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CITY COUNCIL AGENDA
WEDNESDAY, JUNE 7, 2023
250 NORTH 5TH STREET - AUDITORIUM
VIRTUAL MEETING - LIVE STREAMED
BROADCAST ON CABLE CHANNEL 191

5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming June 2023 as Immigrant Heritage Month in the City of Grand Junction

Appointments

To the Parks and Recreation Advisory Board

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, June 7, 2023 or 4) submitting comments online until noon on Wednesday, June 7, 2023 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Council Reports

CONSENT AGENDA

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

1. Approval of Minutes

a. Summary of the May 15, 2023 Workshop

b. Minutes of the May 17, 2023 Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Introduction of an Ordinance Zoning Approximately 17.42 Acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 du/ac), Located at the Northeast Corner of 31 and E ½ Roads and Setting a Public Hearing for June 21, 2023

ii. Introduction of an Ordinance Zoning Approximately 2.714 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential – 4 du/ac) for the Mustang Ridge 1, 2 and 3 Annexation, Located at 880 26 ½ Road, and Setting a Public Hearing for June 21, 2023

iii. Introduction of an Ordinance Vacating a 9,966 Square-foot Area of Public Right-of-Way Adjacent to the Property Located at 2345 West Ridges Boulevard and Setting a Public Hearing for June 21, 2023

iv. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6 Acre Parcel Located at 2345 West Ridges Boulevard over a 5-Year Timeframe and Setting a Public Hearing for June 21, 2023

3. Procurements

a. Purchase Solid Waste and Recycle Curbside Collection Carts

b. Authorize Change Order #2 with Garney Construction for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

c. Construction Contract for 27 Road Sewer Replacement Project

REGULAR AGENDA

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

4. Procurements

a. Contract for Canyon View Park Pavement Reconstruction

5. Public Hearings

a. Legislative

i. Consider Funding Allocations for the 2023 Community Development Block Grant (CDBG) Program Year, and Setting a Public Hearing for Adoption of the 2023 Annual Action Plan for July 19, 2023

b. Quasi-judicial

i. A Resolution Approving an Institutional and Civic Master Plan for St. Mary's Hospital and Medical Center

ii. An Ordinance Zoning Approximately 0.68 Acres from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan), Located at the Northeast Corner of Wellington Avenue and North 7th Street

iii. A Resolution Accepting the Petition for Annexation of 9.31 Acres of Land and Ordinances Annexing and Zoning the Recla Metals Annexation from County I-2 (General Industrial District) to City I-1 (Light Industrial), Located at 479 30 Road

iv. A Resolution Accepting the Petition for the Annexation of 17.802 Acres of Land and Ordnances Annexing and Zoning the KIA Annexation to C-1 (Light Commercial), Located at 2980 Highway 50

6. 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.

7. Other Business

8. Adjournment

City of Grand Junction, State of Colorado

Proclamation

Whereas, America is, always has been, and always will be a nation of immigrants; It was the premise of our founding, reflected in our Constitution and etched upon the Statue of Liberty that "from her beacon-hand glows world-wide welcome"; and

Whereas, during National Immigrant Heritage Month, we reaffirm and draw strength from that enduring identity and celebrate the history and achievements of immigrant communities across our nation; and

Whereas, across each generation throughout our history, wave after wave of immigrants have enriched our nation and made us better, stronger, more innovative, and more prosperous; and

Whereas, despite these countless contributions, the role of immigrants in building and enriching our nation has frequently been overlooked and undervalued throughout our history and continuing to the present day; and

Whereas, the United States, because of the Constitution, is a beacon of hope for people all over the globe seeking a better life and peaceful future; and

Whereas, immigration enhances Grand Junction's cultural diversity, as foreign-born individuals add to the variety of languages, customs, and cuisines enjoyed in the City.

NOW, THEREFORE, I, Anna Stout, by the power vested in me as Mayor of the City of Grand Junction, do proclaim the month of June as

"Immigrant Heritage Month"

in the City of Grand Junction and call this observance to the attention of all our Citizens to encourage them to learn more about the social and economic impact of immigrants to our community and state.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this7th day of June, 2023.

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: June 7, 2023

Presented By: Amy Phillips, City Clerk

Department: City Clerk

Submitted By: Kerry Graves

Information

SUBJECT:

To the Parks and Recreation Advisory Board

RECOMMENDATION:

To appoint the interview committee's recommendation to the Parks and Recreation Board.

EXECUTIVE SUMMARY:

There are three full-term vacancies on the Parks and Recreation Advisory Board.

BACKGROUND OR DETAILED INFORMATION:

William Findlay, Byron Wiehe, and Nancy Strippel have terms expiring June 30, 2023. Applications were received from Scott McBrayer, Beau Flores, William Findlay, Byron Wiehe, Mick Ritter, and Nancy Strippel.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Parks and Recreation Advisory Board.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 15, 2023

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

City Councilmembers Present: Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Mayor Pro Tem Abe Herman, and Mayor Anna Stout. Councilmember Randall Reitz was absent.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Director of Community Development Tamra Allen, Planning Manager Nicole Galehouse, Finance Director Jodi Welch, Fire Chief Ken Watkins, Utilities Director Randi Kim, Public Works Director Trent Prall, Police Chief Matt Smith, Water Services Manager Mark Ritterbush, Principal Planner Kristen Ashbeck, Fire Marshal Steve Kollar, Cannabis Compliance Officer Travis Wright, City Clerk Amy Phillips, and Records Manager Debbie Kemp.

1. Discussion Topics

a. Water Efficiency Pl

In 1996, the City of Grand Junction, Clifton Water District, and Ute Water Conservancy District developed water conservation plans for their respective service areas. In 2012, the three entities collaboratively developed the Grand Valley Regional Water Conservation Plan. This 2023 Grand Junction Regional Water Efficiency Plan provides an update to the previous plan in compliance with the current Municipal Water Efficiency Plan Guidance Document issued by CWCB.

The 2023 Grand Junction Regional Water Efficiency Plan identifies the following goals and objectives:

Goal 1: Continue to educate the community, local and regional planning departments, construction and development businesses, landscape contractors, and customers regarding codes and ordinances that promote xeric landscapes and water conservation.
Goal 2: Continue to create public awareness of wise water use and conservation.
Goal 3: Continue efforts to reduce residential sector per-capita water demand in the Grand Valley and maintain a 1.4 percent reduction annually.
Goal 4: Promote water saving awareness in the commercial/industrial sectors.
Goal 5: Encourage implementation of the recently adopted Graywater Ordinance
Goal 6: Establish a valley-wide turf rebate program
Goal 7: Reduce non-revenue water losses

The Grand Junction Regional Water Efficiency Plan includes specific measures and programs to achieve these goals and objectives.

After Utilities Director Randi Kim's presentation, Council discussed various activities and initiatives related to water conservation, including the area's water festival, the second largest in the United States, aimed at educating young students on water issues and conservation. How

to use social media and public engagement to raise awareness and highlight the benefits of sustainable water practices, encouraging individuals and businesses alike to act and be part of the solution, noting that “it is not just a matter of policy and fees but fostering a culture of water stewardship in our community”. How to incentivize water conservation by awarding prizes for low water use landscaping, project-based learning in schools, advanced metering infrastructure for monitoring water usage, audits of commercial facilities, tiered rates to encourage water conservation for single family units and single person households, and plans for future activities such as infrastructure upgrades, efficient fixture replacements, and rebate programs for rainwater systems and turf.

Collaboration opportunities with another entity such as Clifton was discussed, as well as the ongoing public comment period and ways to monitor the plan to assure success.

The turf replacement program and water-wise landscapes in parks and medians were discussed and that the City has a budget of $75,000 allocated for those purposes. The amount budgeted determines the extent to which conversion to water-wise landscapes can be completed, and expanding the budget could potentially accelerate the process and contribute to water conservation efforts.

Overall, conversations focused on current and future water conservation efforts, collaboration between entities, and the steps involved in finalizing and implementing a water conservation plan, optimizing water pricing tiers, exploring messaging and framing, considering drought rates, and evaluating tap fees and their correlation with water capacity.

The 2023 Grand Junction Regional Water Efficiency Plan provides an update to the previous plan in compliance with the current Municipal Water Efficiency Plan Guidance Document issued by CWCB. The 2023 Grand Junction Regional Water Efficiency Plan is available for public review and comment for a period of 60 days through June 10, 2023. Following the public comment period, the plan will be presented to City Council for consideration of adoption by Resolution.

b. 2023 Program Year Community Development Block Grant (CDBG) Funding Requests

Kristen Ashbeck, Principal Planner and CDBG Administrator, reported that the City is allocated CDBG funds annually from the Department of Housing and Urban Development (HUD). Historically, the funds have been disbursed through an application, review and allocation process and distributed to 12-15 different subrecipients. Many of these same applicants also request non-profit funding from the City during its annual budget. Staff presented a way to simplify the CDBG program with the intent of relieving administrative burden and risk for both the City and the subrecipients, by prioritizing a limited number of city capital projects for CDBG funds. CDBG funding historically distributed to non-profits would instead be moved to funding requests as part of the City's annual budget process. After the discussion about program simplification, the Council will consider funding allocation for the Community Development Block Grant 2023 Program Year. The City’s allocation is $388,985 for the 2023 CDBG Program Year that will begin once the 2023 Annual Action Plan has been completed and funds have been released by HUD in September-October 2023.

Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction, which became eligible for funding in 1996. The 2023 Program Year, which will begin September 1, 2023, marks the City's 27th year of eligibility. Applications for funding were solicited and received by the City in March 2023. The purpose of the City Council workshop is to establish a work plan for the 2023 CDBG Program Year by recommending which projects should be funded. The final funding decision is scheduled to be made by the City Council at its meeting on June 15, 2023 with adoption of the Annual Action Plan occurring at the July 20, 2023 meeting.

Different from previous years, Staff is making a meaningful change in its recommendation as to how to allocate CDBG funds to specific projects. This change is driven by the exhaustive and complex Federal regulations surrounding the administration of CDBG dollars. To assist in reducing the administrative burden and overall simplification of the process and program administration, staff is recommending that future year's allocations prioritize funding a limited number of City capital or service projects. CDBG grant funding historically distributed to non-profits for various service and capital needs, would be moved to funding requests as part of the city's annual budget process.

For the 2023 funding year, staff is recommending CDBG funds be assigned to one eligible City project and two utility fee payment projects for new affordable housing for Habitat for Humanity and Grand Valley Catholic Outreach. Since applications have been solicited and received from eligible non-profit projects, Staff is also recommending this year that application requests for CDBG funds for services and non-city projects be forwarded to the 2024 Budget (Non-Profit Funding) and commitments made to fund these projects - as would have otherwise been prioritized for funding in this CDBG grant request review.

This approach provides multiple benefits in both the short- and long-term to both City and non-profits requesting funding. First, it reduces administrative burden for City staff that are currently administering 25+ CDBG funded projects at any one time; It also greatly reduces the administrative burden for the subrecipients in tracking and maintaining required information and records. It eliminates risk for non-compliance and auditing of both the city and subrecipients; it consolidates all non-profit requests for funding to the annual budget process; it eliminates narrow eligibility (only expended in CDBG-eligible census blocks and for low- and moderate-income income persons and households and only those within the City limits) for applicants' requests; and it eliminates procedural requirements such as the procurement process and payment of Federally-mandated Davis Bacon wages for agencies and capital projects receiving these federal funds. Lastly, it reduces extensive Federal reporting requirements.

2023 CDBG Project Funding

The City has received grant requests of $771,469 from outside agencies and has identified one City capital improvement project in the amount of $175,000 that would be eligible for CDBG funding, for a total of $946,469 in grant requests. The City's allocation for the 2023 Program Year is $388,985. In addition, there is $28,443 in unexpended fund from a previous program year to be reallocated with the 2023 allocation.

HUD CDBG Guidelines and Evaluation Criteria
The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2023 allocation, as follows:

1) Administration activities may not exceed 20% of Program Year allocation
2) Human Services activities may not exceed 15% of the Program Year allocation, less the amount of outstanding obligated funds
3) Applications for CDBG funding will be judged by the criteria below:
A) Proposed project meets National Objectives:
B) Proposed project is eligible and meets the City's Five-Year Consolidated Plan Goals:
C) Ability of the applicant to complete the project: agency capacity, history of performance, staff level and experience, financial stability
D) Amount requested is consistent with agency needs.

Discussion ensued resulting in Council's direction to implement Staff's recommendations for 2023 CDBG Project Funding cycle.

c. Discussion on Cannabis Cultivation

Nicole Galehouse, Planning Manager, reported that Referred Measures 2A and 2B were passed on April 6, 2021 in the municipal election, providing Council an opportunity to consider establishing tax rates and regulations for cannabis businesses. Since that time, City Council has completed adoption of regulations for retail cannabis stores, conducted a randomized selection process for 10 licensees, and adopted regulations for manufacturing infused products and the processing of raw material. Though there are other types of cannabis related businesses (e.g., Hospitality and Delivery), Council expressed interest to consider the three predominant business types, of which Cultivation of Cannabis would be the final type.

Cannabis Cultivation – Cultivation licenses are granted to entities that cultivate, prepare, and package cannabis and transfer cannabis to sales businesses, products manufacturers, research facilities, and other license types, but not to consumers. Cannabis cultivated by a retail cultivation license can only be transferred to other retail licensees, and medical cultivation can only be transferred to medical licensees. These operations often occupy industrial facilities exceeding 20,000 square feet but may also be smaller. They typically require substantial HVAC, irrigation, and electrical facilities, and tend to employ a considerable number of employees for the tending of plants and the trimming and packaging of their raw product. The product is subject to a local and state excise tax. These facilities are distinct from similar activities protected by the Colorado Constitution, such as the personal cultivation of up to six plants at a private residence and the medical caregiver model.

Regulatory Options
In June 2022 Mesa County adopted regulations permitting cultivation, manufacturing, and processing within unincorporated Mesa County. The County allows both indoor and outdoor cultivation operations within the AFT (Agricultural, Forestry, and Transitional) zone district. This provides a local option in the Grand Valley for cultivation operations to occur.

In previous discussions with City Council and Planning Commission, it was recommended that if

the City permits cultivation businesses that they be limited to indoor operations in Light and General Industrial (I-1 and I-2) zone districts. Per a recent GIS analysis of property in the City, approximately 10% of land is zoned as I-1 and I-2. Of those 1,900 acres, approximately 34%, or 380 acres, is vacant land. According to information obtained from Coldwell Banker for 2022, the City has approximately 4.3 million square feet of warehouse/manufacturing space, of which only about 4.3%, or 186,710 square feet is vacant. The limited vacancy of existing building space for industrial use may be a factor to be considered, especially as the cultivation operations can assume substantial amounts of square footage.

If cultivation businesses are permitted within the City, a local excise tax would be collected. In April 2022, this tax was approved by City Council and set at 5%. This tax applies to the first sale or transfer of unprocessed retail marijuana by a retail cultivation facility. After internal discussion and review of this information, staff recommends the City:

1. Prohibit cannabis cultivation within City limits. This would provide for cultivations in the Grand Junction area to be located only within unincorporated Mesa County.
2. Permit cultivation businesses to operate indoors within limited areas of the City, utilizing the overlay established for Cannabis Manufacturing Businesses.

After discussion, Council decided to not move forward with cultivation within the City limits at this time.

2. City Council Communication

Council discussed two potential items for future workshops, Business Licenses and Zoning for Skilled Gaming Industry.

3. Next Workshop Topics

City Manager Caton reported that the items for the June 5, 2023 Workshop were not finalized, and he would email the proposed items for discussion to Council within the week.

4. Adjournment

There being no further business, the Workshop adjourned at 7:30 p.m.

GRAND JUNCTION CITY
COUNCIL MINUTES OF THE
REGULAR MEETING

May 17, 2023

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 17th day of May 2023 at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Randall Reitz, Dennis Simpson, Council President Pro Tem Abe Herman, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, City Records Manager Debbie Kemp, Finance Director Jodi Welch, Fire Marshal Steven Kollar, Fire Chief Ken Watkins, Chief of Police Matt Smith, Principal Planner David Thornton, Senior Planner Daniella Acosta, and Interim Planning Supervisor Nicole Galehouse.

Council President Stout called the meeting to order, and Mayor Pro Tem Herman led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming May 15 - May 21, 2023 as National Police Week in the City of Grand Junction

Councilmember Kennedy read the proclamation and Police Chief Matt Smith accepted the proclamation. Chief Smith recognized Mesa County Sheriff's Office, Fruita Police Department, Colorado State Patrol, and the Grand Junction Police Department.

Proclaiming May 21 - May 27, 2023 as Emergency Medical Services Week in the City of Grand Junction

Councilmember Nguyen read the proclamation and Fire Chief Ken Watkins and EMS Chief Mark McIntire accepted the proclamation.

Proclaiming May 21 - May 27, 2023 as National Public Works Week in the City of Grand Junction, Colorado

Councilmember Reitz read the proclamation and Public Works Director Trent Prall and Engineering Manager Kenneth Haley accepted the proclamation.

Proclaiming May 27 - June 3, 2023 as Junior College (JUCO) World Series Week in the City of Grand Junction

Councilmember Simpson read the proclamation and JUCO Baseball Committee Chairman Jamie Hamilton accepted the proclamation.

Appointments

To the Urban Trails Committee

Council President Pro Tem Herman moved and Councilmember Nguyen seconded to appoint Josh Mathe to the Urban Trails Committee for a term ending June 2025. Motion carried by unanimous voice vote.

Citizen Comments

Bruce Lohmiller talked about funding for AARP funds, a comprehensive sex education class, Governor Huckabee being involved with the elderly in Russia, and Colorado Civil Procedures.

Jennifer Richardson, Mesa County Solid Waste Division Director, praised the partnership between the City of Grand Junction and Mesa County for the recent E-Waste Collection Event at the Southwest Arbor Fest. She is hoping the partnership can continue.

Corey Shulick attended the May 15, 2023 City Council Workshop and was impressed with the meeting. He encouraged the community to use less water.

City Manager Report

City Manager Caton stated it was good to see all the audience in the room. He spoke about the Get to Know Your City event the previous evening and invited the community to the Coffee with the City Manager on June 1, 2023 at Kiln Coffee Bar when his special guest will be Parks and Recreation Director Ken Sherbenou.

Council Reports

Councilmember Reitz reported that the Grand Junction Regional Airport saw more people flying in and out between January and March of 2023 than in the history of the airport.

Councilmember Beilfuss said May 17th is Norway's "Syttende Mai" which is like America's 4th of July.

Council President Stout reported the state legislation session has closed and Senate Bill 213, which local stakeholders were fighting hard against, did not pass and the bill to not reintroduce wolves was vetoed by the Governor. She also noted

the Children's Water Festival held at Las Colonias Park was impressive and had 58 learning stations.

CONSENT AGENDA

Councilmember Kennedy moved and Mayor Pro Tem Herman seconded to adopt Consent Agenda items #1 - #4. Motion carried by unanimous voice vote.

1. Approval of Minutes

a. Summary of the May 1, 2023 Workshop

b. Minutes of the May 3, 2023 Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Introduction of an Ordinance Zoning Approximately 17.802 Acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) for the KIA Annexation, Located at 2980 Highway 50, and Setting a Public Hearing for June 7, 2023

ii. Introduction of an Ordinance Zoning Approximately 0.68 Acres from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan), Located at the Northeast Corner of Wellington Avenue and N 7th Street and Setting a Public Hearing for June 7, 2023

iii. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Apple Glen West Annexation of 8.33 Acres, Located North of Appleton Elementary, West of Green Apple Drive, and East of 23 ½ Road, and Setting a Public Hearing for July 5, 2023

3. Procurements

a. Automated Restroom Facility

b. Waterline Replacement Project - Phase 2

c. Purchase of a TelemaxEVO Hybrid Bomb Robot

d. Police Department Lobby Repair

e. CM/GC Contract for Construction of Alley Improvement District ST-23

4. Resolutions

a. A Resolution Authorizing and Ratifying a Contract for the Purchase of Real Property Located at 653 24 ½ Road for the F ½ Parkway Project

b. A Resolution Authorizing and Ratifying a Contract for the Purchase of Real Property Located at 655 24 ½ Road for the F ½ Parkway Project

c. A Resolution Accepting a Request by Real Estate Equities Homes - Grand Junction, LLC for the Dedication of Tract A, Village Cooperative Subdivision, as Recorded in Reception No. 2978315

REGULAR AGENDA

An Ordinance Authorizing a Supplemental Appropriation for Grand Valley Catholic Outreach and Riverside Educational Center

The budget was adopted by the City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to reappropriate funds for capital projects that began in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is required for spending authorization to allocate $500,000 in American Rescue Plan Act (ARPA) funds to Grand Valley Catholic Outreach and $300,000 from the General Fund Reserve for Riverside Educational Center.

Finance Director Jodi Welch presented this item.

Discussion included clarification that the City's ARPA funds are to be used to help offset the negative impact of the pandemic on the community which can include City operations.

The public hearing opened at 6:10 p.m.

Ron Wriston stated that houses should be built for the homeless instead of feeding the homeless and attracting more homeless.

Beverly Lampley thanked Council for the funding to help provide homes for the homeless.

The public hearing closed at 6:13 p.m.

Councilmember Reitz moved and Council President Pro Tem Herman seconded to adopt Ordinance No. 5146, an ordinance making supplemental appropriations to the 2023 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2023 and ending December 31, 2023 on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

An Ordinance Amending the Grand Junction Municipal Code to Amend Chapter 39 of the Adopted 2018 International Fire Code

In April 2022, the City adopted Ordinance No. 5064 amending Title 5 to allow for cannabis business licenses and regulations. The City originally focused on licensing retail and co-located retail and medical cannabis businesses and recently expanded available license types to include cannabis product manufacturers and cannabis-infused product manufacturing. The manufacturing process and extraction facilities cause concerns for the health, safety, and general welfare of the people of the City of Grand Junction. The amendments to Chapter 39 of the adopted 2018 International Fire Code address these concerns.

Fire Chief Ken Watkins and Fire Marshal Steven Kollar presented this item.

Discussion included concern of explosions in people's homes and the statutory requirement that the International Fire Code be available for public view.

The public hearing opened at 6:29 p.m.

There were no public comments.

The public hearing closed at 6:29 p.m.

Councilmember Simpson moved and Councilmember Kennedy seconded to adopt Ordinance No. 5147, an ordinance to amend the Grand Junction Municipal Code to amend Chapter 39 of the adopted 2018 International Fire Code, on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

An Ordinance Creating Chapter 8.10.010 Et. Seq. of the Grand Junction Municipal Code Regarding Public Nuisance Properties

The abatement of property and/or structures used as, for, or in support of public nuisances is a matter of purely local and municipal concern, the abatement of which is for and in the interest of the protection of public health, safety, and welfare. Criminal activity on property is a public nuisance. The purpose of this chapter is to reduce public nuisances created by the use of property in connection with certain crimes. The remedies provided are designed to cause property owners to be attentive to

preventing crime on or in their property; to make property owners responsible for the use of their property by tenants, guests, and occupants; and to otherwise deter criminal activity on private property within the City limits.

City Attorney John Shaver and Police Chief Matt Smith presented this item.

Discussion included how establishments with repeated violations will be handled, that those in violation of this ordinance would go to Municipal Court, the moratorium on new gaming facilities was the first step and this ordinance is the second, and this provides the Police Department with a tool to manage issues and get the businesses in compliance.

The public hearing opened at 6:52 p.m.

There were no public comments.

The public hearing closed at 6:52 p.m.

Council President Pro Tem Herman moved and Councilmember Beilfuss seconded to adopt Ordinance No. 5148, an ordinance creating Chapter 8.10.010 et. seq. of the Grand Junction Municipal Code (GJMC) regarding Public Nuisance Properties, on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

An Ordinance Adopting the Pedestrian and Bicycle Plan as an Element of the 2020 One Grand Junction Comprehensive Plan, Amending the Active Transportation Corridor Map Found in Ordinance No. 4808 (Grand Junction Circulation Plan) and found in Ordinance No. 4971 (2020 One Grand Junction Comprehensive Plan) and Repeal and Replace Resolution No. 48- 18 (2018 Complete Streets Policy)

The City contracted with Fehr and Peers to help develop the first Pedestrian and Bicycle Plan (Plan) for the Grand Junction community. This effort worked towards three primary goals:

- Establish a vision for the future pedestrian and bicycle network.
- Identify prioritized investments that the City will gradually implement.
- Create a more comfortable and welcoming place for people of all ages and abilities to walk, roll and bicycle.

This is a long-range Plan applicable to the City's Urban Growth Area, an area generally located between 21 Road on the west, J Road on the north, 32 Road on the east and south to a boundary approximately one-quarter of a mile north of the Mesa County Landfill and is an element of the 2020 One Grand Junction Comprehensive Plan. The Plan is a product of nine months of public outreach, stakeholder discussions, steering committee work, contributions by consultants, and work by City of Grand Junction staff.

The Plan addresses, supports and implements the City's active transportation (multimodal) programs, policies and infrastructure in alignment with the City's 2020 Comprehensive Plan, Plan Principle 6; Efficient and Connected Transportation and the City Council's Strategic Priority Mobility and Infrastructure.

Principal Planner David Thornton, Consultant Patrick Picard, and Senior Planner Dani Acosta presented this item.

Steering Committee members Sarah Ludlam and Ian Thomas spoke about the proposed plan.

Discussion included that developers required the Transportation Demand Management (TDM) section of the Plan, reverting to the Plan's previous language, that Objective M12 is in addition to the City building sidewalks, etc., the City is behind as a biking town, that the Plan is a guiding document and not a policy, and the Plan is to provide alternative transportation options to the community.

The public hearing opened at 7:30 p.m.

Speaking in favor of the plan were Piper Curtis, Orin Zyvan, Alyssa Adams, Benia Adams, Ian Thomas, Brandon Krene, Sara Ludlam, and Dave Lehman.

Speaking in opposition were Shawn Norris, Gail Redin, John Justman, Allen Sundmacher, Priscilla Walker, Tina Berdenzini, Jeff Vanderberg, Troy Waters, Kirsten Kurath, Kevin Conrad, Tom Groves, Ed Leischuck, Ron Wriston, Tina Gibson, Fred Aldridge, Joe Bernal, and Kyle Vanderberg.

The public hearing closed at 8:29 p.m.

Further discussion included the disagreement between rural and city neighbors, long range plan comparisons, canal trails not being mentioned in the survey but people wanting that, changing the colors of the lines on the map, or removing some which could have implications, the meaning of active transportation, the difference between trail and the active transportation maps, the City has been getting dedications for over 20 years but has never opened them to the public, the map was modified in 2018 with the active transportation trails taken off the canal roads, and the City no longer receives the dedication in those areas.

Council President Pro Tem Herman moved and Councilmember Reitz seconded to adopt Ordinance No. 5149, an ordinance approving the Pedestrian and Bicycle Plan and amending the Grand Junction Circulation Plan Active Transportation Corridor Map, amending the 2020 One Grand Junction Comprehensive Plan Active Transportation Corridor Map and repeal and replace the Complete Streets Policy, on final passage and ordered final publication in pamphlet form.

President of the Council Stout clarified that this approval includes the following changes:

- Red lines are to delineate the canals.
- Enhanced notes are to be included on the map.
- Staff's discretion for better language for active transportation.

The motion carried unanimously by roll call vote.

