of the proposed development protecting the existing steeper terrain and ridgelines, incorporating existing drainages and primary recreational trails, proposing new parks and trail heads, and unique recreational opportunities ... these are innovative design elements that can be displayed at this 600 acre 'overview'. But the more detailed innovation will come with the specific neighborhood plans, housing types, and site plans.
- (g) *Protection and/or preservation of natural resources, habitat areas and natural features; and/or*
 - As noted above, this project protects the steeper slopes, rock outcrops, ridgelines and drainages within the property and around its perimeter. See Exhibit 4: Slope Analysis, and note the placement of open space to protect the natural features.
- (h) *Public art.*
 - Public art will be addressed with individual Site Plan design. This level of detail cannot be sufficiently displayed at the 600 acre overview level;

21.05.020 Default standards. – See Exhibit 3: Land Use and Default Zones.

21.05.030 Establishment of uses. – See Exhibits 6a and 6b: Use Table.

21.05.040 Development standards. – See Exhibit 3: Land Use and Default Zones.

21.05.050 Planned development phases. – See Exhibit 5: Development Progression Plan.

- Approval of demonstrated conformance with Chapter 21.05 has been addressed in the above report, the above Code Section, and within the noted Exhibits.
- (iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*
 - These are not applicable to this submittal;
- (v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
 - Adequate public services and facilities can be provided to this Planned Development, as described above in Section E, 21.02.140(a)(3): One purpose for a Comprehensive Plan is for the City to plan for needed infrastructure throughout its boundaries. As the vacant land that this 600 acre development is on had a previous more intense and dense designation, any offsite infrastructure should have anticipated and accommodated the future growth; and with the current 2020 One Grand Junction Comprehensive Plan having less intense and less dense designations, the offsite infrastructure should be adequate. Certainly, additional on-site infrastructure and public facilities are recognized. Public services and utilities are available at the project boundaries due to this in-fill location.
- (vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
 - This project recognizes and incorporates the road network displayed in Exhibit D: City of Grand Junction Circulation Plan; Exhibit 3: Land Use and Default Zones (and other exhibits) display the proposed internal street networks. Exhibit 5: Development Progression Plan, displays the proposed road network around and currently anticipated Phases, which reflect the various planned internal neighborhoods.
 - TEDS Exceptions will be submitted concurrent with future subdivision submittals.
- (vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*
 - One place a buffer might be needed is the east edge of Progression Phase 2. There may be limited select areas within the development, however, for the most part the development pods are separated by topography which will be the buffer;
- (viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*
 - This ODP requests a range of 1,300 to 1,750 housing units (both single family and multi-family that creates an overall density range of 2.2 to 3.1 units per acre. This flexibility in density allows adaptation to potential market changes over this long-term project.
- (ix) *An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - Product types have been grouped and associated with standard City zone designations, allowing modification to meet the vision of the project; (see Exhibit 3: Land Use and Default Zones)

- (x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*
 - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on Exhibit 3: Land Use and Default Zones and the associated Exhibit 5: Development Progression Plan.
 - As noted in the narrative above, this is a long term 25+ year development project on 600 acres which requires flexibility to changing market demands. Subsequently, we are requesting a 25+ year development schedule, with a commitment to update City Council every five (5) years on the progress of the targeted progression of development. (Exhibit 5: Development Progression Plan)
- (3) *Decision-Maker.*
 - (i) *The Director and Planning Commission shall make recommendations to City Council.*
 - (ii) *City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.*
- (4) *Additional Application and Review Procedures.*
 - (i) *Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.*
 - This is understood. As noted at the beginning of this report this project has had multiple 'steps' (annexation, subdivision, rezoning, formation of a Metro District) leading to this Outline Development Plan. Being 600 acres in size with a 25+ year development schedule we are anticipating final development plans for portions of the property as it develops.
 - (ii) *Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
 - This development will be transferring densities between pods/areas. As noted, the project seeks flexibility in being able to adjust to market demands and changes in trends.
 - (iii) *Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
 - The phasing, noted as the Development Progression Plan, notes a starting year of 2022 for the first development areas, with new areas starting every three years. There are eight development areas identified resulting in an approximate 25+ year build out.
 - (iv) *Required Subsequent Approvals. Following approval of an ODP a subsequent final development plan approval shall be required before any development activity occurs.*
 - Understood.

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 4: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

- (i) *Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;*
 - Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.
- (ii) *Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;*
 - The site is not classified as having wildfire hazard (see 21.07.020 (d))
 - Roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles.
- (iii) *Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;*
 - This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property.
 - Based on the Redlands Area Plan, the potential for 'Bear/Lion/Human Conflict' stretches from Little Park Road (southeast) to Colorado National Monument (southwest) to the Highway 340 / west entrance to the Monument (northwest), to the Colorado River (northeast) ... basically the entirety of the Redlands; this is the only mapped wildlife impact within the project. The Statewide Key Habitats of Colorado appears to identify the potential of Sagebrush Habitat and

Shrub dominated Wetlands, neither of which occurs on this property. The ample open space within the proposed development, which highly respects the drainages, will continue to serve as wildlife corridors.

(iv) *Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;*

- The road network design is a purposeful 'Design Driver' of this project since its onset. It encourages community and 'random' connectivity to internal and external surrounding neighborhoods. A loop road would invite 'danger' in the form of speeding and short cutting; having unimpeded open space minimizes vehicular and pedestrian conflict; it spreads out the ADT and discourages traffic going through Canyon Rim. The proposed road types purposefully encourage and discourage traffic concentration to meet the intent of this pedestrian based development. Trails and roads are predominantly separate, there are two major trail loops; an outer loop consisting of a variety of existing soft surface trails and potentially hard surface trails, and an inner loop consisting of an 8' wide concrete trail. Neighborhood connectivity is accomplished via trails within subdivisions, and at adjacent cul-de-sacs and open space corridors. Any instance of trails paralleling roads will be detached.
- In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.

(v) *Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and*

- The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.

(vi) *Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.*

- As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations there are a couple of components that we want to specifically address:

▪ The Regulation states:

Development on slopes of greater than 30 percent is not permitted ... AND Streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent ... unless, after review by the Planning Commission and approval by the City Council, it is determined that:

- a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and*
- b. The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.*

We believe that this entire submittal demonstrates "that appropriate and engineering measures and reasonable steps" have been displayed, or will be with anticipated final design, to allow Planning Commission and City Council to approve the MINIMAL (see next bullet point) areas where lots or roads cross 30% slopes, yet meet City circulation plan intent.

- In closely reviewing the slope map with the road network superimposed on it (Exhibit 4: Slope Analysis), minimal areas of +30% slopes are 'touched' by the roads and lots. This is admirable in that the property is within very diverse topography, yet has managed to avoid the vast majority of +30% slopes. Very few 'natural' +30% areas are impacted by this development, and this ODP seeks acknowledgment that what is depicted is unavoidable and therefore 'approved' with this ODP.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 7a and 7b: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the west; this is where there are existing mesa cliffs and proposed homes could be quite visible. Six locations were examined and chosen to run sections on using code established criteria; within these six sections no 'two story' homes would be visible per the criteria.

- (1) *For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.*
 - Of the above Exhibits, only 7.2.C.2 pertains. The provided sections address the real ridgeline along the west edge of the property, but takes exception to the ridgelines noted along the north and south edges of the property:
 - There is no ridgeline along the north side, only the property sloping up to the north. The 'Four Brothers' hills within the project are clearly protected from becoming developed homesites;
 - There is a ridgeline noted along the south edge that faces the Redlands Mesa Golf Course and Development, but the golf course sits below this ridge, and adjacent housing development is essentially at eye level with what is being proposed. Although there was no consideration for ridgeline development within the Redlands Mesa, the Design Guidelines / specific site setbacks will address ridgeline setbacks that still retain homesite settings within this Redlands 360 project that allow for similar view corridors.
- (2) *This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:*
 - (i) *Earth tone colors to blend with the surrounding area;*
 - (ii) *The use of nonreflective materials;*
 - (iii) *Vegetation to screen and soften the visual impact of the structure; and/or*
 - (iv) *A reduction of building height or the "stepping" of the building height; or*
 - (v) *Other means that minimize the appearance from the road corridor.*
 - Adequate visual representation has been provided.
- (3) *In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.*
 - It is understood that this will be determined at time of platting.
- (4) *The required setback shall be measured to the building envelope, to be established at the time of platting.*
 - It is understood that this will be determined at time of platting.
- (5) *Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.*
 - This criterion was considered with the ridgeline sections included with the exhibit.
- (6) *Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile*
 - As specific sites have not yet been determined, the sections display that the development areas are not of concern regardless of where the specific homesites ultimately occur.

TITLE 34 - REDLANDS AREA PLAN

The Redlands Area Plan appears to have been last updated in 2002, when much more of the Redlands was a Joint Planning Area with the County. The below goals are reinforced by this Redlands 360 ODP.

34.12 General Services Action Plan

34.12.020 Goals, policies, implementation.

- (a) **Goals.**
 - (1) *To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.*

Comment: Much of the above has been achieved over the last 20 years; the R-360 project will provide urban levels of development for all utilities, services, and facilities.

34.16 Community Image/Character Action Plan

34.16.020 Goals, policies, implementation.

(a) Goals.

- (1) Protect the foreground, middle ground, and background visual/aesthetic character of the Redlands Planning Area.*
- (2) Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.*

Comment: R-360 avoids and protects steep terrain. Furthermore, the distinctive land characteristic of the four plateaus (we reference as 'The Four Brothers') are considered as signature features in the project and are preserved with no intention of development on the top while allowing for public access via a trail network as part of the parks/open space system through the community. All steep slopes are preserved as open space. Ridgelines, as defined by the City are mostly designated as open space; future planning and design will embrace City code mitigation techniques if applicable.

34.16.040 Visual character – Goals, policies, implementation.

(a) Goals.

- (1) Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.*

Comment: R-360 is a 25+ yearlong project that will maintain its quality through a set of comprehensive Community Design Guidelines, commitment and implementation of open space and recreation, and funding source for public improvements through the approved Metro District.

34.20 Land Use/Growth Management Action Plan

34.20.080 Neighborhood shopping centers and neighborhood convenience centers – Goals, policies, implementation.

(a) Goals.

- (1) Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.*
- (2) To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.*

Comment: R-360 is not proposing significant retail or commercial development, but rather providing the residents that will be able to bolster the support of existing retail and commercial within the vicinity. The 5.5 acres of commercial/mixed use land use that is being proposed in the ODP is to provide the community local neighborhood commercial options that can be easily accessed by walking or biking.

34.20.170 Geologic hazards – Goals, policies, implementation.

(a) Goals.

- (1) Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.*
- (2) Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.*
- (3) The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.*

Comment: R-360 has a Preliminary Geologic and Hazard report, and its recommendations have been integrated into the planning. Additional studies will occur with actual development plans.

34.20.250 Wetlands – Goals, policies, implementation.

(a) Goals.

- (1) Preserve/conservate wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.*

Comment: Wetlands have been identified near the corner of South Camp and Redlands Parkway (see South Camp Wetland Delineation Report) and will be integrated into the planning of that area. A

second Wetland Delineation Report (see Redlands 360 Project) identifies the Redlands Second Lift Canal on the west edge of Redlands 360 (between Renaissance 360 and Redlands 360), and Red Canyon Creek on the far east edge of Redlands 360, as potential jurisdictional wetlands. We do not anticipate development in these wetland areas that total 1-1½ acres of the 600 acre project.

34.20.310 Wildfire – Goals, policies, implementation.

(a) Goals.

- (1) *Protect Mesa County residents from the loss of life or property due to wildfire.*

Comment: The R-360 site does not contain the fuel for significant wildfire, but it will be providing urban levels of access and water to allow fire department access to all development.

34.24 Parks, Recreation and Open Space Action Plan

34.24.050 Goals, policies, implementation.

(a) Goals.

- (1) *To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.*
- (2) *To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.*

Comment: R-360 is a recreational based community that recognizes and incorporates many of the existing significant bike and hike trails that are currently 'trespassing' on the property. The project excels in its provisions of open space, parks, and recreational facilities, not only for its residents but also for all the surrounding residents where park space is lacking. In addition the trail system will allow for a variety of recreational opportunities provide interconnectivity within the development, and connect residents to external existing transportation corridors connecting to other amenities around Grand Junction.

34.28 Transportation Action Plan

In addition, the Grand Junction Circulation Plan and subsequent amendments as adopted by the Grand Junction City Council and the Mesa County Planning Commission is an element of this Plan. Please see the Grand Junction Circulation Plan for specific details.

Comment: R-360 has incorporated the Grand Valley Circulation Plan. To this end a road is required from Canyon Rim Drive up and north across the project. The developers are proposing a road network that will minimize the impacts to the existing Canyon Rim neighborhood as well as minimize pedestrian interaction with automobiles while still providing sufficient transportation access throughout the community.

34.32 Housing Action Plan

The issue of a lack of dispersed affordable housing types throughout the Joint Urban Area is identified in the 1996 Joint Urban Area Plan (in both the Mesa Countywide Land Use Plan and the Grand Junction Growth Plan). Specifically the plans state:

- (a) *Higher density housing is needed and an adequate supply should be provided.*
- (b) *This housing should be located throughout the community rather than concentrated in a few small areas. Ideally it should be integrated into mixed density housing developments.*
- (c) *Design and compatibility standards are needed to ensure that higher density housing is a long-term asset to the community.*
- (d) *The Plan should support creation of affordable single-family homes as well as the higher density housing types. (Affordable housing does not have to mean attached units.)*

34.32.030 Goals, policies, implementation.

(a) Goals. *Directly from 1996 Joint Urban Area Plan:*

- (1) *Achieve a mix of compatible housing types and densities dispersed throughout the community.*
- (2) *Promote adequate affordable housing opportunities dispersed throughout the community.*

Comment: The primary purposes of the Redlands 360 Residential Development is stated in the above Housing Action Plan. The development will be able to provide multiple housing products for a diverse market, and the intent with doing so as a Planned Development zone with the proposed Outline

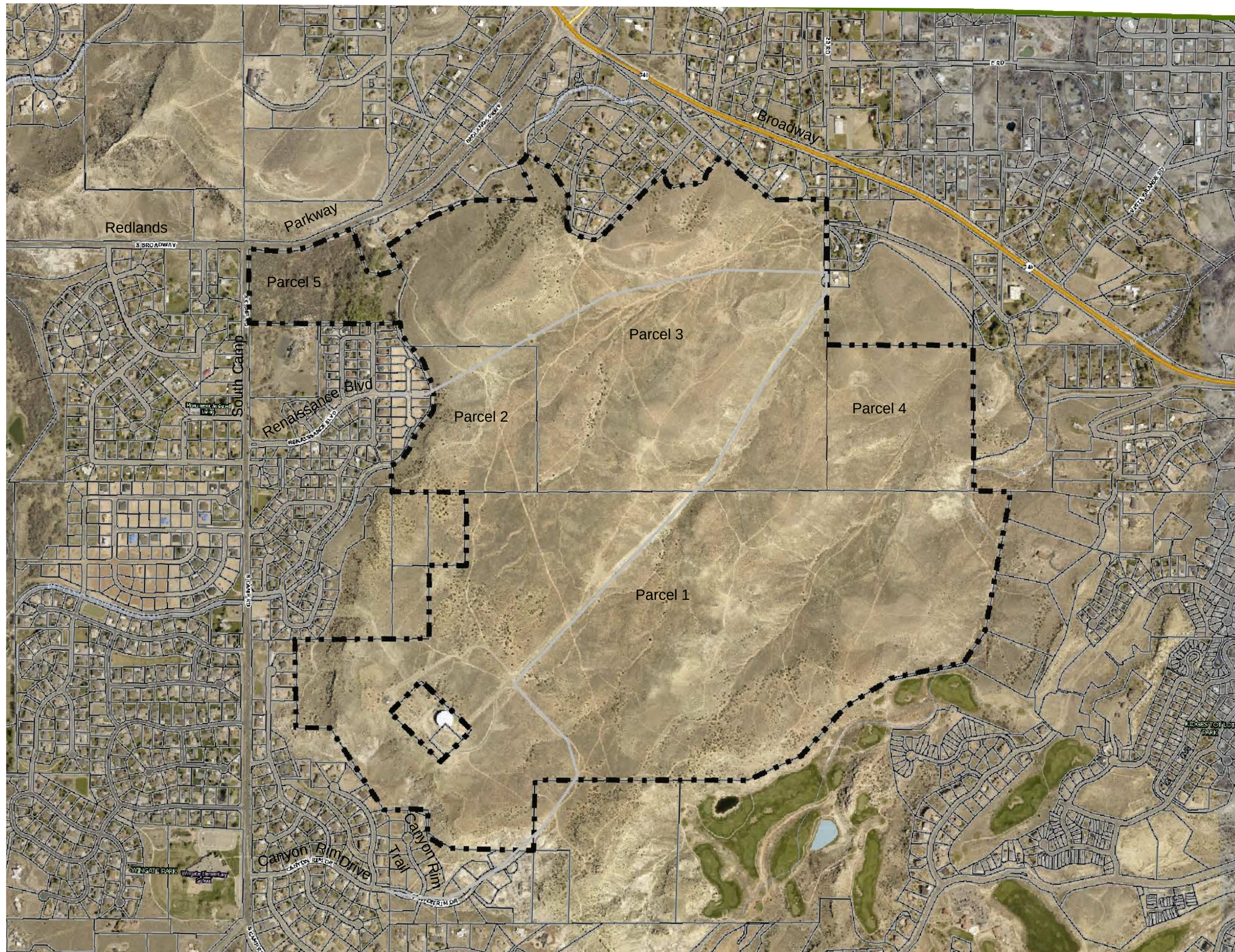
Development Plan allows the flexibility to adapt the housing product types as the market trends change over the next 25+ years.

Requests for Credits and/or Reimbursements

- As noted above, the Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 185 acres of Open Space, recognizing that this too could fluctuate between 185 acres and 225 acres. The breakdowns include: 35 acres of 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of 'Unique' Public Parks; and 100 to 120 acres of open space and perimeter trails. Redlands 360 requests all Open Space Fees (10% of appraised value) and Park Development Fees (individual residential unit fees paid at time of Building Permit, and increasing over time), be eliminated for this project for the following reasons:
 - over 30% dedicated open space to the public;
 - the commitment to pay for the construction of the public parks (via the Metro District);
 - the commitment to maintain all parks and trails (via the Metro District);
 - the certain investment in all the noted recreation facility development and perpetual maintenance at Redlands 360, which will far surpass the totals of current and future fees.
- Any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.
- For any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. Development Schedule and Phasing (see Exhibit 5: Development Progress Plan)

A Development Progress Plan has been provided. Again, due to the 600-acre size of this project and a 25+ year anticipated buildout, a targeted development progression is currently based on logical development of infrastructure and variety of housing products, and is closely tied to the Metro District Plan.

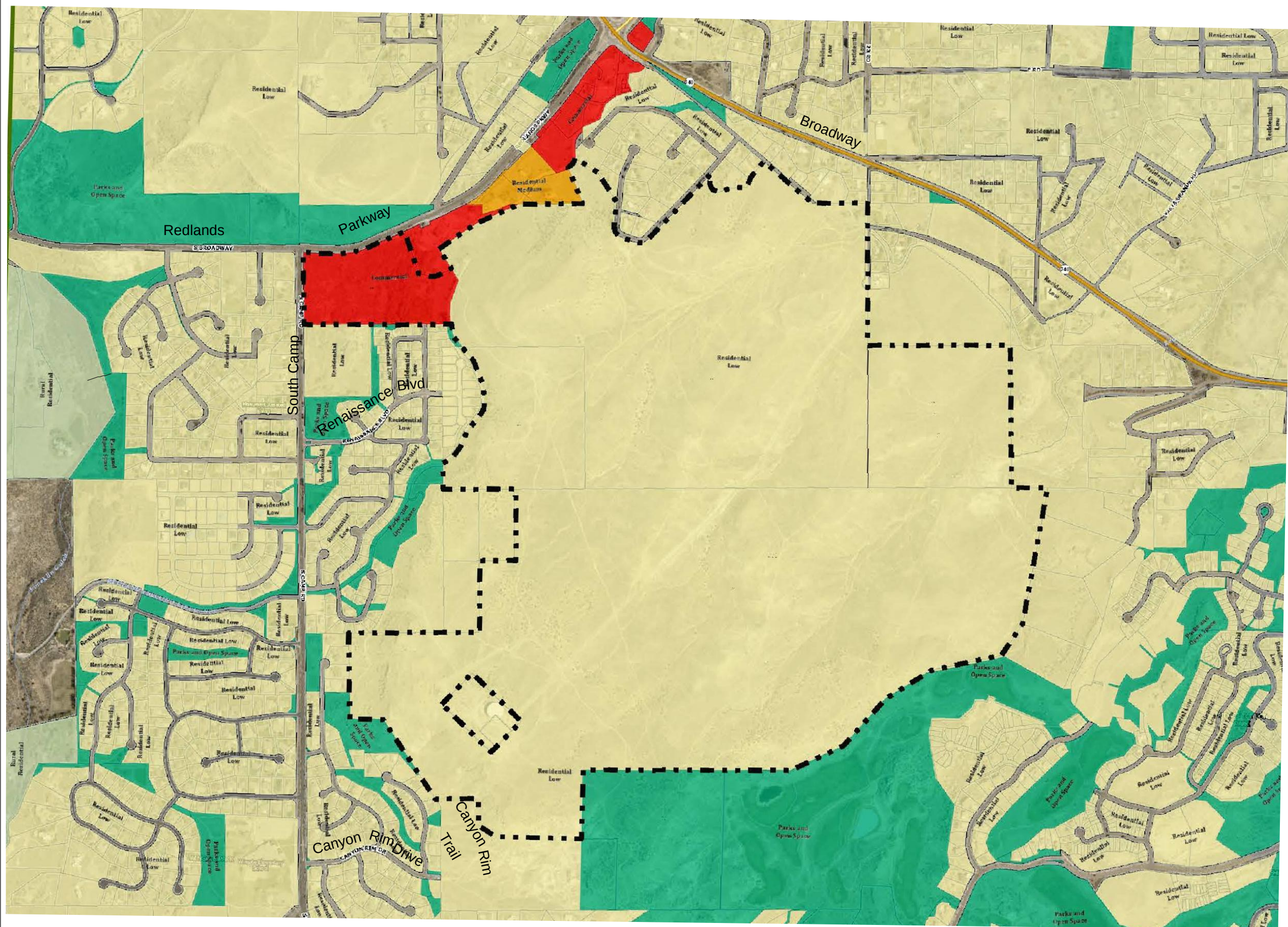


Redlands 360
Exhibit A: Existing Site Area



Clavonne, Roberts & Associates, Inc.
Land Planning and
Landscape Architecture

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970-241-0745 (P) 970-241-0765 (FX)