An Ordinance Amending the Phasing Schedule of the Approved Outline Development Plan for "The Community" Development, now known as "Mesa Trails" on Approximately 177 Acres, Located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50

Foothills Housing 2, LLC and Foothills Housing 5, LLC, requested an extension to the phasing schedule for the Mesa Trails (fka The Community) Outline Development Plan (ODP). The applicant originally received City Council approval for the Planned Development and associated ODP on August 19, 2015, by Ordinance No. 4676 and an amendment on May 15, 2019, by Ordinance No. 4855, which included a revised phasing schedule, along with other changes to uses, pod configuration and composition, and bulk standards. Since 2019, the applicant has sought and received approvals for four applications, including two subdivisions, a site plan for a 256,000 square-foot manufacturing facility, and a site plan for the first phase (77 units) of a multifamily development. A subdivision review is currently underway that encompasses portions of multiple pods. The phasing schedule, however, set the first threshold as a preliminary development plan for any one pod within four years. After beginning land planning work on the site, it became apparent that the broad phasing schedule requiring plans for an entire pod at a time is not feasible and therefore the applicant requested a revised phasing schedule for the PD and ODP that would provide for completion of the remaining phases of development within 10 years from the previous Phase 1 deadline of May 15, 2023.

Interim Planning Supervisor Nicole Galehouse presented this item.

Ty Johnson, Cart Planning, was present to answer questions and concurred with Ms. Galehouse's presentation.

The public hearing opened at 9:25 p.m.

There were no public comments.

The public hearing closed at 9:25 p.m.

Council President Pro Tem Herman moved and Councilmember Simpson seconded to adopt Ordinance No. 5150, an ordinance to amend the phasing schedule of the previously approved Planned Development, located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50, City file number PLD-2023-243, on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

A Resolution Accepting the Petition for the Annexation of 1.12 Acres of Land and Ordinances Annexing and Zoning the Pino Annexation to R-5 (Residential – 5 du/ac), Located at 3140 E Road

Smart Choices Res, LLC requested a zone of annexation to R-5 (Residential – 5 du/ac) of one parcel, approximately 1.12 acres, located at 3140 E Road with one dwelling unit. The applicant requested annexation into city limits and the property is Annexable Development per the Persigo Agreement. This annexation is being sought in anticipation of developing three residential units in addition to the existing dwelling unit and subdivision of the property. The proposed zone district of R-5 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan. The request for annexation is being considered concurrently by City Council with the zone of annexation request.

Principal Planner David Thornton presented this item.

Courtney Patch, River City Consultants, was present to answer questions.

The public hearing opened at 9:31 p.m.

There were no public comments.

The public hearing closed at 9:31 p.m.

Council President Pro Tem Herman moved and Councilmember Kennedy seconded to adopt Resolution No. 46-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Pino Annexation, approximately 1.12 acres, located at 3140 E Road, as well as adopt Ordinance No. 5151, an ordinance annexing territory to the City of Grand Junction, Colorado, Pino Annexation, approximately 1.12 acres, located at 3140 E Road, on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

Councilmember Simpson moved and Councilmember Reitz seconded to adopt Ordinance No. 5152, an ordinance zoning the Pino Annexation to R-5 (Residential – 5 du/ac) zone district, from Mesa County RSF-R (Residential Single Family Rural) on final passage and ordered final publication in pamphlet form. The motion carried unanimously by roll call vote.

Non-Scheduled Citizens & Visitors

Tom Groves spoke of a subdivision in Fruita where a bike path was built between an old and a new subdivision and now those homes have no privacy.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:37 p.m.

_____
Amy Phillips, CMC
City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: June 7, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Interim Planning Supervisor

Information

SUBJECT:

Introduction of an Ordinance Zoning Approximately 17.42 Acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 du/ac), Located at the Northeast Corner of 31 and E ½ Roads and Setting a Public Hearing for June 21, 2023

RECOMMENDATION:

Planning Commission heard this item at the May 9, 2023 regular meeting and voted (5 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Venture LLC is requesting a zone of annexation to R-8 (Residential 5.5 to 8 du/ac) for the Grand Valley Estates Annexation. The approximately 17.42 acres of land is located at the northeast corner of 31 Rd and E ½ Rd and borders on three sides a property owned by Mesa County that contains portions of the Lewis Wash. The subject property is located west of Long Park and is undeveloped.

The zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. The property was annexed on March 1, 2023. As part of the annexation, the applicant requested a zone district of R-12 (Residential – 12 du/ac). The zoning request was denied at the same hearing; the applicant subsequently resubmitted a request for an R-8 zone district.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of R-8 (Residential – 8 du/ac). The property is currently zoned in the County as Residential Single Family – 4 (RSF-4). The proposed zone district of R-8 is consistent with the Residential Medium (5.5 to

12 du/ac) Land Use category of the Comprehensive Plan.

Development to the west and north of the subject property in the County are zoned RSF-4 and consist mostly of single-family residential lots averaging a density close to 2.6 dwelling units per acre. The property to the east is Long Park. Property to the south is split between County zoned RSF-4 and City zoned Light Commercial (C-1); all of the properties to the south have a Land Use designation of Commercial. 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 2 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 for the annexation of R-8.

The R-8 zoning establishes densities between 5.5 and 8 dwelling units per acre. The R-8 requested zoning implements the Comprehensive Plan's Residential Medium Land Use category. This land use designation was amended during the 2020 One Grand Junction Comprehensive Plan process when the subject property was identified as being a location where increased density would be desired.

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 multifamily. R-8 is a transitional district between lower-density single-family districts and higher-density multifamily or business development. A mix of dwelling types is allowed in this district. This property is located in a transitional location between the commercial uses along the I-70B corridor and the residential neighborhoods on the west side of Lewis Wash and 31 Road. The increased separation provided by the wash adds to the compatibility with surrounding zone districts.

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

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

NOTIFICATION REQUIREMENTS

A neighborhood meeting regarding the proposed rezone request was held via Zoom on Thursday, March 30, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative was in attendance, along with representatives from City staff and approximately 17 neighbors. The owner's

representative provided an overview of the revised rezone request. Neighbors in attendance voiced a desire to reduce the land use designation to low-density residential. There was a lot of concern voiced about the unknowns of the final development product; it was explained that these factors would be thoroughly vetted during the development review process. Specific concerns mentioned were traffic impacts on E ½ Rd, connection and alignment of 31 Rd, capacity of the water system, and the floodplain.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property has retained a public notice sign since January 4, 2023, during the initial hearing process. 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 on April 27, 2023. The notice of this public hearing was published on April 30, 2023, in the Grand Junction Daily Sentinel. Public comment was also received in an online hearing between May 2, 2023, and May 8, 2023, through the GJSpeaks platform.

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 subject property was annexed into City limits on March 1, 2023. According to Colorado Statutes Section 31-12-115 requires that once a property is annexed into a municipality, it must be brought under the zoning map within 90 days of the effective date of the annexation ordinance. The ordinance annexing the subject property became effective on April 2, 2023, which creates a deadline of July 1, 2023. The annexation of the property creates a subsequent event that invalidated the original premises of a county zoning designation.

In addition, during the 2020 One Grand Junction process, the land use designation on the property was changed from Residential Medium Low (2 – 4 du/ac) to Residential Medium (5.5 – 12 du/ac). Annexations into the City must be zoned in compliance with the adopted Comprehensive Plan. The requested zoning of R-8 both implements the Residential Medium land use designation and is consistent with the intent of the land use change to increase density. Staff finds this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity were established between the mid-1980s and the early 2000s. Long Park was built in 2007 and the first commercial development to the south was constructed in

2009. Staff finds that there have not been significant changes and 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
Existing public and community facilities and services are available to the annexation and are sufficient to serve land uses associated with the proposed R-8 zone district when developed. The property has access from E ½ Road and will construct additional improvements with any further development on the site. Sanitary sewer located within the right-of-way is already available to the site. Domestic water service is available through a Clifton Water District water line to the site in E ½ Road and the area can be served by Xcel Energy for electricity and natural gas.
To the west just over one mile is Fruitvale Elementary School. Both Grand Mesa Middle School and Central High School are under 1/3 mile east of the site. The site is located just north of the I-70B corridor, with shopping available in the Clifton commercial district under a mile away. The property is located within the Clifton Fire District, with the closest station located at 3254 F Road, approximately 1.5 miles from the property.

Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-8 densities. Therefore, staff have 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 Medium (5.5 to 12 du/ac). The proposed zoning designation of R-8 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the low end of the Residential Medium land use category. The closest properties within City limits are across E ½ Road, which are zoned C-1, and to the west of those are properties zoned R-4. For unincorporated areas of the neighborhood, Mesa County has zoned the majority of the area Residential Single Family – 4 (RSF-4) with a few properties having a Residential Office (R-O) or (Planned Unit Development (PUD) zone. The County portions of the neighborhood are largely built out as low-density residential, park, and educational facilities. The Land Use Map defines the immediate properties to the north of the site, between the Lewis Wash, F Rd, and Long Park, as Residential Medium, and the area south of E 1/2 Road as Commercial. With most of the area already being developed at lower densities or reserved for commercial, civic, and institutional uses, there is a need for the middle-density housing that the R-8 zone district provides. Staff finds that this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
As the property has already been annexed into the City, zoning of it will create available land within the City limits for growth and help fill in the patchwork of

unincorporated and/or urban area that is adjacent to the City limits. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the 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 Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

In addition to the above criteria, the City may rezone the property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of relevant sections of the Comprehensive Plan that support this request.

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

- Land Use Plan: *Relationship to Existing Zoning*
  Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

  The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-8 zone district implements the Residential Medium designation.

- Plan Principle 1: Collective Identity
  Where We are Going – The narrative associated with the future of the City's identity has a strong focus on retaining character as growth continues. It's important to respect what is existing and ensure maximum compatibility and appropriate transitions from areas with a history of suburban character to more dense urban settings.

  The proposed rezone is close to the outside of the Urban Development Boundary. Properties to the north of F Rd (approximately 1/4 mile north of the subject property) and to the east of Long Park (approximately 1/8 mile east of the subject property) are outside of the City's Urban Development Boundary. There are two residential zone districts, R-8 and R-12, which implement the Residential Medium land use designation. The R-8 request provides a greater range of flexibility to increase what compatibility could look like on this site, along with softer bulk standards, such as lower height limits and larger lot requirements. The R-8 zone district also allows for single-family dwellings, whereas the R-12 does not. The need for additional housing and growth in this area is clear. However,

the R-8 zone district provides a balance between the higher end of the density and maintaining the existing character of the neighborhood.

- Plan Principle 3: Responsible and Managed Growth
  Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. To move forward effectively and manage growth, priority has been placed on infill and redevelopment projects.

  How We Will Get There – The goals and policies in this Principle address the manner in which growth must happen within the City. These include promoting a compact pattern of growth as well as encouraging infill development. The subject property is in an ideal location for both of these goals. It falls within the UDB, which is a tool to manage growth, drawing a line for where urban development will occur. The property is located in an area that is largely built out, meaning that infrastructure is already existing and available on the site.

- Plan Principle 4: Strong Neighborhoods and Housing Choices
  Where We are Today (and Where We are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with little of other product types. This principle outlines how, in the decade preceding its adoption, the City saw an increase of over 70% in the cost of for-sale housing, and more than 50% of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The development should be high quality, focusing on development near amenities and with high levels of walkability and bikeability. Neighborhoods should be strengthened not only through the creation of third places where people can interact, such as cafes, parks, trails, and restaurants but also through diverse and interspersed housing options.

  How We Will Get There – Since the adoption of the Comprehensive Plan approvals for multifamily developments have increased, with hundreds of apartment units being approved. However, the 'missing middle' housing type – duplexes, triplexes, townhomes, and other non-traditional multifamily products, have been pursued in insignificant quantities. The R-8 zone district allows for, but does not require, those housing options to be built. The 2020 One Grand Junction Comprehensive Plan encourages a variety of housing types, which can assist in increasing density while maintaining neighborhood character. The subject property provides an ideal location for increased density. The wash provides a natural buffer (approximately 200 ft when combined with the right-of-way) for the single-family neighborhoods to the east while to the west there are many daily destinations within walking and biking distance, such as schools, a park, and a grocery store.

- Plan Principle 8: Resource & Stewardship

How We Will Get There – Part of properly managing the City's resources and being good stewards of the environment is to promote sustainable development. This can be done by maximizing existing infrastructure. The subject property is located along an improved right-of-way with existing water and sewer lines available to the site.

- Intensification and Tiered Growth Plan
  Tier 2: Suburban Infill – Tier 2 is intended to apply to areas of the City that are urbanizing or close to areas that are urbanizing. Urban areas provide a density that includes more than just housing, including also roads, bridges, and other public amenities. The subject area has room for growth but provides a strong backbone of infrastructure to serve future growth. Development in this area is anticipated to "provide development opportunities while minimizing the impact on infrastructure and city services". The County is in progress on improvements to E ½ Rd to increase the level of service and other infrastructure, such as water and sewer, is already available.

The need for housing in the City of Grand Junction is clearly outlined in the Comprehensive Plan. This need encompasses not only attainable housing but a variety of housing options, including those that could be provided through the requested rezone. The Comprehensive Plan designation of Residential Medium for the subject property indicates that any of the implementing zone districts (R-8, R-12, or CSR) will be "typically located in areas within walking distance of services and amenities and public transit" and will "provide housing near commercial and employment areas."

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Grand Valley Estates Zone of Annexation, ANX-2022-478 request for the property located at the northeast corner of 31 Rd and E ½ Rd from County Residential Single Family – 4 (RSF-4) to a City R-8 (Residential – 8 du/ac), 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 Planning Commission recommended approval of the request.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce an ordinance zoning the Grand Valley Estates Annexation to R-5 (Residential – 5 du/ac) zone district, from Mesa County RSF-4 (Residential Single Family -4) and set a public hearing for June 21, 2023.

Attachments

1. Development Application
2. Site Maps and Photo
3. Neighborhood Meeting Summary
4. Applicant Presentation
5. ORD-Grand Valley Estates Zoning 20230522

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Residential Medium
Existing Zoning: RSF-4
Proposed Land Use Designation: Residential Medium
Proposed Zoning: R-8

Property Information

Site Location: NE Corner of E 1/2 Road and 31 Road
Site Acreage: 16.14 AC
Site Tax No(s): 2943-102-00-020
Site Zoning: RSF-4 (County)
Project Description: Annex into City of Grand Junction with R-8 Zone

Property Owner Information	Applicant Information	Representative Information
Name: Grand Junction Venture LLC	Name:	Name: Clearwell, PLLC
Street Address: 18 Biltmore Estates	Street Address:	Street Address: 2135 Blake Blvd SE
City/State/Zip: Phoenix, AZ 85016	City/State/Zip:	City/State/Zip: Cedar Rapids, IA 52403
Business Phone #: 847-502-3966	Business Phone #:	Business Phone #: 319-654-4911
E-Mail: joe@metrowestdevelopment.	E-Mail:	E-Mail: jmailander@clearwelleng.com
Fax #: n/a	Fax #:	Fax #: n/a
Contact Person: Joe Gannett	Contact Person:	Contact Person: Joseph W Mailander
Contact Phone #: 847-502-3966	Contact Phone #:	Contact Phone #: 319-654-4911

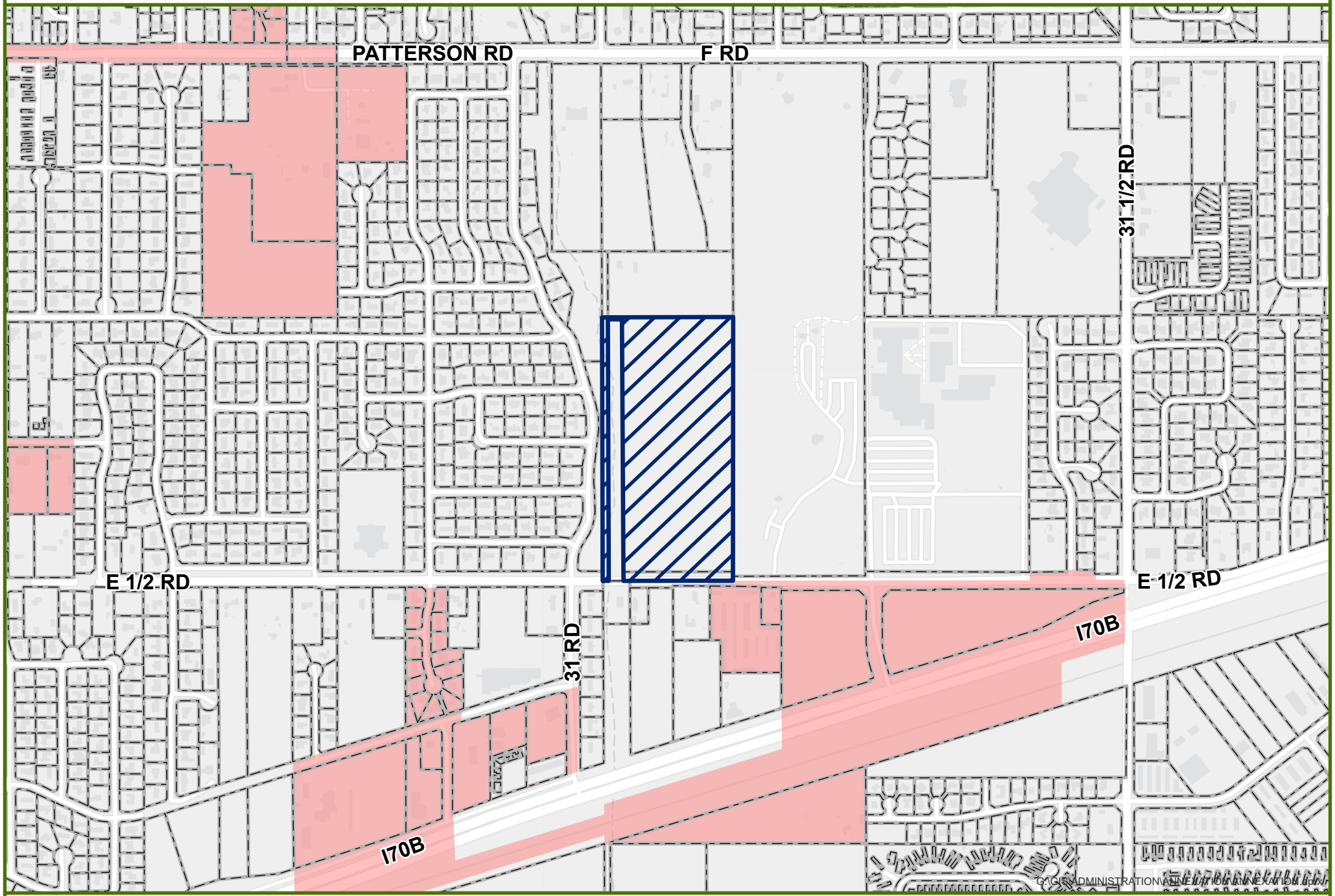
NOTE: Legal property owner is owner of record on date of submittal.

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: 5/13/22

GRAND VALLEY ESTATES ANNEXATION



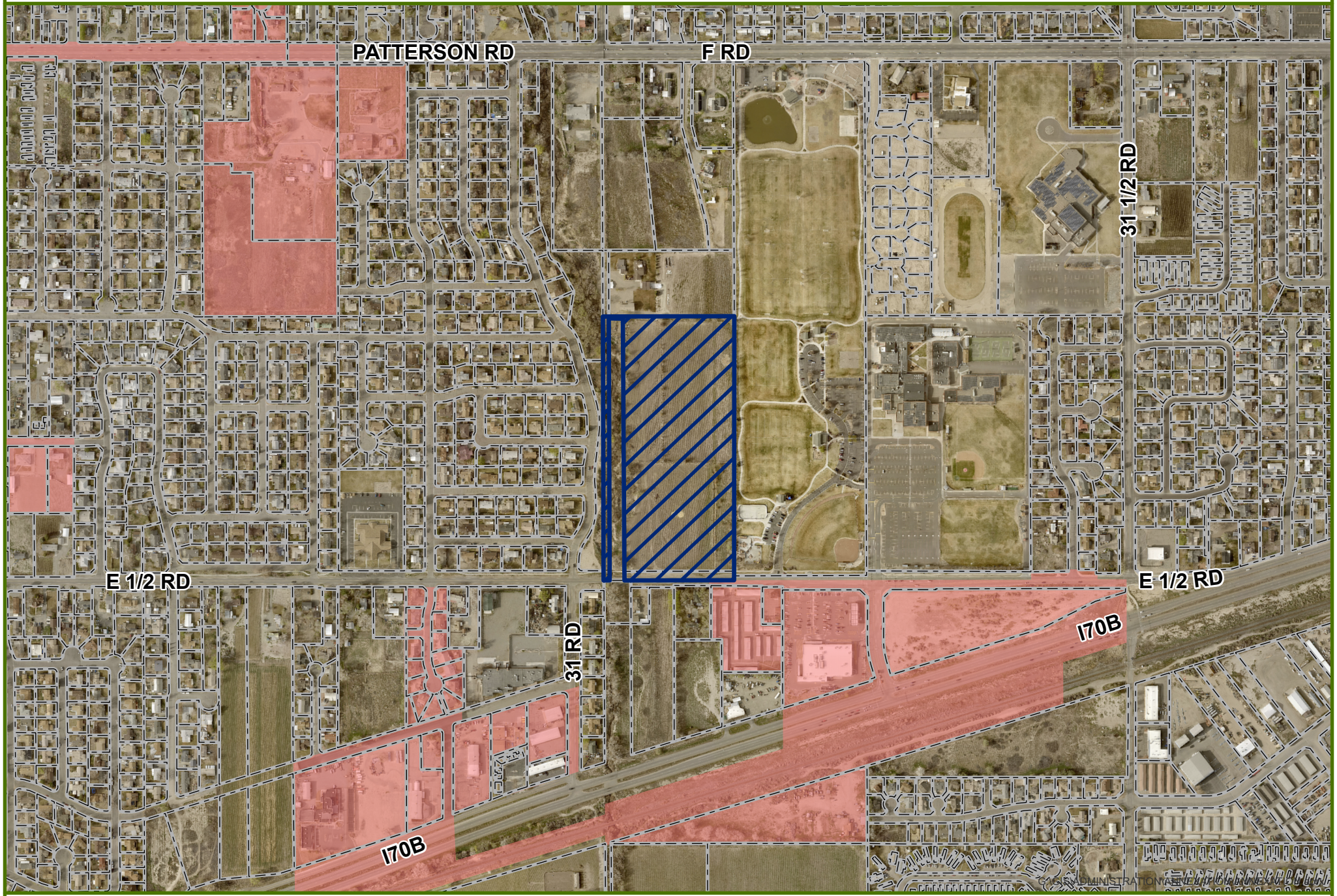
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0 0.1 0.2 Miles

Annexation City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION



N

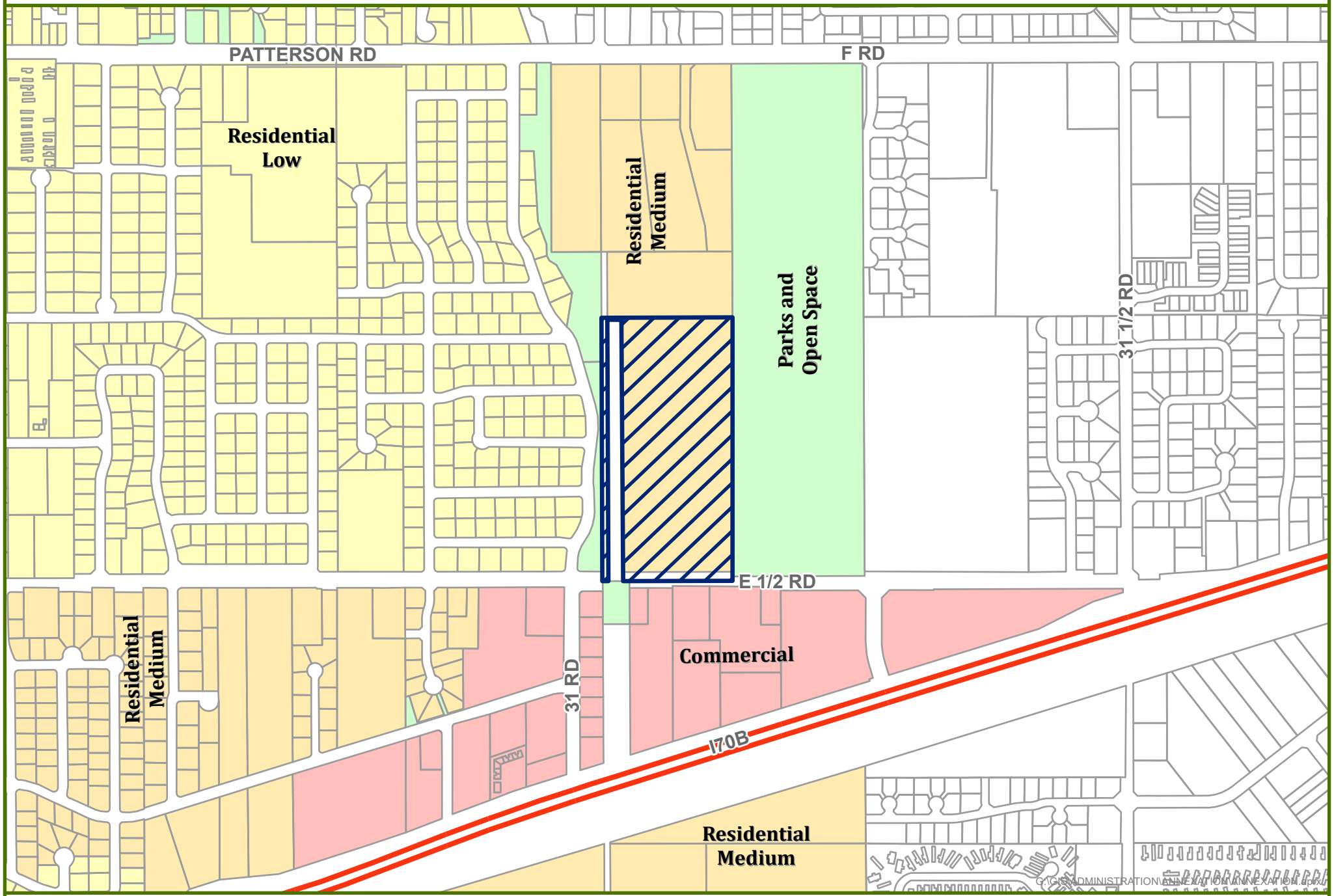
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Annexation