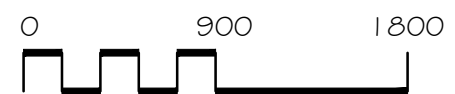


LEGEND

- RESIDENTIAL LOW
2-5.5 DU/AC
- RESIDENTIAL
MEDIUM
5.5-12 DU/AC
- COMMERCIAL
- PARKS AND OPEN
SPACE

Redlands 360

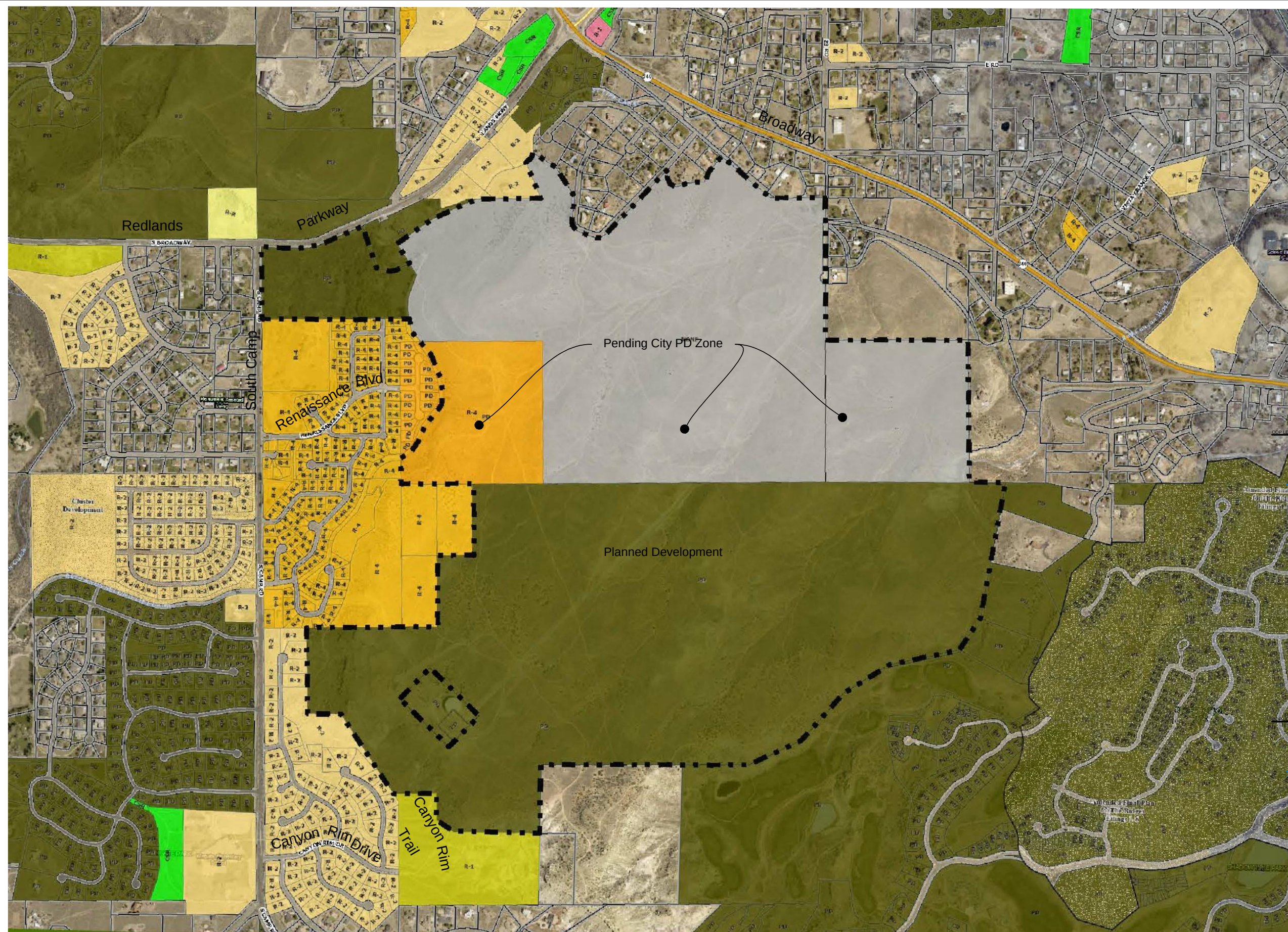
Exhibit B: One Grand Junction Comprehensive Plan 2020



Clavonne, Roberts & Associates, Inc.

Land Planning and
Landscape Architecture

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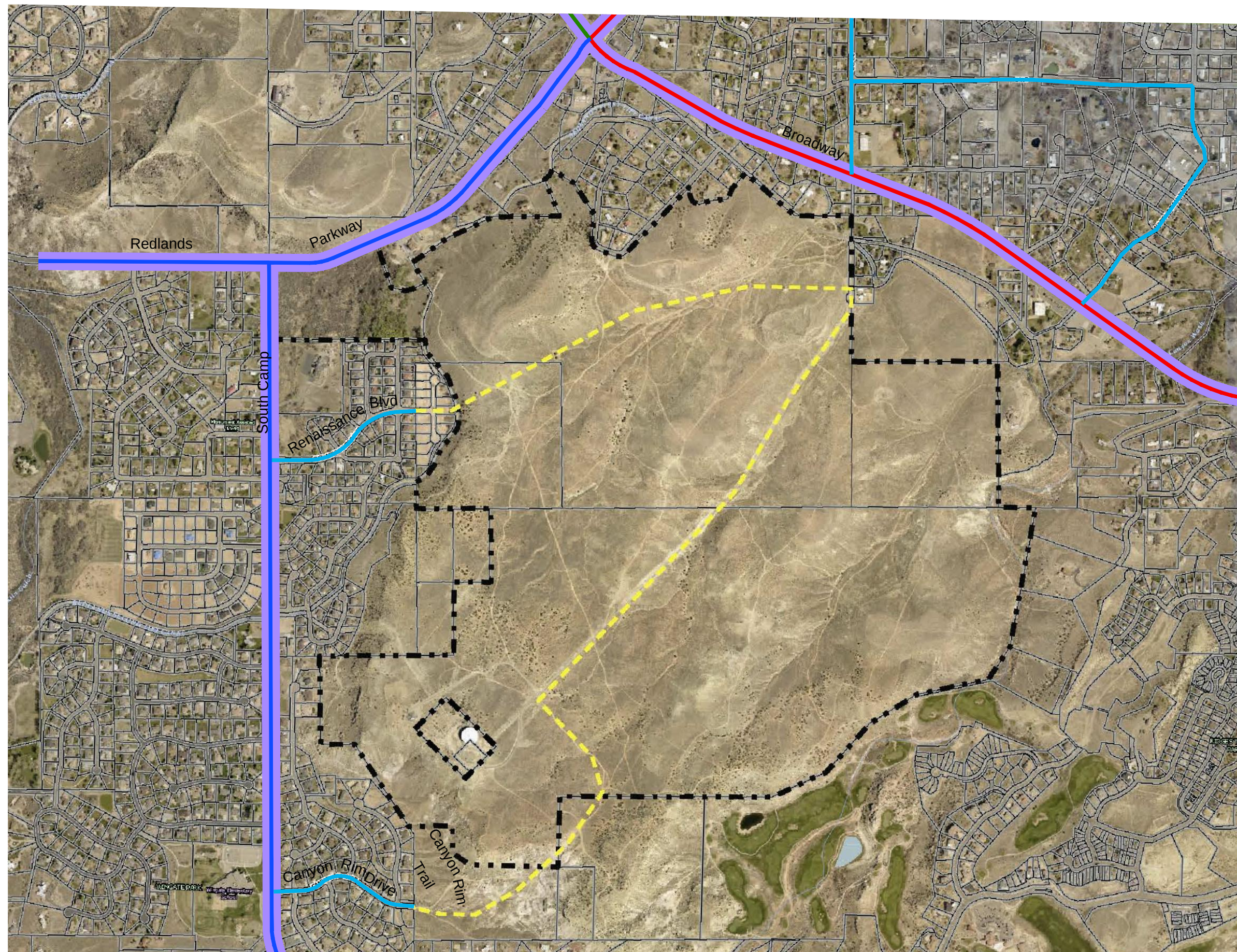
LEGEND

- R-R RURAL
- R-1
- R-2
- R-4
- PD
- B-1
- CSR
- NONE (ZONING IN PROCESS)

Redlands 360
Exhibit C: City of Grand Junction Existing Zoning



Clavonne, Roberts & Associates, Inc.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.clavonne.com
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LEGEND

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- UNCLASSIFIED
- ACTIVE TRANSPORTATION CORRIDORS

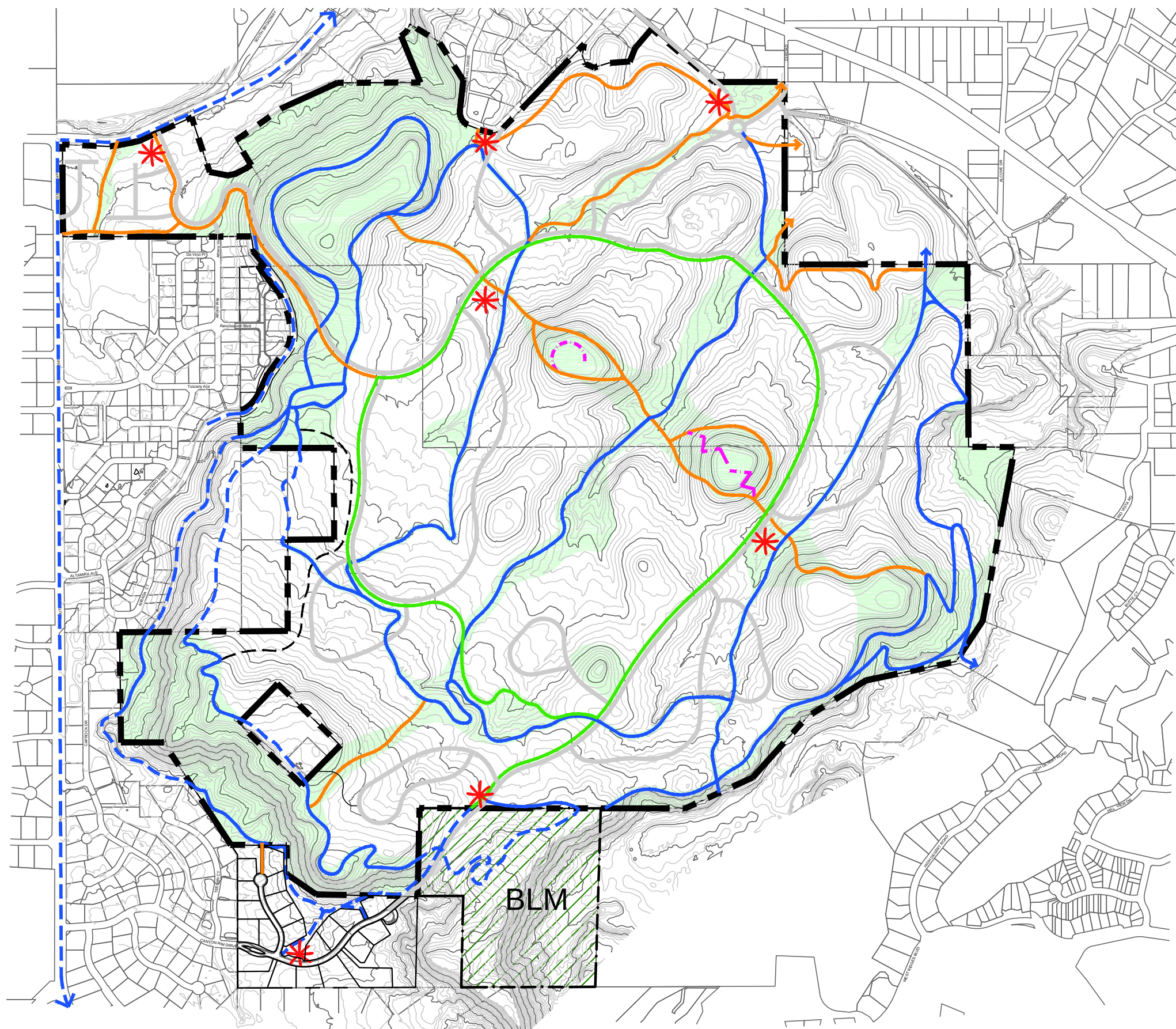
Redlands 360
Exhibit D: City of Grand Junction Circulation Plan



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Landscape Architecture

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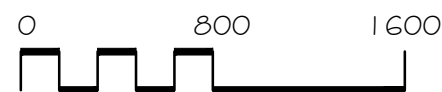
TRAILS LEGEND

- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
- HISTORICAL ON-SITE
- HISTORICAL OFF-SITE
- NEW ON-SITE; SOFT SURFACE,
2 FT MIN. WIDTH
- SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
- BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK (IF NEEDED)
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

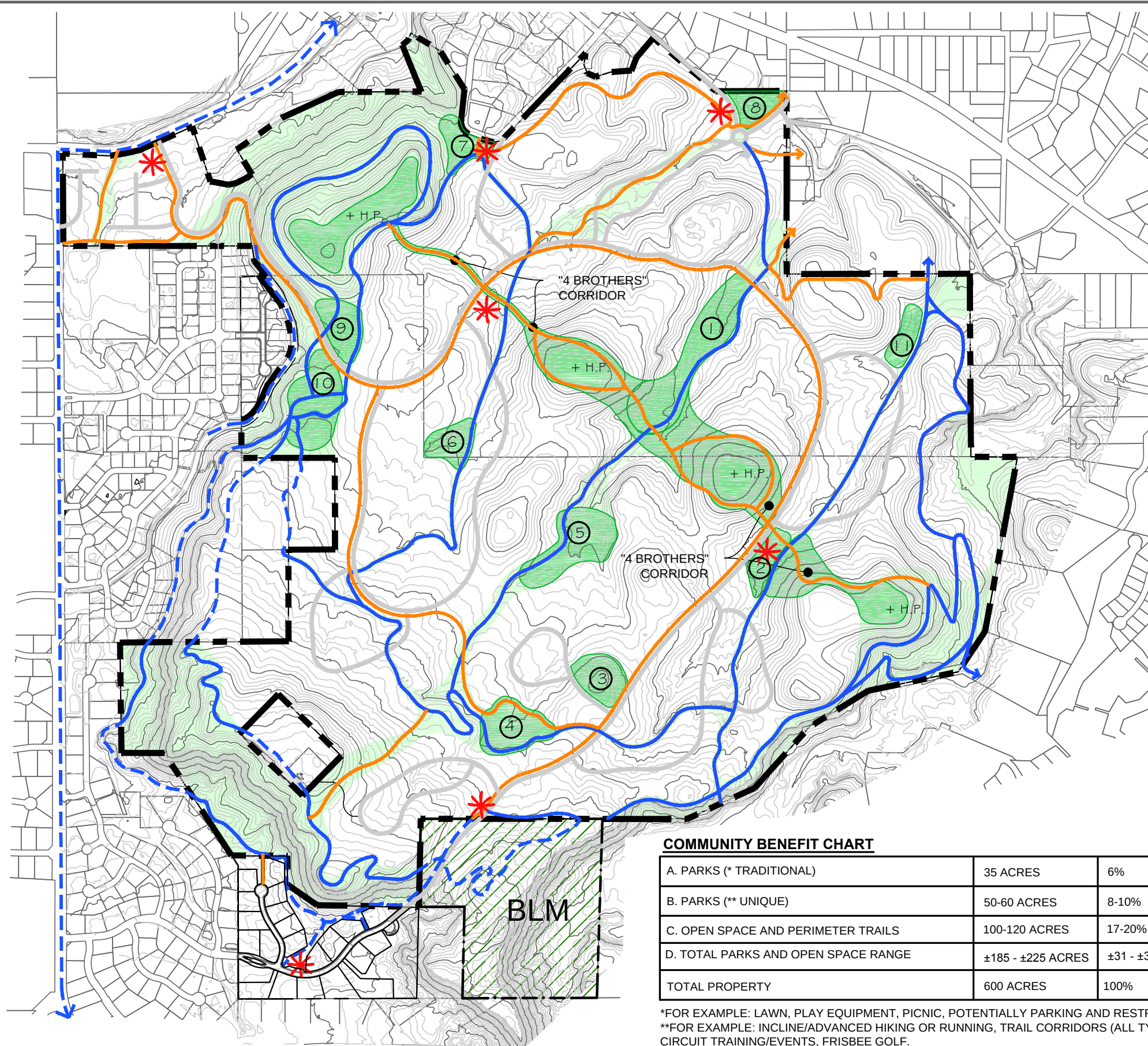
Redlands 360 Outline Development Plan Exhibit 1: Trail Types

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LEGEND

- HISTORICAL ON-SITE TRAIL
- HISTORICAL OFF-SITE TRAIL
- NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA
- OPEN SPACE
- EXISTING BLM
- TRAILHEADS
- PARK AREA

A. PARKS (TRADITIONAL)

①	7.4 ACRES
②	1.6 ACRES
③	2.4 ACRES
④	3.7 ACRES
⑤	5.0 ACRES
⑥	2.0 ACRES
⑦	2.0 ACRES
⑧	1.6 ACRES
⑨	2.5 ACRES
⑩	4.9 ACRES
⑪	1.9 ACRES

TOTALS 35 ACRES

B. PARKS (UNIQUE)

* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR 25-30 ACRES

* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS) 25-30 ACRES

TOTAL FOR UNIQUE PARKS 50-60 ACRES

C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS 100-120 ACRES

D. TOTAL OPEN SPACE/PARKS RANGE 185 - 225 ACRES

(THE ODP PLAN SHALL INCLUDE NO LESS THAN 185 ACRES.)

NOTE: PARK AREAS ARE SUBJECT TO SOME CHANGE; EXACT LOCATION TO BE DETERMINED CONCURRENT WITH EACH SUBDIVISION AND PROGRESSION PHASE.

COMMUNITY BENEFIT CHART

A. PARKS (* TRADITIONAL)	35 ACRES	6%
B. PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. OPEN SPACE AND PERIMETER TRAILS	100-120 ACRES	17-20%
D. TOTAL PARKS AND OPEN SPACE RANGE	±185 - ±225 ACRES	±31 - ±38%
TOTAL PROPERTY	600 ACRES	100%

*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
 **FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

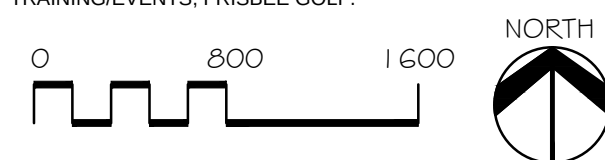
EXISTING SLOPE BREAKDOWN OF PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

Redlands 360 Outline Development Plan

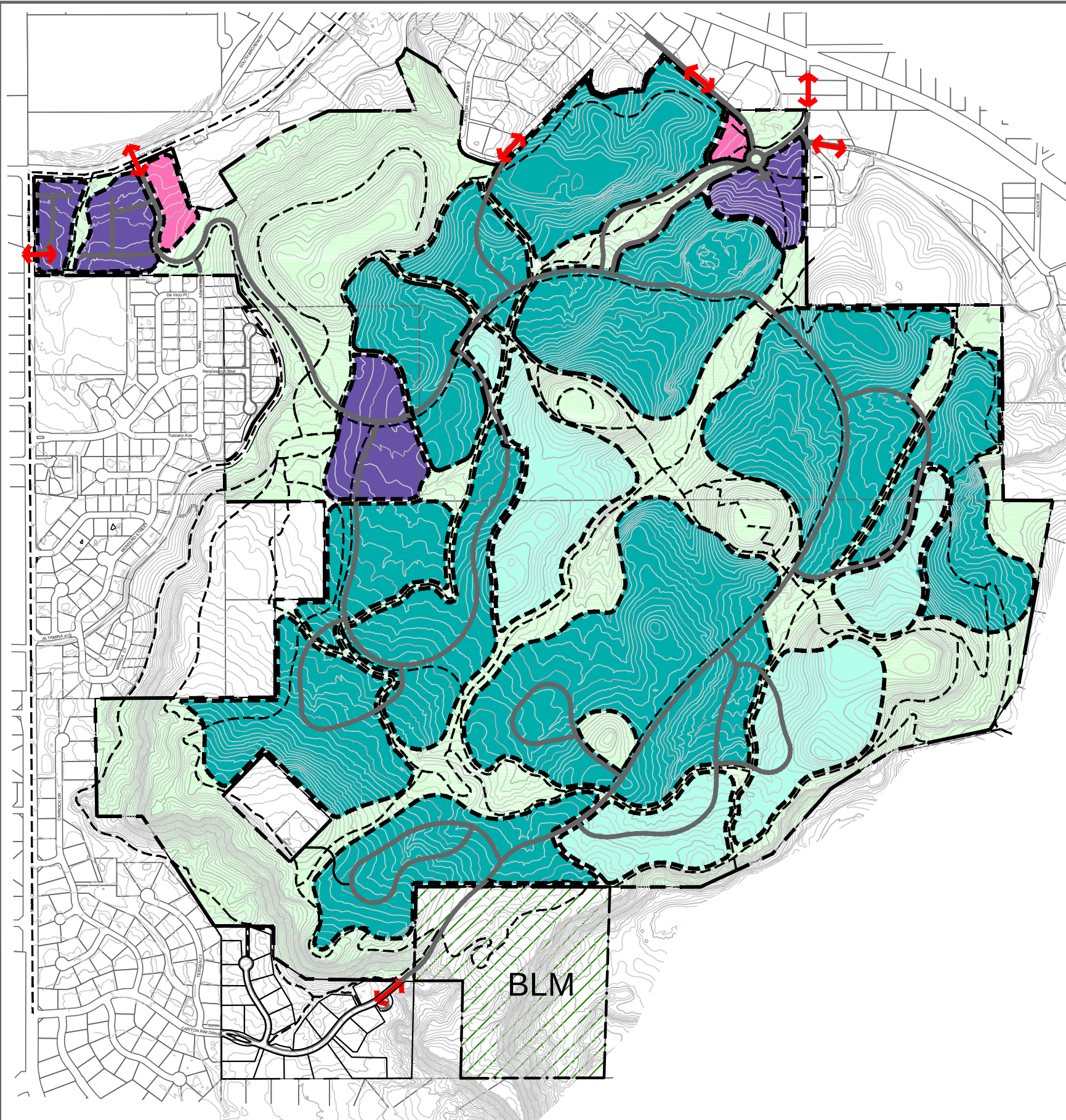
Exhibit 2: Public Park Areas

1-04-2022



L A P L A T A
COMMUNITIES

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LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