City Limits

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - LAND USE



N

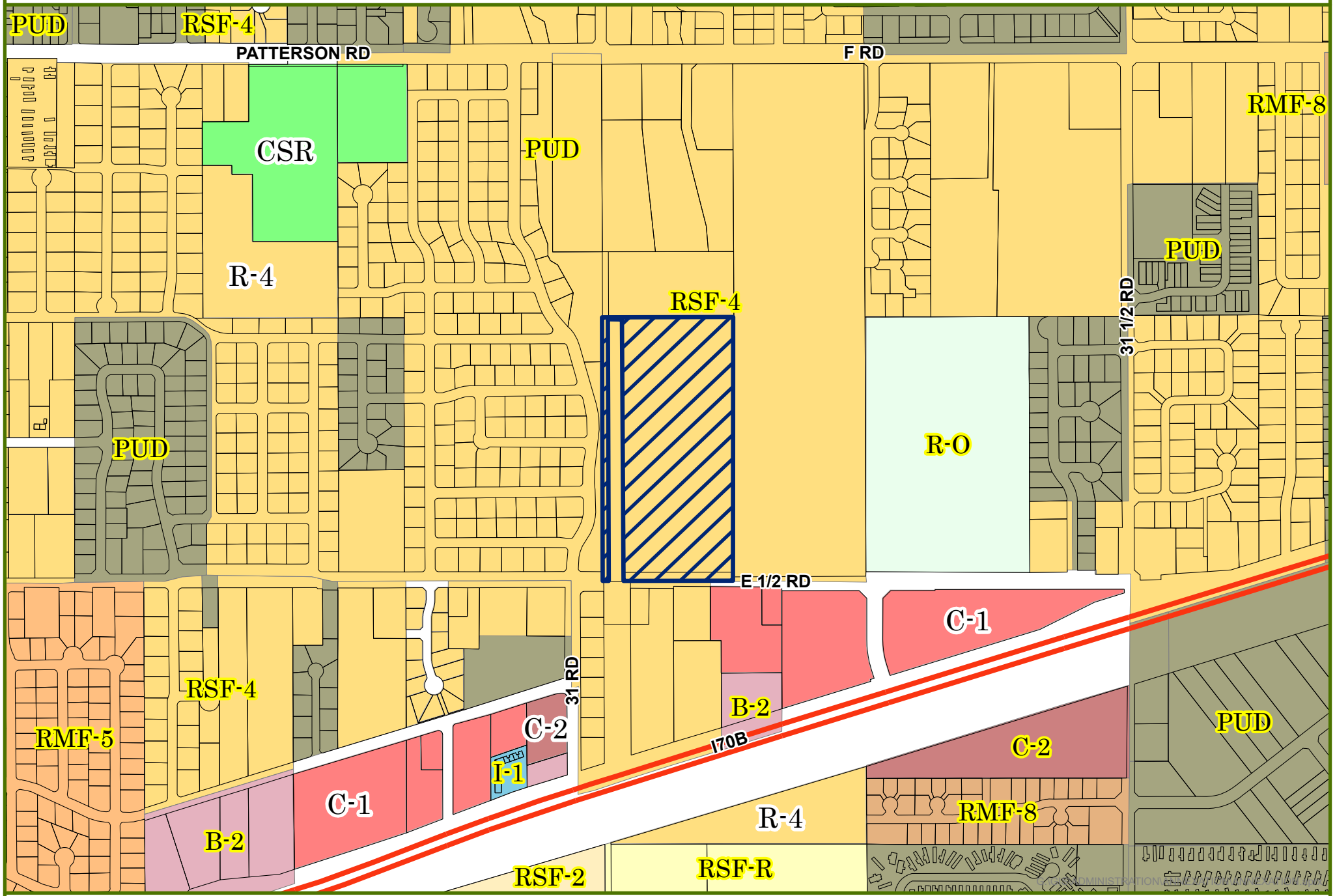
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Annexation Boundary

Date Created: 11/22/2022

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEMS

GRAND VALLEY ESTATES ANNEXATION - ZONING



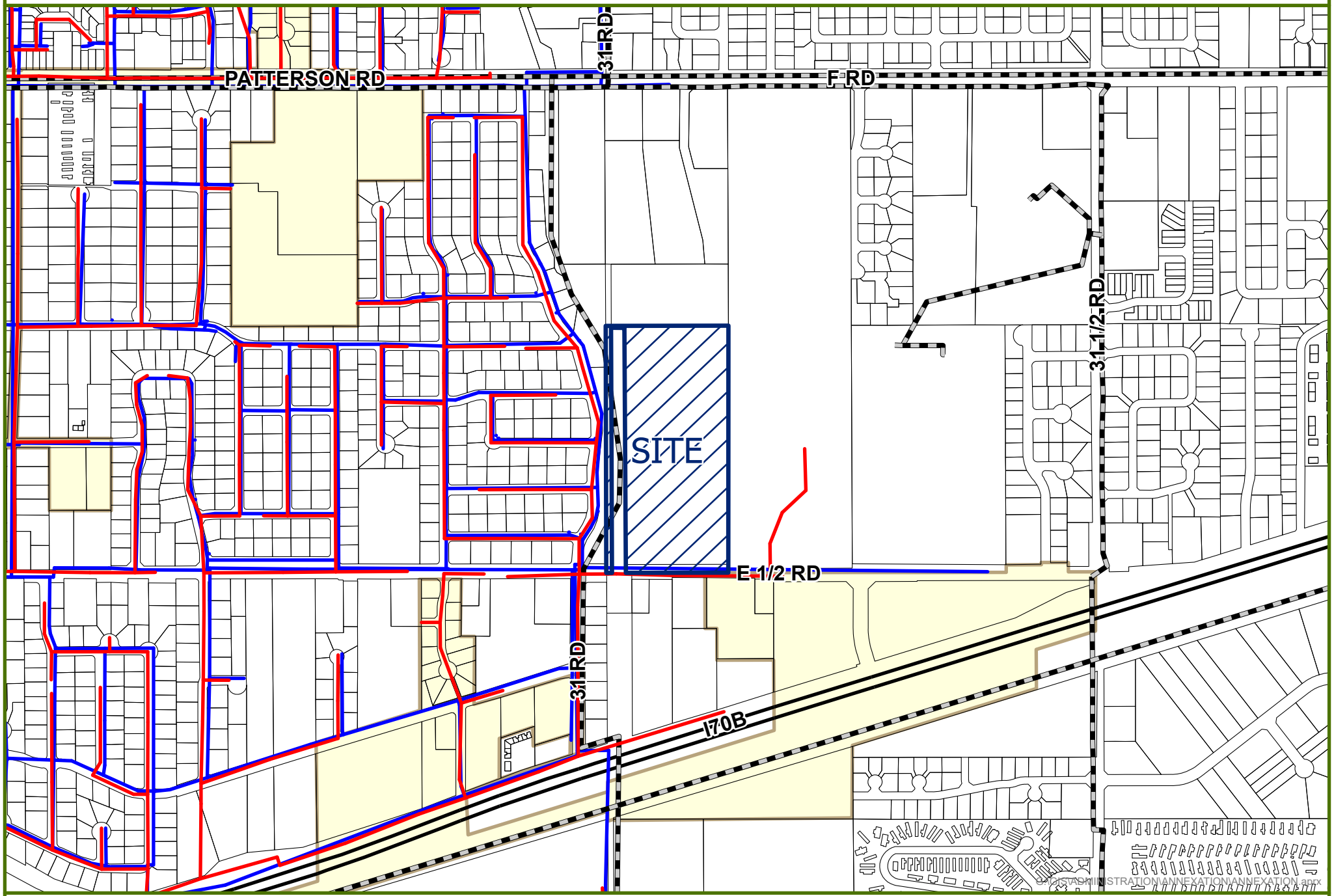
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0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 11/22/2022

GRAND VALLEY ESTATES ANNEXATION - UTILITIES



N

0 0.1 0.2 Miles

NON-CITY FIBER
SEWER
CLIFTON WATER
CITY LIMITS

Date Created: 11/22/2022

City of Grand Junction Colorado



View of the subject property looking north from E ½ Road

Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Thursday, March 30th on zoom to inform neighbors about the intent to submit a zone of annexation application for a property located at the NE corner of E ½ Rd. and 31 Rd. There were 17 participants and the meeting lasted approximately 30 minutes from 5:30-6:45 pm.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Nicole Galehouse and Dave Thornton with the City of Grand Junction were in attendance and answered questions from participants regarding the City's regulations and development processes.

The following questions and comments were made at the meeting:

- Traffic impacts on E ½ Rd.
- Will future development connect to existing 31 Rd.
- Presence of easements, floodplain, and 31 Rd. extension and how that impacts the design.
- Will future development comply with fire protection
- Water line is at capacity
- Floodplain presence
- Comp Plan no longer works here
- Why can't there be a lower density option
- Did the City ask Kaart to do this
- What's the parking requirement
- Where's the access going to be
- Why can't it be residential low
- Review of development process
- Discussion of the process
- Never heard of the comp plan
- Is the comp plan legally binding
- Comp Plan is being jammed down our throat

- The Comp Plan process was inadequate
- How did they acquire the land to the west of the Lewis Wash
- When will the public hearings be
- The survey is wrong and therefore the property shouldn't have ever been annexed

Zone of Annexation

Planning Commission
Tuesday, May 9th at 5:30 pm

Section 21.02.140: 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

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

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

(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

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

One Grand Junction Comprehensive Plan

- Residential Medium Land Use Designation
  - Implementing Zone Districts: R8, R12
- Principle 3: Responsible and Managed Growth
  - Encourage infill to leverage existing infrastructure
- Principle 5: Strong Neighborhoods and Housing Choices
  - Opportunities for housing choices that meets needs of all people
- Plan Principle 6: Efficient and Connected Transportation
  - Encourage use of multi-modal transportation

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

- Property was annexed on March 1, rendering existing Co. zoning invalid

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

- The area has changed significantly since it was originally zoned, evidenced by the adoption of an updated Comp Plan that calls for higher density here

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

- Close proximity to schools, park, & commercial zoning. Existing infrastructure in place. Frontage on dedicated ROW.

(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

- An inadequate supply of R8 and medium density housing types in our community is well documented.

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

- Comp Plan defines the vision for community growth. R8 implements the Comp Plan


2486C




Waite Ave



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING GRAND VALLEY ESTATES ANNEXATION TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT

LOCATED ON PROPERTIES AT THE NORTHEAST CORNER OF 31 & E ½ ROADS

Recitals:

The property owner petitioned to annex 17.42 acres into the City limits. The annexation is referred to as the "Grand Valley Estates Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Grand Valley Estates Annexation R-8 (Residential – 8 du/ac) from County RSF-4 (Residential Single Family - 4) finding that the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan, and conforms with the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the 17.42 acre parcel.

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

THE GRAND VALLEY ESTATES ANNEXATION ("Property") located in the City of Grand Junction, Mesa County, Colorado is hereby zoned R-8 (Residential – 8 du/ac). The Property is described as follows:

PERIMETER BOUNDARY LEGAL DESCRIPTION
Grand Valley Estates Annexation

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

Grand Valley Estates Annexation No. 1

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

DRAFT

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24”W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52”W a distance of 1.00 feet 2) N89°59'24”E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said parcel of land being comprised of 392 Square Feet or 0.009 Acres, more or less.

Grand Valley Estates Annexation No. 2

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52”W a distance of 2.00 feet 2) N89°59'24”E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said parcel of land being comprised of 1,337 Square Feet or 0.031 Acres, more or less.

Grand Valley Estates Annexation No. 3

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

DRAFT

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24”W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24”W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said parcel of land (“Property”) comprised of 771,084 Square Feet or 17.702 Acres, more or less, is hereby duly and lawfully zoned in the City of Grand Junction, County of Mesa, State of Colorado.

INTRODUCED on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

_____
Anna M. Stout
President of the City Council

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: June 7, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Zoning Approximately 2.714 Acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential – 4 du/ac) for the Mustang Ridge 1, 2 and 3 Annexation, Located at 880 26 ½ Road, and Setting a Public Hearing for June 21, 2023

RECOMMENDATION:

The Planning Commission heard this request at its May 23, 2023 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicants, Brian R. and Stephanie Bray are requesting a zone of annexation to R-4 (Residential 4 units per acre) for the Mustang Ridge Annexations 1, 2 and 3. The approximately 2.714 acres consists of one parcel of land located at 880 26 ½ Road. The property presently has one single family home on it. The property is Annexable Development per the Persigo Agreement. The zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Annexation Request

The Applicants, Brian R. and Stephanie Bray are requesting annexation of approximately 2.714 acres consisting of one parcel of land located at 880 26 ½ Road.

There is a portion of 26 ½ Road right-of-way included in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. The property presently has one single family home on the front (westerly end) portion of the parcel. Annexation is being sought in anticipation of splitting the property into two approximately 1-acre parcels for an additional single-family residence to be built on the new lot.

The proposed zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. 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.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – April 19, 2023
- Planning Commission considers Zone of Annexation – May 23, 2023
- Introduction of a Proposed Ordinance on Zoning by City Council – June 7, 2023
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 21, 2023
- Effective date of Annexation and Zoning – July 24, 2023

Zone of Annexation Request

The Applicants are requesting a zone district of R-4 (Residential 4 units per acre). The property is currently zoned in the County as RSF-R (Residential Single Family – Rural). The proposed zone district of R-4 is consistent with the Residential Low (2-5.5 dwelling units per acre) land use category of the Comprehensive Plan. The surrounding County zoning is generally RSF-R, a zone district that provides zoning for interim low density and agricultural uses prior to urbanization that is expected by the Comprehensive Plan. Properties in the vicinity already within and developing in the City limits have zones of R-2 and R-4. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area does not presently have sewer service. Any further development will require extension of sewer service to the property. The area to be annexed is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The proposed R-4 zoning permits the anticipated subdivision and development of the property for single-family residential use. In addition to the R-4 zoning requested by the petitioners, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Low.

a. Residential 5 units per acre (R-5)
b. Community Services and Recreation (CSR)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in virtual format on January 12, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicants' representative and City staff were in attendance as well as three 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. The subject property was posted with an application sign, a 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 and the notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel according to the Code.

ZONE OF ANNEXATION ANALYSIS

The criteria for review are 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 du/ac). Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. In addition, the existing county zoning is RSF-R, a district that is rural and only allows for a density of one dwelling unit per five acres. This area is urbanizing and, as such, the City's Comprehensive Plan includes this area in Tier 1 on the Intensification and Growth Tiers Map. The RSF-R zone is not an urban zone district.

Therefore, staff finds this criterion has been met.

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

The character or condition of the area is changing with the further development of residential subdivisions in the vicinity of the area to be annexed. In accordance with the Comprehensive Plan, being identified as Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, this area is urbanizing, with the exception of areas on the west side of 26 ½ Road in the vicinity that are outside of the Urban Development Boundary as defined by the City. This property is located adjacent to larger parcels to the north and south that are within the Urban Development Boundary and ripe for development of additional Residential Low land use.

Therefore, 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

With the exception of sewer service which is not yet available to the area to be annexed, existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed R-4 zone district for this property, and currently service the existing home on this and adjacent properties.

This property is in the Ute Water District service area, so there is no impact to the City. For sewer, the property is within the 201 sewer service boundary and would be required to connect to sewer at such time it develops to greater than one more unit. An extension of the 8-inch sewer on 26 ½ Road from Catalina Drive to this property would be required to serve this property. The developer would be responsible for the cost of this extension as well as the Plant Investment Fees that would be assessed to each parcel. The area can be served by Grand Valley Power.

Currently this parcel is in the Grand Junction Rural Fire Protection District which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 9.6560 mill levy that generates a revenue of $205.29 per year. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 6 at 731 27 Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 6 has the capacity to handle calls for service resulting from this annexation.

The area to be annexed is served by Mesa County Valley School District 51 Schools in the attendance area for Pomona Elementary, Grand Junction High School and West Middle School. The closest commercial service areas to the site are on the Crossroads Boulevard and Horizon Drive Corridors, approximately 1.8 miles to the southeast.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future, at such time the property is further urbanized, and existing public facilities can accommodate additional development this property may have in the future. However, due to the lack of sewer service to the site, this criterion has not 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. The proposed zoning designation of R-4 implements this land use designation and provides a zoning that allows the existing and proposed uses on the property. This portion of the 26 ½ Road corridor has been identified as Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive

Plan, anticipating the further infill of urban development such as proposed within the Urban Development Boundary. There is not much more developable land for this type of land use in this area, particularly since the properties on the west side of 26 ½ Road in this vicinity are outside the Urban Development Boundary so not available to accommodate the anticipated continued residential growth in this area.
Therefore, 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.

Annexation and zoning of the properties will create additional land within the City limits for City growth. The annexation is also consistent with the City and County 1998 Persigo Agreement.

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 other zone districts could be considered in a Commercial Land Use area, the C-1 zone district is consistent with the recommendations of the Comprehensive Plan and provides for a mixture of land uses within a Neighborhood Center.

CONSISTENCY WITH COMPREHENSIVE PLAN
Further, the zoning request is consistent with the following 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.

Chapter 3
Intensification and Tiered Growth Plan. Subject property is located within Tier 1 where urban services already exist and generally meet service levels, usually within existing City limits, where the focus is on intensifying residential and commercial areas through infill and redevelopment. Annexation and development of the property will provide development opportunities consistent with the intent of the Intensification and Tiered Growth Plan.

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

- Guide future zoning changes. Requests for zoning changes are required to

implement the Comprehensive Plan.

FINDINGS OF FACT AND RECOMMENDATION
After reviewing the Mustang Ridge Annexations 1, 2 and 3 Zone of Annexation, ANX-2023-81 a request for the property located at 880 26 ½ Road to be zoned from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre), the following findings of facts have been made:

1. The request conforms with 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, Planning Commission recommended 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 Mustang Ridge 1, 2 and 3 Annexation to R-4 (Residential – 4 du/ac) zone district, from Mesa County RSF-R (Residential Single Family Rural) and set a public hearing for June 21, 2023.

Attachments

1. Development Application
2. Mustang Ridge Annexations 123 Annexation Maps
3. Mustang Ridge Site Location and Zoning Maps
4. Site Photo
5. ANNEXATION SCHEDULE & SUMMARY TABLE
6. GJ Speaks-Mustang Ridge Comments
7. Planning Commission Minutes - 2023 - May 23 Mustang Zone
8. ORD-Zoning Mustang Ridge 20230525

MUSTANG RIDGE 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: 880 26 ½ Road, Grand Junction, CO 81506
Tax ID # 2701-261-00-503

A parcel of land as recorded at Reception Number 2454093 and 3048033, except that portion conveyed at Reception Number 3048032, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 West, Ute Meridian, in the County of Mesa, State of Colorado, said parcel being more particularly described as follows:

Commencing at the Center-North 1/16 Corner of said Section 26, monumented with a 3" brass cap in a monument box, whence the North 1/4 Corner of said Section 26, monumented with a 3" brass cap in a monument box bears North 00°02'19" East with all bearings herein Relative thereto:

Thence North 00°02'19" East, a distance of 222.34 feet to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 26;
Thence South 89°57'41" East, a distance of 30.00 feet to a point on the easterly line of the 26 1/2 Road Right-of-Way as recorded at Reception Number 789103 and the Point of Beginning;

Thence North 00°02'19" East, along said easterly line of said Right-of-Way, a distance of 349.54 feet to a point on the southerly line of the parcel as recorded at Reception Number 2141793;
Thence South 89° 57'40" East along said southerly line, a distance of 514.39 feet to a point on the Common Boundary Line as recorded at Reception Number 3048031;
Thence South 42°52'29" West along said Common Boundary Line, a distance of 55.14 feet;
Thence South 56°39'00" West along said Common Boundary Line, a distance of 33.91 feet;
Thence South 67°39'09" West along said Common Boundary Line, a distance of 100.65 feet;
Thence South 57°26'28" West along said Common Boundary Line, a distance of 130.60 feet;
Thence South 53°40'37" West along said Common Boundary Line, a distance of 161.65 feet:
Thence South 48°25'07" West along said Common Boundary Line, a distance of 127.34 feet;
Thence South 86°30'36" West along said Common Boundary Line, a distance of 20.16 feet to the Point of Beginning.

Containing 88263 Sq ft (2.03 acres) more or less.

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, Mustang Ridge 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.

Brian R. and Stephanie Bray	880 26 ½ Road Grand Junction CO 81506
NAME	ADDRESS
	1/26/23
SIGNATURE	DATE
Stephanie Bray	
NAME	ADDRESS
Stephanie Bray	1-26-23
SIGNATURE	DATE

(_Mustang Ridge_Annexation Petition)

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

Brian R. Bray + Stephanie Bray, 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.

Subscribed and sworn to before me this 26 day of January, 2023.

Witness my hand and official seal.

Tamara Flesher
NOTARY PUBLIC
STATE OF COLORADO
My commission expires 02/04/2023
LIC# 20154004959

Notary Public

1015 N. 7th St. Grand Junction CO 81501
Address

My commission expires: 2/4/23

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Single Family Residential

Existing Zoning: RSF-R

Proposed Land Use Designation: Single Family Residential

Proposed Zoning: R-4

Property Information

Site Location: 880 26 1/2 Road, Grand Junction, CO 81506

Site Acreage: 2.03 Acres

Site Tax No(s): 2701-261-00-503

Site Zoning: RSF-R (County)

Project Description: To annex into City limits, zone R-4 and split the lot into 2 lots with a sanitary sewer waiver.

Property Owner Information

Name: Brian R. and Stephanie Bray

Street Address: 880 26 1/2 Road

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-486-0446

E-Mail: brian@brayandco.com

Fax #:

Contact Person: Brian Bray

Contact Phone #: 970-986-0446

Applicant Information

Name: Same as Property Owner

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name: River City Consultants, Inc.

Street Address: 215 Pitkin Ave. #201

City/State/Zip: Grand Junction, CO 8

Business Phone #: 970-241-4722

E-Mail: tstates@rccwest.com

Fax #:

Contact Person: Tracy States

Contact Phone #: 970-241-4722

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: 2022.12.21 10:32:44 -07'00'

Date: December 21, 2022

Signature of Legal Property Owner: Stephanie Bray

Date: 12/21/22

General Project Report

Mustang Ridge Annexation – Simple Subdivision

880 26 ½ Road, Grand Junction, CO

Parcel No. 2701-261-00-503

January 30, 2023

Prepared for:

Brian Bray

880 26 ½ Road, Grand Junction, CO 81506

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 241-4722

info@rccwest.com

A. Project Description

1) Location: The project is located at 880 26 1/2 Road (Parcel No. 2701-261-00-503).

2) Acreage: The subject parcel contains approximately 2.03 acres.

3) Proposed Use: This submittal is for the Annexation, zoning and simple subdivision of this parcel into two single family residential lots. The proposed zoning is R-4 (2 to 4 DU/Acre). The parcel does not have legal access to sewer within 400' so the split will be allowed using a sanitary sewer waiver. The future land use is Residential Low Medium (2 to 5.5 DU/Acre). The proposed R-4 zoning meets the intent of the 2020 Comprehensive Plan with regards to density and use.

B. Public Benefit

The proposed Annexation/Rezone/Simple Subdivision would allow up to eight dwelling units, once sewer is extended within 400', adding single family residential building sites to meet housing demand. Until then, the simple subdivision will support an additional building lot in a desirable area, with each parcel being at least one acre in size to accommodate an onsite waste treatment system (OWTS).

C. Neighborhood Meeting

A neighborhood meeting was held virtually via a zoom meeting on January 12, 2023. 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/Zoning are 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. As explained above, the parcel does not have legal access to sewer within 400', allowing the simple subdivision to create an additional building lot that will leave both lots large enough (one acre minimum) to accommodate OWTS.

2) Land use in the surrounding area:

The uses contained within the surrounding area include large lot/agriculture low density residential.

3) Site access and traffic patterns:

The newly created lot will take access from the northwest corner of the existing parcel. Ample access for residential traffic and fire apparatus maneuver exists on site.

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

The subject parcel is served by the following:

Ute Water
Persigo 201 Boundary (Future City Grand Junction Sewer) – current OWTS
Grand Valley Water Users Association

Xcel Energy
Grand Valley Power
City of Grand Junction Fire – Station 6
Spectrum/Charter
CenturyLink/Lumen

A Fire Flow Form has been obtained and is included with this submittal.

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/Zoning/Simple Subdivision 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/Zoning/Simple Subdivision request is in compliance with the newly adopted 2020 Comprehensive Plan.

(ii) Compliance with this zoning and development code.
The Annexation/Zoning/Simple Subdivision request is in compliance with the zoning and development code, with the exception of sewer extension. As explained previously, the parcel does not have legal access to sewer within 400' and therefore the simple subdivision is currently being requested, with lot sizes suitable for OWTS.

(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 Annexation/Zoning/Simple Subdivision of this property, with the exception of sewer. A preliminary sewer waiver request has been approved for the newly created lot, providing conditions have not changed with the request.

(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 zoning request to the R-4 zone district will bring the parcel into compliance with the newly adopted 2020 Comprehensive Plan. The parcel is within the Persigo 201 boundary and must annex and zone within 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 amendment is consistent with the Comprehensive Plan and the requirement to annex due to the parcel's location within the 201 boundary. Low density development exists in the immediate area to the east and also to the south. The parcel is also located in Tier 1 (urban infill) of the Tiered Growth 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, with the exception of sewer, and adequate and will support low density residential development.

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

There is an inadequate supply of 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 eventual development of low density residential development and the extension of services.

Section 21.02.160 Annexation:

Approval Criteria. The application shall meet all applicable statutory and City Administrative requirements:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.
This will be complied with in conjunction with City staff.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.
The annexation will be accomplished by doing a serial annexation, first annexing a portion of 26 ½ Road and then annexing the parcel. The one-sixth contiguous requirement will be met this way.

c) A community of interest exists between the area to be annexed and the City.
The project is located with Tier 1 of the Tiered Growth Plan. The parcel must annex in order to develop. This creates a community of interest between the City and property owner.

d) The area is or will be urbanized in the near future.
The area is urbanizing. Freedom Heights, Emerald Ridge Estates, Summer Hill and Grand Vista subdivisions are developed and/or developing within the general/immediate area.

e) The area is capable of being integrated with the City.
All services and utilities are, or can be, provided to integrate this parcel with the City.

f) No land held in identical ownership is being divided by the proposed annexation.
No land held in identical ownership is being divided by the proposed annexation.

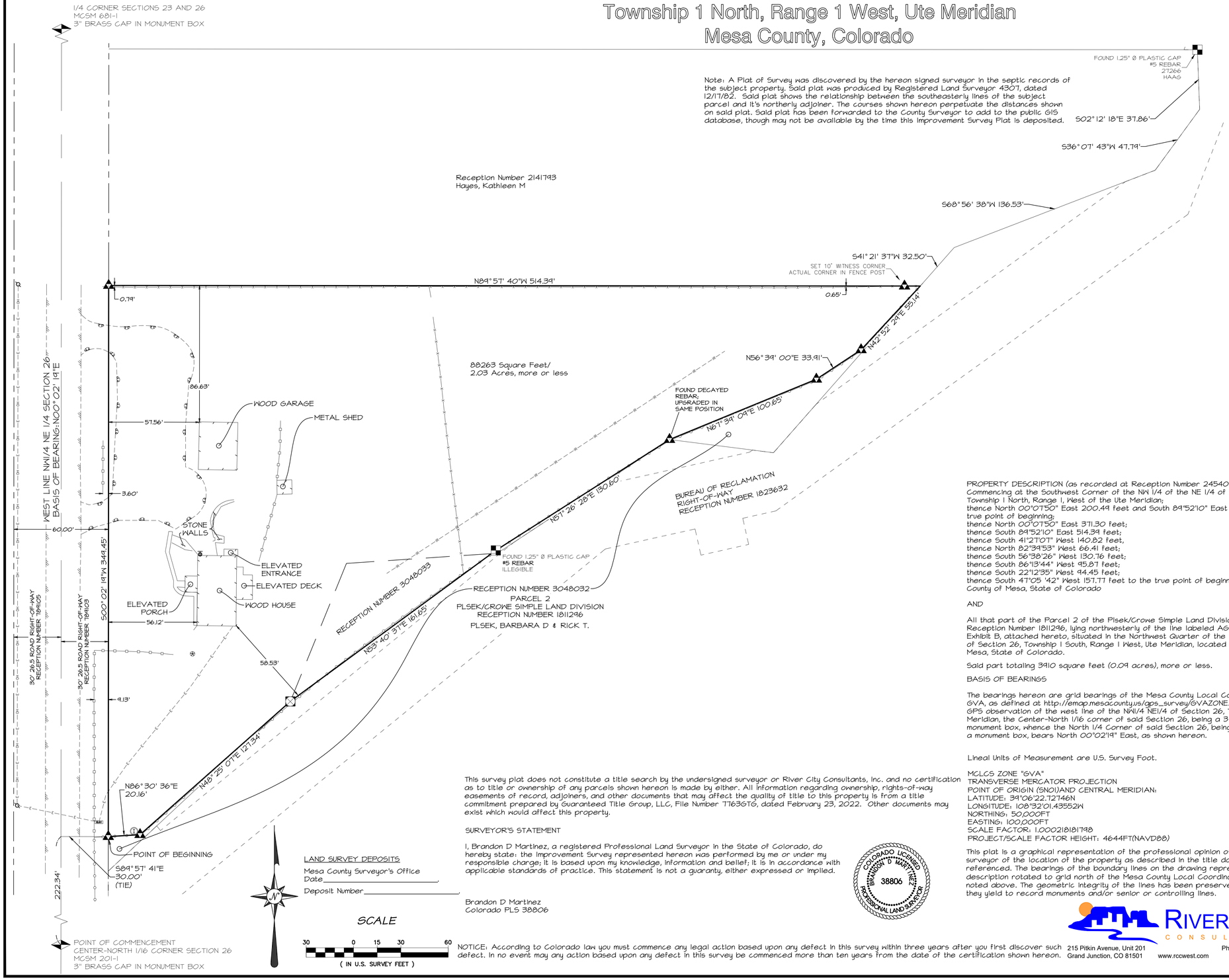
g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.
Not applicable for this project.

F. Development Schedule

Not applicable for this submittal.

IMPROVEMENT SURVEY PLAT

Mesa County Parcel Number 2701-261-00-503
Northwest 1/4 of the Northeast 1/4 of Section 26,
Township 1 North, Range 1 West, Ute Meridian
Mesa County, Colorado



SYMBOLS AND ABBREVIATIONS	
A:	ARC LENGTH OF CURVE
BOB:	BASIS OF BEARING
C:	CENTER
E:	EAST
N:	NORTH
NO:	NUMBER
PLS:	PROFESSIONAL LAND SURVEYOR
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GIS:	GEOGRAPHIC INFORMATION SYSTEMS

LEGEND

- REBAR AND CAP AS NOTED
- ALIQUOT MONUMENT AS NOTED
- FOUND REBAR
- 1.5" ALUMINUM CAP ON 24" LONG # 5 REBAR PLS 38806
- ELEC — ELECTRIC BOX
- GAS METER
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- POWER POLE
- IRRIGATION PUMP
- IRRIGATION MANHOLE
- IRRIGATION LINE

PROPERTY DESCRIPTION (as recorded at Reception Number 2454093 and 3048033):
Commencing at the Southwest Corner of the NW 1/4 of the NE 1/4 of Section 26, Township 1 North, Range 1, West of the Ute Meridian;
thence North 00°07'50" East 200.49 feet and South 89°52'10" East 30.00 feet to the true point of beginning;
thence North 00°07'50" East 371.30 feet;
thence South 89°52'10" East 514.39 feet;
thence South 41°27'07" West 140.82 feet;
thence North 82°39'53" West 66.41 feet;
thence South 56°38'26" West 130.76 feet;
thence South 86°13'44" West 95.87 feet;
thence South 22°12'35" West 94.45 feet;
thence South 47°05 '42" West 157.77 feet to the true point of beginning.
County of Mesa, State of Colorado

AND

All that part of the Parcel 2 of the Plsek/Crone Simple Land Division, as recorded at Reception Number 1811246, lying northwesterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado.

Said part totaling 3810 square feet (0.09 acres), more or less.

BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County Local Coordinate System, GVA, as defined at http://emap.mesacounty.us/gps_survey/GVAZONE.htm, determined by GPS observation of the west line of the NW1/4 NE1/4 of Section 26, T.1N., R.1W., Ute Meridian, the Center-North 1/16 corner of said Section 26, being a 3" brass cap in a monument box, whence the North 1/4 Corner of said Section 26, being a 3" brass cap in a monument box, bears North 00°02'19" East, as shown hereon.

Lineal Units of Measurement are U.S. Survey Foot.

MCLCS ZONE "GVA"
TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SNOI)AND CENTRAL MERIDIAN:
LATITUDE: 39°06'22.72746N
LONGITUDE: 108°32'01.43552W
NORTHING: 50,000FT
EASTING: 100,000FT
SCALE FACTOR: 1.000218181798
PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

This plat is a graphical representation of the professional opinion of the undersigned surveyor of the location of the property as described in the title documents referenced. The bearings of the boundary lines on the drawing represent the title description rotated to grid north of the Mesa County Local Coordinate System (MCLCS) noted above. The geometric integrity of the lines has been preserved except where they yield to record monuments and/or senior or controlling lines.

This survey plat does not constitute a title search by the undersigned surveyor or River City Consultants, Inc. and no certification as to title or ownership of any parcels shown hereon is made by either. All information regarding ownership, rights-of-way easements of record, adjoiners, and other documents that may affect the quality of title to this property is from a title commitment prepared by Guaranteed Title Group, LLC, File Number T1763TG, dated February 23, 2022. Other documents may exist which would affect this property.

SURVEYOR'S STATEMENT

I, Brandon D Martinez, a registered Professional Land Surveyor in the State of Colorado, do hereby state: the Improvement Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Brandon D Martinez
Colorado PLS 38806

COLORADO LICENSED
BRANDON D. MARTINEZ
38806
PROFESSIONAL LAND SURVEYOR

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office
Date_____.
Deposit Number_____.

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.

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

IMPROVEMENT SURVEY PLAT
Mesa County Parcel Number 2701-261-00-503
Northwest 1/4 of the Northeast 1/4 of Section 26,
Township 1 North, Range 1 West, Ute Meridian
Mesa County, Colorado

Sheet 1 of 1	Date: 1/16/2023	Job No. 1934-002	
Surveyed: KN	Drawn: BDM	Checked: AKT	

Drawing name: S:\PROJECTS\1934 Brian Bray\002 880 26.5 Road\dwg\DWG\1934-002 ISP.dwg

880 26 ½ Road, Grand Junction, CO 81506, REZONE
(Parcel No. 2701-261-00-503)

SUMMARY OF VIRTUAL NEIGHBORHOOD MEETING
THURSDAY, JANUARY 12, 2023 @ 5:30 PM
VIA ZOOM

A virtual neighborhood meeting for the above-referenced Annexation and Zoning, was held Thursday, January 12, 2023, via Zoom, at 5:30 PM. The initial letter notifying the neighboring property owners within the surrounding 500 feet was sent on December 30, 2022, per the mailing list received from the City of Grand Junction. There were six attendees including Tracy States, Project Coordinator, with River City Consultants, Scott Peterson, Senior Planner with the City of Grand Junction, Kat Herbert, Associate Planner with the City of Grand Junction and three neighbors.

Tracy States gave a brief presentation that included the project location current existing, future land use, proposed zoning of R-4, the recent boundary adjustment and the two lot layout. She explained that because there was no legal access to sewer the split was being allowed at lot sizes large enough to accommodate septic systems (one acre minimum). She noted that in the future a total of 11 lots would be allowed when sewer is available.* She then opened the meeting to the attendees for a question/answer session. Questions were:

- What does legal access to sewer mean?
- When might more lots be coming?

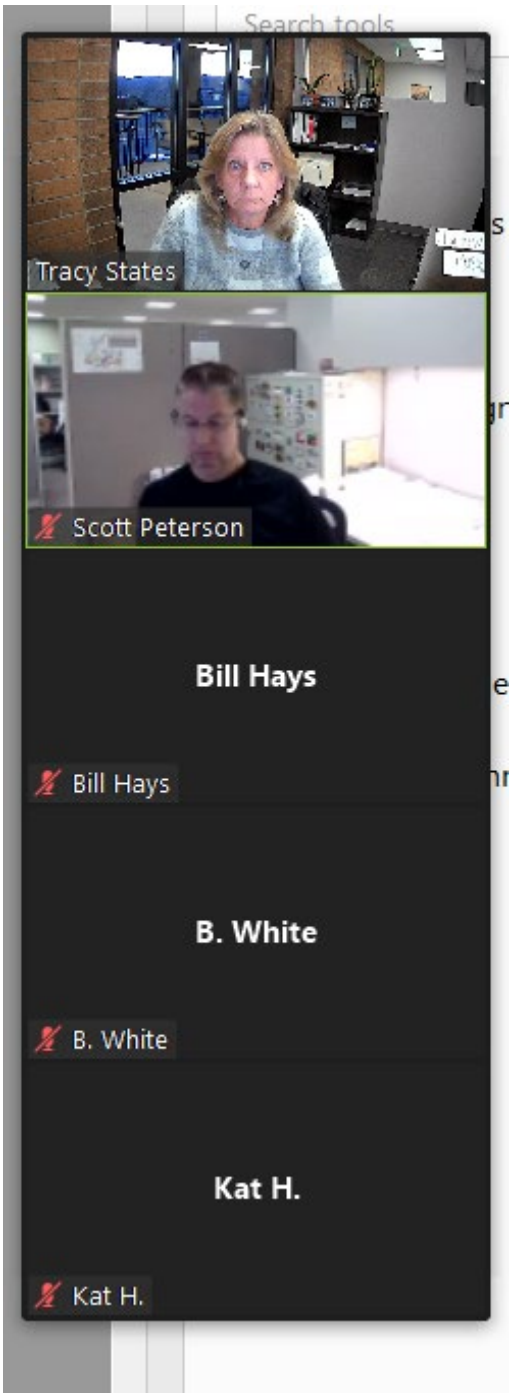
Tracy explained that because sewer was more than 400 feet away, there was no legal access. She also explained that there was no plan now for more than two lots and this was all that could be done until sewer is extended closer to the property. It was explained that the owner would be required to sign a document agreeing to the formation of a sewer improvement district.

Tracy then explained the process which Scott Peterson confirmed. She explained that the process would take at least three to four months to complete the Annexation and Zoning and Simple Subdivision (Scott indicated three to five months) and there would be a public hearing process with Planning Commission and City Council. Tracy explained that notification would be sent when the application is made and when the hearings were scheduled. She also informed the attendees that the property would be posted with a yellow development application sign.

Scott introduced Kat Herbert, Associate Planner, and noted that this was her first attendance of a neighborhood meeting. The neighbors in attendance had no further questions or concerns.

The meeting adjourned at approximately 5:45 PM.

*It should be noted that this statement was in error. The parcel is 2.03 acres in size so a maximum of eight total lots would be allowed in the R-4 zone district.



Attendees:
Tracy States, River City Consultants
Scott Peterson, City of Grand Junction
Kat Herbert, City of Grand Junction
Kathleen & Bill Hays
Brent White

Location Map



N

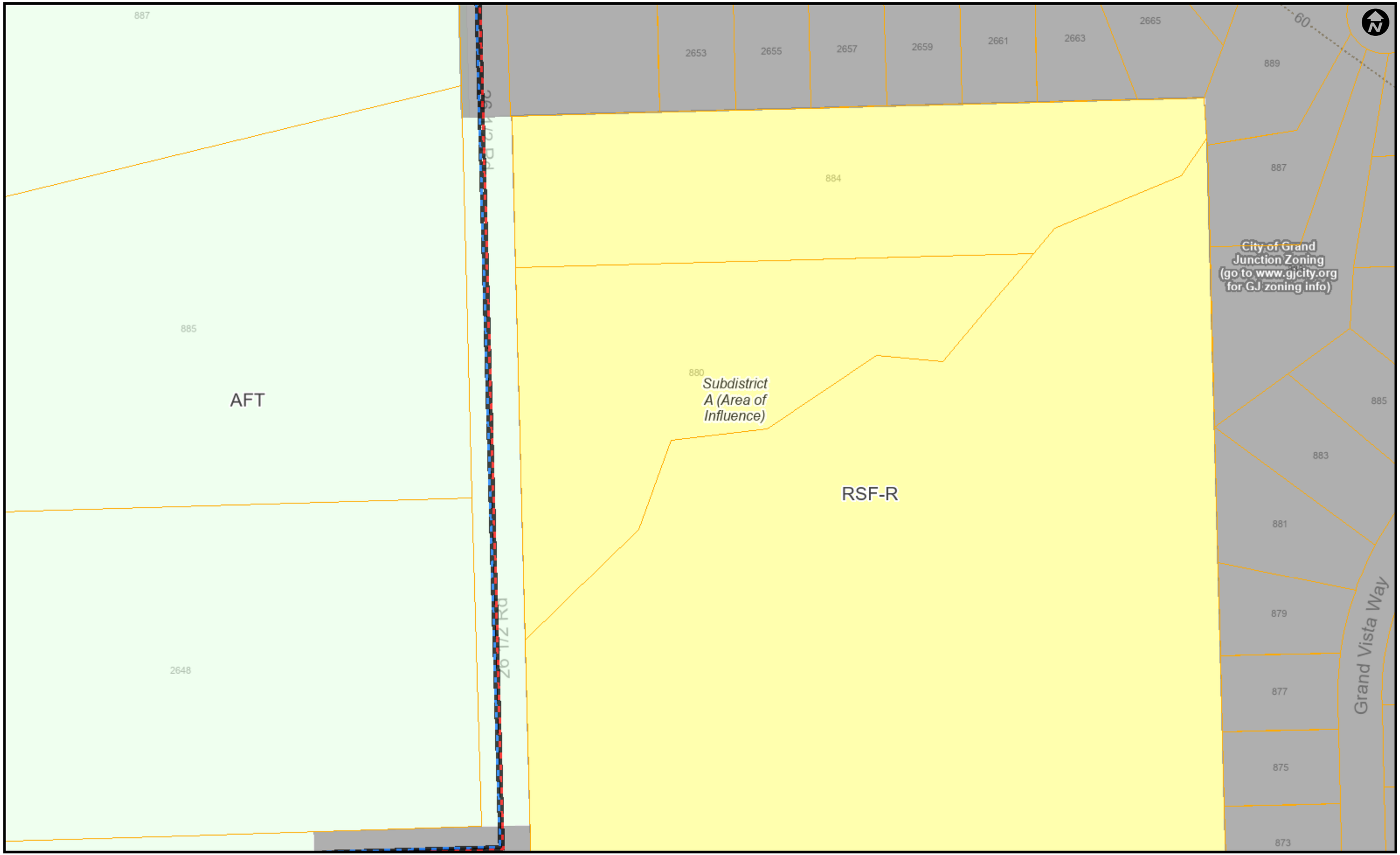
0 0.05 0.1 mi

Printed: 1/12/2023

1 inch equals 94 feet

Scale: 1:1,128

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



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 Recorders 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.

Current County Zoning

Print Date: January 13, 2023

0 0.0125 0.025 0.05 mi
0 0.015 0.03 0.06 km

Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

Current City of Grand Junction Zoning



N

0 0.05 0.1 mi

Printed: 1/12/2023

1 inch equals 94 feet

Scale: 1:1,128

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

2020 Comprehensive Plan Future Land Use



N

0 0.05 0.1 mi

Printed: 1/12/2023

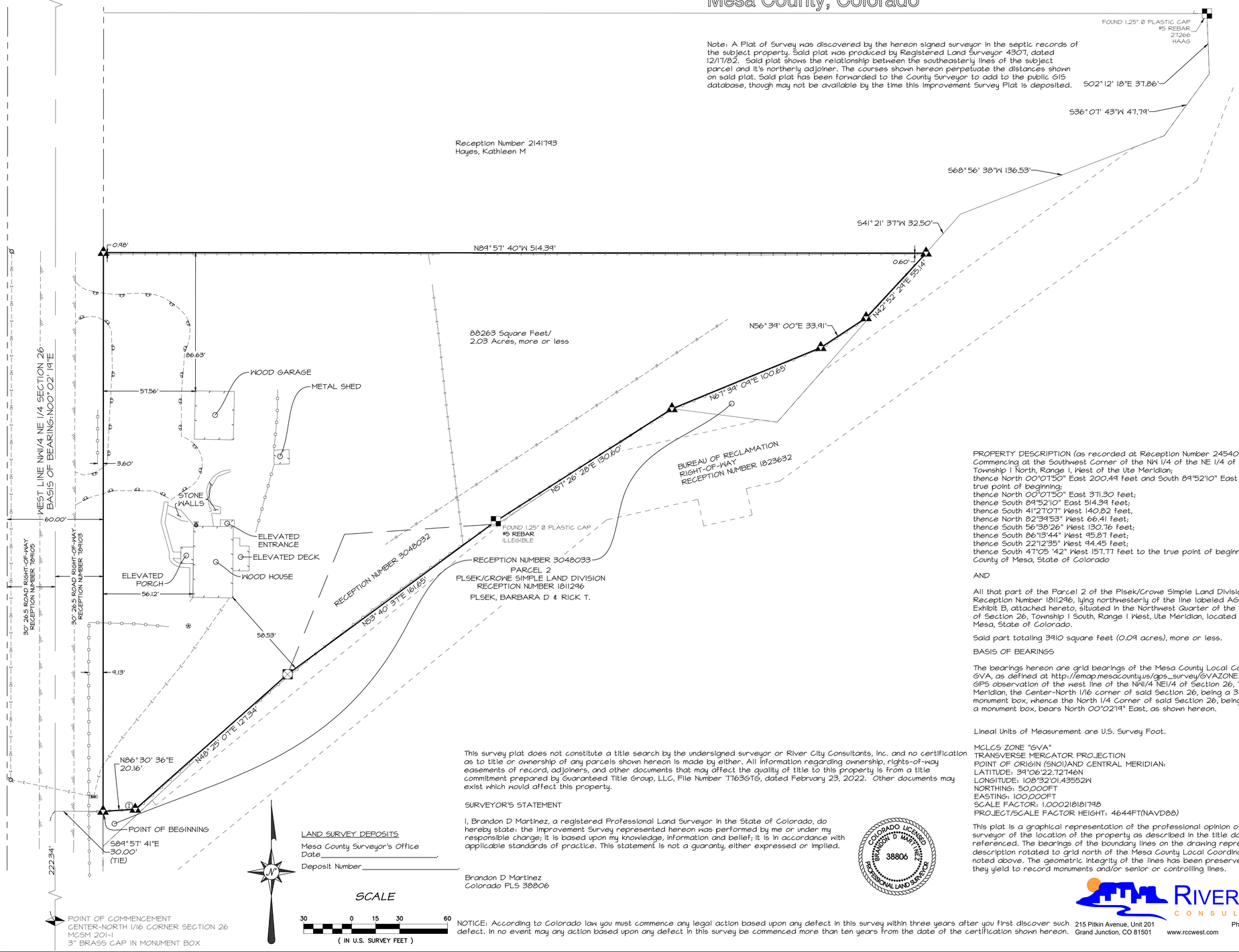
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Mesa County Surveyor's Office
Date_____.
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Brandon D Martinez
Colorado PLS 38806

COLORADO LICENSED BRANDON D. MARTINEZ 38806 PROFESSIONAL LAND SURVEYOR

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Phone: 970.241.4722
Fax: 970.241.8841

IMPROVEMENT SURVEY PLAT
Mesa County Parcel Number 2701-261-00-503
Northwest 1/4 of the Northeast 1/4 of Section 26,
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Mesa County, Colorado

Sheet 1 of 1	Date: 12/16/2022	Job No. 1934-002	
Surveyed: KN	Drawn: BDM	Checked: AKT	

Drawing name: S:\PROJECTS\1934 Brian Bray\002 880 26.5 Road\Survey\DWG\1934-002 ISP.dwg



UNCC Utility Notification Center of Colorado 800.922.1987 www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
MCSM xxxx
x" Brass Cap
Intersection of x Road and x Road
Sec. xx, Txx, Rxx, U.M.
Northing: xxxxxx.xx
Easting: xxxxxx.xx
Elevation: xxxx.xx
Datum Source: MCLCS Zone "GVA" (NAVD 88)

SCALE
30 0 15 30 60
(IN FEET)
CONTOUR INTERVAL = 1 FOOT
ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY

S:\PROJECTS\1939 Brian Bray\002 880 26.5 Road\Design\Civil\Survey\1939-002 Parcel.dwg [ARCH C (30)] 1/9/2023 11:05:59 AM

PRELIMINARY

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

PROJECT #:	DATE ISSUED: 09.JAN.2023
DRAWN BY:	HORIZ: AS SHOWN
CHECKED BY:	VERT: N/A

BRIAN BRAY

880 26 1/2 Road

TITLE1

SHEET

OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Brian R. Bray , am the owner of the following real property:

(b) 880 26 1/2 Road, Grand Junction, CO 81506

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):

Stephanie Bray

I have reviewed the application for the (d) Annexation - Simple Subdivision pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) None

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: Stephanie Bray

Printed name of owner: Brian R. Bray and Stephanie Bray

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 30 day of Dec , 2022

by Brian & Stephanie Bray

Witness my hand and seal.

My Notary Commission expires on 08/21/2023

Jacquline Kerchner
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20194031868
MY COMMISSION EXPIRES 08/21/2023

Notary Public Signature

RECEPTION #: 2454093, BK 4716 PG 139 08/21/2008 at 10:50:36 AM, 1 OF 2, R
$10.00 S $1.00 Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

2 PAGE DOCUMENT

After Recording Return to:
Brian R. Bray
Stephanie Bray
880 26 1/2 Road
Grand Junction, CO 81506

WARRANTY DEED

This Deed, made **August 14, 2008**
Between **Brian R. Bray and Robert L. Bray** of the County **Mesa**, State of **COLORADO**, grantor(s) and **Brian R. Bray and Stephanie Bray, as Joint Tenants** whose legal address is **880 26 1/2 Road, Grand Junction, CO 81506** County of **Mesa**, and State of **COLORADO**, grantee.
WITNESS, That the grantor, for and in the consideration of the sum of **DOLLARS** ($) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Mesa**, State of **COLORADO** described as follows:

See Exhibit A attached hereto and made a part hereof.

#2164451

also known by street and number as **880 26 1/2 Road, Grand Junction, CO 81506**
TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

Brian R. Bray

Robert L. Bray

STATE OF COLORADO }ss:
COUNTY OF **MESA**

The foregoing instrument was acknowledged, subscribed and sworn to before me **August 14, 2008** by **Brian R. Bray and Robert L. Bray.**

Witness my hand and official seal.

Louise Doyal
Notary Public
My Commission expires: 10-27-2010

LOUISE DOYAL
NOTARY PUBLIC
STATE OF COLORADO

ESCROW NO. **914-H0216451-097-NMC**

WD-Warranty Deed

1 of 2

FNTG

Exhibit A

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thence South 41°27'07" West 140.82 feet;
thence North 82°39'53" West 66.41 feet;
thence South 56°38'26" West 130.76 feet;
thence South 86°13'44" West 95.87 feet;
thence South 22°12'35" West 94.45 feet;
thence South 47°05'42" West 157.77 feet to the true point of beginning.

County of Mesa, State of Colorado

RECEPTION#: 3048031, at 10/28/2022 10:53:18 AM, 1 of 5
Recording: $33.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (the "**Agreement**") is made and entered into this 11th day of ~~August~~ October, 2022, by and between **BRIAN R. BRAY** and **STEPHANIE BRAY** (collectively, the "Brays"), whose legal address is 875 26 Road, Grand Junction, CO 81506, and **BARBARA D. PLSEK** and **RICK T. PLSEK** (collectively, the "Plseks"), whose legal address is ~~872~~ 876 26 1/2 Road, Grand Junction, CO 81506 (the Brays and the Plseks collectively referred to herein as the "**Parties**").

WHEREAS, the Brays own that certain parcel of real property in Mesa County, Colorado, commonly referred to by street and number as 880 26 1 /2 Road, Grand Junction, CO 81506 (the "Bray Property");

WHEREAS, the Plseks own that certain parcel of real property in Mesa County, Colorado, sharing a boundary line with the Bray Property and commonly referred to by street and number as 872 26 1 /2 Road, Grand Junction, CO 81506 (the "Plsek Property");

WHEREAS, the shared boundary line between the Bray Property and the Plsek Property (the "Common Boundary Line") is disputed as the legally described boundary line differs from a currently existing fence line separating the two parcels of real property owned by the Parties;

WHEREAS, the Parties which to amend and establish the Common Boundary Line between their two parcels of property to that as more particularly described in **Exhibits A and B** attached hereto and incorporated herein by this reference;

WHEREAS, the Parties represent that they are the owners in fee simple of their respective real property, that each has the full power and authority to enter into and execute this Agreement, and that no other owner, lessee, lienor or mortgagee has any right title or interest in their real property;

WHEREAS, the Parties being the owners of all properties affected on either side of the disputed boundary line wish to define, redefine, set and accept and establish the location of the Common Boundary Line, and further bind themselves, their successors and assigns forever for the purpose of plotting, ascertaining, defining, accepting and conveying the real property that is the subject of this Agreement;

WHEREAS, C.R.S. § 38-44-112 provides that: "Any uncertain line, uncertain corner, or uncertain boundary of an existing parcel of land that is recorded in the real estate records in the office of the clerk and recorder for the county where the land is located and that is in dispute may be determined and permanently established by written agreement of all parties thereby affected, signed and acknowledged by each as required for conveyances of real estate, clearly designating the same, and accompanied by a map or plat thereof that shall be recorded as an instrument affecting real estate, and shall be binding upon their heirs, successors, and assigns. If the map or plat is prepared by a licensed professional land surveyor, monuments shall be set for any line, corner, or boundary included in the agreement"; and

WHEREAS, the Parties intend to satisfy and comply with the statutory requirements set forth in C.R.S. § 38-44-112.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements exchanged between the Parties herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties stipulate and agree as follows:

1. Pursuant to C.R.S. § 38-44-112, the Parties hereby determine and permanently establish by this Agreement that the boundary line between their respective properties is as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

2. The Parties hereby acknowledge that this Agreement is an instrument affecting real estate; that the Agreement is understood to touch and concern the real property thereof; and that the Agreement shall be binding upon all of the Parties' heirs, successors, and assigns and on the titles of their respective properties.

3. For the purpose of surveying, determining, describing, setting, establishing, defining, redefining, locating, ascertaining, accepting, conveying, encumbering and otherwise dealing in any manner or respect with any real property affecting the boundary line between the Bray Property and the Plsek Property, the legal description of the boundary line between said parcels shall be described as set forth and depicted in **Exhibit A**.

4. Only the boundary line between the parcels of real property owned by the Parties as described and depicted in **Exhibit B** are to be affected by this Agreement.

5. Prior to the execution of the Agreement, the Parties caused monuments to be set by a professional land surveyor for any line, corner, or boundary included in this Agreement as required by C.R.S. § 38-44-112.

6. **Exhibit B** attached hereto and incorporated herein by this reference, contains a map or plat of the subject boundary line between the parcels of real property owned by the Parties, and shall be recorded in compliance with C.R.S. § 38-44-112.

7. This Agreement shall be recorded in the records of the Office of the Clerk and Recorder of the County of Mesa, State of Colorado.

IN WITNESS THEREOF, the Parties have executed this Agreement as of the date first set forth above.

Brian R. Bray

Barbara D. Plsek

Stephanie Bray

Rick T. Plsek

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 17th day of ~~August~~ October, 2022, by Brian R. Bray and Stephanie Bray.

Witness my hand and official seal.
My commission expires: 10-18-26.

EDNA D. WILTGEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944014054
MY COMMISSION EXPIRES OCTOBER 18, 2026

Edna D. Wiltgen
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 17th day of ~~August~~ October, 2022, by Barbara D. Plsek and Rick T. Plsek.