TABLE 1
DEFAULT STANDARDS

Dimensional Summary Table	Low Density Residential	Medium Density Residential	Multi Family & High Density	Commercial B-1	Open Space CSR
City Default Zone Criteria	R-4	R-12	R-16	B-1	CSR
Lot					
Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	60	30	20	0	0
Frontage (min. ft.)	20	20	20	0	0
Frontage on cul-de-sac (min. ft.)	0	0	0	0	0
Setback					
Principal Structure					
Front (min. ft.)	20	20	20	0	15
Side (min. ft.)	5	5	5	5	0
Side - abutt residential (min. ft.)	0	0	0	10	10
Rear (min. ft.)	25	10	10	0	10
Accessory Structure					
Front (min. ft.)	20	25	25	25	15
Side (min. ft.)	3	3	3	0	0
Side - abutt residential (min. ft.)	0	0	0	0	5
Rear (min. ft.)	5	5	5	0	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	18	0
Cluster allowed	No	No	No		

TABLE 2

LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 298 ACRES	596 UNITS	3576 UNITS
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	384 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	100 UNITS
OPEN SPACE/CSR	NO LESS THAN 185 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1300 UNITS	1750 UNITS

Redlands 360 Outline Development Plan
Exhibit 3: Land Use and Default Zones

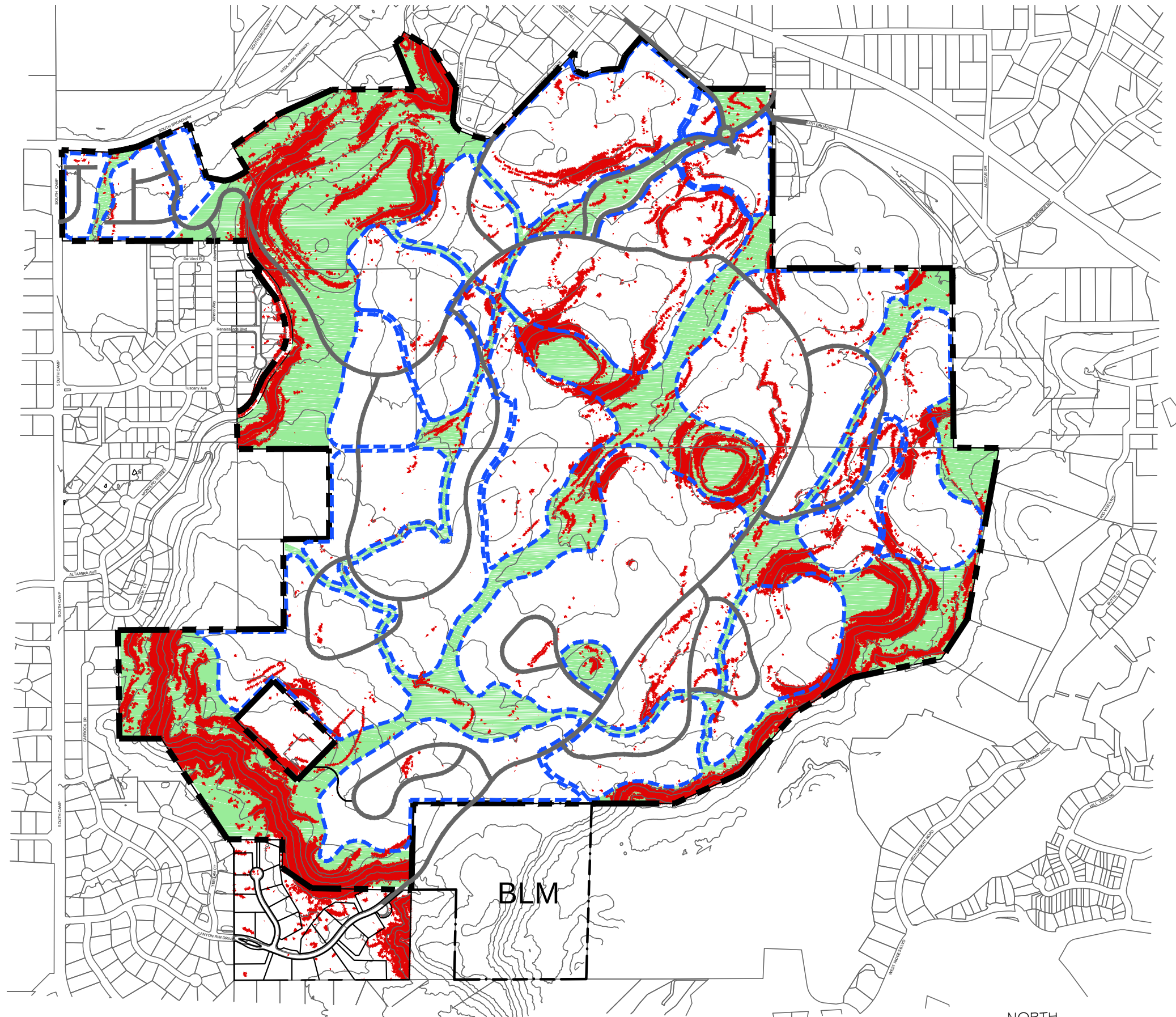
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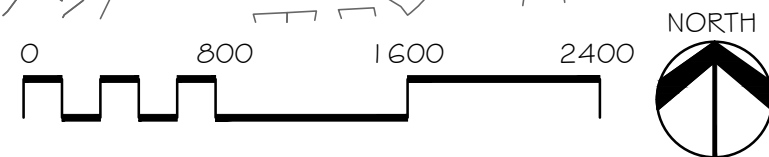
SLOPE MAP LEGEND

- 30% OR GREATER SLOPES
- OPEN SPACE
- 25 FT CONTOURS
- PROPOSED ROADS
- ODP DEVELOPMENT 'BUBBLES'

Redlands 360 Outline Development Plan

Exhibit 4: Slope Analysis

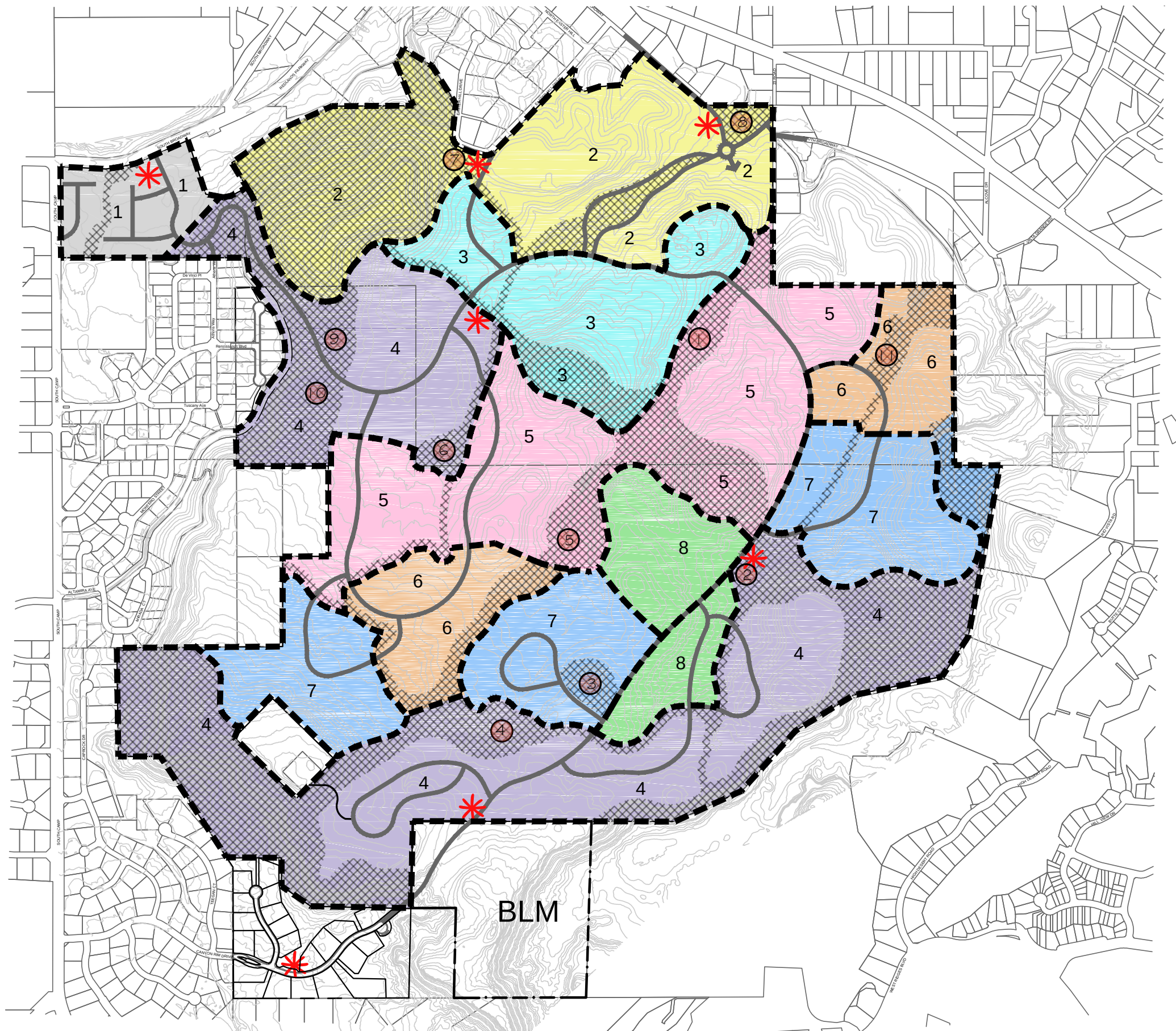
1-04-2022



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DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2022
- 2 - TARGETED START 2025
- 3 - TARGETED START 2028
- 4 - TARGETED START 2031
- 5 - TARGETED START 2034
- 6 - TARGETED START 2037
- 7 - TARGETED START 2040
- 8 - TARGETED START 2043
- OPEN SPACE; SEE EXHIBIT 2
- T TRADITIONAL PARK; SEE EXHIBIT 2
- ✱ TRAILHEAD - SEE EXHIBIT 2

CITY COUNCIL REPORT SCHEDULE

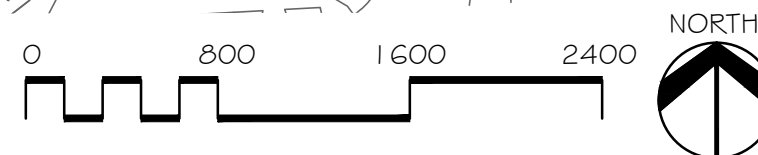
PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2022	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2027 2032 2037 2042
PHASE 8	2043	

Disclaimer: This Progression Plan is conceptual in nature and is our best estimate at this point as to how the master plan will be developed into the future. Factors such as market trends, product mix, etc., will dictate future decisions on how the community will be developed with future phases.

Redlands 360 Outline Development Plan

Exhibit 5: Development Progression Plan

1-04-2022



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USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
RESIDENTIAL						
Household Living – residential occupancy of a dwelling unit by a "household"	Business Residence				A	A
	Two Family Dwelling	A	A		A	
	Single-Family Detached	A	A		A	
	Multifamily		A	A	A	
	Accessory Dwelling Unit	A	A			
	Agricultural Labor Housing					A
	Manufactured Housing Park		C			
	All Other Household Living		A			
Home Occupation	Home Occupation	A	A	A	A	
Group Living – residential occupancy of a structure by a group of people who do not meet the definition of "Household Living"	Small Group Living Facility	A	A	A	A	
	Large Group Living Facility		A	A	A	
	Unlimited Group Living Facility		A	A	A	
	Fraternities/Sororities	A*	A*	A*		
	Rooming/Boarding House		A	A	A	
	Other Group Living (e.g., dormitory style living)		A	A	A	A
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools – colleges and institutions of higher learning	Colleges and Universities					A
	Vocational, Technical and Trade Schools				A	A
Community Service – uses providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	A
Cultural – establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	A
Day Care – care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1 – 12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities – facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatories					C
	Community Corrections Facility				C	C
	Law Enforcement Rehabilitation Centers				C	C

LEGEND
A ALLOWED USE
C CONDITIONAL USE

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	C
	All Other					
Parks and Open Space – natural areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, etc.	Cemetery	A	A	A	A	C
	Golf Course	A	A	A	A	C
	Golf Driving Ranges	C	C	C	A	C
	Parks, Lakes, Reservoirs, Other Open Space	A	A	A	A	A
Religious Assembly – meeting area for religious activities	All	A	A	A	A	A
Funeral Home/Mortuary	All				A	
Crematory	All					
Safety Services – public safety and emergency response services	All	A	A	A	A	A
Schools – schools at the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	A
	Elementary Schools	A	A	A	A	A
	Secondary Schools	A	A	A	A	A
Utility, Basic – infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (Underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility, Corridors – passageways for bulk transmitting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (Above Ground)	C	C	C	C	
	Transmission Lines (Underground)	C	C	C	C	
	Utility Treatment, Production or Service Facility					
	All Other	C	C	C	C	
COMMERCIAL						
Entertainment Event, Major – activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					A
	Outdoor Facilities					C
Lodging – hotels, motels, short-term rentals and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office – activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	A
	Office with Drive-Through				A	A
Parking, Commercial – parking that is not necessary to serve a specific use and for which fees may be charged	All				A	A

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Recreation and Entertainment, Outdoor – large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds					A
	Resort Cabins and Lodges					A
	Swimming Pools, Community	A	A	A	A	A
	Shooting Ranges, Outdoor					C
	Amusement Park, Miniature Golf					C
	Riding Academy, Roping or Equestrian Area					C
	Zoo					C
	All Other Outdoor Recreation					C
Recreation and Entertainment, Indoor – large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Health Club				A	A
	Movie Theater, Skating Rink, Arcade				A	A
	Shooting Ranges, Indoor					C
	All Other Indoor Recreation				C	A
Retail Sales and Service* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	Adult Entertainment					
	Alcohol Beverage Production				C	
	Animal Care/Boarding/Sales, Indoor				A	
	Animal Care/Boarding/Sales, Outdoor					
	Delivery and Dispatch Services (Vehicles On-Site)					
	Drinking Establishment				C	
	Drive-Through Uses (Restaurants)					
	Food Service, Catering				A	
	Food Service, Restaurant (Including Alcohol Sales)				A	A
	Farm Implement/Equipment Sales/Service					
	Farmers' Market					
	Flea Market					
	Feed Store					
	Fuel Sales, Automotive/Appliance					C
	Fuel Sales, Heavy Vehicle					
	General Retail Sales, Indoor Operations, Display and Storage				A	
	General Retail Sales, Outdoor Operations, Display or Storage					
	Landscaping Materials Sale/Greenhouse/Nursery					C
	Manufactured Building Sales and Service					
	Marijuana Related Business					



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Redlands 360 Outline Development Plan Exhibit 6A: Use Table

1-04-2022

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
	Mobile Food Vendor				A	A
	Mobile Food Vendor Court				A	A
	Produce Stands	A	A	A	A	A
	Rental Service, Indoor Display/Storage					
	Rental Service, Outdoor Display/Storage					
	Repair, Small Appliance				A	
	Repair, Large Appliance					
	Personal Services				A	
	All Other Retail Sales and Services				A	
Self-Service Storage	Mini-Warehouse			C	C	
Vehicle Repair – repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair					
	Body Shop					
	Truck Stop/Travel Plaza					
	Tire Recapping and Storage					
	All Other Vehicle Repair					
Vehicle Service, Limited – direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube				A	
	All Other Vehicle Service, Limited					
INDUSTRIAL						
Manufacturing and Production – firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	Indoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Indoor Operations with Outdoor Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	Outdoor Operations and Storage					
	Assembly					
	Food Products					
	Manufacturing/Processing					
	Marijuana Related Business					
	All Other Industrial Service, Including any Hazardous Occupancy per the International Fire Code or International Building Code					

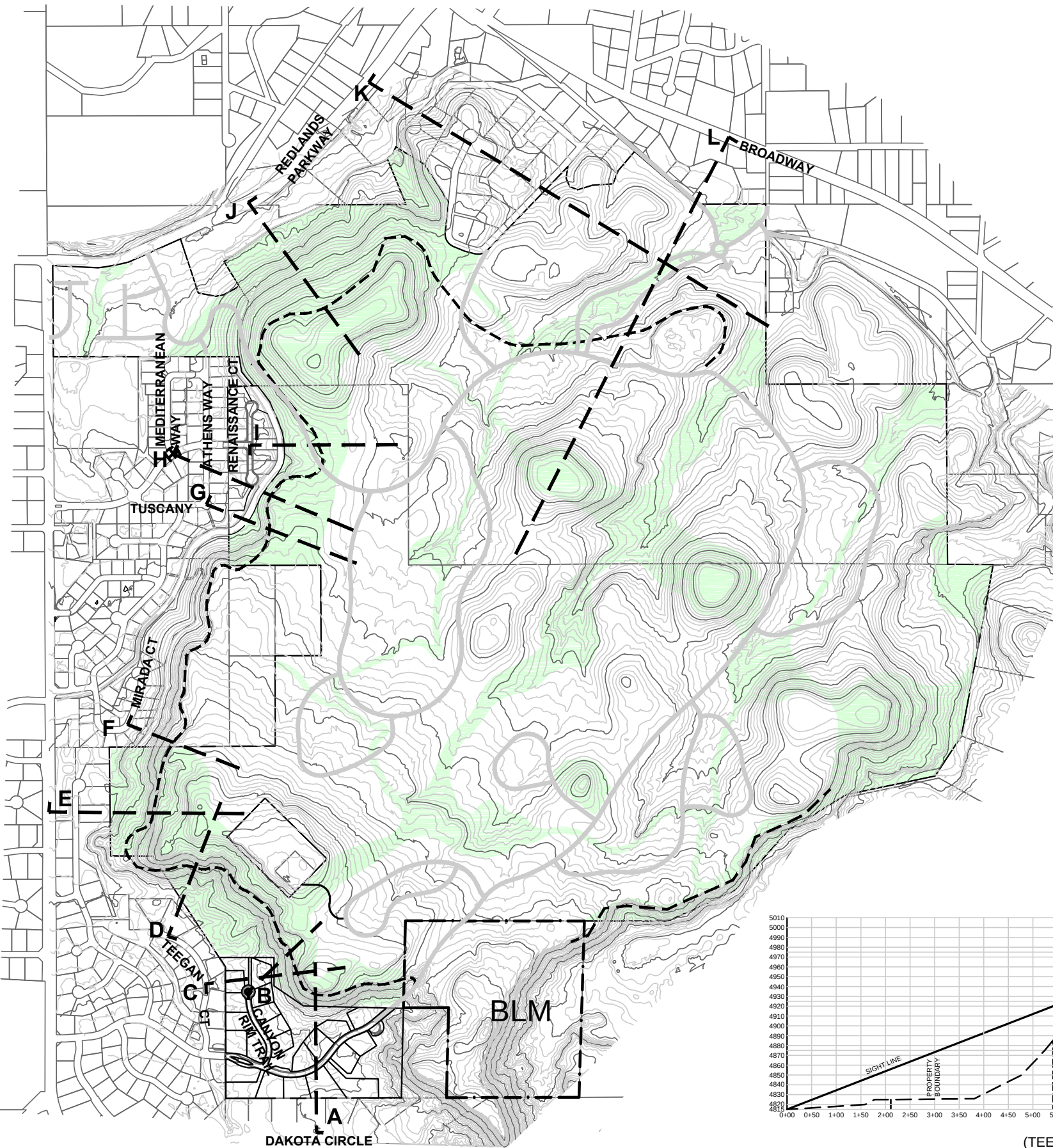
USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without hazardous materials	Indoor Operations and Storage					
	Indoor Operations and Outdoor Storage (Including Heavy Vehicles)					
	Outdoor Storage And Operations					
	Research, Testing and Laboratory Facilities – Indoors (Includes Marijuana Testing Facilities)					
	Junk Yard					
Impound Lot	Impound Lot					
Heavy Equipment Storage/Pipe Storage	All					
Warehouse and Freight Movement – firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading					
	Indoor Storage with Outdoor Loading Docks					
	Outdoor Storage or Loading					
	Gas or Petroleum Storage					
	Sand or Gravel Storage					
	All Other					
	Waste-Related Use – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material					C
Waste-Related Use – uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station					C
	Medical/Hazardous Waste Transfer Station					C
	Solid Waste Disposal Sites					C
	Recycling Collection Point				C	C
	All Other Waste-Related					C
Wholesale Sales – firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)					
	Agricultural Products					
	All Other Wholesale Uses					
	Animal Confinement					
Agricultural	Dairy					
	Confined Animal Feeding Operation, Feedlot					
	Forestry, Commercial					
	Marijuana Related Business					
	Pasture, Commercial					
	Winery					
	All Other Agriculture					
Aviation or Surface Passenger Terminal – facilities for the landing and takeoff of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Airports/Heliports					
	Bus/Commuter Stops	A	A	A	A	
	Bus/Railroad Depot					
	Helipads					
	All Other Aviation or Surface Passenger Terminal					

USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
Mining – mining or extraction of mineral or aggregate resources from the ground for off-site use	Oil or Gas Drilling					
	Sand or Gravel Extraction or Processing					
	All Other Mining					
Telecom-munications Facilities – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	C
	Temporary PWSF (e.g., COW)	A	A	A	A	
	Co-Location	A	A	A	A	
	Tower Replacement	A	A	A	A	
	Dual Purpose Facility	A	A	A	A	
	DAS and Small Cell Facilities	A	A	A	A	
	Base Station with Concealed Attached Antennas	A**	A**	A**	A**	
	Base Station with Non-Concealed Attached Antennas	C**	C**	C**	C**	
	Tower, Concealed	C***	C	C	C	
	Tower, Non-Concealed					
	Broadcast Tower					