Witness my hand and official seal.
My commission expires: 10-18-26.

EDNA D. WILTGEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944014054
MY COMMISSION EXPIRES OCTOBER 18, 2026

Edna D. Wiltgen
Notary Public

EXHIBIT A

BOUNDARY LINE AGREEMENT

A boundary line situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 North, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado, said line being more particularly described as follows:

Commencing Center-North 1/16 Corner of said Section 26, as monumented with at a 3" brass cap in a monument box, whence North 1/4 Corner of said Section 26, as monumented with a 3" brass cap in a monument box, bears North 00°02'19" East with all bearings herein relative thereto;

Thence North 00°02'19" East a distance of 200.49 feet;
Thence South 89°57'41" East a distance of 30.00 feet to a point on the easterly Right-of-Way Line of 26 ½ Road as recorded at Reception Number 789103;
Thence North 00°02'19" East along said easterly Right-of-Way Line a distance of 21.85 feet to the Point of Beginning;

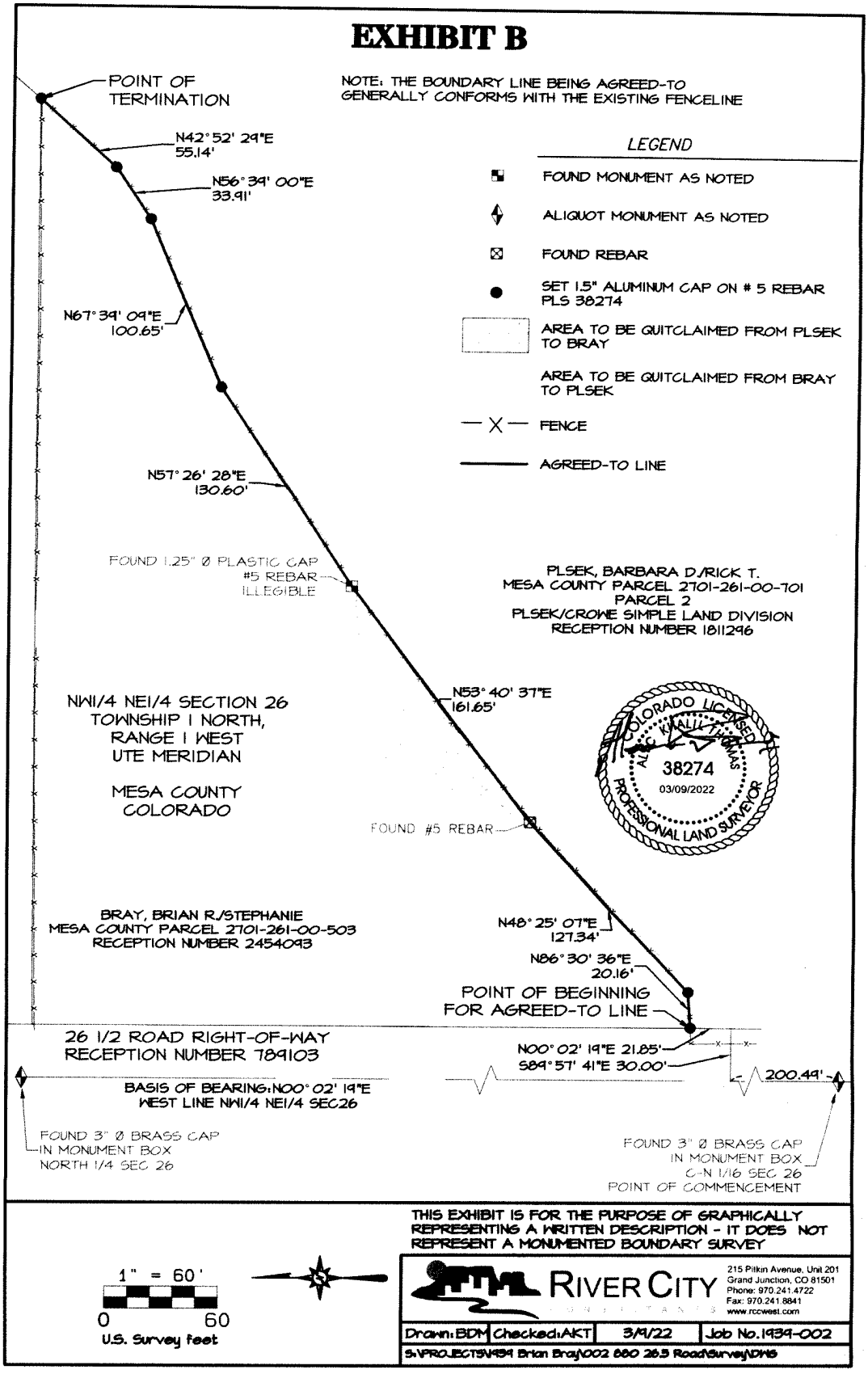
Thence North 86°30'36" East a distance of 20.16 feet;
Thence North 48°25'07" East, a distance of 127.34 feet to a #5 rebar;
Thence North 53°40'37" East, a distance of 161.65 feet to an illegible 1¼" plastic cap;
Thence North 57°26'28" East, a distance of 130.60 feet;
Thence North 67°39'09" East, a distance of 100.65 feet;
Thence North 56°39'00" East, a distance of 33.91 feet;
Thence North 42°52'29" East, a distance of 55.14 feet to the Point of Termination.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B


POINT OF TERMINATION
NOTE: THE BOUNDARY LINE BEING AGREED-TO GENERALLY CONFORMS WITH THE EXISTING FENCELINE
N42° 52' 29"E 55.14'
N56° 39' 00"E 33.91'
N67° 39' 09"E 100.65'
N57° 26' 28"E 130.60'
N53° 40' 37"E 161.65'
N48° 25' 07"E 127.34'
N86° 30' 36"E 20.16'
LEGEND
FOUND MONUMENT AS NOTED
ALIQUOT MONUMENT AS NOTED
FOUND REBAR
SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
AREA TO BE QUITCLAIMED FROM PLSEK TO BRAY
AREA TO BE QUITCLAIMED FROM BRAY TO PLSEK
FENCE
AGREED-TO LINE
FOUND 1.25" Ø PLASTIC CAP #5 REBAR ILLEGIBLE
FOUND #5 REBAR
PLSEK, BARBARA D./RICK T.
MESA COUNTY PARCEL 2701-261-00-701
PARCEL 2
PLSEK/CROWE SIMPLE LAND DIVISION
RECEPTION NUMBER 1811296
NW1/4 NE1/4 SECTION 26
TOWNSHIP 1 NORTH,
RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY
COLORADO
COLORADO LICENSED
KHALIL T. AWWAD
38274
03/09/2022
PROFESSIONAL LAND SURVEYOR
BRAY, BRIAN R./STEPHANIE
MESA COUNTY PARCEL 2701-261-00-503
RECEPTION NUMBER 2454093
POINT OF BEGINNING FOR AGREED-TO LINE
26 1/2 ROAD RIGHT-OF-WAY
RECEPTION NUMBER 789103
N00° 02' 19"E 21.85'
S89° 57' 41"E 30.00'
200.49'
BASIS OF BEARING: N00° 02' 19"E
WEST LINE NW1/4 NE1/4 SEC26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX NORTH 1/4 SEC 26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX C-N 1/16 SEC 26
POINT OF COMMENCEMENT
THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
1" = 60'
0
60
U.S. Survey feet
RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com
Drawn: BDM
Checked: AKT
3/9/22
Job No. 1939-002
S:\PROJECTS\1939 Brian Bray\002 880 26.5 Road\Survey\DWG

RECEPTION#: 3048032, at 10/28/2022 10:53:18 AM, 1 of 3
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

THIS DEED, made this 17th day of ~~August~~ October, 2022, between **BRIAN R. BRAY** and **STEPHANIE BRAY**, whose legal address is 875 26 Road, Grand Junction, CO 81506, Grantors, and

BARBARA D. PLSEK and **RICK T. PLSEK**, as joint tenants, whose legal address is 872 26 1/2 Road, Grand Junction, CO 81506, of the County of Mesa, and State of Colorado, Grantees,

WITNESSETH, That the Grantors, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUITCLAIMED, and by these presents do remise, release, sell, convey and QUITCLAIM unto the Grantees, their heirs, successor and assigns, forever, all the right, title, interest, claim and demand which the Grantors have in and to the real property, together with all improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

See Exhibit A and Exhibit B attached hereto and by this reference incorporated herein.

also known by street and number as: boundary line adjustment related to 872 26 1/2 Road, Grand Junction, CO 81506,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges attached thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use and benefit of the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantors have executed this deed on the date set forth above.

Brian R. Bray, Grantor

Stephanie Bray, Grantor

STATE OF COLORADO)ss.
COUNTY OF M E S A)

The foregoing was acknowledged before me this 17th day of ~~August~~ October, 2022, by Brian R. Bray and Stephanie Bray, Grantors.

My commission expires: 10-18-26
Witness my hand and official seal.

EDNA D. WILTGEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944014054
MY COMMISSION EXPIRES OCTOBER 18, 2026

Edna D. Wiltgen
Notary Public

Alec K. Thomas, Colorado P.L.S. 38274, River City Consultants, 215 Pitkin Avenue, Unit 201, Grand Junction, CO 81506
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

G:\DATA16\16319003\QCD_Bray to Plsek.wpd

EXHIBIT A

All that portion of the parcel as recorded at Reception Number 2454093, lying southeasterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado.

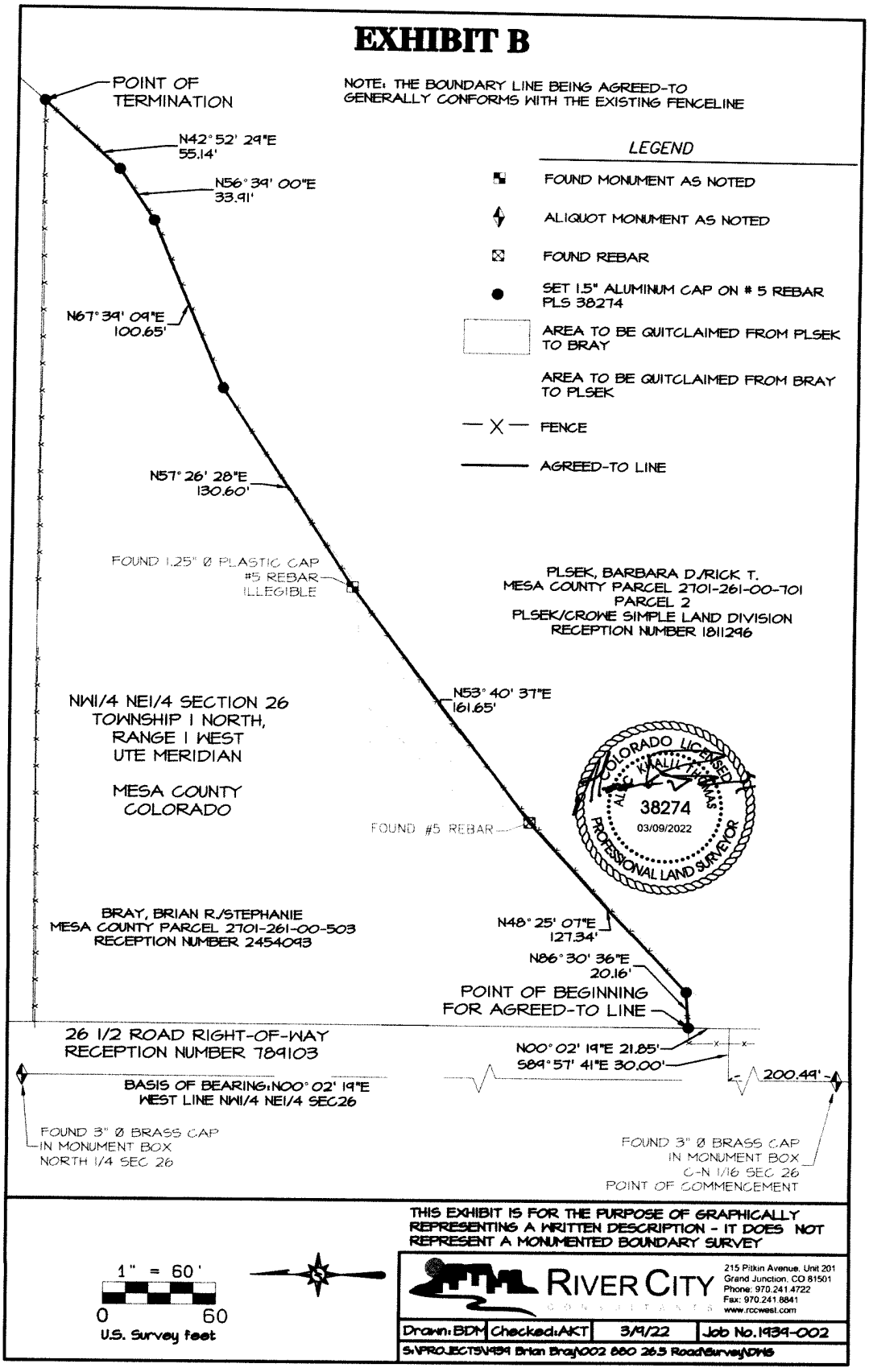
Said portion totaling 2764 square feet (0.06 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B


POINT OF TERMINATION
NOTE: THE BOUNDARY LINE BEING AGREED-TO GENERALLY CONFORMS WITH THE EXISTING FENCELINE
N42° 52' 29"E 55.14'
N56° 39' 00"E 33.91'
N67° 39' 09"E 100.65'
N57° 26' 28"E 130.60'
N53° 40' 37"E 161.65'
N48° 25' 07"E 127.34'
N86° 30' 36"E 20.16'
LEGEND
FOUND MONUMENT AS NOTED
ALIQUOT MONUMENT AS NOTED
FOUND REBAR
SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
AREA TO BE QUITCLAIMED FROM PLSEK TO BRAY
AREA TO BE QUITCLAIMED FROM BRAY TO PLSEK
FENCE
AGREED-TO LINE
FOUND 1.25" Ø PLASTIC CAP #5 REBAR ILLEGIBLE
PLSEK, BARBARA D./RICK T.
MESA COUNTY PARCEL 2701-261-00-701
PARCEL 2
PLSEK/CROWE SIMPLE LAND DIVISION
RECEPTION NUMBER 1811296
NW1/4 NE1/4 SECTION 26
TOWNSHIP 1 NORTH,
RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY
COLORADO
FOUND #5 REBAR
COLORADO LICENSED
ALEX KHALIL THOMAS
38274
03/09/2022
PROFESSIONAL LAND SURVEYOR
BRAY, BRIAN R./STEPHANIE
MESA COUNTY PARCEL 2701-261-00-503
RECEPTION NUMBER 2454093
POINT OF BEGINNING FOR AGREED-TO LINE
26 1/2 ROAD RIGHT-OF-WAY
RECEPTION NUMBER 789103
N00° 02' 19"E 21.85'
S89° 57' 41"E 30.00'
200.49'
BASIS OF BEARING: N00° 02' 19"E
WEST LINE NW1/4 NE1/4 SEC26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX NORTH 1/4 SEC 26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX C-N 1/16 SEC 26 POINT OF COMMENCEMENT
THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
1" = 60'
0 60
U.S. Survey feet
RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com
Drawn: BDM | Checked: AKT | 3/9/22 | Job No. 1934-002
S:\PROJECTS\1934 Brian Bray\002 880 26.5 Road\Survey\DWG

RECEPTION#: 3048033, at 10/28/2022 10:53:18 AM, 1 of 3
Recording: $23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

QUITCLAIM DEED

THIS DEED, made this 17th day of ~~August,~~ October 2022, between **BARBARA D. PLSEK** and **RICK T. PLSEK**, whose legal address is 872 26 1/2 Road, Grand Junction, CO 81506, Grantors, and

BRIAN R. BRAY and **STEPHANIE BRAY**, as joint tenants, whose legal address is 875 26 Road, Grand Junction, CO 81506, of the County of Mesa, and State of Colorado, Grantees,

WITNESSETH, That the Grantors, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and QUITCLAIMED, and by these presents do remise, release, sell, convey and QUITCLAIM unto the Grantees, their heirs, successor and assigns, forever, all the right, title, interest, claim and demand which the Grantors have in and to the real property, together with all improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

See Exhibit A and Exhibit B attached hereto and by this reference incorporated herein.

also known by street and number as: boundary line adjustment related to 880 26 1/2 Road, Grand Junction, CO 81506,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges attached thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the only proper use and benefit of the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantors have executed this deed on the date set forth above.

Barbara D. Plsek, Grantor

Rick T. Plsek, Grantor

STATE OF COLORADO)
ss.
COUNTY OF M E S A)

The foregoing was acknowledged before me this 17th day of ~~August~~ October, 2022, by Barbara D. Plsek and Rick T. Plsek, Grantors.

My commission expires: 10-18-26
Witness my hand and official seal.

EDNA D. WILTGEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944014054
MY COMMISSION EXPIRES OCTOBER 18, 2026

Edna D. Wiltgen
Notary Public

Alec K. Thomas, Colorado P.L.S. 38274, River City Consultants, 215 Pitkin Avenue, Unit 201, Grand Junction, CO 81506
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

G:\DATA16\16319003\QCD_Plsek to Bray.wpd

EXHIBIT A

All that part of the Parcel 2 of the Plsek/Crowe Simple Land Division, as recorded at Reception Number 1811296, lying northwesterly of the line labeled AGREED-TO LINE on Exhibit B, attached hereto, situated in the Northwest Quarter of the Northeast Quarter of Section 26, Township 1 South, Range 1 West, Ute Meridian, located in the County of Mesa, State of Colorado.

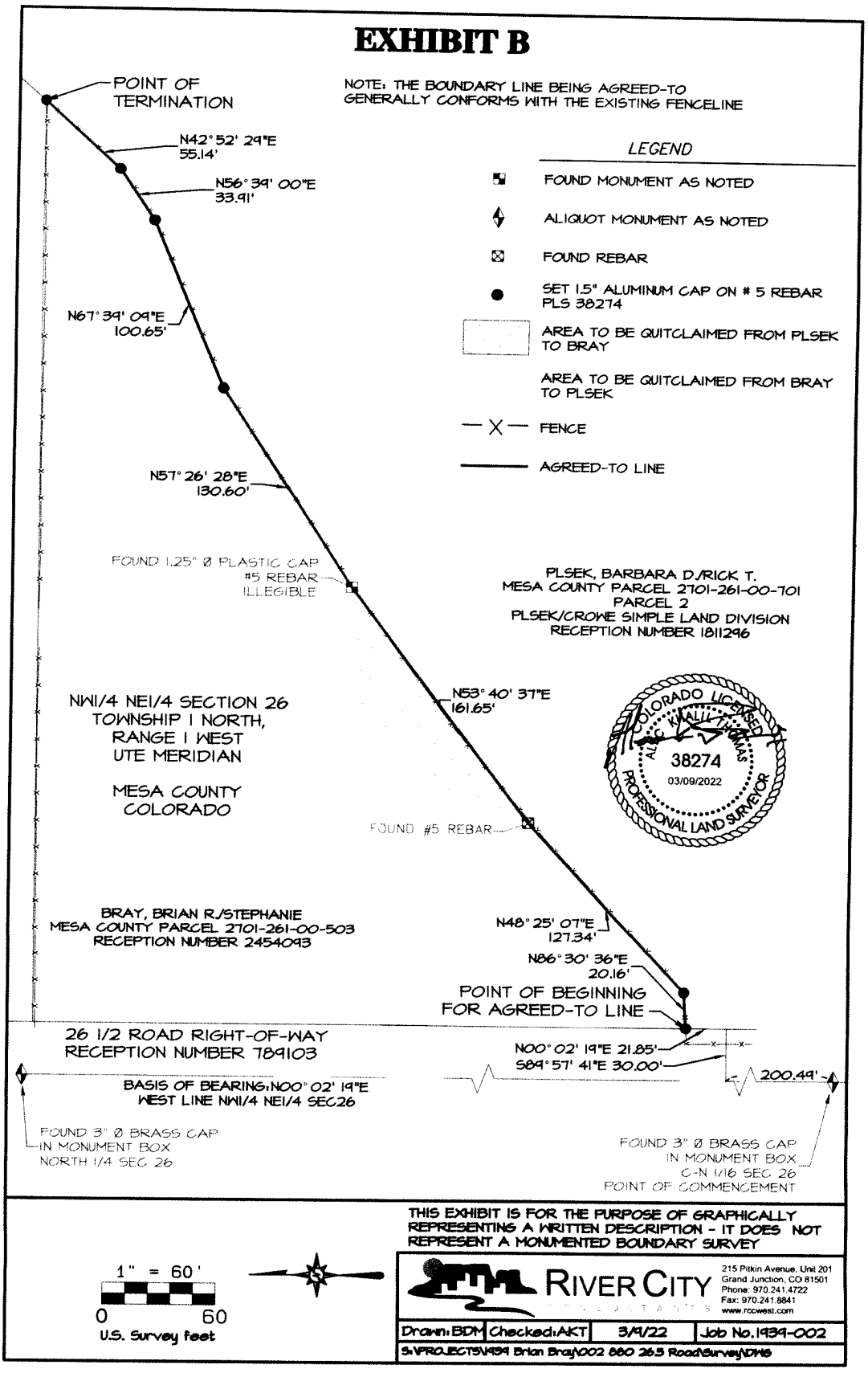
Said part totaling 3910 square feet (0.09 acres), more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Ave, Unit 201
Grand Junction, CO 81506

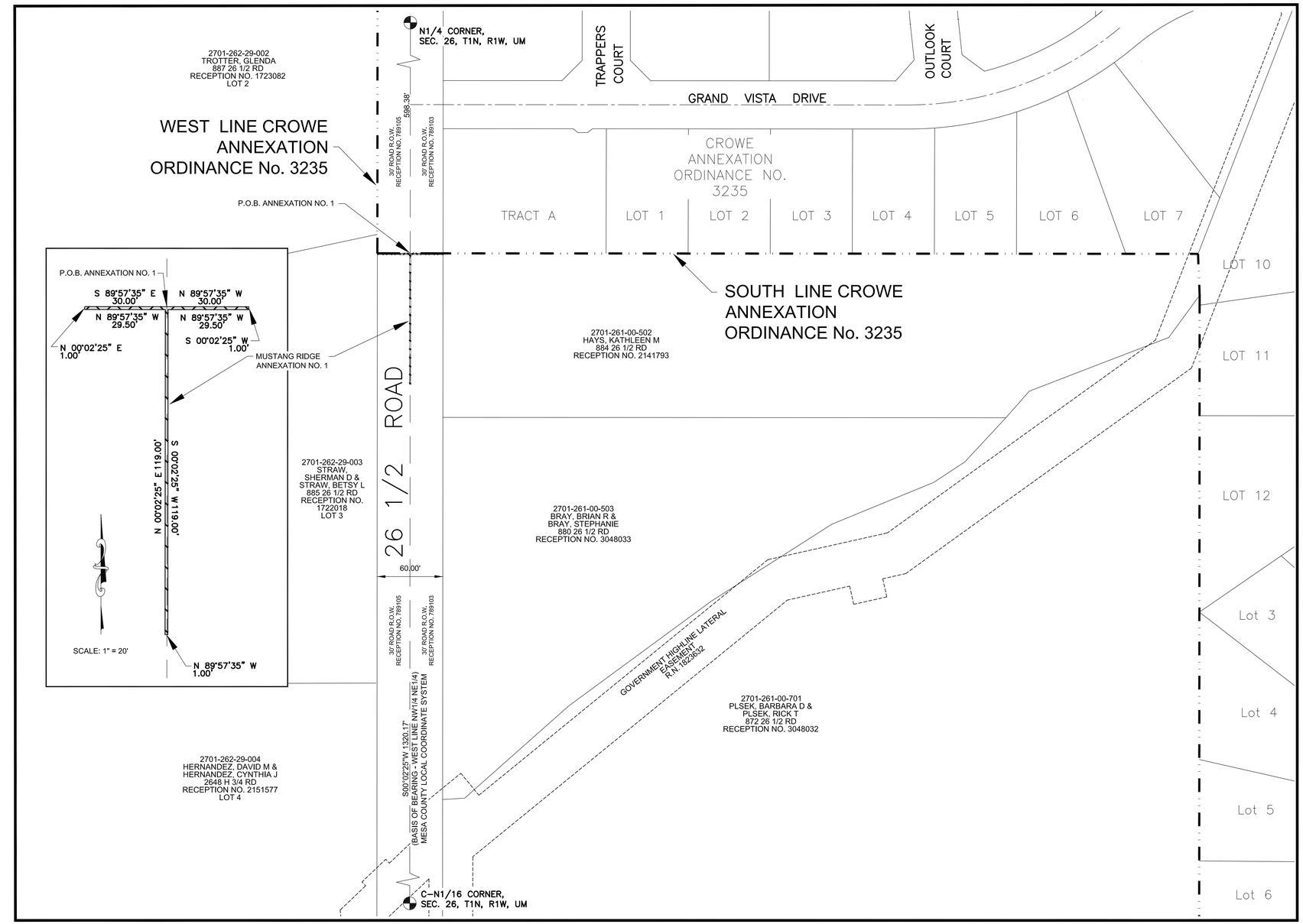
NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

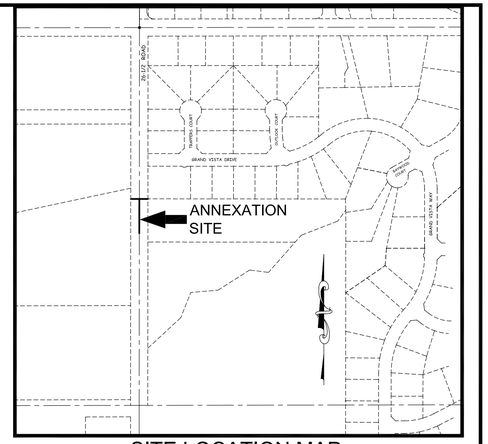

POINT OF TERMINATION
NOTE: THE BOUNDARY LINE BEING AGREED-TO GENERALLY CONFORMS WITH THE EXISTING FENCELINE
N42° 52' 29"E 55.14'
N56° 39' 00"E 33.91'
N67° 39' 09"E 100.65'
N57° 26' 28"E 130.60'
N53° 40' 37"E 161.65'
N48° 25' 07"E 127.34'
N86° 30' 36"E 20.16'
N00° 02' 19"E 21.85'
S89° 57' 41"E 30.00'
200.49'
LEGEND
FOUND MONUMENT AS NOTED
ALIQUOT MONUMENT AS NOTED
FOUND REBAR
SET 1.5" ALUMINUM CAP ON # 5 REBAR PLS 38274
AREA TO BE QUITCLAIMED FROM PLSEK TO BRAY
AREA TO BE QUITCLAIMED FROM BRAY TO PLSEK
FENCE
AGREED-TO LINE
FOUND 1.25" Ø PLASTIC CAP #5 REBAR ILLEGIBLE
FOUND #5 REBAR
PLSEK, BARBARA D./RICK T.
MESA COUNTY PARCEL 2701-261-00-701
PARCEL 2
PLSEK/CROWE SIMPLE LAND DIVISION
RECEPTION NUMBER 1811296
NW1/4 NE1/4 SECTION 26
TOWNSHIP 1 NORTH,
RANGE 1 WEST
UTE MERIDIAN
MESA COUNTY
COLORADO
BRAY, BRIAN R./STEPHANIE
MESA COUNTY PARCEL 2701-261-00-503
RECEPTION NUMBER 2454093
COLORADO LICENSED
KHALIL THOMAS
38274
03/09/2022
PROFESSIONAL LAND SURVEYOR
POINT OF BEGINNING FOR AGREED-TO LINE
26 1/2 ROAD RIGHT-OF-WAY
RECEPTION NUMBER 789103
BASIS OF BEARING: N00° 02' 19"E
WEST LINE NW1/4 NE1/4 SEC26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX NORTH 1/4 SEC. 26
FOUND 3" Ø BRASS CAP IN MONUMENT BOX C-N 1/16 SEC. 26 POINT OF COMMENCEMENT
THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
1" = 60'
0 60
U.S. Survey feet
RIVER CITY CONSULTANTS
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com
Drawn: BDM | Checked: AKT | 3/9/22 | Job No. 1934-002
S:\PROJECTS\1934 Brian Bray\002 880 26.5 Road\Survey\DWG

MUSTANG RIDGE ANNEXATION NO. 1

Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



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



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE ANNEXATION, ORDINANCE NO. 3235, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION NO. 1,* thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road; thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot; thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet; thence S00°02'25"W a distance of 119.00 feet; thence N89°57'35"W a distance of 1.00 foot; thence N00°02'25"E a distance of 119.00 feet; thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road; thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE NO. 3235,* thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING **179** Square Feet or **0.004** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	360 FT.
CONTIGUOUS PERIMETER	60 FT.
AREA IN SQUARE FEET	179 FT^2
AREA IN ACRES	0.004
AREA WITHIN R.O.W.	179 FT^2
	0.004 ACRES
AREA WITHIN DEEDED R.O.W.	179 FT^2
	0.004 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

		SQ. FT.	SQUARE FEET
		Δ=	CENTRAL ANGLE
P.O.C.	POINT OF COMMENCEMENT	RAD.	RADIUS
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

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
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PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - PLS. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

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DESIGNED BY: JLG DATE: 2/27/2023
CHECKED BY: JLG DATE: 2/27/2023

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

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

PUBLIC WORKS
ENGINEERING DIVISION

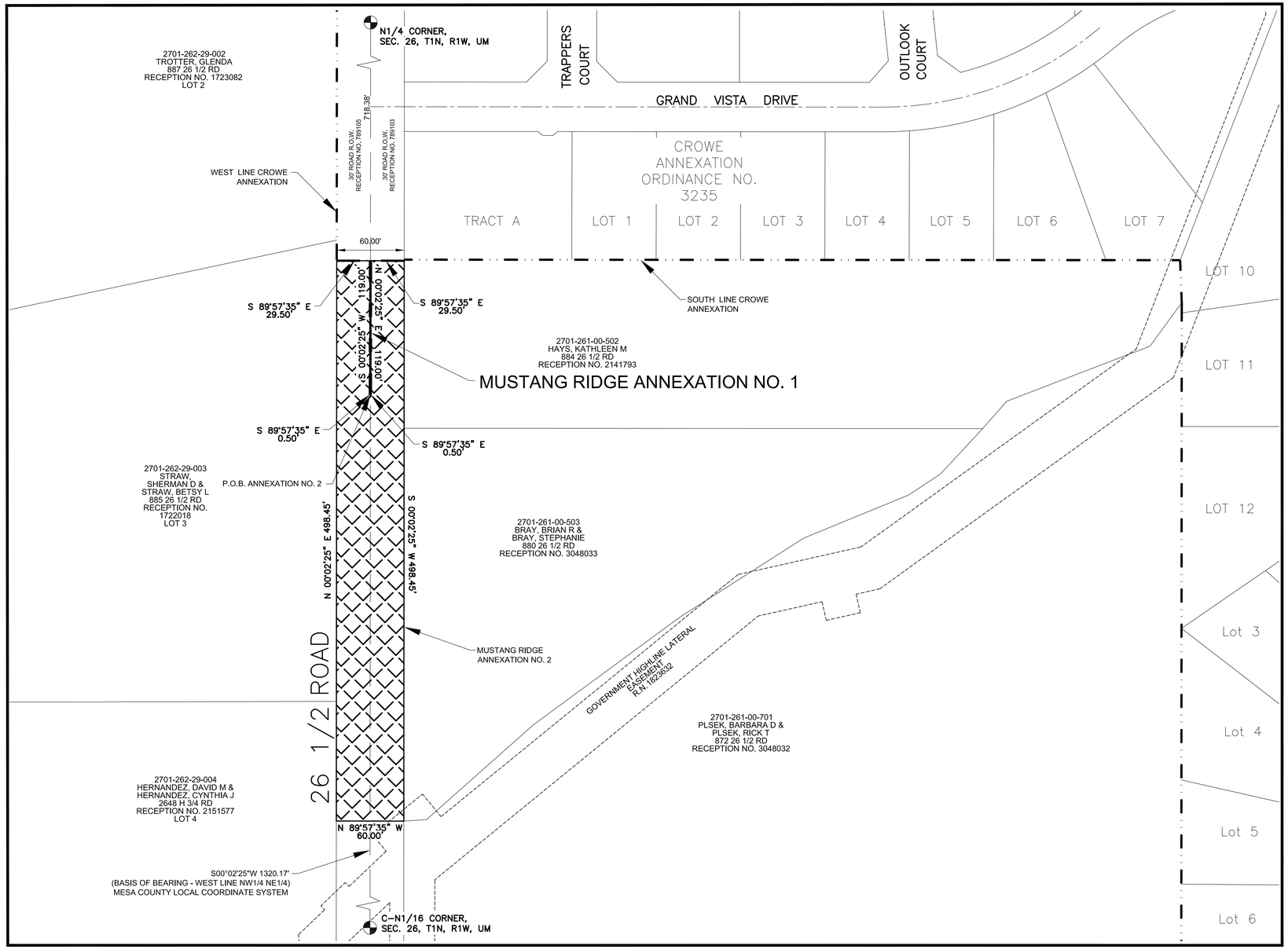
MUSTANG RIDGE ANNEXATION NO. 1
Located in the NW1/4, NE1/4 and the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 3

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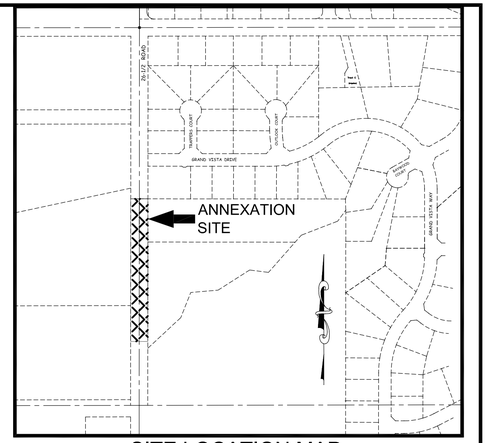
MUSTANG RIDGE ANNEXATION NO. 2

Located in the NW1/4, NE1/4 and in the NE1/4, NW1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY

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



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1,* said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION NO. 2,* thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No.1* S89°57'35"E a distance of 0.50 feet; thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet; thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road; thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road; thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1;* thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet; thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet; thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING **29,788** Square Feet or **0.684** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1355 FT.
CONTIGUOUS PERIMETER	298 FT.
AREA IN SQUARE FEET	29,788 FT^2
AREA IN ACRES	0.684
AREA WITHIN R.O.W.	29,788 FT^2
	0.684 ACRES
AREA WITHIN DEEDED R.O.W.	29,788 FT^2
	0.684 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS			
		SQ. FT.	SQUARE FEET
		Δ=	CENTRAL ANGLE
P.O.C.	POINT OF COMMENCEMENT	RAD.	RADIUS
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

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

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ENGINEERING DIVISION

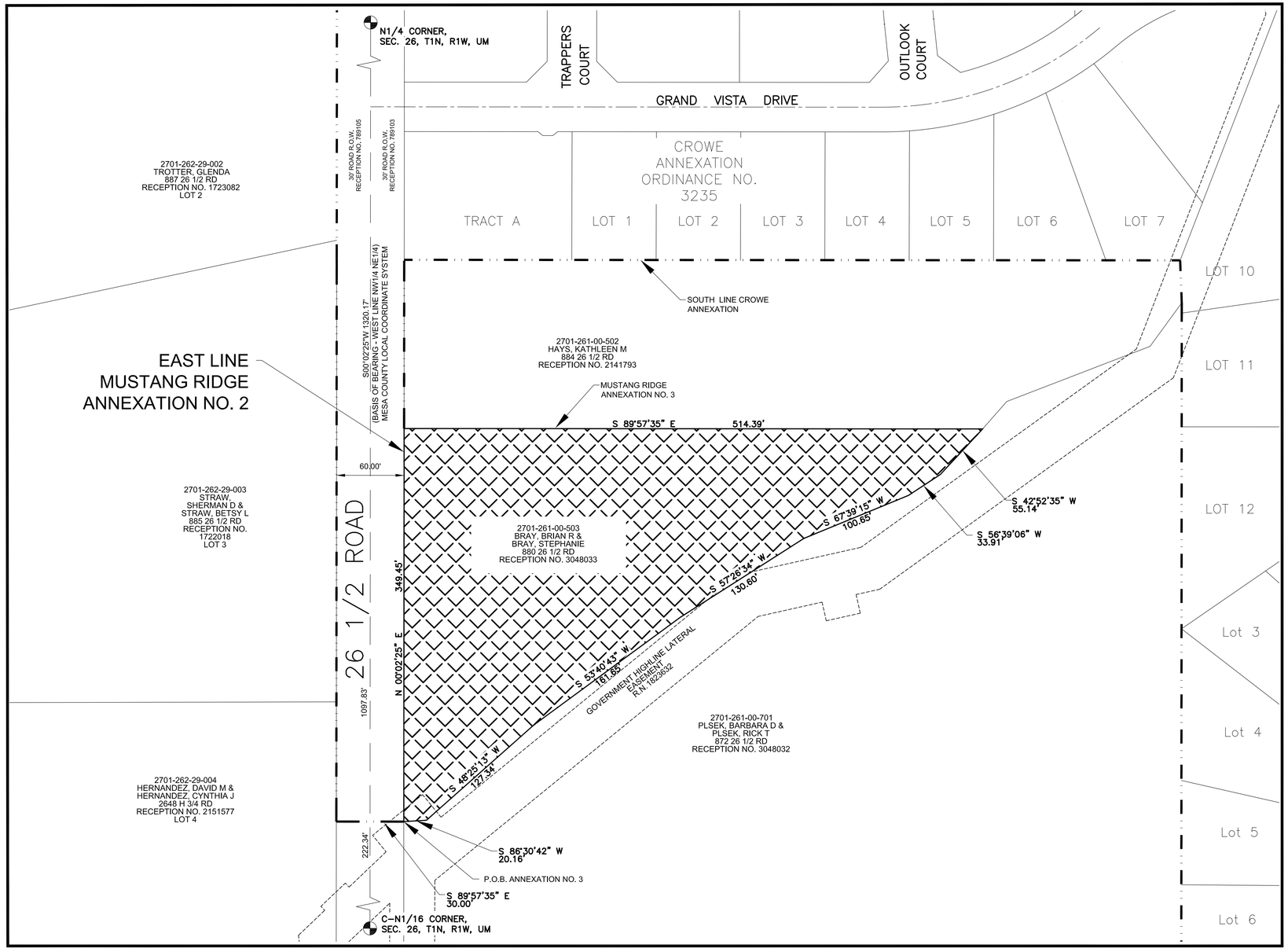
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TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

2 OF 3

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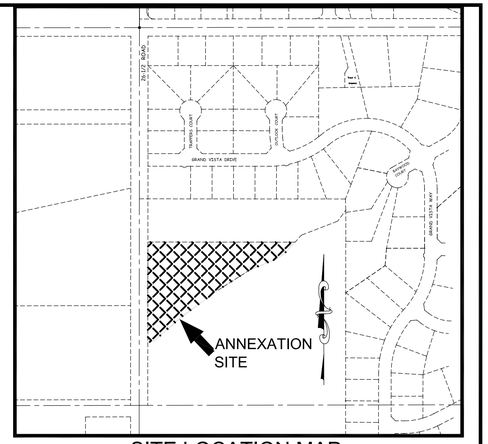
MUSTANG RIDGE ANNEXATION NO. 3

Located in the NW1/4, NE1/4 SECTION 26, TOWNSHIP 1 NORTH,
RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY

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



SITE LOCATION MAP NTS

LEGAL DESCRIPTION

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W 1,320.17 feet with all other bearings relative thereto; thence S00°02'25"W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2;* thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road, said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION NO. 3,* thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No.2* N00°02'25"E a distance of 349.45 feet; thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of land as described in Reception Number 2141793, for a distance of 514.39 feet; thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet;
S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet;
S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet;
S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said Parcel of land CONTAINING **88.267** Square Feet or **2.026** Acres, more or less.

AREAS OF ANNEXATION		
ANNEXATION PERIMETER	1493 FT.	
CONTIGUOUS PERIMETER	349 FT.	
AREA IN SQUARE FEET	88,267	FT^2
AREA IN ACRES	2.026	ACRES
AREA WITHIN R.O.W.	0	FT^2
	0	ACRES
AREA WITHIN DEEDED R.O.W.	0	FT^2
	0	ACRES

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	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
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PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - PL.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. - SUITE A
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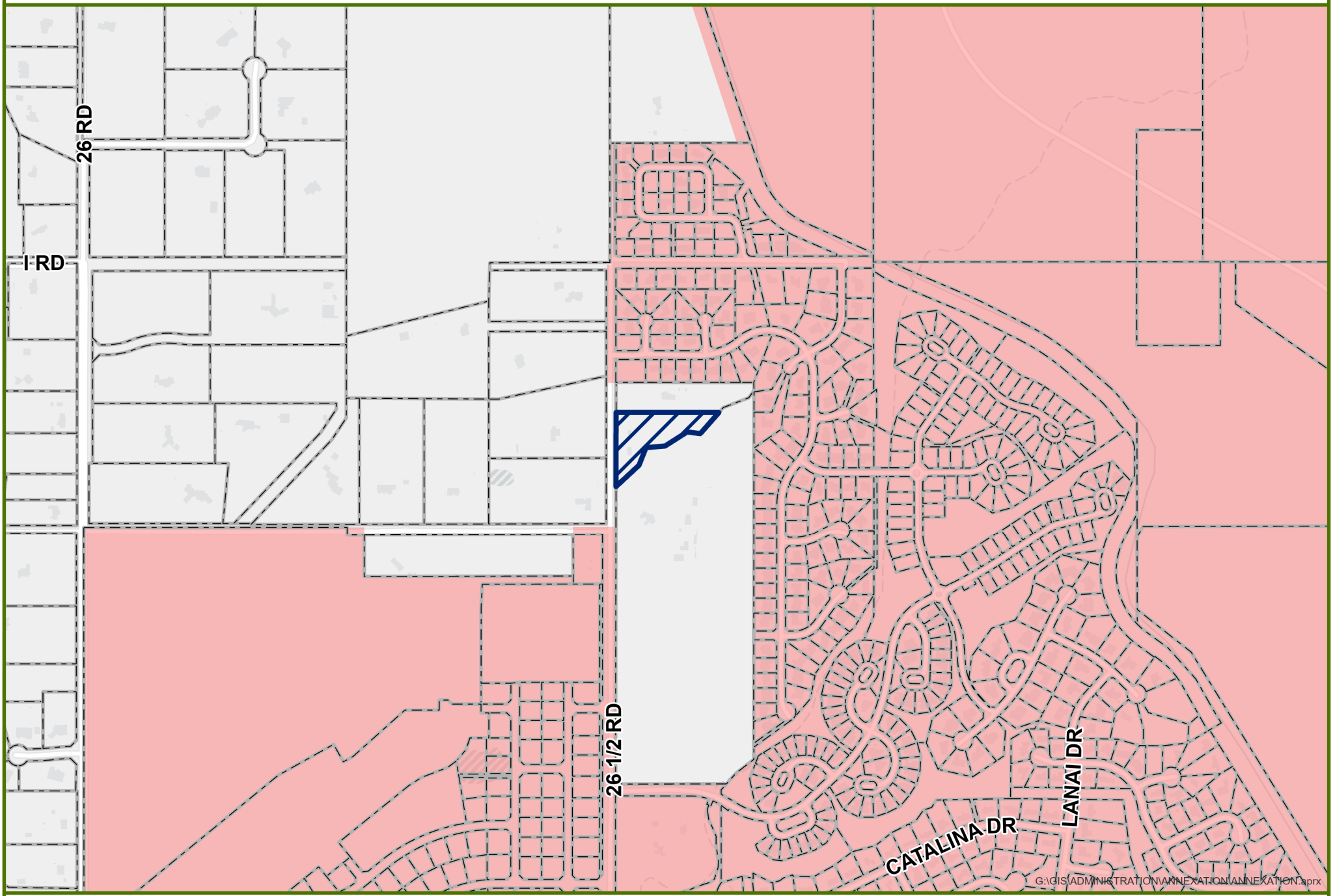
PUBLIC WORKS
ENGINEERING DIVISION

MUSTANG RIDGE ANNEXATION NO. 3
Located in the NW1/4, NE1/4 SECTION 26,
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

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MUSTANG RIDGE ANNEXATION



N

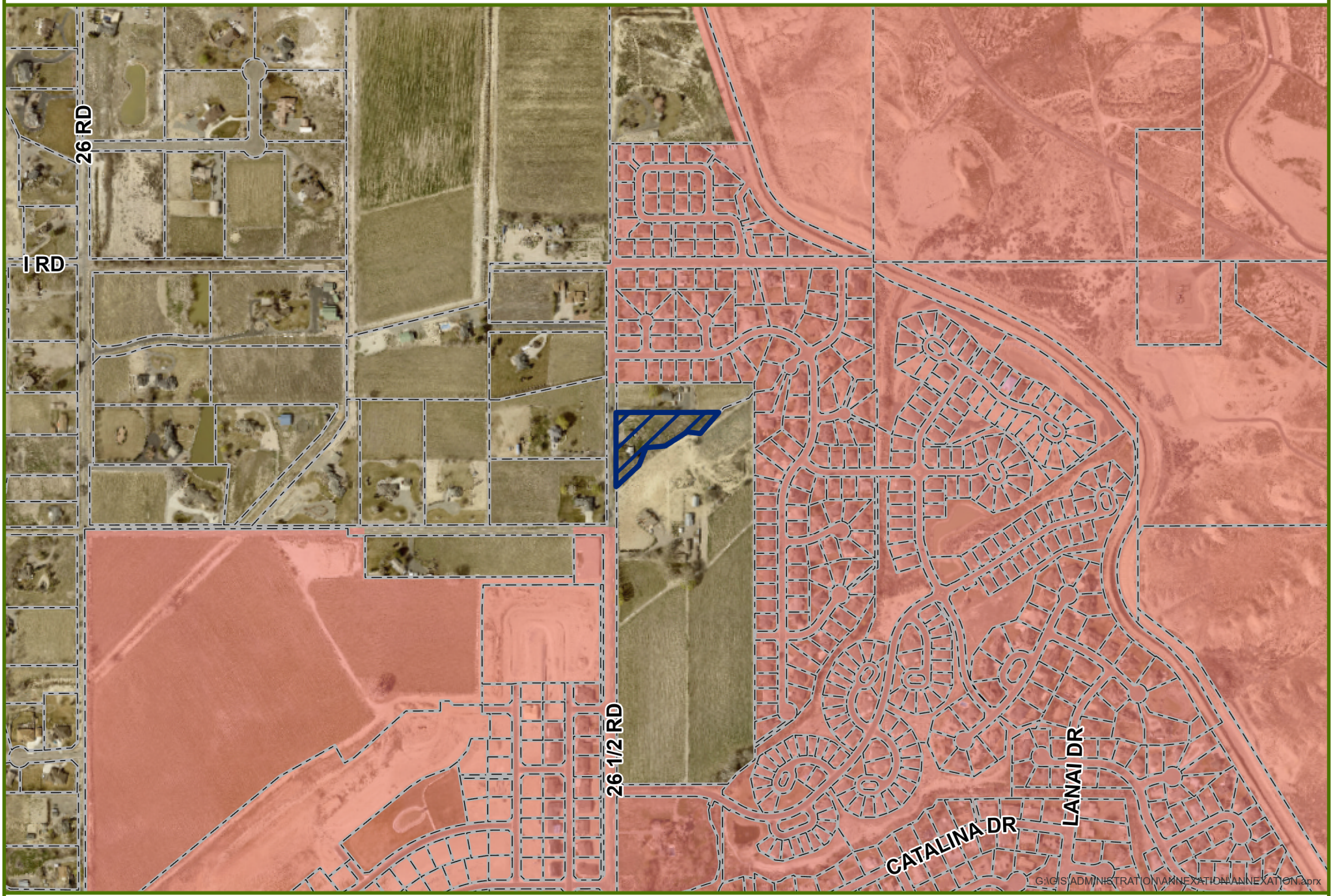
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 2/14/2023

MUSTANG RIDGE ANNEXATION



N

0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 2/14/2023

MUSTANG RIDGE ANNEXATION - LAND USE



N

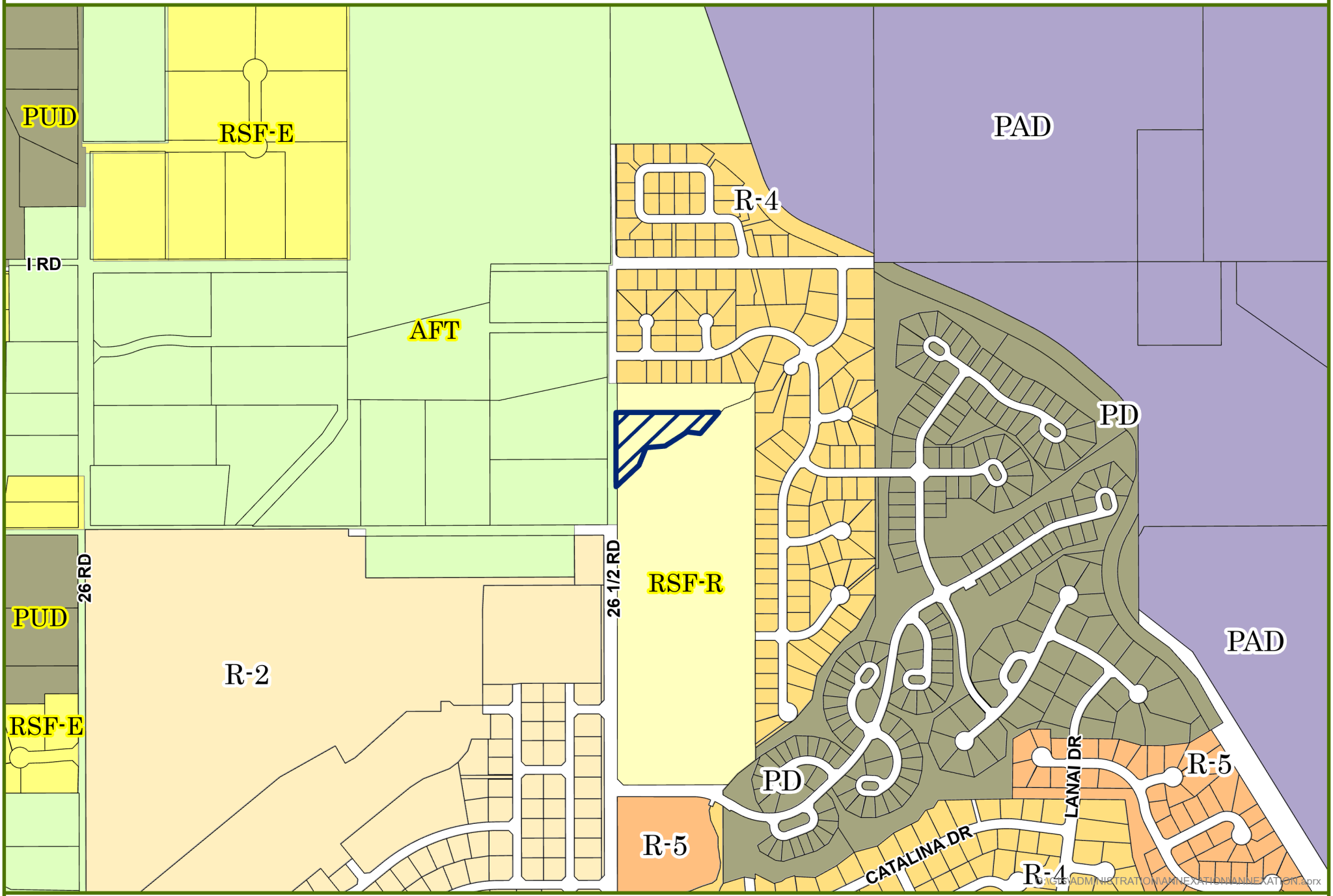
0 0.1 0.2 Miles

Annexation Boundary

Date Created: 2/14/2023

City of Grand Junction Colorado

MUSTANG RIDGE ANNEXATION - ZONING



N

0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 2/14/2023



MUSTANG RIDGE 1, 2 and 3 ANNEXATION SITE – LOOKING SOUTHEAST FROM 26 ½ ROAD

MUSTANG RIDGE ANNEXATIONS 1, 2 and 3 SCHEDULE	
April 19, 2023	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
May 23, 2023	Planning Commission Considers Zone of Annexation
June 7, 2023	City Council Intro Proposed Zoning Ordinance
June 21, 2023	City Council Accept Petition/Annex and Zoning Public Hearing
July 24, 2023	Effective date of Annexation and Zoning

ANNEXATION SUMMARY						
File Number		ANX-2023-81				
Location		880 26 ½ Road				
Tax ID Number(s)		2701-261-00-503				
Number of Parcel(s)		1				
Existing Population		1 Residence				
No. of Parcels Owner Occupied		1				
Number of Dwelling Units		1				
Acres Land Annexed		2.02				
Developable Acres Remaining		1.02				
Right-of-way in Annexation		26 ½ Road - .69 acres or 29,967 square feet				
Previous County Zoning		RSF-R				
Proposed City Zoning		R-4				
Surrounding Zoning:	North:	RSF-R				
	South:	RSF-R				
	East:	RSF-R				
	West:	RSF-R and AFT				
Current Land Use		Large Lot Single-Family Residential				
Proposed Land Use		Single-Family Residential				
Surrounding Land Use:	North:	Large Lot Single-Family Residential				
	South:	Large Lot Single-Family Residential/Agricultural				
	East:	Large Lot Single-Family Residential				
	West:	Large Lot Single-Family Residential				
Comprehensive Plan Designation:		Residential Low 2-5.5 units per acre				
Zoning within Comprehensive Plan Designation:		Yes:	X	No:		
Values:	Assessed	$305,860				
	Actual					
Address Ranges		872 through 884 26 ½ Road				
Special Districts:	Water	Ute Water Conservancy District				
	Sewer	OWTS – Existing Waiver				
	Fire	Grand Junction Rural Fire District				
	Irrigation/Drainage	Grand Valley Water Users Association				
	School	Mesa County Valley School District 51				
	Pest	Grand River Mosquito Control				