NOTES:
* Refer to Chapter 5.15 GJMC.
** Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.
*** Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

LEGEND
A ALLOWED USE
C CONDITIONAL USE



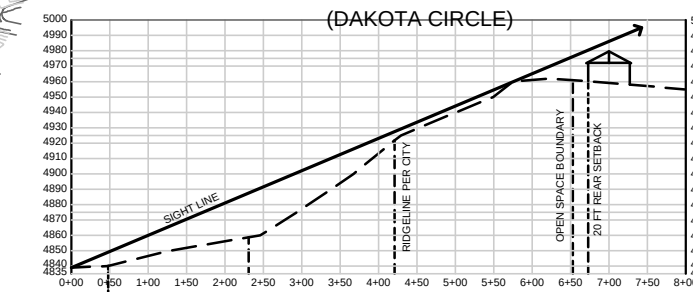
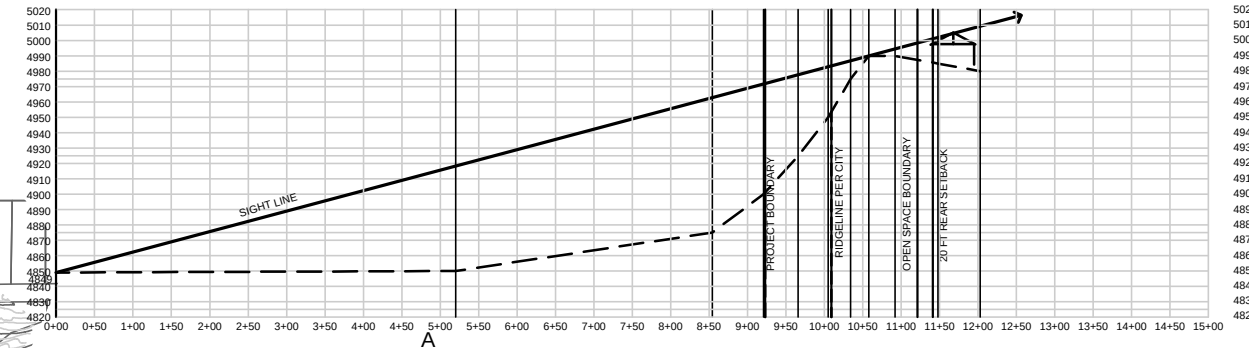


RIDGELINE MAP LEGEND

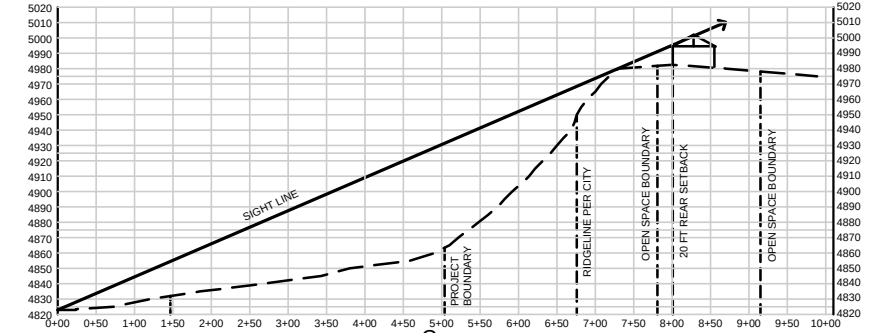
- OPEN SPACE
- RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE
SEE SECTIONS BELOW

NOTE: CROSS SECTIONS DRAWN WITH 2X VERTICAL EXAGGERATION

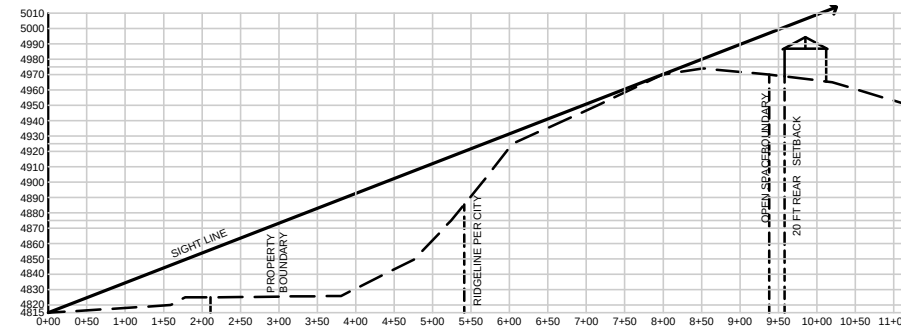
RIDGELINE PER CITY OF GRAND JUNCTION;
21.07.020(g)(6) Exhibit 7.2.C2



B (CANYON RIM TRAIL)



C (TEEGAN COURT)



D (TEEGAN COURT)

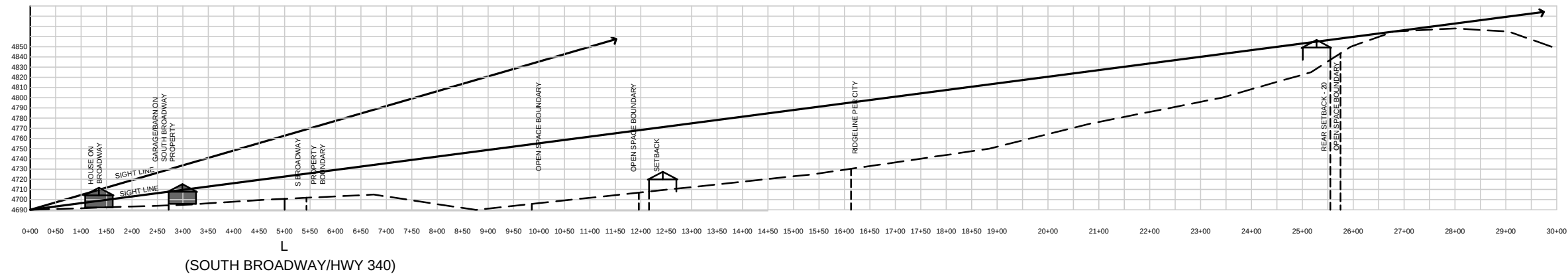
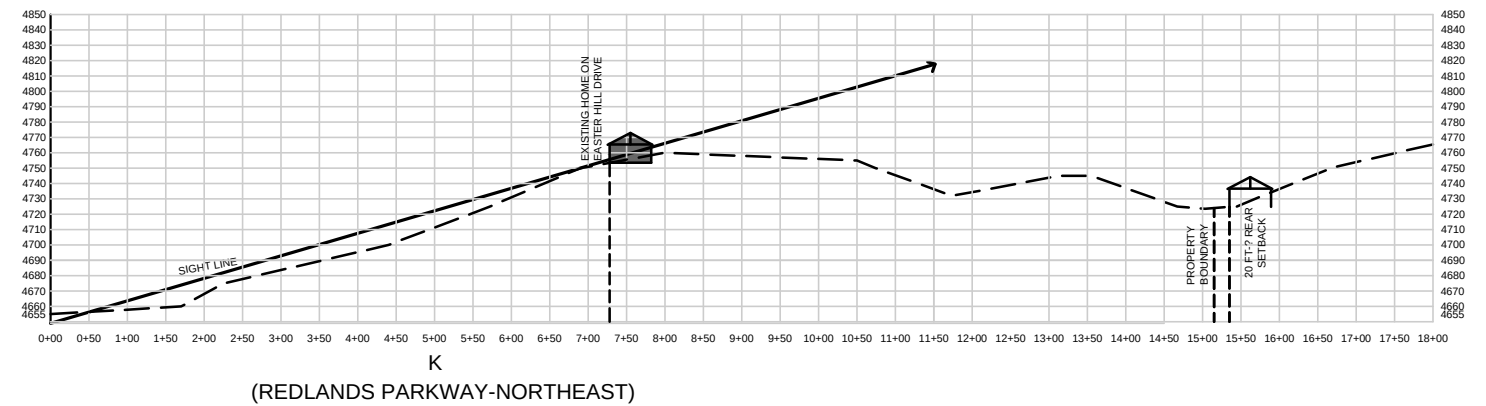
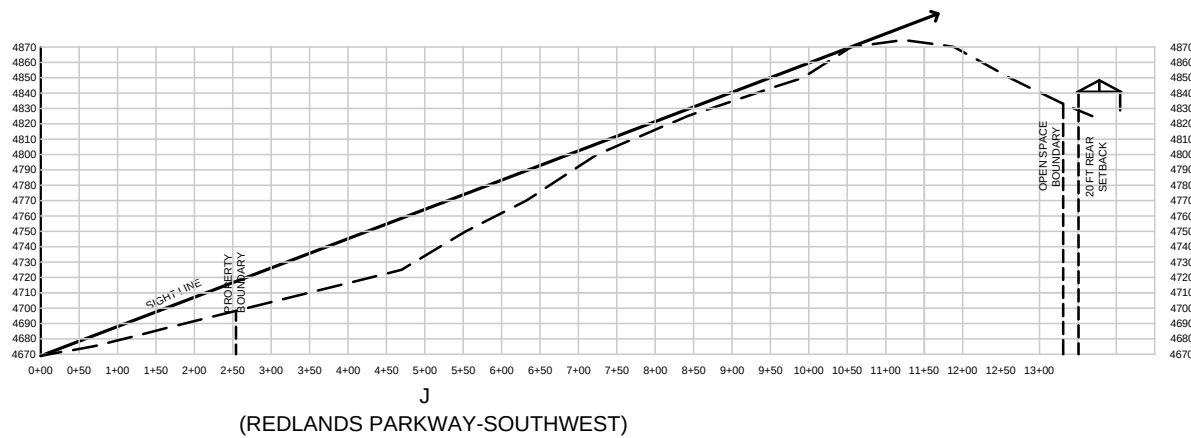
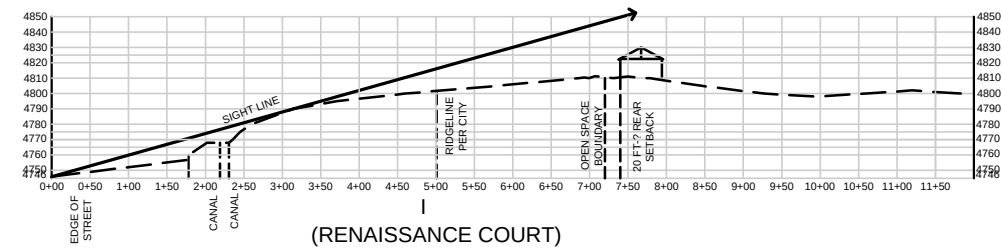
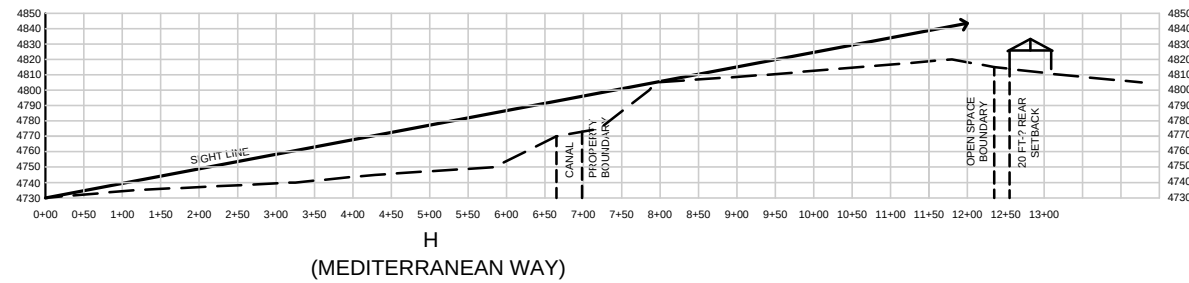
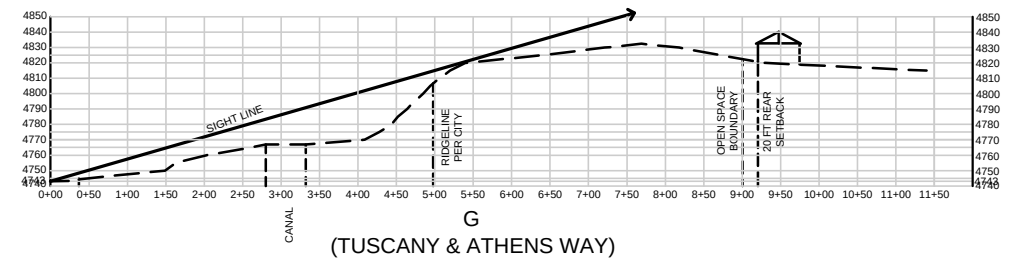
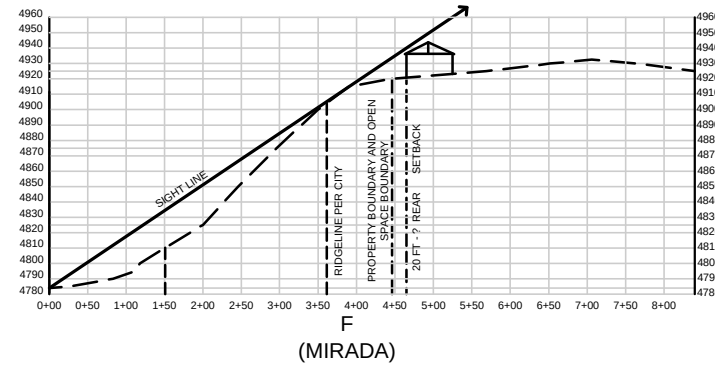
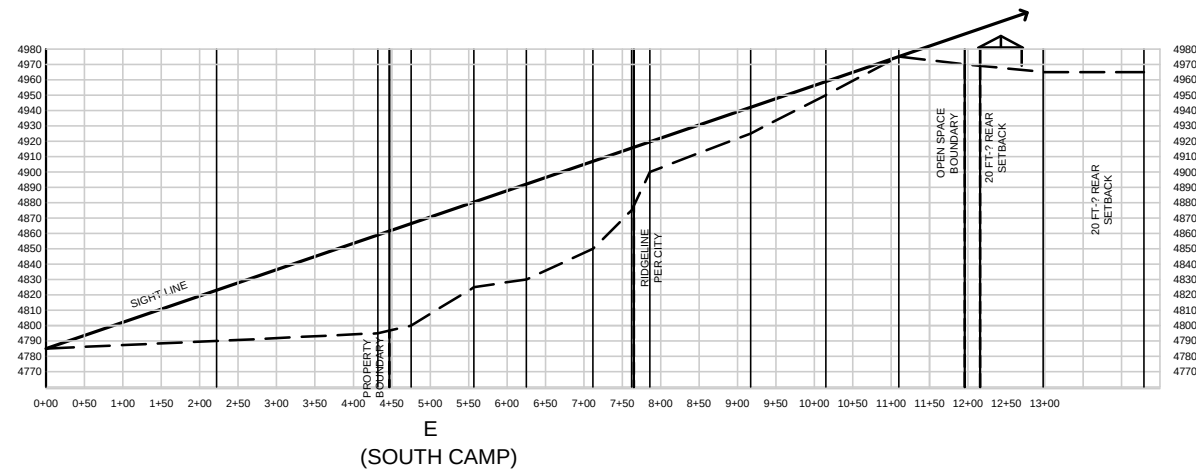
Redlands 360 Outline Development Plan Exhibit 7a: Ridgelines and Sections

1-04-2022



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Redlands 360 Outline Development Plan

Exhibit 7b: Ridgelines and Sections

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Grand Junction Speaks
Published Comments for December 14, 2021 Planning
Commission Meeting
Redlands 360 - RESCHEDULED TO JANUARY 11, 2022

We are residents of Easter Hill Subdivision, and strongly protest using the existing Easter Hill Dr. roadway for access to this proposed development. It will permanently alter the quiet and peaceful atmosphere that residents now know and expect. I noticed that the area next to Easter Hill is the first to be developed, meaning the noisy construction traffic will be starting in 2022 and continue for the rest of the development. I wouldn't be surprised if the other more expensive road access points are conveniently forgotten. I also agree in keeping the high density areas away from the existing residents.

December 11, 2021, 3:09 PM

Michael Byers
2263 N. Easter Hill Dr.
Grand Junction, 81507

We are residents of the Easter Hill Subdivision, and our home faces Easter Hill Drive, directly across the street from the proposed development (North development area). Our main concern is how this development along Easter Hill Drive, with the new road access slated to be at the top of Easter Hill Drive (you pass our home to get to it) is going to affect traffic along Easter Hill Drive, and will this additional traffic mean that eventually our road will need to be widened? Can you give us any reassurances that there is not going to be any road widening efforts in the future that will encroach upon the current easements of the existing road, which would bring a wider road, and more traffic closer to our homes and our fence lines? Our second question is the actual building locations for the R4 & R5.5 North development area, along Easter Hill Drive - will these be built atop the bluff (impacting our views) where the proposed trail will be (it is currently a rough trail anyway)? Will the new residences be to the left or the right of the proposed trail? And with this zoning does this mean it will be duplexes, fourplexes etc? Not SFRs?

December 10, 2021, 1:36 PM

Kat Rhein
202 Easter Hill Dr
CO - Grand Junction, 81507

I attended the meeting last year. In that meeting it indicated that there was going to be "High Density" apartments going in on Parcel 2. I strongly object to that. This neighborhood is a quiet neighborhood with single family homes. High density apartments will ruin this area. I have no objection to single family homes being built. They have already had to re-align the boundaries for the schools because of overcrowding. The streets are not adequate for increased traffic. If you insist on having high density housing, you need to put it RIGHT SMACK IN THE MIDDLE OF THE DEVELOPMENT. Oh wait, you don't want to do that because it would ruin your beautiful new development! It would be unwanted by the new residence of

this development. But you are willing to ruin the established resident's peaceful lifestyle. Please keep this development to single family homes. Every two or three years we get a hard rain and there is flooding in this corner. If you go look at the culvert that goes under South Broadway at the corner of South Broadway and 23 road, you will see that it is plugged from the storm debris we got this spring. Nobody bothered to clean it out. This happens frequently. There is zero police presence in this area because it is a low crime area. Most of these houses are occupied by owners, not renters. Please do not ruin our peaceful neighborhood. I know it is all about the all mighty dollar, but peace of mind needs to be considered.

December 10, 2021, 1:19 PM

Brenda Waters
2305 SOUTH BROADWAY
GRAND JUNCTION, 81507

Grand Junction Speaks

Published Comments for January 11, 2022 Planning Commission Meeting

Redlands 360 Outline Development Plan

The proposed rework of the 23 road and South Broadway intersection is a big improvement over the existing intersection. I hope your design for that intersection is ultimately built. Your audio presentation states the 23 road access to the development will see 62 percent of the traffic flow. The intersection at Broadway and 23 road has horrible visibility. Accidents at that intersection are frequent. Please consider shifting the main entrance to the Redlands Parkway. That access has much better visibility and less congestion. Thank You, Ron Yater
January 10, 2022, 3:20 PM

Ronald Yater
2302 S. Broadway
Grand Junction, 81507

I would like to hear about drainage planning for the area. The soil in the development area is mostly sandy and has fairly good permeability. 1700 structures, attaching sidewalks, driveways, and roads will not have the ability to absorb rain. The result of the development will be much less permeable surface area. Every few years we get a rain that greatly exceeds the ability of the soil to absorb the rain. The existing downstream drainage system cannot handle the flow. With much less permeable surface to absorb the rain, catastrophic downstream flooding is possible. I would like to know how you have addressed this problem.

Thank You, Ron Yater

January 10, 2022, 2:43 PM

Ronald Yater
2302 S. Broadway
Grand Junction, 81507

It appears that ridgeline preservation is being addressed. This needs to be strictly enforced. I am not against development that takes into consideration the rights of the pre-existing property owners. It is a travesty, what was permitted around the Redlands Mesa Golf Course development. Allowing trophy-homes to be built virtually on the cliff faces along East Monument Road and the East end of South Camp Road should never have been allowed. Now, all of the previously existing homeowners, that bought their homes near the East entrance to the Monument, for the existing view, now have to stare at each day, the trophy-homes looking down into their backyards and windows and suffer from the trophy-homes exterior lighting, on the ridgeline, detracting from their view-enjoyment, each and every night forever! These trophy-homes would still enjoy spectacular views of the Mesa, Monument and Bookcliffs, without ruining the views of the previously existing property owners, if they had only been set-back 50' - 100' from the edge. Fugitive light also needs addressed. The Redlands used to be dark at night. I could actually see the Milkyway! Each new development allowed by the City or County has taken away from this. I have lived in

one of the original Redlands developments (Monument Meadows) for 37 years. The Neighborhood protective covenants prohibited overhead outdoor area lighting, which everyone ignores, and each new development permitted in the "South Camp Valley" adds to this issue. Another aspect of the proposed Redlands 360 Development plan that needs much further discussion is the intersection of South Broadway (Redlands Parkway) and South Camp Road. The proposed plat indicates commercial development at and near this intersection. This is already a dangerous intersection, without the manyfold increase in traffic, that R-360 will bring. The intersection is adjacent to a curve with very limited line-of-sight distance and any development in this area will be a danger and access problem. Any commercial development should be along Broadway, where it already exists. The "South Camp Valley", lying parallel to the Colorado National Monument, is now strictly residential. The start of development at this intersection would surely bring commercial business to this little valley, which should not be welcomed.

January 10, 2022, 11:39 AM

scott woodrow
436 meadows way
grand junction, 81507

okay my major concern or two fold number one what is the city going to do about the traffic congestion that already exists in this area that will be compounded by putting that many residence in an open space of which there are very few around this Valley none of the Open Spaces in this Valley or anywhere close to or like anything back behind my house. this 360 is a desert environment a delicate desert environment. the second part is the wildlife you may not consider them valuable to our neighborhood but we consider them of value. thank you

January 7, 2022, 1:49 PM

my name is Scott leckrone that's l e c r o n e I'm at 23207
2327 South Broadway
I am in the Redlands of Grand Junction Colorado, hi zip code is 850 7

DRAFT
GRAND JUNCTION PLANNING COMMISSION
January 11, 2022 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Shanon Secrest, Keith Ehlers, Ken Scissors, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer), Trent Pall (Director of Public Works), and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 14 virtually.