Grand Junction Speaks
Published Comments for May 23, 2023 Planning Commission Meeting
Mustang Ridge Zone of Annexation

this is Bill Hayes
• May 22, 2023 • 5:15pm
yes I live next door to Brian Gray who's proposed subdivision would be next door to me to the South everything in this area single family housing and I believe he would like to put in 2/8 units or so it does not fit with the other houses in the area in fact it would be problematic and very tight and different from anything else in the near vicinity will single family home would be more ideal that's what we've heard would prefer and it would fit in with all the other neighborhood area. thank you
Address:
eight eight four 26 1/2 Road Grand Junction Colorado
Grand Junction, 156
Kathleen Hayes
• May 22, 2023 • 5:11pm
hi my name is Lena Hayes I live right next door to the proposed area just to note I wrote on the comment line online on Grand Junction speaks and it wouldn't accept it it's saying that it closed on the 21st but this paper it says the 22nd so I'm a little concerned who are planning on it we're not able to get their comments posted we moved into a rural area we have single family dwelling on Brian's house next to us the Mustang an equation is single home dwelling on the other side it is to across the street it is it will really stick out if the Mustang Annex goes through as planned they could put in as many as 10 homes in that area and then here we are on the other side of them a single home dwelling so that puts us in a plate we're not Anixter County we're in a rural are for you. so we would appreciate the fact that we would like to have it stay the same not feeling like just wondered be able to be. Onyx also some other people of made comments about the traffic traffic has gotten worse there's no sidewalk local people who ride bicycles or walk or not able to do so now it's not safe so sidewalks really need to be put in if we're going to add more people but if you just look at the area we're right next to him on the other side there other people right next to where all single family home dwellings and to then put 10 houses right in the middle of this world area really stands out so I would ask that you would really look at this seriously before you add more homes thank you
Address:
88426 and a half Road
Grand Junction, 81
Kathleen Hays
• May 22, 2023 • 4:59pm
We own the property 884 right next to 880. While we are supportive of Brian Bray, as he has been a good neighbor, we purchased our rural acres for the quiet rural area and knowing that we and our neighbors were designated for single residential. On either side of 880, and across the street from 880 all of those areas are rural with single family dwellings. Allowing this to be approved to 4 units per acre could place 8 homes on that property and is not consistent with the homes on either side of him. This would infringe on us (the homeowners) on both sides of their property who are still county, not annexed and decrease our property value as we would be sandwiched between two high population areas. We also agree with other members of Grand Vista, that our quality of life has already gone downhill, with the new development already being built on 26 1/2 Road. With a narrow road and no sidewalks, local walkers and bicyclers are now at risk and can no longer walk or ride on 26 1/2 road due to the high traffic in the area. If you are going to continue to accept these propositions, sidewalks need to be added for the safety of the current residents.
Address:
884 26 1/2 Road
Grand Junction, 81506
Jennifer Armendariz
• May 17, 2023 • 10:53am
I just want to add to my previous comment that even though there is small field (someone else's

backyard) between my property and the proposed subdivision, we will still be dealing with the noise, increased traffic of 26 1/2 road, obstructed views, construction, etc.
Address:
2661 Grand Vista Dr
Grand Junction, 81506
Jennifer Armendariz
• May 17, 2023 • 10:06am
My family and I reside on Grand Vista Drive, essentially behind where the potential subdivision would be built. I am begging you to consider the current residents of the area who specifically purchased homes in that neighborhood because it is less populated. Right now, our backyard has a clear skyline view, which was one of the reasons we purchased our home. We also love how quiet and calm our neighborhood is. My young kids constantly play in our backyard, and I am dreading having to deal with construction that feels so close for potentially years. It honestly brings tears to my eyes. We have already had to deal with the changes and construction of the huge subdivision on the other side of 26 1/2 road. 26 1/2 road is a two line road and has become substantially busier due to the new subdivision. This would only make matters far worse. We don't even have a sidewalk on that road, and there are many bikers and pedestrians who utilize it. I often worry for their safety as it stands now let alone with the increase of traffic. I know that many of my immediate neighbors feel the same way even if they are unable to voice their concerns. Although this construction may benefit those few who are wanting to build the subdivision, please consider the large number of other people that will be negatively impacted by this project moving forward. To move forward would be a complete disregard of so many community members for the benefit of few. We will be very sad to have to deal with construction in that area for an undetermined amount of time followed by an increase in noise, population, traffic, and obstructed views. Per section 21.01.140 of the Zoning and Development Code, two of the five criteria will not be met: 3) Public and community facilities are adequate to serve the type of and scope of land use proposed *26 1/2 cannot sustain the increase of traffic. This will be a safety hazard especially to the bikers and pedestrians who constantly utilize that road that does not have a sidewalk. 5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment *There is NO clear benefit to the residents in the area; in fact, it will only negatively impact current area community members.
Address:
2661 Grand Vista Dr
Grand Junction, 81506

GRAND JUNCTION PLANNING COMMISSION
May 23, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Shanon Secrest, Sandra Weckerly, Kim Herek, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Nicole Galehouse (Interim Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 11 virtually.

REGULAR AGENDA

1. **Mustang Ridge Zone of Annexation ANX-2023-81**

Consider a request by Brian R. and Stephanie Bray to zone 2.714 acres from County RSF-R (Residential Single Family – Rural) to R-4 (Residential 4 units per acre) located at 880 26 ½ Road.

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

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

Kevin Bray spoke on behalf of Brian Bray and provided clarification on the development of the parcel.

Questions for staff

Commissioner Ehlers asked about the size of the parcel.

Commissioner Scissors asked if the City required new developments be connected to municipal sewer.

Commissioner Weckerly asked if the property needed to be annexed in order to develop.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

DRAFT

There were no public comments.

The public comment period was closed at 5:55 p.m. on May 23, 2023.

Discussion

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, 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 Secrest seconded; motion passed 6-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING MUSTANG RIDGE ANNEXATIONS 1, 2 AND 3 TO R-4 (RESIDENTIAL 4 UNITS PER ACRE) ZONE DISTRICT

LOCATED ON PROPERTY AT 880 26 ½ ROAD

Recitals:

The property owner has petitioned to annex 2.714 acres into the City limits. The annexation is referred to as the Mustang Ridge 1, 2 and 3 Annexation.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended zoning the Mustang Ridge 1, 2 and 3 Annexation consisting of 2.714 acres R-4 (Residential 4 units per acre) from County RSF-R (Residential Single Family Rural) finding that both the R-4 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan, and conforms with its designated zone with the Comprehensive Plan's goals, and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 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 & Development Code for the property. .

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

The MUSTANG RIDGE 1, 2 AND 3 ANNEXATION in the City of Grand Junction, Mesa County Colorado, as more particularly described as follows, is hereby duly and lawfully zoned R-4 (Residential 4 units per acre).

Mustang Ridge Annexation 1:
A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25"W a distance of 1,320.17 feet with all other bearings relative thereto;
Thence S00°02'25"W a distance of 598.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *CROWE*

DRAFT

ANNEXATION, ORDINANCE No. 3235, said point also being the Point of Beginning of the MUSTANG RIDGE ANNEXATION No. 1;
Thence along the southerly line of said *CROWE ANNEXATION* S89°57'35"E a distance of 30.00 feet to the easterly Right-of-Way of 26.5 Road;
Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 1.00 foot;
Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 29.50 feet;
Thence S00°02'25"W a distance of 119.00 feet; Thence N89°57'35"W a distance of 1.00 foot;
Thence N00°02'25"E a distance of 119.00 feet; Thence N89°57'35"W a distance of 29.50 feet to a point on the westerly Right-of-Way of 26 1/2 Road;
Thence N00°02'25"E along said westerly Right-of-Way, a distance of 1.00 foot; to a point on said southerly boundary of *CROWE ANNEXATION, ORDINANCE No. 3235;*
Thence along said southerly line, S89°57'35"E a distance of 30.00 feet to the Point of Beginning.

Said parcel being comprised of 179 Square Feet or 0.004 Acres, more or less.

Mustang Ridge Annexation 2:

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25”W a distance of 1,320.17 feet with all other bearings relative thereto;
Thence S00°02'25”W a distance of 718.38 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 1,* said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 2;* Thence along the southerly line of said *MUSTANG RIDGE ANNEXATION No.1* S89°57'35"E a distance of 0.50 feet; t
Thence along the easterly line of said annexation N00°02'25"E a distance of 119.00 feet; Thence along the southerly line of said annexation S89°57'35"E a distance of 29.50 feet to the easterly Right-of-Way of 26.5 Road;
Thence along the easterly Right-of-Way of 26 1/2 Road S00°02'25"W a distance of 498.45 feet; Thence leaving said easterly Right-of-Way N89°57'35"W a distance of 60.00 feet to a point on the westerly Right-of-Way of 26 1/2 Road;
Thence N00°02'25"E along said westerly Right-of-Way, a distance of 498.45 feet; to a point on said southerly boundary of *MUSTANG RIDGE ANNEXATION No. 1;*
Thence along said southerly line of said annexation, S89°57'35"E a distance of 29.50 feet; Thence along said westerly line of said annexation, S00°02'25"W a distance of 119.00 feet*;* Thence along the southerly line of said annexation, S89°57'35"E a distance of 0.50 feet to the Point of Beginning.

Said parcel being comprised of 29,788 Square Feet or 0.684 Acres, more or less.

DRAFT

Mustang Ridge Annexation 3:
A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 26, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26 whence the North One-Sixteenth Corner of said Section 26 bears S00°02'25”W a distance of 1,320.17 feet with all other bearings relative thereto;
Thence S00°02'25”W a distance of 1,097.83 feet along the West line of the Northwest Quarter of the Northeast Quarter to a point on the southerly line of *MUSTANG RIDGE ANNEXATION No. 2;* thence S89°57'35"E along said south line of the annexation a distance of 30.00 feet to a point on the east Right-of-Way of 26 1/2 Road*,* said point also being the Point of Beginning of the *MUSTANG RIDGE ANNEXATION No. 3;*
Thence along the easterly line of said *MUSTANG RIDGE ANNEXATION No.2*
N00°02'25"E a distance of 349.45 feet;
Thence leaving said annexation, S89°57'35"E along the southerly line of a parcel of l and as described in Reception Number 2141793, for a distance of 514.39 feet;
Thence along the following seven (7) courses of a Boundary Line Agreement, Reception Number 3048031:
S42°52'35"W a distance of 55.14 feet; S56°39'06"W a distance of 33.91 feet;
S67°39'15"W a distance of 100.65 feet; S57°26'34"W a distance of 130.60 feet;
S53°40'43"W a distance of 161.65 feet; S48°25'13"W a distance of 127.34 feet;
S86°30'42"W a distance of 20.16 feet to the Point of Beginning.

Said parcel being comprised of 88,267 Square Feet or 2.026 Acres, more or less.

INTRODUCED on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

_____
Anna M. Stout
President of the City Council

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: June 7, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Introduction of an Ordinance Vacating a 9,966 Square-foot Area of Public Right-of-Way Adjacent to the Property Located at 2345 West Ridges Boulevard and Setting a Public Hearing for June 21, 2023

RECOMMENDATION:

Planning Commission heard this item at its May 23, 2023 meeting and voted (5-0) to recommended approval.

EXECUTIVE SUMMARY:

The Applicant, Jay Jones on behalf of Specialized Communication Services Real Estate, LLC, is requesting the vacation of a 9,966 square feet triangular area of West Ridges Boulevard right-of-way (ROW) adjacent to the property located at 2345 West Ridges Boulevard. The subject property is part of the proposed residential subdivision to be known as The Enclave at Redlands Mesa. The applicant is in the process of Outline Development Plan (ODP) approval for the proposed subdivision. During early planning stages, the configuration of this area was identified as being unnecessary and that right-of-way would be dedicated for a new road that would better access the property from West Ridges Boulevard.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject vacation area of 9,966 square feet is located on the south side of West Ridges Boulevard approximately 500 feet west of the School Ridge Road and West Ridges Boulevard intersection. It is at the northwest corner of the proposed development to be located at 2345 West Ridges Boulevard. The right-of-way was originally dedicated in 1980 with the Ridges Filing No. Five. All of the right-of-way was platted with the original plat. Therefore, all of the vacated area may be included in the

property for The Enclave at Redlands Mesa development proposed on the adjacent property, which is Lot 1 Block Twenty-Seven, a multifamily site in The Ridges Filing No. Five. As originally platted, this irregular-shaped area of ROW is unnecessary to provide access to this parcel or to any other parcel in the vicinity or to provide the necessary right-of-way for West Ridges Boulevard.

The proposed vacated area will be incorporated into the overall site design for the proposed development and new right-of-way will be platted in its place with The Enclave at Redlands Mesa subdivision to provide access to this parcel. There is an existing easement along the edge of the right-of-way originally dedicated to the Ridges Metropolitan District. The easement will be vacated with the Final Plan for the proposed subdivision.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting

A Neighborhood Meeting was held on August 4, 2022, in a virtual format. Aside from staff, the applicant and their representative, there were 13 participants in the meeting. Neighbors were unopposed to the vacation of the right-of-way but expressed concerns about the overall proposed development, topography, density, building appearance, views and proximity to the golf course.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on September 9, 2022. Mailed notification cards were sent regarding the public hearings before Planning Commission and City Council to surrounding property owners within 500 feet of the subject property on May 12, 2023. The notice of this public hearing was published May 14, 2023 in the Grand Junction Daily Sentinel.

ANALYSIS

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

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

The request to vacate 9,966 square feet of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities or services provided to the general public, since it is not needed to provide access to the adjacent proposed development or any other property.

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

Principal 3: Responsible and Managed Growth

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

Therefore, staff has found this criterion has been met.

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

This request is to vacate existing public right-of-way which is not needed to provide access to the subject property nor to any other parcel. The proposed development will take access from a new public street dedicated with the subdivision plat for the proposed development. Therefore, staff has found that this criterion has been met.

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

This vacation request does not impact access to any parcel and, as such, staff finds this criterion has been met.

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

Ute Water has three water line stubs in West Ridges Boulevard, one of which is the eastern part of the area to be vacated. Thus, the vacation will not become effective until new right-of-way and/or easement has been provided to accommodate this water line stub. Xcel Energy has three buried utility lines in the easement adjacent to the area to be vacated but, since the easement will be retained, the lines may remain. If needed, relocation of the lines to a new multipurpose easement dedicated with the proposed subdivision will be completed at the time of Final Plan and Plat review. No comments were received from other review agencies. Staff therefore finds this criterion has been met subject to the right-of-way area described in the ordinance shall be retained and reserved as a utility easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances, which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

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

Neither staff nor utility providers have identified that this request will inhibit the provision

of adequate public facilities and services to the proposed development. Plans to be submitted for the Final Plan and Plat will include a Utility Composite to identify adequate public facilities and services for the proposed development. Staff finds that this criterion has been met.

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

This proposal will remove right-of-way that is not necessary for any City transportation networks and functions. As such, Staff finds that this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing The Enclave at Redlands Mesa Public Right-Of-Way Vacation, VAC-2022-643, located adjacent to West Ridges Boulevard and the property at 2345 West Ridges Boulevard, the following findings of fact have been made and Planning Commission recommended conditional approval of the requested vacation.

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

Conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance.

2. The right-of-way area described above shall be retained and reserved as a utility easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances, which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

FISCAL IMPACT:

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

SUGGESTED MOTION:

I move to introduce an ordinance vacating a 9,966 square foot area of Public Right-Of-Way located adjacent to the property at 2345 West Ridges Boulevard and set a hearing for June 21, 2023.

Attachments

1. Development Application (1)
2. Site Maps and Photographs
3. Site Sketch of ROW Vacation Area
4. Planning Commission Minutes - 2023 - May 23 Enclave Vacation
5. ORD-ROW Vacation Enclave in the Ridges 20230525

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

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:	2345 W Ridges Blvd Grand Junction, CO 81507	Site Acreage:	7.6
Site Tax No(s):	2945-202-15-001	Site Zoning:	PUD
Project Description:	ROW Vacation, Hillside Exception, Prelim/Final Subdivision		

Property Owner Information		Applicant Information		Representative Information	
Name:	Specialized Communication Services Real Estate LLC	Name:	Kaart Planning	Name:	Kaart Planning
Street Address:	2345 W Ridges Blvd	Street Address:	734 Main St.	Street Address:	734 Main St.
City/State/Zip:	Grand Junction/CO/81507	City/State/Zip:	Grand Junction/CO/81501	City/State/Zip:	Grand Junction/CO/81501
Business Phone #:		Business Phone #:		Business Phone #:	
E-Mail:	alysheba8788@gmail.com	E-Mail:	ty.johnson@kaart.com	E-Mail:	ty.johnson@kaart.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Jay Jones	Contact Person:	Ty Johnson	Contact Person:	Ty Johnson
Contact Phone #:	970-683-8015	Contact Phone #:	970-241-0745	Contact Phone #:	970-241-0745

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	9/1/2022
Signature of Legal Property Owner		Date	9-2-22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Specialized Communication Services Real Estate LLC ("Entity") is the owner of the following property:

(b) 2345 W Ridges Blvd Grand Junction, CO 81507

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

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

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

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

○ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) _____

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

(e) _____

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

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

Signature of Entity representative: Tony Certanio

Printed name of person signing: Tony Certanio

State of Utah)

County of Washington) ss.

Subscribed and sworn to before me on this 2nd day of September, 20 22

by Tony Certanio

Witness my hand and seal.

My Notary Commission expires on 8/2/2025

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

Janelle Jones
Notary Public Signature

RECEPTION#: 3017508, at 1/26/2022 2:44:42 PM, 1 of 1
Recording: $13.00, Doc Fee $180.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY

State Documentary Fee
Date: January 20, 2022
$180.00

Special Warranty Deed

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

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$1,800,000.00**) ***One Million Eight Hundred Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY**, whose street address is **1743 WASHINGTON DAM RD, Washington, UT 84780**, City or Town of **Washington**, County of **Washington** and State of **Utah**, the following real property in the County of **Mesa** and State of Colorado, to wit:

LOT 1 IN BLOCK TWENTY-SEVEN OF THE RIDGES FILING NO. FIVE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 316, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2345 WEST RIDGES BOULEVARD, GRAND JUNCTION, CO 81507**

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 **January 20, 2022**.

ROBERT M. STUBBS

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

The foregoing instrument was acknowledged before me on this day of **January 20th, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: 05·25·2022

Notary Public

REBECKA TEMMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064020445
My Commission Expires May 25, 2022

County of Mesa

When recorded return to: **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPA**
1743 WASHINGTON DAM RD, Washington, UT 84780

Form 1090 closing/deeds/statutory/swd_statutory.html 65049431
(100220384)

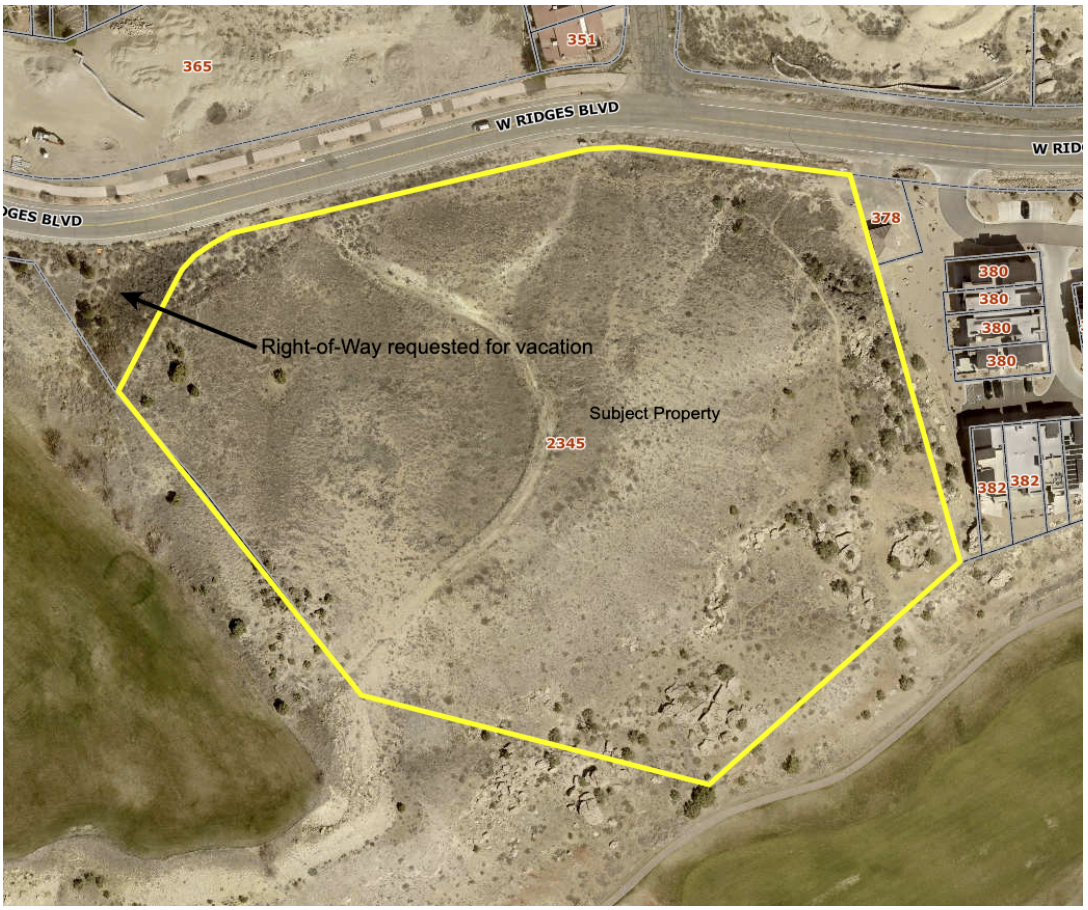
734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

ROW Vacation Request Narrative

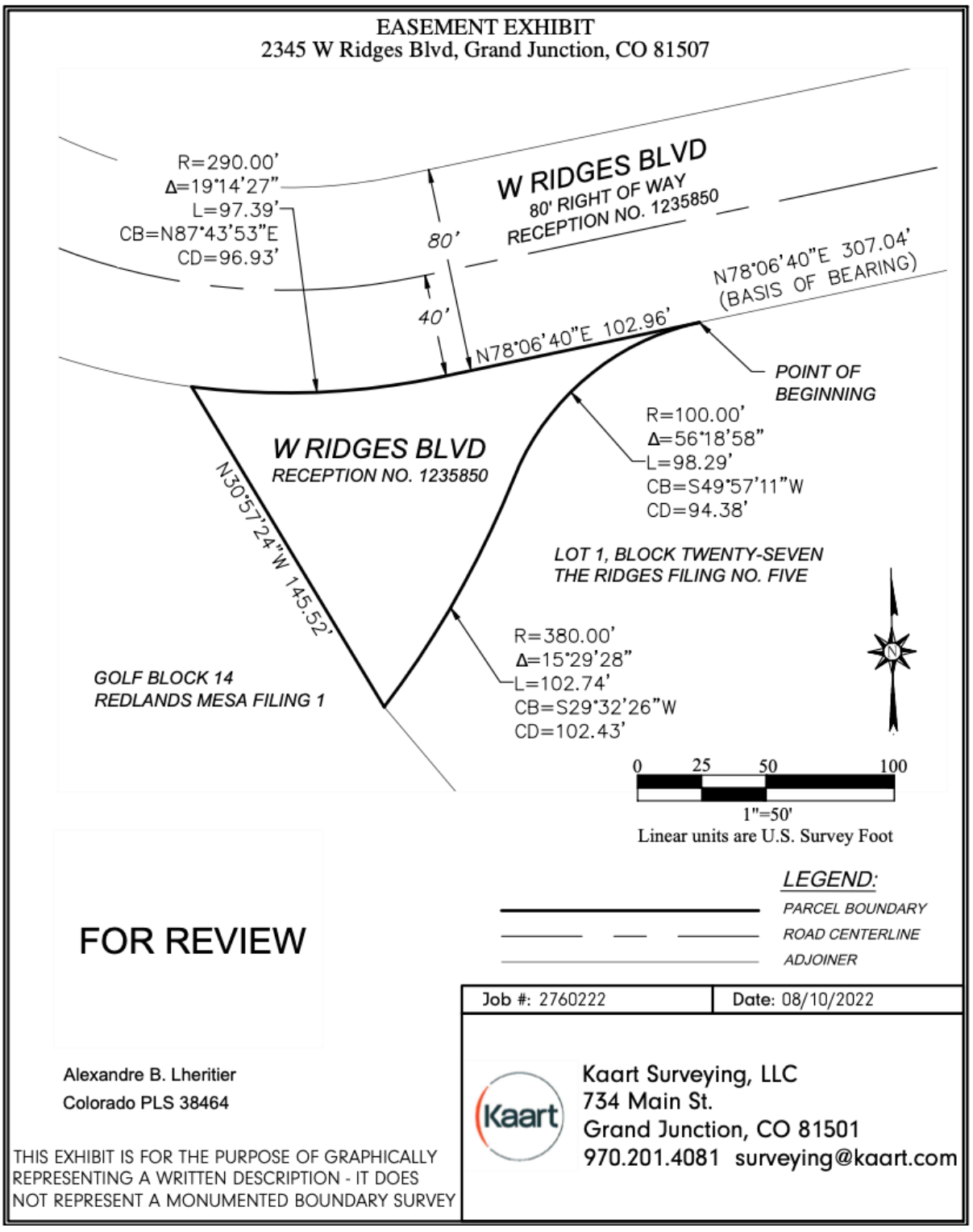
Project: The Enclave
Address: 2345 W Ridges Blvd
City Project Number: TBD
Representative: Kaart Planning
Date: August 31, 2022

Summary

This request is to vacate existing right-of-way per Section 21.02.100(b) of the GJMC. The subject property and the area of right-of-way requested for vacation are displayed in the image below.



The area requested to be vacated is 9,966 square feet on the western edge of the subject property, as displayed below.