REGULAR AGENDA

1. Redlands 360 Outline Development Plan File # PLD-2020-698

Consider a request by Grand Junction Land Company LLC (Owner of Part), Redlands Three Sixty LLC (Owner of Part), and La Plata Communities LLC (Applicant) for Review and Approval of a Planned Development (PD) Outline Development Plan (ODP) for the Redlands 360 Development Proposed on a Total of 600 Acres South of the Redlands Parkway and Highway 340 Intersection Over a 25-Year Timeframe.

Staff Presentation

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

Applicant Presentation

The applicant Doug Quimby, owner of La Plata Communities, Robert McGregor owner of the property, Cody Humphrey, director of planning at La Plata Communities, Ted Chiavonne, and John Justus presented.

Questions for Staff

Commissioner Gatseos and Ehlers asked about the conditional approval for the project.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 4, 2022, via www.GJSpeaks.org.

Debra Witsman made a comment to keep the name Easter Hill, does not want to have access to easter hill.

Richard Swingle made a comment about the cost impact to the city of the development.

The public hearing was closed at 7:44 p.m. on January 11, 2022.

Questions for Applicant

Commissioner Gatseos asked about the applicant's involvement in the comprehensive plan.

Commissioner Ehlers asked about the appraisal variance.

Commissioner Gatseos asked about phasing and market value.

Commissioner Ehlers asked about the land evaluation assessments.

Commissioner Gatseos asked about the traffic flow.

Commissioner Ehlers asked about density projections and traffic studies.

Commissioner Gatseos asked the applicant to define gross and net density.

Commissioner Ehlers, Gatseos, and Scissors made comments in support of the development and their commitment to keeping public land and trails.

Discussion

Motion and Vote

Chairman Teske and Commissioner Secrest abstained from the item.

Commissioner Ehlers made the following motion, "Vice Chair, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed Redlands 360 development that will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property over a 25-year timeframe, for the property located generally south of the Redlands Parkway and Highway 340 intersection, City file number PLD-2020-698, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact and subject to the land valuation assessment condition and imposition of an expiration date on the ODP of December 31, 2046, all as stated in the Staff Report dated January 11, 2022 and admitted as an exhibit at the hearings on PLD-2020-698."

Commissioner Gatseos seconded the motion. The motion carried 5-0. Scissors, Ehlers, Gatseos, Duyvejonck, and Herek.

Parks and Recreation Advisory Board Minutes

Regular Meeting – January 6, 2022

Meeting Location: Barn – Lincoln Park

Roll Call

Board Members Present: William Findlay
Cindy Enos-Martinez
Kyle Gardner
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel
Michele Vion
Lisa Whalin
Byron Wiehe

Guests Present: Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Sarah Dishong, Chair, Commission on Arts and Culture

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tricia Rothwell, Recreation Coordinator
Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:05 p.m.

Approve Minutes from the December 2, 2021 Parks and Recreation Advisory Board Meeting

Because no Board members were specifically listed as absent in the minutes header there was confusion about the number of votes to approve the November minutes. The number of votes does match the number of board members in attendance. Michele Vion made a motion to approve the minutes from the December meeting. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Redlands 360

Ted Ciavonne of Ciavonne, Roberts & Associates, inc talked with the Board about the Redlands 360 project. Mr. Ciavonne is acting as a consultant to La Plata Communities, the development company. Mr. Ciavonne shared with the board that La Plata Communities is seeking approval for their Outline Development Plan (ODP) from the Planning Commission at their meeting next week and then a future Council meeting. Mr. Ciavonne reminded the board about the location and concept of this phased development. The development is already home to a number of social trails and the developers plan to preserve many of these, as well as construct new trails and improve trailheads. The developer is also committed to creating and maintaining (via a Metro District) traditional parks as well as preserving open space areas. This development is phased over 25 years. The City and La Plata Communities have been working together to come up with an intergovernmental agreement which would (among other things) ensure public access to open space, parks, and trails, and place the development and maintenance of

these areas under the purview of the metro district in return for credit towards the required per dwelling Open Space fees. Gary Schroen made a motion that the Parks and Recreation Advisory Board support the Outline Development Plan submission for the Redlands 360 project, noting that the plan meets and exceeds the intent of the Open Space development code requirement for every phase of development. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Grand Junction Strategic Cultural Plan

Ken Sherbenou introduced Sarah Dishong, Chair of the Grand Junction Commission on Arts and Culture, and Tricia Rothwell, interim staff liaison to the Commission to the Board. Ms. Dishong advised the Board on work the Commission has been doing to update the Strategic Cultural Plan. This is a five-year creative plan which has identified six major areas to address: arts education, creative district and creative industries, economic impact, history, science and culture, public art, and urban planning. Each area has specific strategies they are working to implement. Many strategies are ready for immediate action others will be addressed in the coming months/years of this five-year plan. This plan has been recommended and adopted by the Grand Junction Commission on Arts and Culture. Michele Vion made a motion that the Parks and Recreation Advisory Board recommend adoption of the Strategic Cultural Plan. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Lincoln Park Stadium Renovation

Ken advised the board that construction is on track for completion in time for the first event at Stocker, Palisade High School Graduation in May. The Suplizio side should be ready for a baseball game on February 17. Shaw construction is working diligently to keep the timeline. The footings for the Suplizio stands are complete and the above ground erection should begin next week. Pouring of the Stocker stands footings will begin next week as well. Despite competitive grant requests for conversion of lighting to LED, and conversion of the Suplizio field to artificial turf, neither request was successful. Staff are updating Council on the status of the project and grant requests at a workshop.

Community Recreation Center Survey

Ken Sherbenou thanked the Board for their engagement and thoughtful comments on the creation of the community recreation center survey. Ken shared with the board that final edits are being made by the statisticians, and the survey will be forwarded to City Council for approval. Implementation of the survey is expected toward the end of January into early February with results tabulated and forwarded to City Council in April.

For the Good of the Community

Ken Sherbenou advised the board that staff are starting to work on the bid process for a number of 2022 projects already. The RFP for the Dos Rios Splashpad should be out tomorrow, the Canyon View Tennis/Lincoln Park Pickleball project is moving forward, the private ash tree treatment RFP is open, the revegetation project at the Las Colonias river park is under way. The City was successful in obtaining the child care grant so staff are working on forwarding that information to Council for approval to move forward.

Future Agenda Topics

Horizon Park Master Plan Adoption Recommendation

Adjourn

The meeting adjourned by acclamation at 1:39 p.m.

Respectfully Submitted,
Allison Little
Administrative Specialist

January 6, 2022

Dear members of the Grand Junction City Council,

The Park and Recreation Advisory Board (PRAB) convened our regular meet on January 6, 2022. PRAB heard another presentation on the Redlands 360 Project, which we understand will be coming before the City Council next month for formal approval.

After a slide presentation and lively question/answer session we moved, seconded and unanimously voted to urge the City Council to approve this plan and development as negotiated. In particular, we understand the R360 Metro District (which also includes Canyon Rim 360) will include about 200 acres of open space, way beyond the required 10%. In addition, it will include several miles of existing and new trails, 11 neighborhood parks totaling 35 acres, and the unique 4 Brothers elevated geographic features.

Furthermore, all these elements, which will be open to all GJ residents, will be built, maintained and owned by the Metropolitan District in exchange for some impact fee credits. In our estimation, this amounts to a large net financial gain for the city given all the additional amenities that will be publically available. And over its 25 year build out plan, the project will add over 1000 badly needed housing units of a variety of types and sizes to help alleviate our housing shortage. Furthermore, we believe this development has parks and recreation at its core, which not only will help them sell homes but will also add to the quality of life within and outside the development.

For all these reasons, we enthusiastically offer our support to launch this project. We hope to be involved in the future as the various parks and other features of Redlands 360 move into the design and build phase. This may be the largest such development in GJ history. Although many of us have enjoyed recreating on this private land for many years, it is hard to envision a better way to see it be developed. We are happy to see the development preserve so much of its park and recreation history and unlock future potential.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Findlay', with a stylized flourish at the end.

William Findlay, M.D. (retired)
PRAB Chairman

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE REDLANDS 360 ANNEXATION, AMENDING THE COMPREHENSIVE PLAN, REZONING A PORTION OF THE PROPOSED REDLANDS 360 DEVELOPMENT AND ESTABLISHING PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE ENTIRE REDLANDS 360 DEVELOPMENT GENERALLY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively Owners), in conjunction with La Plata Communities LLC (Applicant), are proposing a planned development (Project or PD) known as Redlands 360. The Project is to be constructed on 600 acres of land with a boundary generally south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of Highway 340, and north of the Ridges/Redlands Mesa development, in the City.

The proposed PD will zone a portion of the property that was recently annexed to the City, rezone a portion of the property from R-4 to PD, amend the Comprehensive Plan to relocate a small portion of Commercial land use within the site, and establish an overall PD ODP for the entire property. It is anticipated that the Development will occur over a 25-year timeframe.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, (Code) the Planning Commission conducted a hearing and at the conclusion thereof recommended approval of the proposed PD. Because of the size and complexity of the Planned Development the Applicant has submitted for approval an Outline Development Plan, (ODP), which conforms with the *2020 One Grand Junction Comprehensive Plan Principles and Strategies*, the land use designation of Residential Low, the Comprehensive Plan Amendment criteria, the rezone criteria and the PD ODP criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds for the reasons stated in the record that the PD ODP zone district conforms with all applicable *Principles and Strategies*, the Residential Low land use designation, the Comprehensive Plan amendment criteria, the rezone criteria and the PD ODP criteria.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE COMPREHENSIVE PLAN IS AMENDED AND THE PROPERTY DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1 THROUGH 7b ATTACHED

HERETO DATED JANUARY 4, 2022, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2020-698 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AND ADOPTED, MADE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS AS IF FULLY SET FORTH, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY.

That property located in a portion of Section 17, a portion of Section 18, a portion of Section 19, and a portion of Section 20 Township 1 South, Range 1 West of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northwest corner of Section 19, T1S, R1W of the Ute Meridian from whence the West Quarter corner of said Section 19 bears South 00°04'39" West, a distance of 2573.69 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°39'47" East, a distance of 450.11 feet to the POINT OF BEGINNING; thence North 89°39'47" East, a distance of 868.47 feet, along the North line of the Northwest Quarter (NW¼) of said Section 19 to the Southwest corner of said SE¼ SW¼ said Section 18; thence North 89°29'43" East, a distance of 329.77 feet, along the South line of said SE¼ SW¼ Section 18; thence North 00°15'59" West, a distance of 662.03 feet; thence North 89°41'59" East, a distance of 329.40 feet; thence North 00°16'28" West, a distance of 660.27 feet, to a point on the North line of the SE¼ SW¼ Section 18, being the South line of Lot 100, Renaissance 360 Subdivision as shown on plat recorded at Reception 2946938, Mesa County records; thence South 89°46'40" West, a distance of 658.33 feet, along said North line of the SE¼ SW¼ Section 18 and the South line of said Lot 100, to a point on the West line of said Lot 100; thence along said West line of said Lot 100 the following twelve (12) courses: (1) North 00°24'51" West, a distance of 285.96 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 30°52'17", a radius of 77.50 feet, an arc length of 41.76 feet, and a chord length of 41.25 feet, with a chord bearing of North 69°39'40" East; (3) with a compound curve turning to the left, having a delta angle of 30°08'20", a radius of 290.00 feet, an arc length of 152.55 feet, and a chord length of 150.79 feet, with a chord bearing of North 39°09'21" East; (4) North 24°05'11" East, a distance of 130.34 feet; (5) North 34°48'45" East, a distance of 110.25 feet; (6) North 37°36'44" East, a distance of 114.02 feet; (7) with a curve turning to the left, having a delta angle of 40°09'23", a radius of 170.00 feet, an arc length of 119.15 feet, and a chord length of 116.72 feet, with a chord bearing of North 17°32'03" East; (8) North 02°32'39" West, a distance of 52.29 feet; (9) with a curve turning to the left, having a delta angle of 19°47'40", a radius of 370.00 feet, an arc length of 127.83 feet, and a chord length of 127.19 feet, with a chord bearing of North 12°26'29" West; (10) North 22°20'19" West, a distance of 187.87 feet; (11) North 36°43'30" West, a distance of 67.29 feet; (12) North 39°27'10" West, a distance of 114.39 feet, to a point on the North line of said Lot 100; thence North 89°52'08" East, a distance of 38.92 feet, along the North line of said Lot 100, the North line of the NE¼ SW¼ Section 18 to a point on the East line of Renaissance in the Redlands Filing Two, per plat recorded at Reception 2039893; thence along said boundary the following two (2) courses: (1) North 39°27'43" West, a distance of 133.53 feet; (2) North 09°06'43" West, a distance of 113.12 feet, to the Southeast corner of Lot 2, Pumphouse Subdivision, per plat recorded at Reception

1782382; thence around the boundary of said Lot 2 the following ten (10) courses: (1) South 89°52'09" West, a distance of 1361.48 feet; (2) North 00°16'59" West, a distance of 667.90 feet; (3) South 87°06'34" East, a distance of 333.05 feet; (4) with a curve turning to the left having a delta angle of 26°51'09", a radius of 490.00 feet, an arc length of 229.65 feet, and a chord length of 227.55 feet, with a chord bearing of North 79°27'52" East; (5) North 66°02'18" East, a distance of 414.13 feet; (6) South 18°14'16" East, a distance of 415.79 feet; (7) South 79°14'55" East, a distance of 131.06 feet; (8) North 79°00'50" East, a distance of 57.12 feet; (9) North 62°45'41" East, a distance of 89.59 feet; (10) North 56°56'28" East, a distance of 42.67 feet; thence North 31°31'43" West, a distance of 209.49 feet; thence North 55°01'17" East, a distance of 403.97 feet; thence North 65°29'17" East, a distance of 441.63 feet; thence North 89°41'30" East, a distance of 598.76 feet; thence North 22°25'30" West, a distance of 361.81 feet, to a point on the Southeasterly line of Ed Case Subdivision per plat recorded at Reception 2388150; thence around the boundary of said subdivision the following two (2) courses: (1) North 48°35'22" East, a distance of 56.08 feet; (2) North 24°41'25" East, a distance of 55.53 feet, to the Southwesterly corner of South Easter Hill Subdivision per plat recorded at Reception 739054; thence around the boundary of said subdivision the following eight (8) courses: (1) South 58°30'37" East, a distance of 245.49 feet; (2) South 32°21'14" East, a distance of 329.00 feet; (3) South 05°17'46" West, a distance of 68.10 feet; (4) South 06°47'46" West, a distance of 230.30 feet; (5) South 68°22'14" East, a distance of 165.00 feet; (6) South 74°40'14" East, a distance of 130.10 feet; (7) North 44°01'46" East, a distance of 866.20 feet; (8) North 40°25'46" East, a distance of 38.18 feet; thence South 07°38'46" West, a distance of 85.86 feet; thence South 23°05'14" East, a distance of 64.50 feet; thence South 67°04'14" East, a distance of 64.03 feet; thence North 72°42'46" East, a distance of 112.51 feet; thence North 85°44'46" East, a distance of 152.14 feet; thence North 21°20'46" East, a distance of 102.82 feet; thence North 40°25'46" East, a distance of 185.00 feet, to the Southerly right-of-way line for South Broadway; thence South 49°34'14" East, a distance of 593.16 feet, along said Southerly right-of-way line to a point of intersection with the North line of the South Half of the Northeast Quarter (S½ NE¼) said Section 18; thence North 89°54'46" East, a distance of 511.24 feet, along said North line of said S½ NE¼ said Section 18; thence South 00°02'28" East, a distance of 236.55 feet, along the East line of said S½ NE¼ said Section 18; thence North 80°35'59" West, a distance of 25.34 feet, to the Westerly right-of-way line of 23 Road per Reception 978831; thence along said Westerly right-of-way line of 23 Road the following four (4) courses: (1) South 00°02'28" East, a distance of 466.74 feet; (2) with a non-tangent curve turning to the left, having a delta angle of 119°52'19", a radius of 50.00 feet, an arc length of 104.61 feet, and a chord length of 86.55 feet, with a chord bearing of South 00°02'28" East; (3) South 00°02'28" East, a distance of 6.73 feet; (4) North 89°57'32" East, a distance of 25.00 feet and returning to said East line of said S½ NE¼ Section 18; thence South 00°02'28" East, a distance of 527.44 feet, along said East line of said S½ NE¼ Section 18; thence North 89°54'40" East, a distance of 1322.02 feet, along the North line of the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 17; thence South 00°22'09" East, a distance of 1321.29 feet, along the East line of said NW¼ SW¼ of Section 17; thence South 89°39'32" East, a distance of 335.37 feet; thence South 10°24'29" West, a distance of 1286.90 feet; South 34°09'59" West, a distance of 342.69 feet, along the North line of the SE¼ SW¼ Section 17 to a point on the Westerly line of

Redlands Mesa Filing One Replat, as described in plat recorded at Reception 2103247; thence along said Westerly and the most Westerly North line of said Redlands Mesa Filing One Replat the following seven (5) courses: (1) South 78°09'38" West, a distance of 666.98 feet; (2) South 58°17'54" West, a distance of 495.65 feet; (3) South 41°56'09" West, a distance of 592.59 feet; (4) South 65°22'56" West, a distance of 535.66 feet; (5) South 89°53'20" West, a distance of 613.10 feet; thence South 89°53'07" West, a distance of 1310.96 feet, along the North line of the SW¼ NE¼ said Section 19; thence South 01°18'39" West, a distance of 637.61 feet, along the West line of the SW¼ NE¼ said Section 19 to the Southeast corner of Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION; thence along the South boundary of said Lot 100, CANYON RIM 360 FILING NUMBER ONE SUBDIVISION the following four (4) courses: (1) North 88°41'10" West, a distance of 732.73 feet; (2) North 55°30'27" West, a distance of 261.30 feet; (3) North 00°08'05" West, a distance of 207.47 feet; (4) North 90°00'00" West, a distance of 400.00 feet to a point on the Easterly boundary of Canyon Rim Phase 4, as per recorded plat at Reception 2149975; thence North 33°18'34" West, a distance of 890.33 feet; along the Easterly boundary of said Canyon Rim Phase 4 and the Easterly boundary of Canyon Rim Phase 3, as per recorded plat at Reception 2098545; thence South 89°36'16" West, a distance of 300.81 feet, continuing along the Easterly boundary of Canyon Rim Phase 3; thence North 00°20'39" West, a distance of 799.28 feet, continuing along the Easterly boundary of Canyon Rim Phase 3 to the POINT OF BEGINNING.

Said property containing an area of 605.61 acres, as herein described EXCEPT those parcels as described in Reception 1228040, and Book 862, Page 307 and Book 864, Page 194, Mesa County records containing a total 5.84 acres Ute Water parcels), leaving an overall parcel area of 599.77 acres, subject to the amended Comprehensive Plan, the Planned Development (PD) zoning and the Outline Development Plan (ODP) all as established, depicted and described in exhibits 1 through 7b attached hereto dated January 4, 2022, and found in City Community Development Department file PLD-2020-698 is adopted with the exhibits being incorporated by this reference and adopted, made effective and enforceable in accordance with applicable laws, rules and regulations as if fully set forth, all of which are approved for the following described property.

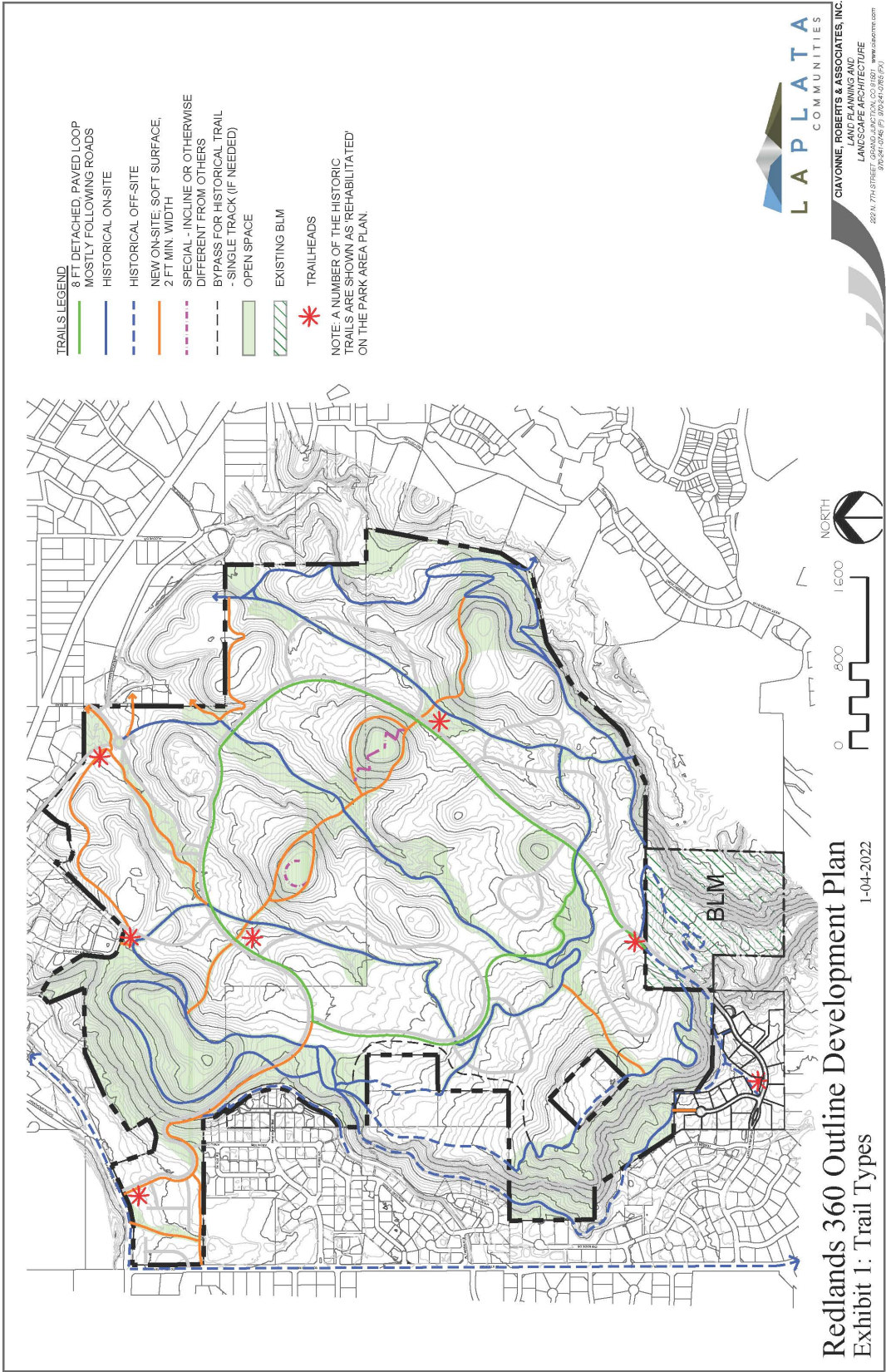
INTRODUCED on first reading this 19th day of January 2022 and ordered published in pamphlet form.

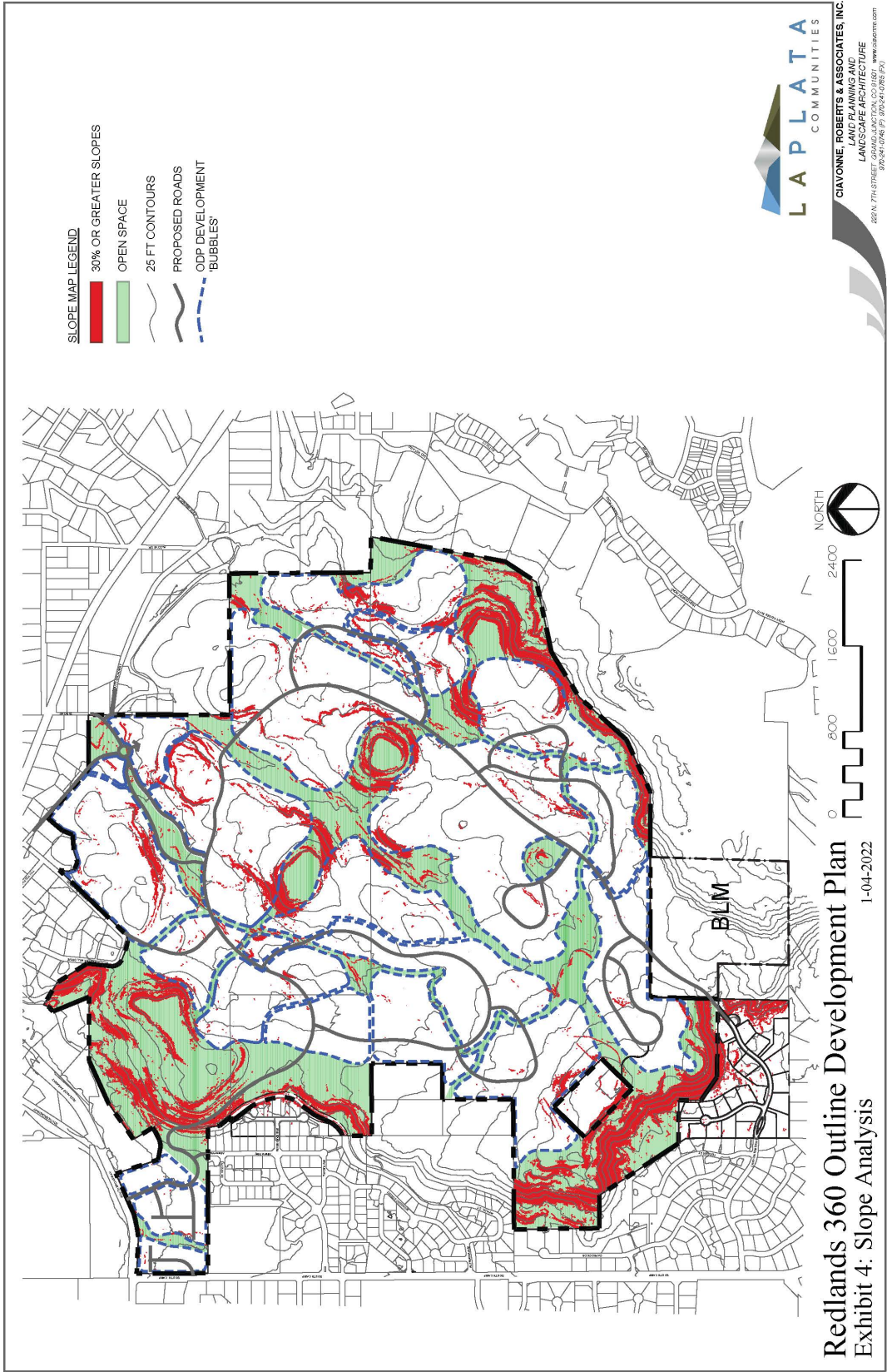
ADOPTED on second reading this 2nd day of February 2022 and ordered published in pamphlet form.

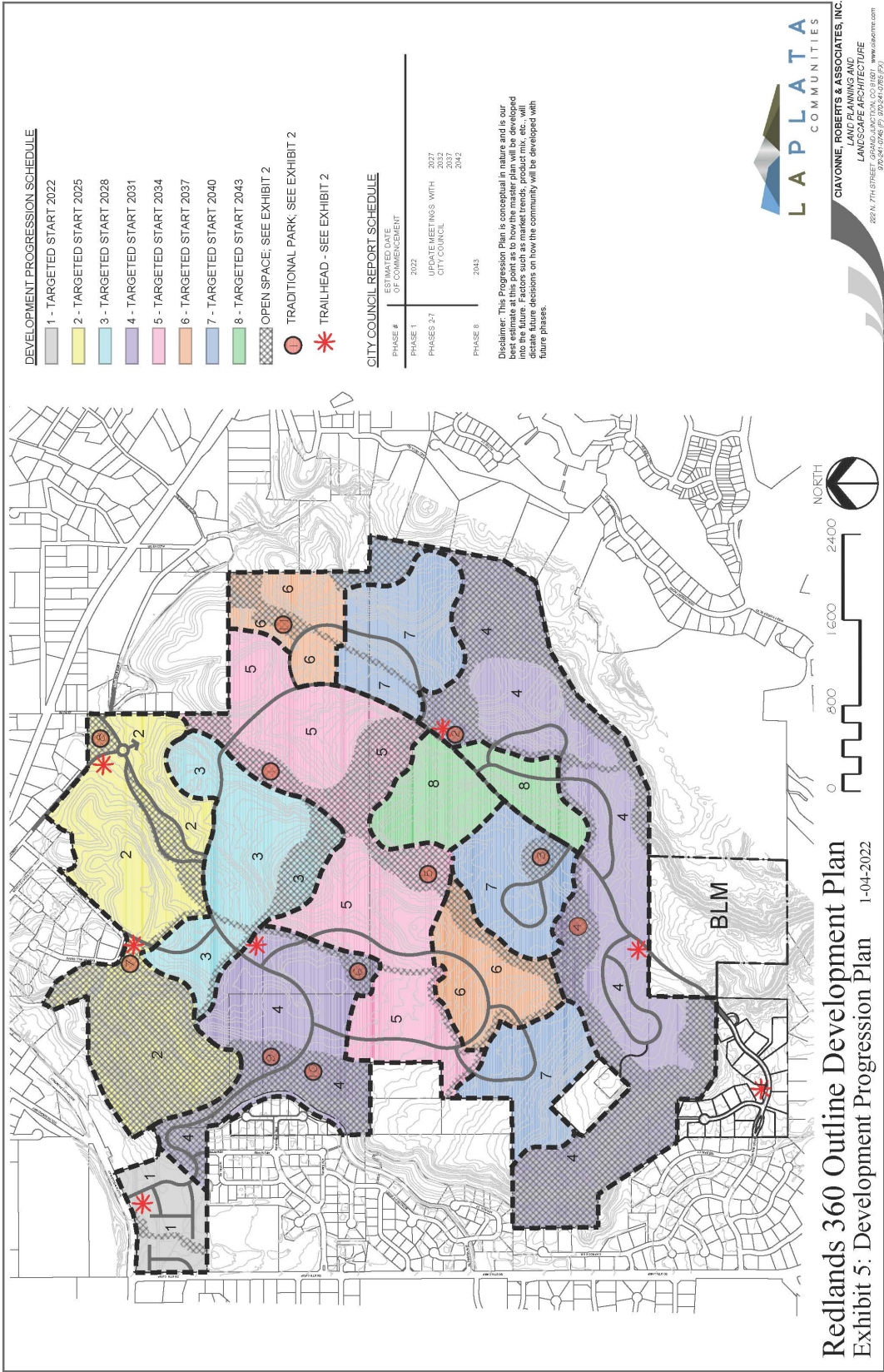
C.B. McDaniel
President of the Council

ATTEST:

Laura Bauer
Interim City Clerk

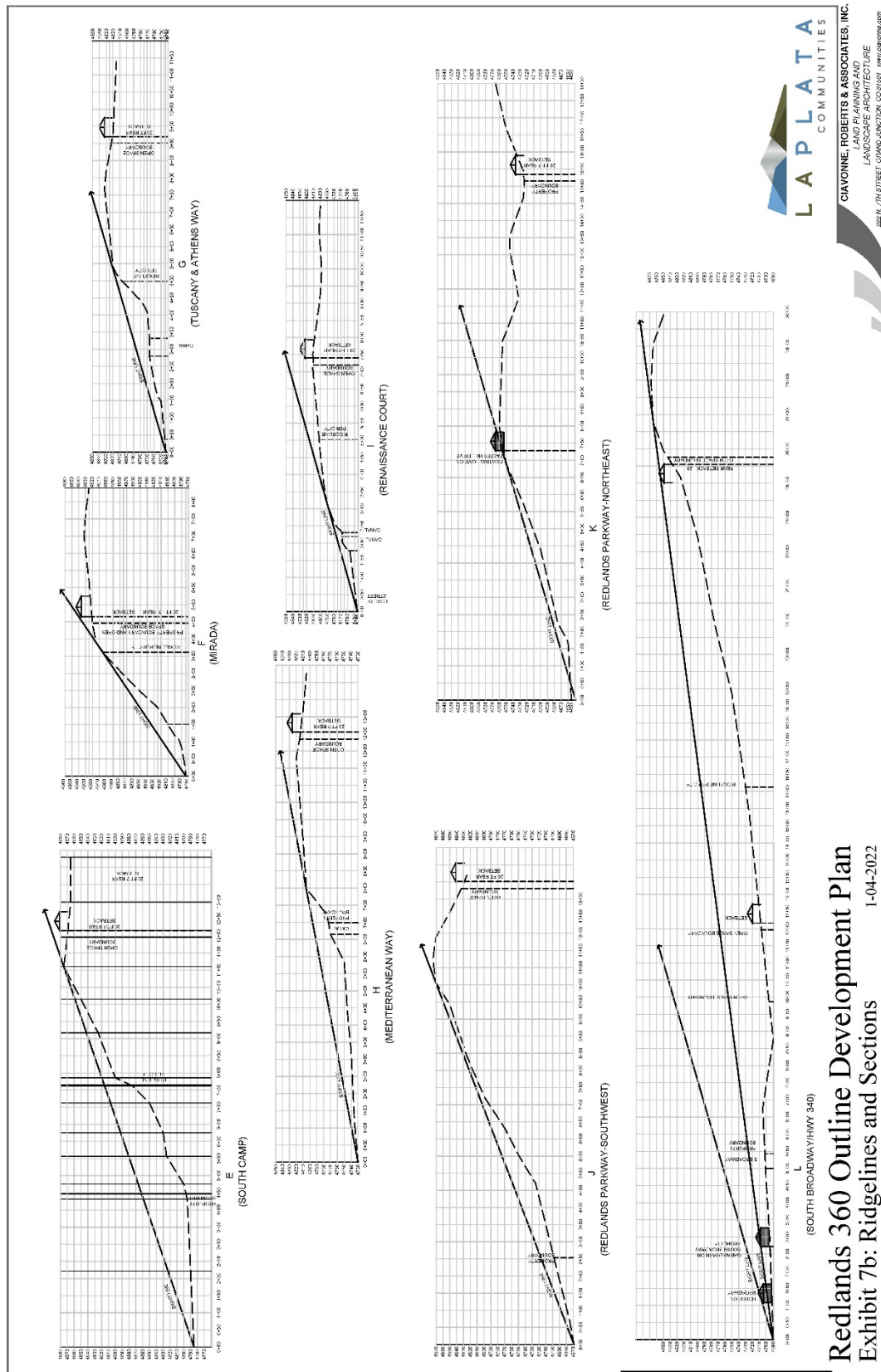






USE CATEGORY	PRINCIPAL USE	R-4	R-12	R-16	B-1	CSR
RESIDENTIAL	Business Residences					
	Two Family Dwellings	A	A	A	A	A
	Three Family Dwellings	A	A	A	A	A
	Multi-Family - Detached	A	A	A	A	A
	Multi-Family - Attached	A	A	A	A	A
	Accessory Dwelling Unit	A	A			
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
COMMERCIAL	Business Residences					
	Two Family Dwellings	A	A	A	A	A
	Three Family Dwellings	A	A	A	A	A
	Multi-Family - Detached	A	A	A	A	A
	Multi-Family - Attached	A	A	A	A	A
	Accessory Dwelling Unit	A	A			
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
INSTITUTIONAL AND CIVIC	Business Residences					
	Two Family Dwellings	A	A	A	A	A
	Three Family Dwellings	A	A	A	A	A
	Multi-Family - Detached	A	A	A	A	A
	Multi-Family - Attached	A	A	A	A	A
	Accessory Dwelling Unit	A	A			
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
RECREATION AND CULTURAL	Business Residences					
	Two Family Dwellings	A	A	A	A	A
	Three Family Dwellings	A	A	A	A	A
	Multi-Family - Detached	A	A	A	A	A
	Multi-Family - Attached	A	A	A	A	A
	Accessory Dwelling Unit	A	A			
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					
	Household Living - a dwelling unit by a resident of the community					

Redlands 360 Outline Development Plan
 Exhibit 6A: Use Table
 1-04-2022





Grand Junction City Council

Regular Session

Item #8.a.ii.

Meeting Date: February 2, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Intergovernmental Agreement with the Redlands 360 Metropolitan Districts Nos 1 through 9 ("Districts") for Construction and Maintenance of Improvements Associated with the Redlands 360 Development South of the Redlands Parkway and State Highway 340 Intersection and the Canyon Rim 360 Subdivision Located at the East End of Canyon Rim Drive

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 Service Plan. The conditions were 1) review and approval by the City of a Development Plan for the property as defined in the Service Plan; and 2) Execution of an Intergovernmental Agreement (IGA) between the City and the Districts. The first condition will be met upon favorable consideration of the Planned Development (PD) Outline Development Plan (ODP) (see previous agenda item) for the Redlands 360 development. The City's consideration and approval of the IGA will satisfy condition 2. The purpose of this IGA is to set forth the obligations of and benefits to the Parties in relation to maintenance activities associated with Public Improvements located within and adjacent to the Service Area.

BACKGROUND OR DETAILED INFORMATION:

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") Service Plan. The conditions were 1) approval of a Development Plan as defined in the Service Plan; and 2) execution of an Intergovernmental Agreement (IGA) between the City and the District. The first

condition will be met upon favorable consideration of the Planned Development (PD) Outline Development Plan (ODP) (see previous agenda item) for the Redlands 360 development. The City's consideration and approval of the IGA will satisfy condition 2.

The purpose of this IGA is to set forth the obligations of and benefits to the Parties in relation to maintenance activities associated with Public Improvements located within the Service Area. The Parties recognize that the public rights-of-way and private property within the Districts Boundaries are also within the City. This IGA identifies the specific services and maintenance obligations within and adjacent to the Service Area that will be provided by the Districts.

A primary purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements. Approval of the Service Plan by the City Council constitutes the City's agreement that the District may perform the operation and maintenance functions described in this Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area on the date of this Agreement.

Generally, the Districts shall have the obligation, power and/or authority to plan, design, acquire, construct, install, relocate, redevelop, procure, contract for, and operate the services listed below. The City agrees to perform all services typically provided by the City, except those to be provided by the Districts in accordance with this IGA, in a manner and frequency consistent with similar services provided by the City throughout the City.

- On- and Off-Site Street Improvements
- Safety Protection Improvements
- Open Space, Trails, Parks and Landscaping
- Stormwater Detention

Per the approved Service Plan, the Districts may impose mill levies on taxable property within its boundaries as a primary source of revenue for repayment of debt service, capital improvements, administrative expenses, and operations and maintenance of Public Improvements.

FISCAL IMPACT:

City services that are excluded from the IGA, are typically performed by the City, and therefore will be provided to the Redlands 360 Metropolitan Districts Nos. 1 through 9 include but are not limited to police, fire, emergency medical and trash services.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 19-22, a resolution entering into an agreement with the Redlands 360 Metropolitan Districts Nos. 1 through 9 regarding construction and ongoing maintenance of improvements associated with the Redlands 360 and Canyon Rim 360 developments within the Districts boundaries.

Attachments

1. Resolution to Sign Intergovernmental Agreement with Redlands 360 Metropolitan Districts
2. IGA Redlands 360 final 012822 CC

RESOLUTION NO. ____-22

**A RESOLUTION ENTERING INTO AN AGREEMENT WITH THE REDLANDS
360 METROPOLITAN DISTRICTS NOS 1 THROUGH 9 REGARDING
CONSTRUCTION AND ON-GOING MAINTENANCE OF IMPROVEMENTS
ASSOCIATED WITH THE REDLANDS 360 AND CANYON RIM
DEVELOPMENTS**

Recitals:

In June 2020, City Council conditionally approved the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") Service Plan. The conditions were 1) approval of a Development Plan as defined in the Service Plan; and 2) execution of an Intergovernmental Agreement (IGA) between the City and the District. The first condition will be met upon favorable consideration of the Planned Development (PD) Outline Development Plan (ODP) (see previous agenda item) for the Redlands 360 development. The City's consideration and approval of the IGA will satisfy condition 2.

The purpose of this IGA is to set forth the obligations of and benefits to the Parties in relation to maintenance activities associated with Public Improvements located within the Service Area. The Parties recognize that the public rights-of-way and private property within the Boundaries of the Districts are also within the City. This IGA identifies the specific services and maintenance obligations within and adjacent to the Service Area that will be provided by the Districts.

A primary purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, procure, contract for, operate, maintain, and finance certain Public Improvements. Approval of the Service Plan by the City Council constitutes the City's agreement that the District may perform the operation and maintenance functions described in this Agreement. Those services will be within a defined and described geographic boundary, which consists of the Service Area on the date of this Agreement.

Per the approved Service Plan, the Districts may impose mill levies on taxable property within its boundaries as a primary source of revenue for repayment of debt service, capital improvements, administrative expenses, and operations and maintenance of Public Improvements.

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

City Council hereby accepts the agreement and authorizes the City Manager to execute and enter into the Intergovernmental Agreement with the Redlands 360 Metropolitan Districts Nos. 1 through 9.

Passed and Approved this _____ day of _____, 2022.

C.B. McDaniel
Mayor

ATTEST:

Laura Bauer
Interim City Clerk

MASTER INTERGOVERNMENTAL AGREEMENT

BETWEEN THE CITY OF GRAND JUNCTION, COLORADO AND REDLANDS 360 METROPOLITAN DISTRICT NO. 1

THIS AGREEMENT is made and entered into as of the _____ day of February 2022, by and between the CITY OF GRAND JUNCTION, a home-rule municipal corporation of the State of Colorado (the "City"), and REDLANDS 360 METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"). The City and the District are collectively referred to as the Parties.

RECITALS

The District was formed by order of the Mesa County District Court on December 8, 2020 in Case No. 20CV30190 and is operating under a single consolidated service plan for the Redlands 360 Metropolitan Districts 1 through 9 ("Districts.") The District(s) are or will be organized to provide services and to exercise powers as set forth in the Consolidated Service Plan for the Redlands 360 Metropolitan Districts Nos. 1-9 approved by the City on June 17, 2020 ("Consolidated Service Plan"). The Consolidated Service Plan calls for the execution of an intergovernmental agreement between the City and each district; the Parties have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Intergovernmental Agreement (the "Agreement"). The District entering this Agreement is not responsible for the obligations owed to the City by any other District(s) unless expressly provided for in a separate written agreement. In some instances, Redlands Three Sixty, LLC (the "Developer") may be referred to in this Agreement but is not a party to this Agreement.

Districts will be formed for operation pursuant to the Consolidated Service Plan, and those Districts will be required, consistent with the terms of the City's approval of the Consolidated Service Plan, to enter into and join this Agreement.

Capitalized terms used and not defined in this Agreement shall have the meaning provided for in the Consolidated Service Plan. Consistent with the Consolidated Service Plan "Public Improvements" means "public sanitary sewer and wastewater systems, domestic water supply systems, storm drainage facilities, streets and roadways, traffic and safety facilities, landscaping and irrigation, trails, walls & fences, parks and recreation facilities and such other public improvements approved by the City for the development of the Project." As provided in this Agreement some Public Improvements will be dedicated to the City, or other appropriate jurisdiction, and others will be retained by the District(s).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Dedication, Operations and Maintenance. To the extent that they are designed and constructed or financed by the District, and located within the District, the District or Developer shall dedicate the Public Improvements described in Exhibit A to the City or other appropriate jurisdiction in a manner consistent with the Consolidated Service Plan and other rules and regulations of the City and applicable provisions of the Grand Junction Municipal Code ("GJMC"). Until the dedication and final acceptance of the Public Improvements described in Exhibit A to the City or other appropriate jurisdiction, the District will be responsible for operation, maintenance, repair, improvement and/or replacement of the

Public Improvements described in Exhibit A. For any Public Improvements not dedicated and conveyed to the City or other appropriate jurisdiction, the District will use District revenue to pay the expenses of operations and maintenance of the Public Improvements from ad valorem tax revenues or from the assessment of rates, fees, tolls and charges imposed pursuant to the Colorado Special District Act. The District shall not have the obligation to pay the expenses of improving, replacing, or materially modifying the Public Improvements listed in Exhibit A after they have been dedicated and conveyed to the City or other appropriate jurisdiction and final acceptance has been issued.

The District will undertake all ownership, operations and maintenance responsibilities for Public Improvements described in Exhibit B that are located within the District, which will not be conveyed to the City and will do so either itself or by contract. The District shall have the obligation to pay the expenses of improving, replacing, and materially modifying Public Improvements described in Exhibit B that have either been dedicated to or retained by the District.

The District will be responsible for the expenses of operations and maintenance of the Public Improvements listed on Exhibit B and will use revenues generated from ad valorem tax revenues or from the assessment of rates, fees, tolls and charges imposed pursuant to the Colorado Special District Act. User fees for use of public facilities may be different for residents of the District than for outside users. Approval of the Consolidated Service Plan by the City constitutes the City's agreement that the District may perform these functions.

2. Acquisition of Land for Public Improvements and Easements. The District shall acquire by deed, or plat dedication from the Developer, on terms required by the City, all real property interests for construction of the Public Improvements to be located within the District or the Service Plan Boundaries that will be conveyed to the City, or other appropriate jurisdiction, by the District. Exceptions must be approved by the City in writing. Failure to comply with this provision shall be deemed a material modification of the Consolidated Service Plan. The District shall acquire all real property interests within the Service Plan Boundaries needed by the City for construction of the Public Improvements described in Exhibits A and D required by the City through dedication from the Developer. Exceptions must be approved by the City in writing. Failure to acquire all land within the District or the Service Plan Boundaries needed by the City for construction of the Public Improvements described in Exhibits A and D as required by this paragraph shall be deemed to be a material modification of the Consolidated Service Plan. To the extent such real property interests outside of the Service Plan Boundaries are required, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation and drainage system improvements.

3. Construction Standards. The District will ensure that the Public Improvements described in Exhibits A and D are designed and constructed in accordance with City standards and specifications of governmental entities having jurisdiction and in accordance with the requirements of the Approved Development Plan. Prior to performing work, the District will obtain the City's approval of engineering plans and will obtain all applicable permits for construction and installation of Public Improvements.

4. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Consolidated Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in § 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current

[tax- exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Inclusion. The Consolidated Service Plan allows for each of the Districts to include lands within the Consolidated Service Plan Boundaries (as defined in the Consolidated Service Plan) based on factors such as timing, rates of development absorption, and the ability to obtain Privately Placed Debt, and the legal description of the Districts and their respective boundaries may ultimately differ from that represented in the Consolidated Service Plan. The Districts are permitted under the Consolidated Service Plan to include any of the properties within the Consolidated Service Plan Boundaries without modifying the Consolidated Service Plan and without obtaining the consent of the City. The District shall not include within its boundaries any property outside the Consolidated Service Plan Boundaries without the prior written consent to the inclusion(s) by the Grand Junction City Council.

6. Monies from Other Governments/Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, Department of Local Affairs, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to an intergovernmental agreement with the City. This prohibition shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation and shall also not apply to any funds accepted by the District expressly for those Public Improvements described in Exhibit B that will be dedicated to the District and with respect to which the District retains the obligation for ongoing maintenance, operations, and future improvement, replacement, and modification.

7. Total Debt Issuance. The District shall not issue Debt in excess of \$60,000,000.00.

8. Consolidation. Except for the consolidation of any of the nine districts, the District shall not file a request with any Court to consolidate with any other Title 32 district without the prior written consent of the Grand Junction City.

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

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction absent a Consolidated Service Plan Amendment; and

(b) are, together with other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) § 903, and are included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code § 943(b)(6).

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

10. Dissolution. Upon an independent determination of the Grand Junction City Council that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate district court for dissolution pursuant to the Special District Act. (C.R.S. Title

32, or as subsequently relocated) In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State Law.

11. Disclosure to Purchasers. The District will use reasonable efforts to assure that the Developer (and any other developers of property, if any) located within the District provide written notice to purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, fees, tolls, and charges as required by law or in substantially the form set forth in the Consolidated Service Plan.

12. Consolidated Service Plan Amendment Requirement. Actions of the District which exceed either the limitations of the Consolidated Service Plan, or this Agreement, shall be deemed to be material modifications to the Consolidated Service Plan and a breach of this Agreement, and the City shall be entitled to all remedies available at law or in equity under state and local law.

13. Annual Report. The District shall be responsible for submitting an annual report to the City Attorney no later than August 1st of each year ("Annual Report"). The annual report shall include information as to all the following:

A. Boundary changes made or proposed to the District's boundary as of December 31st of the prior year;

B. Agreements with other governmental entities either entered or proposed as of December 31st of the prior year;

C. Audit of the District's financial statements for the year ending December 31st of the previous year prepared in accordance with generally accepted accounting principles or audit exemptions, if applicable;

D. Notice of continuing disclosure undertaking for events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

E. Any inability of the District to pay its obligations as they come due in accordance with the term of any Debt instruments, which continue beyond a ninety (90) day period.

F. A list of all facilities and improvements constructed or acquired by the District and those that have been dedicated to and accepted by the City or other appropriate jurisdiction or governmental entity as of December 31st of the prior year.

14. Site Improvements, Off-Site Improvements; Impact Fees and Credits
This Agreement is and shall serve as the Credit Agreement for the District contemplated by Chapter 21.11.010(g)(3) of the GJMC, subject to submission and verification of the District's costs of design and construction for the Public Improvements defined by this Agreement as being eligible for credits. The District and City shall coordinate regarding the planning, design, acquisition, construction, installation, relocation and/or redevelopment of (i) the road improvements identified and described in Exhibit C which are located outside of the District and the Service Plan Boundaries; (ii) drainage improvements identified and described in Exhibit D which are located outside of the District and the Service Plan Boundaries; and (iii) the parks and recreation, trails, and open space improvements identified and described on Exhibits E and F that are located within the District and the Service Plan Boundaries. (collectively, "Regional Improvements.") Notwithstanding the foregoing, the District will retain final decision-making authority with respect to the type, amount, and other characteristics of parks and recreation, trails, and open space improvements beyond the descriptions in Exhibits E.

A. *Transportation Capacity Payments.* Transportation Capacity Payment for each dwelling unit and square footage of non-residential development shall be paid at the rate in effect at the time of planning clearance for construction of each individual dwelling unit. As provided in Exhibit C the District will be eligible for Transportation Capacity Payment credit as provided by Chapter 21.11 of GJMC for its construction of the Road Improvements located outside of both the District and the Service Area that are described as TIS Intersection Numbers 6 and 16 in Table 1 of Exhibit C, which are Capital Facilities as defined by Section 21.11.010 of GJMC. Consistent with Section 21.11.010(g)(2)(ii)(A) of GJMC, where the District has constructed the Capital Facilities described in the preceding sentence it may obtain credit against Transportation Capacity Payment for the following costs: the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year after completion of construction, costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC.

B. *Parks, Recreation, Trails and Open Space Impact Fees and Credits.* As provided in Exhibit E the District will be eligible for Parks and Recreation Impact Fee credit as provided by Chapter 21.11 of Grand Junction Municipal Code for the associated costs for the parks and recreation, trails, and open space improvements that are to be constructed and maintained in perpetuity for public access which are Capital Facilities as defined by Section 21.11.010(e) of GJMC. Consistent with Section 21.11.010(g)(2)(ii)(A) of GJMC, where the District has constructed the Capital Facilities described in the preceding sentence it may obtain credit against Parks and Recreation Impact Fee for the following costs: the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year following completion of construction, costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC.

For other park facilities, no credits will be issued given the nature of these smaller facilities serving primarily the development. Developer's dedication of 120 acres or more of land within the Project to the District, and any additional Districts operating under the Consolidated Service Plan, for public parks, open space and trails within the Service Plan Boundaries to be operated consistent with this Agreement satisfies the open space dedication requirements of Chapters 21.06.020 and 21.05.04(g) of the GJMC as set forth in **Ordinance**. Pursuant to **Ordinance** establishing the Planned Development (PD) Outline Development Plan (ODP) for the Project the Developer will dedicate approximately 185 acres or more of land for public parks, open space and trails which exceed the requirements of the GJMC. The open space used to meet the 185 acres required by **Ordinance** may include the area open space dedicated as the "Four Brothers Corridor" as well as open space along and abutting trails.

C. *Other Impact Fees and Credits.* No other credits for impact fees shall be available to the Developer or the District; provided however, should the GJMC be revised to require an impact fee for other public improvements, such as for drainage or stormwater control, the District may seek available impact fee credits for its design, construction, installation, contribution and dedication to the City, or its financial contribution to, such Capital Facilities, including credit for previously completed improvements or Capital Facilities.

Impact fee credits shall be transferable by the District and may be used by the District, Developer, or any person owning real property within the Service Plan Boundaries of the Redlands 360 Planned Development that may be subject to the Development Impact Fee Chapter 21.11 of Grand Junction Municipal Code, as now exists or as amended in the future, regardless of whether the Capital Facility is

located within a particular District's boundaries.

15. Maximum Debt Mill Levy. The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt, and shall be determined as follows:

A. *Excess of 50% of Assessed Value.* For any portion of the District's aggregate Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt described in section 15.B. below, adjusted to account for change in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement. The mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2020, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

B. *Debt Equal to or Less Than 50% of Assessed Value.* For any portion of a District's aggregate Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

C. *Pledge of Mill Levy.* For purposes of the foregoing, once Debt has been determined to within section 15.B. above so that a District is entitled to pledge to its payment an unlimited *ad valorem* mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., and all other requirements of State law.

D. *Maximum Mill Levy for Payment of Debt.* The maximum mill levy a District can impose for payment of Debt shall be 50 mills; provided, however, that if the method of calculating assessed valuation is changed after the date of approval of this Consolidated Service Plan, the mill levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

E. *Payment of Interest to Developer.* The issuance of Debt to the Developer or its affiliates, as the organizer of the District, may permit interest to accrue on the total unpaid amount, such interest to be paid according to such terms as may be established but without compounding. An individual District shall not impose a levy for repayment of Debt (or use the proceeds of any mill levy for repayment of Debt) to the Organizers of the Districts or their affiliates, on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy. Notwithstanding any other provision hereof, such Debt referred to in the preceding sentence shall be deemed to be discharged at such time as the mill levy is suspended at the end of the 40-year period.

16. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Consolidated Service Plan for creation of the District. Similar language describing the limitations in respect to the payment of the principal of and interest on Debt set forth in this Consolidated Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

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

18. Notices. All notices, demands, requests or other communications to be sent by one party to the other shall be in writing and deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via Federal Express or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Redlands 360 Metropolitan District No. ____
 c/o John Justus
 Hoskin Farina & Kampf, P.C.
 P.O. Box 40
 Grand Junction, Colorado 81502

To the City: City of Grand Junction
 c/o John Shaver, City Attorney
 250 N. 5th Street
 Grand Junction, CO 81501

To the Developer: Redlands Three Sixty, LLC
 c/o Donald Gravette
 9540 Federal Drive, Suite 200
 Colorado Springs, CO 80921

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with Federal Express or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party at least ten (10) days advance written notice, the Parties shall have the right from time to time to change its address.

19. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties and without amendment to the Consolidated Service Plan.

20. Assignment. Neither Party shall assign any of its rights nor delegate any of its duties to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of these restrictions shall be void and of no effect.

21. Default/Remedies. In the event of a breach or default of this Agreement by a Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce this Agreement, the prevailing Party shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees and costs.

22. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado, and as applicable the law of the City of Grand Junction, Colorado.

23. Inurement. Each of the terms, covenants and conditions of this Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

24. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

25. Interested Parties. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the City shall be for the sole and exclusive benefit of the District and the City.

26. Severability. If any part of this Agreement shall, for any reason, be held invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

27. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

28. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Consolidated Service Plan.

Dated effective the year and date first above written.

**REDLANDS 360 METROPOLITAN
DISTRICT No. 1**

CITY OF GRAND JUNCTION, COLORADO

By: _____
President

By: _____
Mayor

Attest:

Attest:

By: _____
Secretary

By: _____
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Legal Counsel for District

City Attorney

EXHIBIT A –PUBLIC IMPROVEMENTS TO BE DEDICATED TO CITY OR OTHER APPROPRIATE JURISDICTIONS

The Dedicated Public Improvements shall include public sanitary sewer and wastewater systems, public domestic water supply systems, public storm drainage facilities, public streets and roadways, and public traffic and safety facilities, located within the District and approved by the City for the development of the Project. Dedicated Public Improvements may also include such other public improvements that the City or other authorized governmental or quasi-governmental entity expressly agrees in writing to accept dedication and ownership of that are required and approved by the City for the development of the Project, such as those described in Exhibit C of this Agreement. The City shall not be responsible for costs associated with the design and construction of such Public Improvements within the District. To the extent that the transportation and drainage system construction subject to this paragraph is outside of the Service Plan Boundaries, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation system improvements.

Unless further indicated in the Agreement and Exhibits to the same, the Public Improvements described in this Exhibit A shall be dedicated to the City or other appropriate jurisdiction in a manner consistent with the Consolidated Service Plan and other rules and regulations of the City and applicable provisions of the GJMC.

EXHIBIT B – PUBLIC IMPROVEMENTS TO BE DEDICATED TO OR RETAINED BY THE DISTRICT

The Public Improvements consisting of landscaping and irrigation, trails (hard surface and soft surface), open space, parks, and the recreation facilities located within the District will be dedicated to and retained by the District. The District will be responsible for ownership, operations and maintenance, repair, and replacement of these Public Improvements. The parks, trails, and open space facilities shall be open to the public as further detailed in this Agreement and on Exhibit E.

EXHIBIT C – TRANSPORTATION

1. All transportation infrastructure internal to the Project shall be fully designed and constructed to City standards. All transportation infrastructure external to the Project shall be fully designed and constructed to City, Mesa County, and CDOT standards, as applicable.

2. The District, along with any additional Districts formed and operating pursuant to the Consolidated Service Plan, shall pay for and otherwise be responsible for costs of design and construction of off-site transportation system improvements located outside of the District, but adjacent to the Project, that are listed as TIS Item No. 15, 16, 6 and 8 in Table 1 below as required by and in accordance with the GJMC Chapter 21.06.01. District(s) shall pay for the design and construction costs of these off-site transportation improvements in accordance with the triggering event identified in Table 1 below. To the extent that the transportation system construction subject to this paragraph is outside of the Service Plan Boundaries, the City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests and easements necessary for the construction and operation of such transportation system improvements. Any cost for property and easement acquisition shall be a cost of the specific project.

3. The District, and any other participating District for the Project, shall be entitled to obtain impact fee credits for TIS Item Nos. 6 and 16 for such contribution or design and construction in accordance with Chapter 21.11 of GJMC as now exists or as amended in the future. The City, or other appropriate jurisdiction, shall in cooperation with the District(s) and the Developer, determine how the City or other appropriate jurisdiction will obtain the required property interests, and easements necessary for the construction and operation of such transportation system improvements. Any cost for property and easement acquisition incurred by the District shall be a cost of the specific project that is eligible for impact fee credit.

Table 1 Off-Site Roadway Improvements				
TIS Intersection	Location	Improvement	Developer/District Cost Obligation and Credit	Trigger Event
6	Broadway (SH-340) and Redlands Parkway	See Table 1 Addendum (1). below.	Developer to design and construct. See Table 1 Addendum.	See Table 1 Addendum.
8	Broadway (SH-340) and 23 Road	See Table 1 Addendum, (2).	Developer to design and construct one lane roundabout. TCP credit 0%. City or other will construct additional lanes or improvements if/when required.	200 DU

15	Redlands Parkway Access	See Table 1 Addendum, (3).	Developer to design and construct. TCP credit 0%	Commencement of Phase 1 Construction
16	South Broadway and Hwy 340 Intersection	See Table 1 Addendum, (4).	Developer to design and construct. TCP credit 100%.	200 DU

Table 1 is excerpted from Conclusions & Recommendations from Kimley-Horn Traffic Impact Study for Redlands 360, Grand Junction, Colorado, prepared for La Plata Communities, LLC, dated September 2021 ("Study".) The interpretation of the requirements of this Table 1 and the descriptions and specifications set forth below in the addendum are made by reference to the Study.

Table 1 Addendum

(1) An access permit may be required by CDOT for the Redlands Parkway and SH-340 intersection (TIS Item No. 6) because the traffic generated by the proposed project may result in a degradation of the level of service ("LOS") in the existing roundabout. If the LOS at this intersection is not addressed by the District and/or Developer, CDOT may object to further development or denying further access without mitigation of the project impacts. As stated in the Study, the extent of improvements necessitated by growth both due to and independent of the Project are:

(a) Conversion of both the southbound shared left turn/through lane to a southbound left turn lane, and the southbound right turn lane to a shared left turn/through lane at the time the Project reaches 800 DU. District(s) will receive 34.9% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of these specific improvements.

(b) Addition of an eastbound right turn lane at the time the Project reaches 1550 DU. District(s) will receive 50% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of these specific improvements.

(c) The Study recommended addition of a southbound right turn bypass lane; however, this is not a requirement necessitated by the Project and is not a required system improvement by this Agreement.

(2) An access permit will be required by CDOT for the 23 Road and SH-340 intersection (TIS Item No. 8) where the proposed project access will exist in association with future phases of the project. It is anticipated that this CDOT Access Permit will be needed once 23 Road is extended and access is provided for the Project. The Study proposes the intersection of Broadway (SH-340) and 23 Road (TIS Item No. 8) to be roundabout controlled. Single lane approaches should be implemented along Broadway (SH-340) in conjunction with this roundabout. District will receive 0% TCP credit for a single-lane roundabout, and the City will be responsible for additional lanes.

(3) One full movement public access roadway (TIS Item No. 15) is proposed along the south side of Redlands Parkway with the commencement of Phase One. The Redlands Parkway Access Roadway is recommended to operate with stop control with the installation of a R1-1 "STOP" sign for the northbound exiting approach to Redlands Parkway. A westbound left turn lane with 150 feet of length is recommended at the access along Redlands Parkway. The northbound exiting approach of this access intersection should provide separate left and right turn lanes.

(4) The South Broadway leg of the intersection with SH-340 (TIS Item No. 16) currently provides a tight angle skew with poor turning radii and sight visibility. Based on the roadway orientation and configuration of South Broadway at the intersection with SH-340, it is recommended that South Broadway be converted to one-way eastbound directional flow of travel at the intersection with SH-340. Likewise, the intersection of South Broadway and SH-340 should only provide right-in movements. It is recommended that a raised center median be constructed along SH-340 to restrict entering left turn movements at the intersection with South Broadway. The conversion to right-in movements only at the SH-340 and South Broadway intersection will require a CDOT access permit. If the intersection of SH-340 and South Broadway is restricted to right-in movements only, a R5-1 "Do Not Enter" sign should be installed on the west leg facing westbound drivers at the S Broadway and Easter Hill Drive intersection to prevent westbound travel on South Broadway. Further, striping should be oriented on the south and east legs of the South Broadway and Easter Hill Drive intersection to restrict movements from entering the west leg of this intersection. A R3-2 "No Left Turn" sign should be placed under the STOP sign on northbound approach of the South Broadway and Easter Hill Drive intersection while a R3-5 "Left Turn Only" sign should be installed on the northeast corner of the South Broadway and Easter Hill Drive intersection. Likewise, R6-1 "ONE WAY" signs could be installed on the west leg of the intersection if desired. District(s) will receive 100% TCP credit for the eligible costs under paragraph 14.A of this Agreement for the construction and completion of any of these specific improvements.

EXHIBIT D - DRAINAGE IMPROVEMENTS

The District shall design and construct stormwater infrastructure in accordance with Title 28 GJMC Stormwater Management Manual. Infrastructure within the District shall be designed and constructed to either achieve a runoff rate that can be accommodated by existing downstream facilities or provide improvements to existing facilities to accommodate allowable runoff.

Stormwater detention is required, consequently no drainage fee in lieu of detention, or other drainage fees which may subsequently be imposed by the City, will be required of the Project. No drainage facility improvements by the District will be required north of the north side of SH-340.

EXHIBIT E – PARKS, RECREATION, OPEN SPACE AND TRAILS

1. All parks, recreation, open space and trails as depicted on Redlands 360 Exhibit 1: Trail Types and Exhibit 2: Public Park Areas as included in **Ordinance** shall be dedicated to, improvements thereto constructed by, and ongoing maintenance provided by the District. The total parks, open space and recreation areas dedicated to Districts shall total approximately 185 acres of land within the Project and satisfies open space dedication requirements for the Project under the GJMC. In addition, all areas shall be platted and dedicated for the access, use and enjoyment of the general public. The “Parks (Traditional)” depicted on Exhibit 2, Legend Section A and the “Parks (Unique)” depicted on Exhibit 2 Legends B and C and more particularly described in paragraphs 2a-d below, shall be designed and constructed in accordance with Exhibit 3: Land Use and Default Zones and Exhibit 5: Development Progression Plan as included in **Ordinance**, all in accordance with and pursuant to the GJMC.

2. The District shall be given 100% credit under Chapter 21.11.010(g) of the GJMC for the equivalent of the costs of construction or reconstruction, the costs of all labor and materials, financing charges, interest prior to and during construction and for one year after completion of construction costs of design, plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, or any other additional costs permitted by the GJMC which the District incurs, or to which the District contributes, regarding the following public parks, recreation, and open space Public Improvements for the Project when construction is complete of the following parks, recreation, open space and trails:

- a. Trail refurbishments, stabilization, sustainability improvements, and relocation improvements for historical on-site trails.
- b. Trailhead improvements (design & construction), including paved parking.
- c. One “neighborhood park” of at least 2 acres in developed area size that would include landscaping, irrigation, restroom, level play field of approximately 50,000 square feet, play equipment (for children 2-5 years old and 5-12 years old), trail connections to trail network system, picnic/grill area, and parking.
- d. New trail and park/recreation improvements associated with the 4 Brothers regional park improvements.

3. Only the parks, recreation and trail improvements described in 2a-d above (and notwithstanding Exhibits referenced in 1. Above as contained within **Ordinance**) will be eligible for Park Impact Fee credits.

4. The Districts shall strive to maintain parks, trails, and associated improvements at or better than City park maintenance standards. The City agrees to reasonably advise the Districts on best maintenance and operations practices.



Grand Junction City Council

Regular Session

Item #8.a.iii.

Meeting Date: February 2, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck Principal Planner

Information

SUBJECT:

Consider a Request by La Plata Communities, LLC to Accept the Dedication of 6.48 Acres of Land in the Canyon Rim 360 Subdivision to the Redlands 360 Metropolitan Districts Nos. 1 through 9 as Dedicated for General Public Use

RECOMMENDATION:

At its January 6, 2022 meeting, the Parks and Recreation Advisory Board recommended that the City accept the dedication of land within the Canyon Rim 360 Subdivision (Tracts A, D and E) Located at the East End of Canyon Rim Drive.

EXECUTIVE SUMMARY:

The Applicant, La Plata Communities LLC ("Applicant") proposes that the City accept the dedication of 6.48 acres of open space to the Redlands 360 Metropolitan Districts Nos. 1 through 9 as dedicated for general public access and use. The 6.48 acres is comprised of three tracts within the subdivision that provide trail access, connecting to the proposed open space, parks, and trail system that will be within the Redlands 360 project. The proposed open space will serve an area where the recent Parks, Recreation and Open Space (PROS) Master Plan determined there is a lack of public neighborhood open space and parks.

BACKGROUND OR DETAILED INFORMATION:

A Preliminary/Final Plan for 22 lots for single-family homes in an R-1 (Residential 1 unit per acre) zone district was reviewed and approved for the Canyon Rim 360 subdivision that is presently under construction on the east end of Canyon Rim Drive (23.16 acres). The property is considered a portion of Phase 1 of the Redlands 360 Metropolitan Districts Nos. 1 through 9 ("Districts") but is not part of the Redlands 360 Planned Development (PD) Outline Development Plan (ODP). Therefore, this request for open

space dedication in lieu of cash for the value of the open space is separate from the action requested for the Redlands 360 PD ODP project.

Section 21.06.020 (a) (1) of the Zoning and Development Code states: “the owner of any residential development of 10 or more lots or dwelling units shall dedicate 10% of the gross acreage of the property or the equivalent of 10% of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director.” Further, subsection (4) states “...The City Council may accept the dedication of land in lieu of payment so long as the fair market value of the land dedicated to the City is not less than 10% of the value of the property.”

Under this requirement, the minimum land dedication requirement for this subdivision would be 2.32 acres. This request to dedicate land in lieu of cash includes 6.48 acres that have been dedicated on the approved and recorded subdivision plat for Canyon Rim 360 to the Districts but specifically with general public access and use. The open space is comprised of three tracts within the subdivision (Tracts A, D and E) that provide trail access that connects to the existing historic social trails on the site as well as adding to the proposed open space, parks, and trail system that will be within the Redlands 360 project.

Early in the development stages of the service plan for the Districts, the Redlands 360 project, and the Canyon Rim 360 subdivision, the Applicant indicated the intent to request the dedication of all open space, trails and parks areas within the Districts to a public entity be accepted by the City in lieu of cash. Throughout the planning process thus far, the City has indicated support of this request provided the land be dedicated for general public access and use, regardless of the public entity to which it is dedicated.

As intended by the Redlands 360 PD ODP and as already dedicated on the approved and recorded Canyon Rim 360 subdivision, all open space, parks, and trails will be dedicated to the Districts for general public access and use. The Districts will construct and maintain all of the open space, trails, and parks. This request for dedication is inherent in the PD ODP for the Redlands 360 project but Canyon Rim 360, while a part of the Districts, has proceeded in the development process separately since it is zoned R-1 rather than part of the PD ODP.

The Community Development Director requested input from the Parks and Recreation Department regarding the potential acceptance of open space to be owned and maintained by the Districts. The Parks and Recreation Advisory Board was asked to provide a recommendation as to whether the City should accept the dedication of open space and it recommended doing so at its January 6, 2022 meeting.

As part of the Canyon Rim 360 subdivision, the Applicant is required to construct trailheads with public parking areas in or adjacent to Tracts D and E and construct trails per City standards in Tracts A, D and E. Plans for these improvements have been approved by the City and are under construction. Work completed by the Applicant on

these improvements may be negotiated and approved by the City and incurred costs would then be credited against Parks Impact Fees that may be due.

In accordance with the Zoning and Development Code, payment of a fee in lieu of open space dedication can be considered so long as the fee is at least 10 percent of the appraised value of the property. The Applicant has submitted an MAI Appraisal Report in order to determine the value of the vacant property if the Council wishes not to accept the open space land dedication. The appraisal indicates the value of the property at \$700,000, of which the Open Space Fee would be \$70,000 (10% of the value of land). Staff believes the development of the 6.48 acres to be dedicated with the approved improvements exceeds this value, particularly because the amount of land to be dedicated exceeds the 10% dedication requirement.

FISCAL IMPACT:

If accepted by the City, construction and future maintenance responsibilities of the open space, trails and parks would fall upon the Districts.

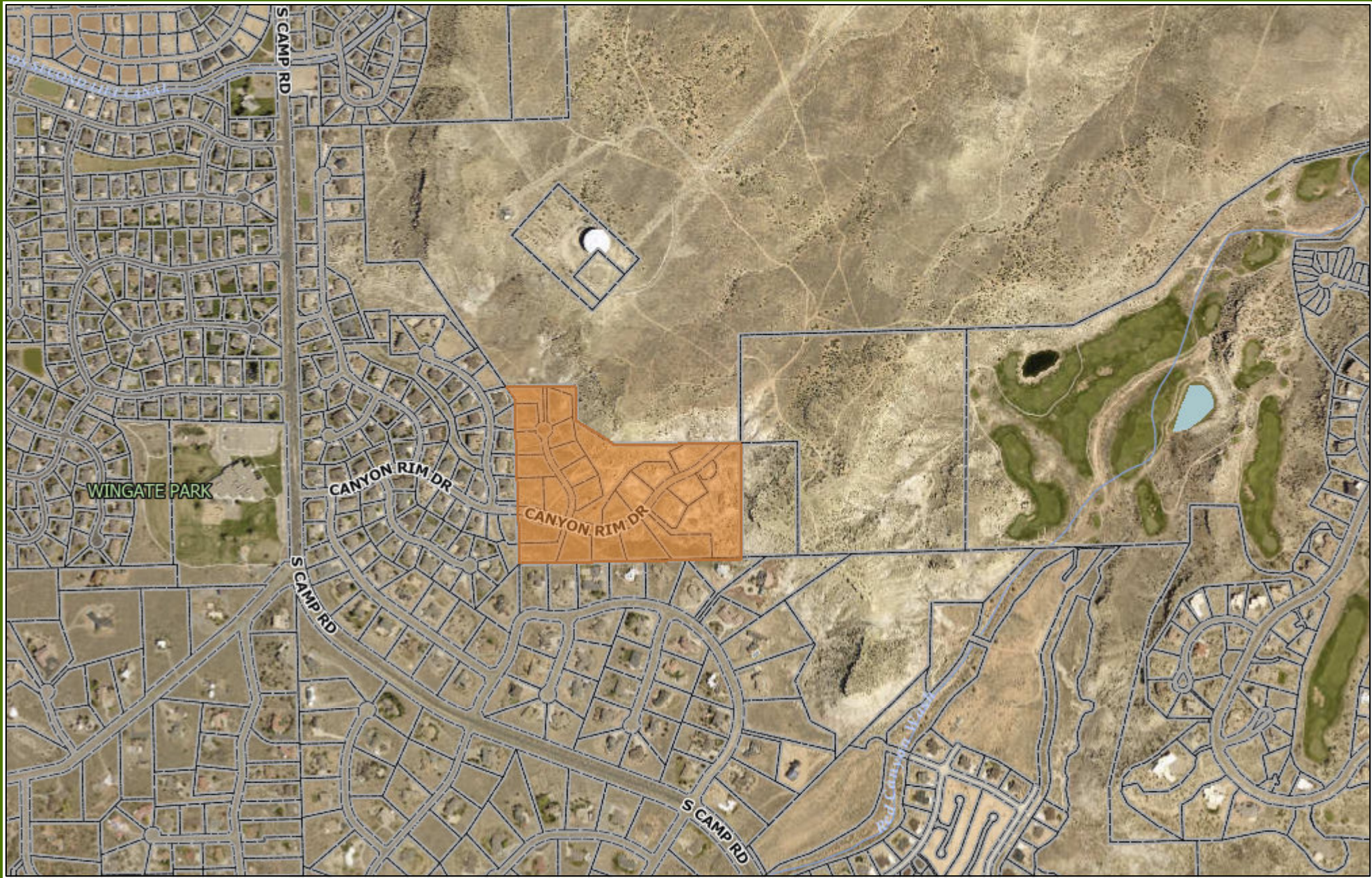
SUGGESTED MOTION:

I move to (approve/deny) the request to accept the dedication of land in the Canyon Rim 360 subdivision, Tracts B, D and E totaling 6.48 acres, in satisfaction of Section 21.06.020(a)(1) of the Zoning and Development Code.

Attachments

1. Canyon Rim 360 Location Map
2. Approved Site Plan Showing Proposed Open Space
3. Approved Site Plan Showing Proposed Trails
4. PRAB Letter of Support and Minutes

Canyon Rim 360 Location Map

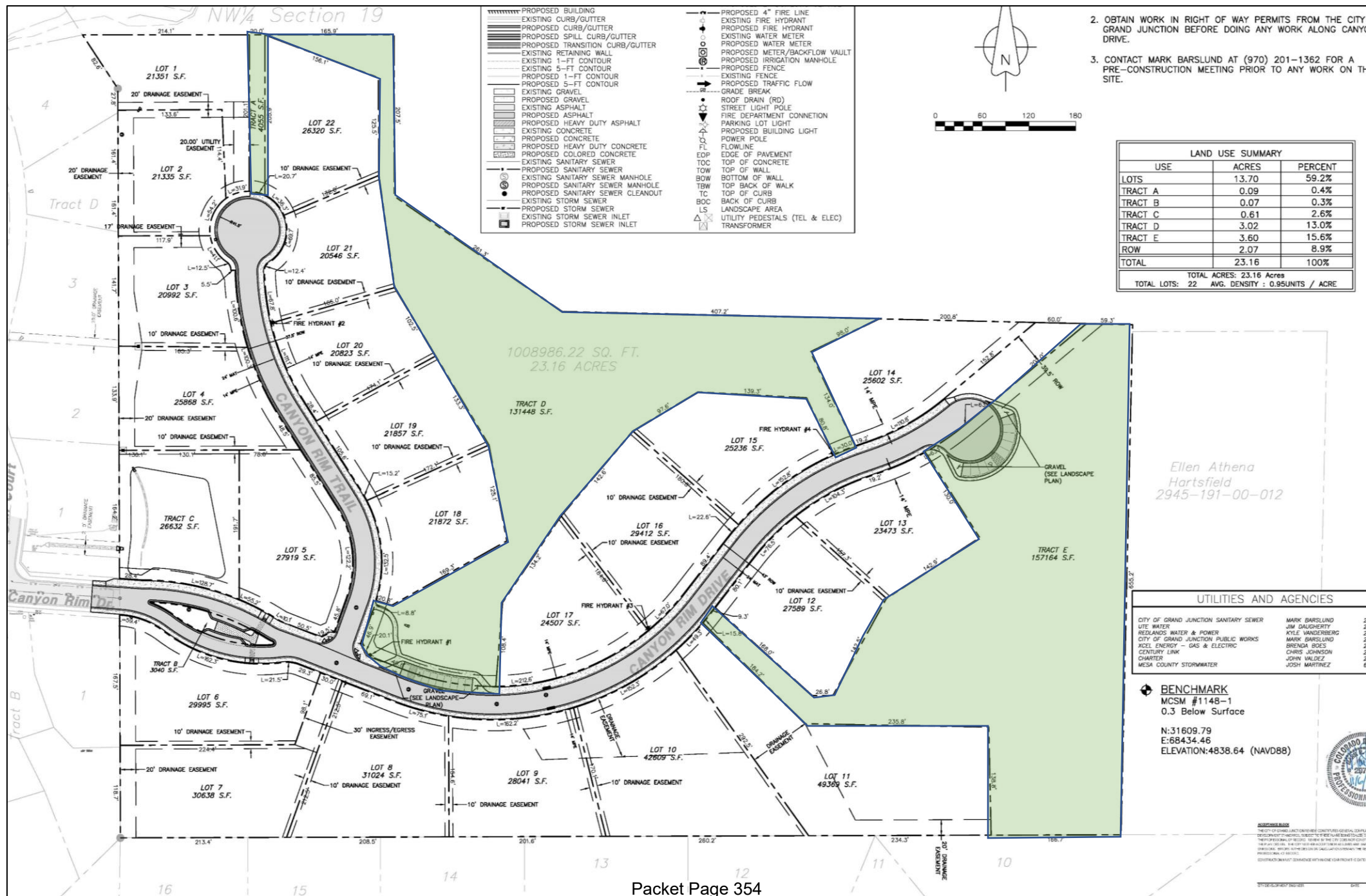


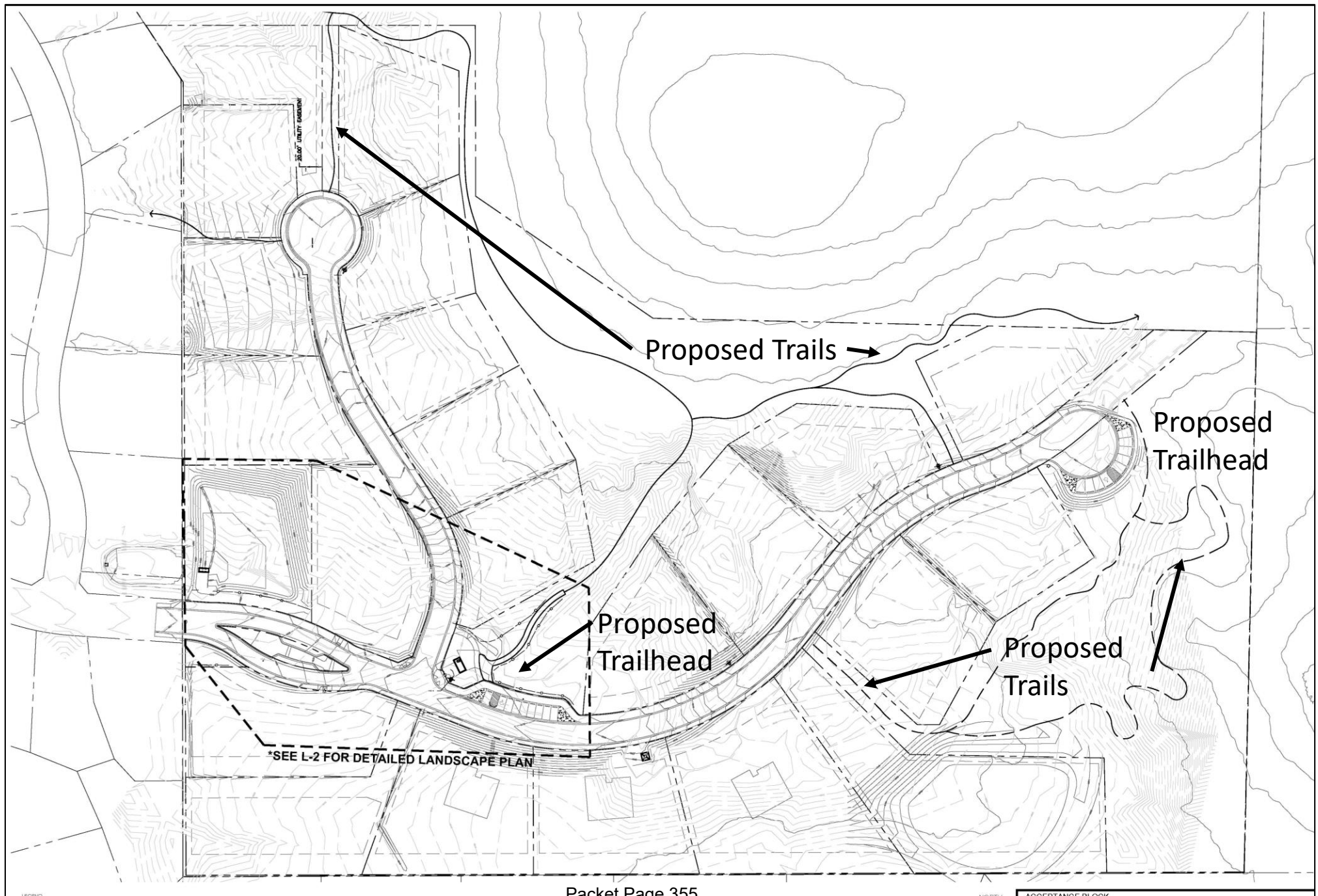
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Parks and Recreation Advisory Board Minutes Regular Meeting – January 6, 2022

Meeting Location: Barn – Lincoln Park

Roll Call

Board Members Present: William Findlay
Cindy Enos-Martinez
Kyle Gardner
Phil Pe'a
Gary Schroen
Austin Solko
Nancy Strippel
Michele Vion
Lisa Whalin
Byron Wiehe

Guests Present: Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Sarah Dishong, Chair, Commission on Arts and Culture

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Tricia Rothwell, Recreation Coordinator
Allison Little, Administrative Specialist

Meeting called to order by William Findlay at 12:05 p.m.

Approve Minutes from the December 2, 2021 Parks and Recreation Advisory Board Meeting

Because no Board members were specifically listed as absent in the minutes header there was confusion about the number of votes to approve the November minutes. The number of votes does match the number of board members in attendance. Michele Vion made a motion to approve the minutes from the December meeting. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Redlands 360

Ted Ciavonne of Ciavonne, Roberts & Associates, inc talked with the Board about the Redlands 360 project. Mr. Ciavonne is acting as a consultant to La Plata Communities, the development company. Mr. Ciavonne shared with the board that La Plata Communities is seeking approval for their Outline Development Plan (ODP) from the Planning Commission at their meeting next week and then a future Council meeting. Mr. Ciavonne reminded the board about the location and concept of this phased development. The development is already home to a number of social trails and the developers plan to preserve many of these, as well as construct new trails and improve trailheads. The developer is also committed to creating and maintaining (via a Metro District) traditional parks as well as preserving open space areas. This development is phased over 25 years. The City and La Plata Communities have been working together to come up with an intergovernmental agreement which would (among other things) ensure public access to open space, parks, and trails, and place the development and maintenance of

these areas under the purview of the metro district in return for credit towards the required per dwelling Open Space fees. Gary Schroen made a motion that the Parks and Recreation Advisory Board support the Outline Development Plan submission for the Redlands 360 project, noting that the plan meets and exceeds the intent of the Open Space development code requirement for every phase of development. The motion was seconded by Cindy Enos-Martinez and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Grand Junction Strategic Cultural Plan

Ken Sherbenou introduced Sarah Dishong, Chair of the Grand Junction Commission on Arts and Culture, and Tricia Rothwell, interim staff liaison to the Commission to the Board. Ms. Dishong advised the Board on work the Commission has been doing to update the Strategic Cultural Plan. This is a five-year creative plan which has identified six major areas to address: arts education, creative district and creative industries, economic impact, history, science and culture, public art, and urban planning. Each area has specific strategies they are working to implement. Many strategies are ready for immediate action others will be addressed in the coming months/years of this five-year plan. This plan has been recommended and adopted by the Grand Junction Commission on Arts and Culture. Michele Vion made a motion that the Parks and Recreation Advisory Board recommend adoption of the Strategic Cultural Plan. The motion was seconded by Gary Schroen and carried unanimously.

Motion by the Parks and Recreation Advisory Board: Yes 9 No 0

Lincoln Park Stadium Renovation

Ken advised the board that construction is on track for completion in time for the first event at Stocker, Palisade High School Graduation in May. The Suplizio side should be ready for a baseball game on February 17. Shaw construction is working diligently to keep the timeline. The footings for the Suplizio stands are complete and the above ground erection should begin next week. Pouring of the Stocker stands footings will begin next week as well. Despite competitive grant requests for conversion of lighting to LED, and conversion of the Suplizio field to artificial turf, neither request was successful. Staff are updating Council on the status of the project and grant requests at a workshop.

Community Recreation Center Survey

Ken Sherbenou thanked the Board for their engagement and thoughtful comments on the creation of the community recreation center survey. Ken shared with the board that final edits are being made by the statisticians, and the survey will be forwarded to City Council for approval. Implementation of the survey is expected toward the end of January into early February with results tabulated and forwarded to City Council in April.

For the Good of the Community

Ken Sherbenou advised the board that staff are starting to work on the bid process for a number of 2022 projects already. The RFP for the Dos Rios Splashpad should be out tomorrow, the Canyon View Tennis/Lincoln Park Pickleball project is moving forward, the private ash tree treatment RFP is open, the revegetation project at the Las Colonias river park is under way. The City was successful in obtaining the child care grant so staff are working on forwarding that information to Council for approval to move forward.

Future Agenda Topics

Horizon Park Master Plan Adoption Recommendation

Adjourn

The meeting adjourned by acclamation at 1:39 p.m.

Respectfully Submitted,
Allison Little
Administrative Specialist

January 6, 2022

Dear members of the Grand Junction City Council,

The Park and Recreation Advisory Board (PRAB) convened our regular meet on January 6, 2022. PRAB heard another presentation on the Redlands 360 Project, which we understand will be coming before the City Council next month for formal approval.

After a slide presentation and lively question/answer session we moved, seconded and unanimously voted to urge the City Council to approve this plan and development as negotiated. In particular, we understand the R360 Metro District (which also includes Canyon Rim 360) will include about 200 acres of open space, way beyond the required 10%. In addition, it will include several miles of existing and new trails, 11 neighborhood parks totaling 35 acres, and the unique 4 Brothers elevated geographic features.

Furthermore, all these elements, which will be open to all GJ residents, will be built, maintained and owned by the Metropolitan District in exchange for some impact fee credits. In our estimation, this amounts to a large net financial gain for the city given all the additional amenities that will be publically available. And over its 25 year build out plan, the project will add over 1000 badly needed housing units of a variety of types and sizes to help alleviate our housing shortage. Furthermore, we believe this development has parks and recreation at its core, which not only will help them sell homes but will also add to the quality of life within and outside the development.

For all these reasons, we enthusiastically offer our support to launch this project. We hope to be involved in the future as the various parks and other features of Redlands 360 move into the design and build phase. This may be the largest such development in GJ history. Although many of us have enjoyed recreating on this private land for many years, it is hard to envision a better way to see it be developed. We are happy to see the development preserve so much of its park and recreation history and unlock future potential.

Sincerely,

A handwritten signature in blue ink, appearing to read 'W Findlay', with a stylized flourish at the end.

William Findlay, M.D. (retired)
PRAB Chairman