Approval Criteria

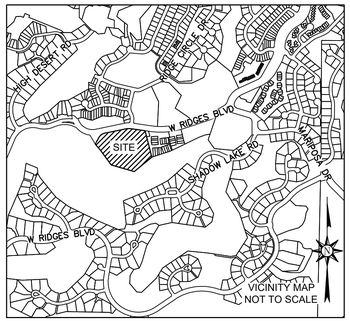
Section 21.02.100 of the GJMC states that vacation of the right-of-way or easement shall conform to the following:

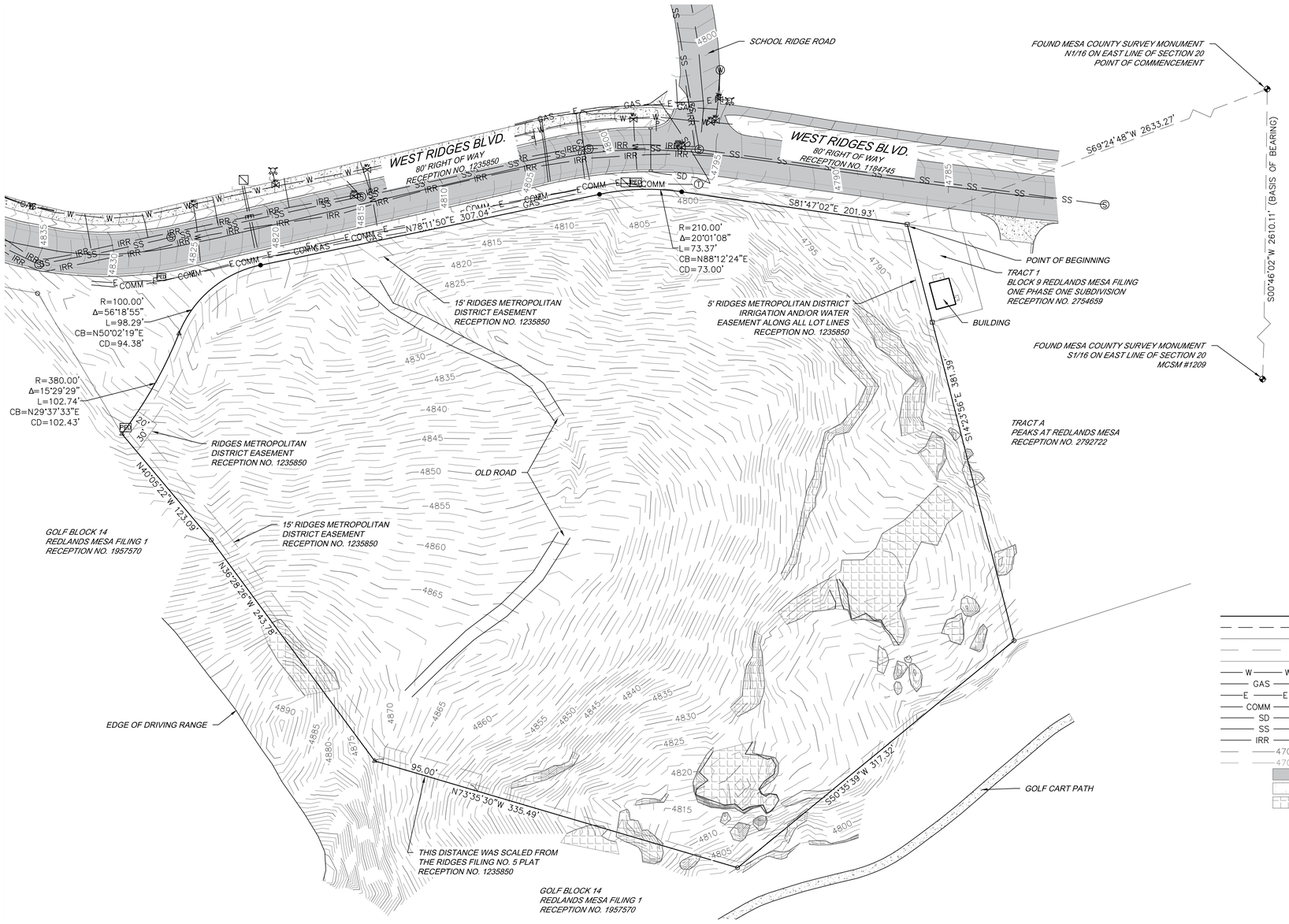
1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City.
    a. Response: This request is in conformance with the Comprehensive Plan, Circulation Plan and other adopted plans and policies of the City. The 80' of right-of-way needed for Ridges Blvd will be preserved and not impacted by this vacation.
2. No parcel shall be landlocked as a result of the vacation
    a. Response: No parcel will be landlocked as a result of this vacation.
3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property by the proposed vacation.
    a. Response: Access to the subject property will not be restricted as a result of this vacation.
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).
    a. Response: This vacation will have no adverse impact on the health, safety, and welfare of the community or the quality of the public facilities and services in the area. This vacation will result in a much more logical right-of-way section that is consistent with Ridges Blvd as a whole.
5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC.
    a. Response: This vacation has no impact on the provision of adequate public facilities and services. The subject property will comply with all public infrastructure requirements, per City codes and standards, with or without this vacation occurring.
6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
    a. Response: This vacation provides a benefit to the City because it eliminates an awkward piece of right-of-way that has no purpose for the Ridges Blvd

corridor. This vacation results in a right-of-way section that is expected and predictable, thus reducing any potential future City maintenance for this area.

IMPROVEMENT SURVEY PLAT

Located in the SW1/4NE1/4, SE1/4NW1/4, NE1/4SW1/4, and NW1/4SE1/4 of Section 20, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado





SURVEY NOTES:

1. This plat includes a boundary correction for a curve on the west side of this parcel and is intended to supersede Survey Deposit 6481-22.
2. Linear units are in U.S. Survey Feet.
3. Title information provided by the Mesa County Assessor- Real Property Public Information System.
4. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System with respect to the physical locations of accepted survey monuments.
5. 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.

PARCEL DESCRIPTION:

Reception No:2916175
Lot 1, Block Twenty-Seven, Ridges Filing No. Five (Reception No. 1235850)

More particularly described as:
A parcel of land situated in Section 20, Township 1 South, Range 1 West, Ute Meridian, City of Grand Juction, Mesa County, Colorado, more particularly described as follows:
Commencing at the N1/16 corner on the East line of said Section 20, from whence the S1/16 corner on the East line of Section 20 bears S00°46'02"W 2610.11 feet; running thence S69°24'48"W 2633.27 feet to the Point of Beginning;
Running thence S14°23'56"E 381.39 feet; thence S50°35'39"W 317.32 feet; thence N73°35'30"W 335.49 feet; thence N36°28'26"W 243.78 feet; thence N40°05'22"W 123.09 feet to a point of non-tangent curve; thence along said curve 102.74 feet to the left (Curve Data: Radius=380.00' Delta=15°29'29" Chord Bears N29°37'33"E 102.43'); thence along a reverse curve 98.29 feet to the right (Curve Data: Radius=100.00' Delta=56°18'55" Chord Bears N50°02'19"E 94.38'); thence N78°11'50"E 307.04 feet to a point of curve; thence along said curve 73.37 feet to the right (Curve Data: Radius=210.00' Delta=20°01'08" Chord Bears N88°12'24"E 73.00'); thence S81°47'02"E 201.93 feet to the Point of Beginning.

Said parcel contains 7.61 acres.

BASIS OF BEARINGS:

The bearing between the North 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found Mesa County Survey Monument and the South 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found alloy cap, MCSM No. 1209 is S00°46'02"W, this bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

CERTIFICATION:

I, Alexandre B. Lheritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

Alexandre B. Lheritier
Colorado PLS 38464

LEGEND:

- SURVEY CONTROL MONUMENT
- FOUND YELLOW PLASTIC CAP MARKED PARAGON PLS 9960
- FOUND 2" ALLOY CAP MARKED THOMPSON LANGFORD PLS 18480
- FOUND 5/8" REBAR WITH NO CAP
- SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED ALEXANDRE B. LHERITIER PLS 38464
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- EDGE OF CONCRETE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELECOME LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- IRRIGATION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- ROCK AREAS
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- TELECOMM PEDESTAL
- TELECOMM MANHOLE
- ELECTRIC TRANSFORMER
- SIGN

0 25 50 100 150
SCALE IN FEET
1"=50'
Linear units are U.S. Survey Foot

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date: _____
Deposit No: _____

2345 W. Ridges Blvd.

Section 20,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado

SURVEYED BY: ABL/RAC	Kaart Surveying, LLC
DRAWN BY: ABL/RAC	734 Main Street
JOB #: 2760121	Grand Junction, CO 81501
DATE 08/22/2022	970.201.4081 surveying@kaart.com

Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Dear Property Owner,

You are invited to attend a neighborhood meeting on Thursday, **August 4th** at 5:30 pm for a development application for a Major Subdivision and a Hillside Regulations Exception Request for a property located at 2345 W Ridges Blvd. Grand Junction, CO 81507. The subject property is approximately 7.6 acres in size.

A development application for a Major Subdivision as well as a Hillside Regulations Exception Request for the subject property will be submitted to the City of Grand Junction Community Development Department following this neighborhood meeting. The applicant is proposing an Attached Single Family Residential Townhome Community. The objective is to create an upscale residential community of approximately 46 lots, having an average density of 6 dwelling units per acre. The Hillside Regulations Exception Request is needed to allow development in areas that exceed 30% slope.

An overview of the development application & exception request will be presented at the neighborhood meeting and you will have an opportunity to ask questions about the application. The neighborhood meeting will be held on Zoom at 5:30 pm on Thursday, August 4th. Please use the link below and then enter the meeting ID and passcode to log into the meeting.

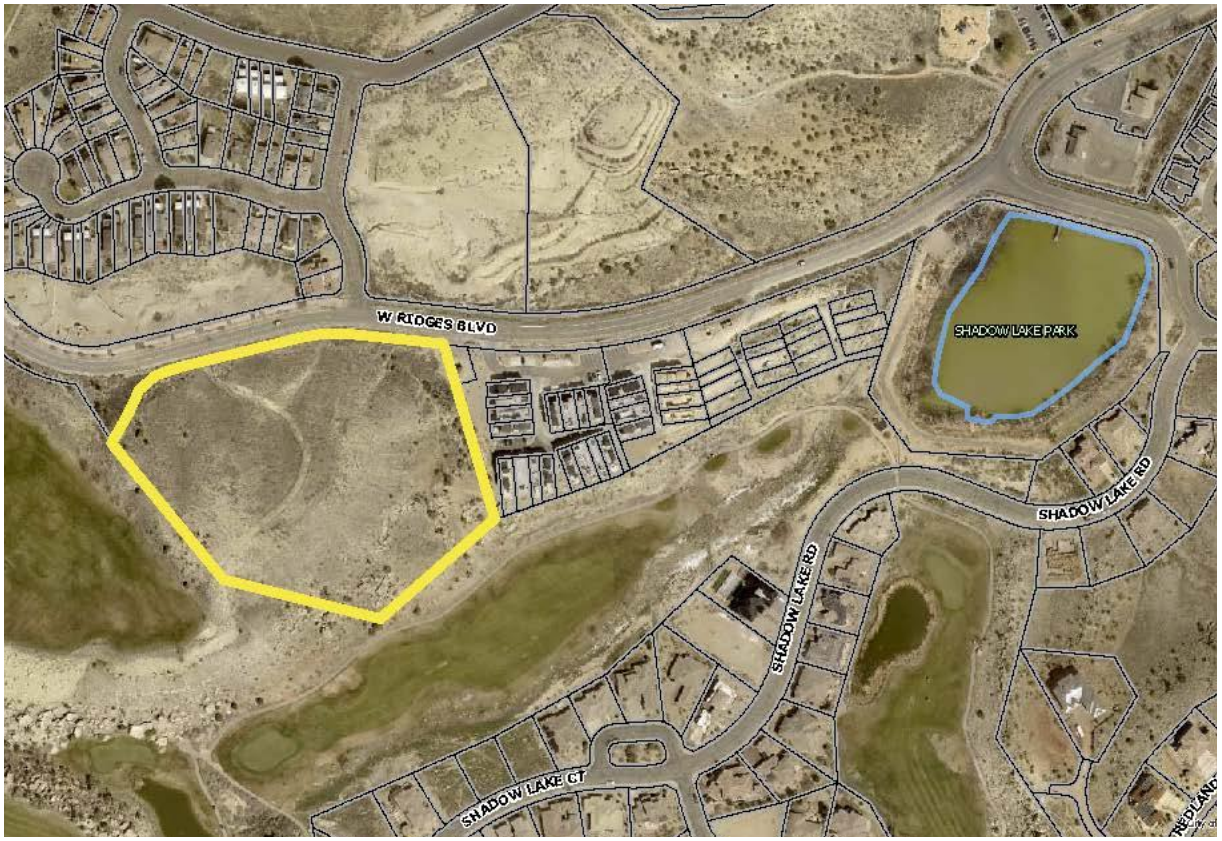
https://zoom.us/join or dial in at +1 669 444 9171 US

Meeting ID: 833 2483 3434
Passcode: 142218

Please reach out directly to mallory.reams@kaart.com with any questions about attending the meeting, or if you would like the link emailed to you for the meeting.

Ted Ciavonne, PLA
Kaart Planning
ted.ciavonne@kaart.com

Subject Property in Yellow:





THE ENCLAVE AT THE REDLANDS – VICINITY MAP



THE ENCLAVE AT REDLANDS MESA – LOCATION MAP

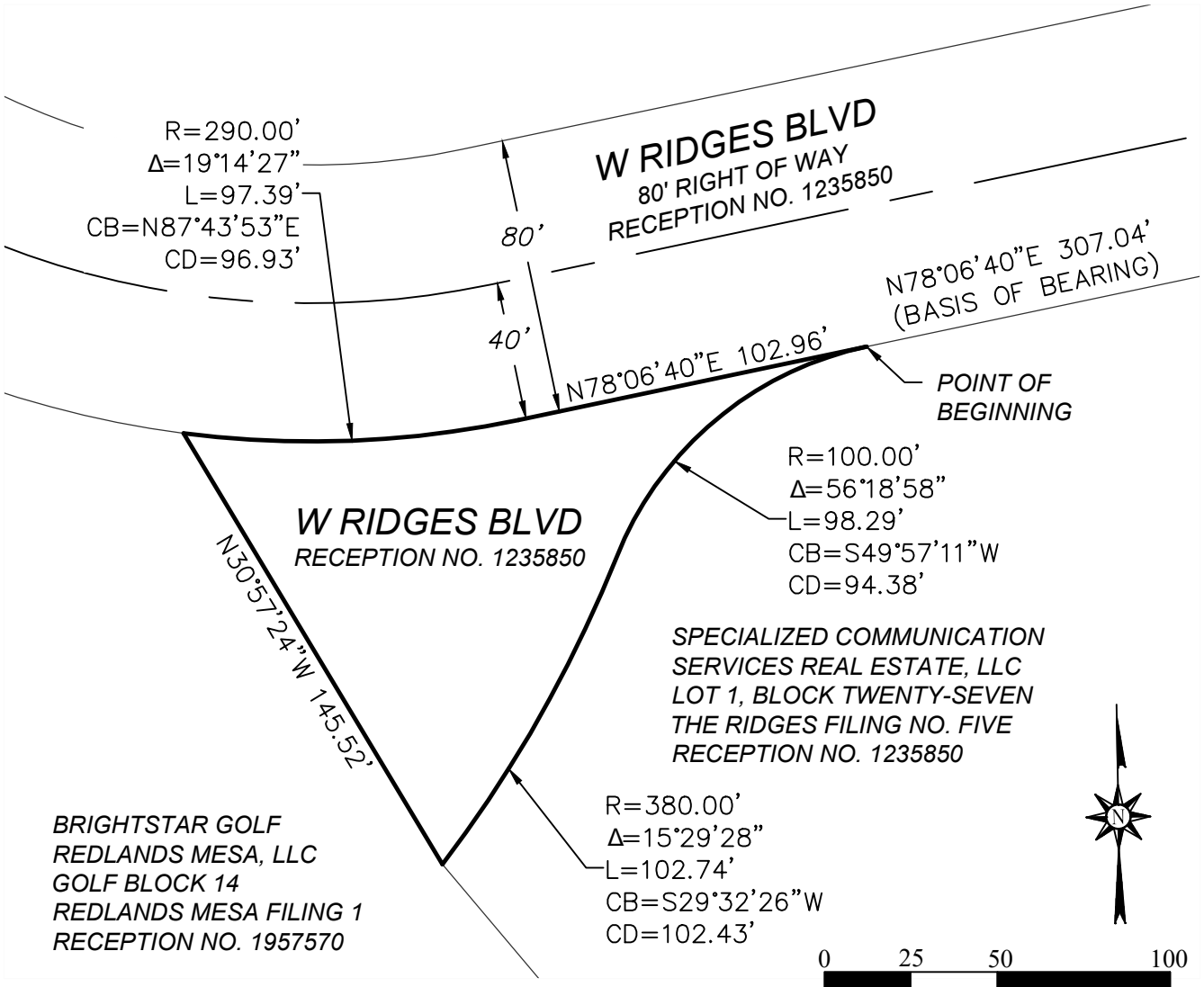


THE ENCLAVE AT THE REDLANDS – LOOKING SOUTH ACROSS SITE



THE ENCLAVE AT THE REDLANDS – LOOKING SOUTH ACROSS SITE FROM WEST RIDGES BOULEVARD

EASEMENT EXHIBIT
2345 W Ridges Blvd, Grand Junction, CO 81507



Linear units are U.S. Survey Foot

LEGEND:

- PARCEL BOUNDARY
- ROAD CENTERLINE
- ADJOINER

FOR REVIEW

Job #: 2760222	Date: 11/02/2022

Alexandre B. Lheritier
Colorado PLS 38464

Kaart Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kaart.com

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

GRAND JUNCTION PLANNING COMMISSION
May 23, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Shanon Secrest, Sandra Weckerly, Kim Herek, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Nicole Galehouse (Interim Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 11 virtually.

REGULAR AGENDA

1. The Enclave at Redlands Mesa – Vacation of Right of Way VAC-2022-643

Consider a request to vacate a 9,966 square foot area of right-of-way adjacent to the property located at 2345 West Ridges Boulevard.

Commissioner Weckerly recused herself from deliberating on this item.

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

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:07 p.m. on May 23, 2023.

Discussion

Motion and Vote

DRAFT

Commissioner Secrest made the following motion “Mr. Chairman, on The Enclave at Redlands Mesa Vacation of Public Right-of-Way request located adjacent to West Ridges Boulevard and the property located at 2345 West Ridges Boulevard, City file number VAC-2022-643, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.”

Commissioner Herek seconded; motion passed 5-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ADJACENT TO WEST RIDGES BOULEVARD, AND THE PROPERTY LOCATED AT 2345 WEST RIDGES BOULEVARD, AS GRANTED TO THE PUBLIC BY MESA COUNTY LAND TITLE RECORDS RECEPTION NUMBER 1235850 THE RIDGES FILING NO. FIVE SUBDIVISION PLAT

Recitals:

Specialized Communication Services Real Estate LLC ("SRE LLC") has requested the City vacate a portion of right-of-way that abuts its property at 2345 West Ridges Boulevard ("Property"). The public right-of-way was granted on The Ridges Filing No. Five plat as recorded in 1980 with reception number 1235850. The SRE LLC is presently developing its property and as part of the review for the development it was determined that the area requested to be vacated was not utilized for roadway purposes and not necessary for future roadway but is necessary as an easement for utilities located within the right-of-way. The portion of right-of-way requested to be vacated is not necessary to access the Property or any other property(ies) in the vicinity.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of right-of-way adjacent to West Ridges Boulevard and the Property located at 2345 West Ridges Boulevard is consistent with the *2020 Comprehensive Plan*, the *Grand Valley Circulation Plan*, and Section 21.02.100 of the Grand Junction Zoning and Development Code so long as the area is retained and reserved as a utility easement for the benefit of City approved utilities.

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

> A parcel of land situated in the SE1/4 of the NW1/4 of Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as follows:
>
> Beginning at the northwesterly corner of Lot 1, Block Twenty-Seven where the southerly right-of-way of W. Ridges Blvd. departs from the standard 80 foot width, whence the next easterly corner of said Lot 1 bears N78°06'40"E 307.40 feet; running thence along said right-of-way the following three (3) courses: (1) along a tangent curve to the left 98.29 feet (Chord Data: Radius=100.00 feet,

DRAFT

Delta= 56°18'58”, Chord bears S49°57'11”W 94.38 feet); (2) thence along a tangent curve to the right 102.74 feet (Chord Data: Radius=380.00 feet, Delta=15°29'28”, Chord bears S29°32'26”W 102.43 feet) to the boundary of Golf Block 14, Redlands Mesa Filing 1; (3) thence N30°57'24”W 145.52 feet to the point where the southerly right-of-way of W. Ridges Blvd. returns to the standard 80 foot width; thence running parallel with and 40' southerly of the center-line of W. Ridges Blvd. the following two (2) courses: (1) along a curve to the left 97.39 feet (Chord Data: Radius=290.00 feet, Delta=19°14'27”, Chord bears N87°43'53”E 96.93 feet); (2) thence N78°06'40”E 102.96 feet to the northwesterly corner of said Lot 1 and the Point of Beginning.

Said tract of land being comprised of 9,966 square feet.

The conditions precedent to the right of way vacation are:

1. The applicant SRE LLC shall pay all recording/documentary fees for the recordation of this Ordinance; and,

2. The right-of-way area described shall be retained, reserved and burdened as a utility easement for use and benefit of City approved utilities including but not necessarily limited to the installation, operation, maintenance and repair of utilities and appurtenances which may include, but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, other same, similar or equivalent public utility providers and appurtenant facilities.

Introduced on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ATTEST:

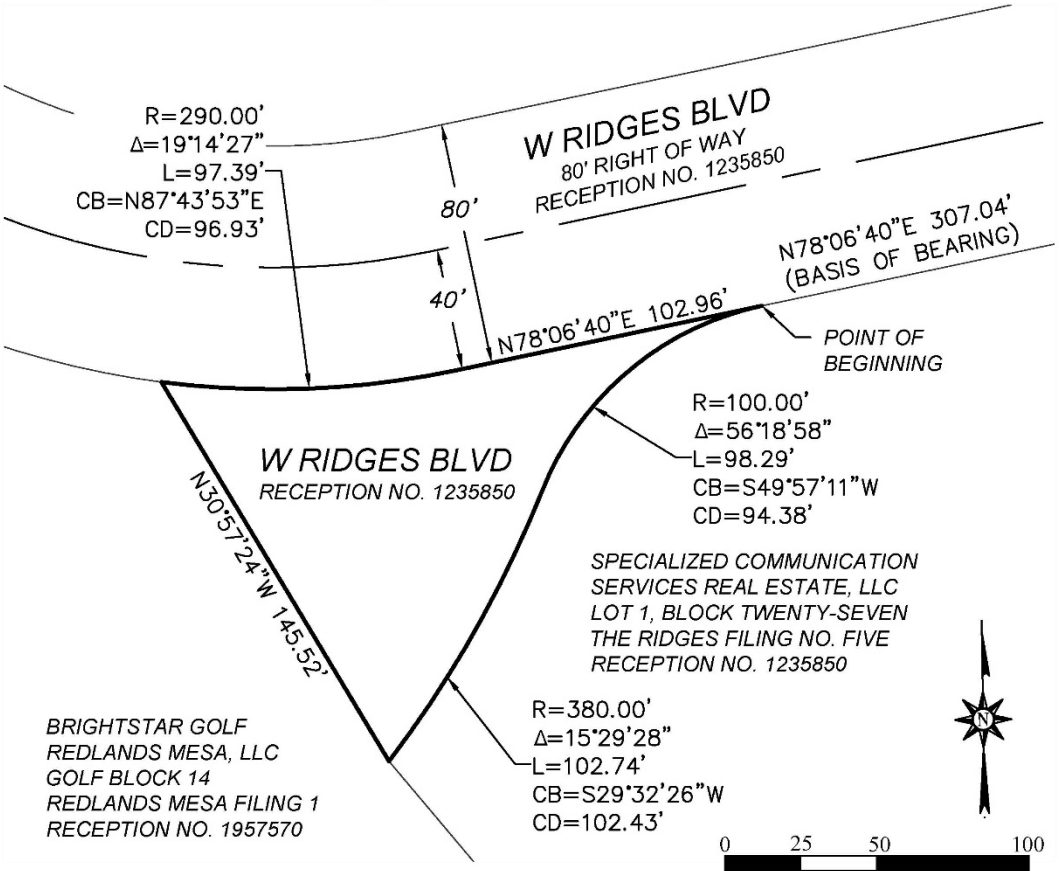
_____	_____
Amy Phillips	Anna M. Stout
City Clerk	President of the City Council

DRAFT

EXHIBIT A

DRAFT

2345 W Ridges Blvd, Grand Junction, CO 81507



Linear units are U.S. Survey Foot

LEGEND:

- PARCEL BOUNDARY
- ROAD CENTERLINE
- ADJOINER

COLORADO LICENSED
ALEXANDRE BENOIT LHERITIER
4/28/23
38464
PROFESSIONAL LAND SURVEYOR

Alexandre B. Lheritier
Colorado PLS 38464

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

Job #: 2760222	Date: 04/28/2023

Kaart Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kaart.com

Grand Junction City Council

Regular Session

Item #2.a.iv.

Meeting Date: June 7, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6 Acre Parcel Located at 2345 West Ridges Boulevard over a 5-Year Timeframe and Setting a Public Hearing for June 21, 2023

RECOMMENDATION:

Planning Commission heard this item at its May 23, 2023 meeting and recommended approval (5-0).

EXECUTIVE SUMMARY:

Specialized Communication Services Real Estate LLC (Owner and Applicant) is proposing The Enclave at Redlands Mesa Planned Development (Development) project to be constructed on 7.6 acres of land located at 2345 West Ridges Boulevard within The Ridges. The Applicant is requesting approval of a Planned Development (PD) Outline Development Plan (ODP) for the proposed Development that, if approved, will establish an ODP for the property which constitutes an amendment to the overall plan for The Ridges. It is anticipated that the Development will occur within the next five years in a single phase.

The property is presently vacant. The proposed PD ODP includes two pods of development, both with the proposed use of attached single family residences at a density of 5.5 to 6.5 dwelling units per acre. Approximately 45 percent of Pod A and 12 percent of Pod B will remain as common open space. The parcel at 2345 West Ridges Boulevard was originally designated as a multifamily site. With the amended overall plan approved for The Ridges in 1994, the allowed density on the site was 6.8 units per acre. The proposed density of a maximum of 6.5 units per acre is within the original plan (6.8 units per acre) as well as within the density of the proposed underlying zone district of R-8 (Residential 8 units per acre). While the density of this specific parcel

exceeds the density range of the Residential Low (2 – 5.5 units per acre), when viewed as a portion of the overall plan for The Ridges, the density is within that of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant has provided Exhibits 1-2 and 2-2 to depict and describe the intended land use and development character of the proposed development. For purposes of reference in the staff report, the exhibits may be found as separate attachments.

Project History

This 7.6-acre parcel was created by subdivision recorded in 1980 as Lot 1, Block Twenty-Seven Multi-Family The Ridges Filing No. 5. It has remained a vacant parcel within The Ridges since that time, with no adopted site-specific plan. As with other undeveloped parcels within The Ridges, a separate, more specific plan is required in order to establish the zoning for the site. Thus, the applicant has proposed the Outline Development Plan (ODP) in order to do so which will amend the overall plan for The Ridges.

Location and Surrounding Land Use

The proposed Development can be generally described as a vacant parcel between the Redlands Mesa Golf Course (hole 7 and the driving range) on the south side of the intersection of School Ridge Road and West Ridges Boulevard. There are also vacant parcels within The Ridges to the north. The property to the east is presently being developed with four-plex townhomes known as The Peaks at Redlands Mesa. All surrounding properties are zoned Planned Development (PD) as either part of The Ridges or Redlands Mesa developments. The property generally slopes to the northeast with higher portions nearing 4880 feet in elevation and lower portions at approximately 4800 feet in elevation. There are rock outcroppings with some vegetation of trees around the periphery of most of the site. The remainder of the site is covered in desert grasses and smaller vegetation.

Site Access and Transportation System

The site is located on a segment of West Ridges Boulevard that is designated as a local street in the Grand Junction Circulation Plan. The frontage along west Ridges Boulevard and the portion of right-of-way to be vacated (concurrent review) provide ample access to the site. The proposed ODP shows a single access in the northwest corner of the site. Looped public streets will provide access to the property. The applicant has proposed two different street sections for the public streets within the development, both of which have been reviewed and approved as alternate street standards in order to minimize the right-of-way width, thereby minimizing disturbance to the site.

The standard public street width is 44 feet wide with a sidewalk on both sides. The applicant is proposing street sections that are 30.5 feet and 35 feet in width, having narrower traffic lanes and one section having a sidewalk on only one side of the street.

It was determined that a traffic study was not needed for this development.

Availability of Utilities and Special or Unusual Demands on Utilities
All utilities are available and adjacent to the development site. Utility providers are listed below. The proposed development has no special or unusual demands on utilities.

- Water – Ute Water District
- Sewer – City of Grand Junction
- Irrigation – Ridges Irrigation District
- Electric and Gas – Xcel Energy

Effects on Public Facilities
The proposed development is an infill project which will have expected, but not unusual impacts on public facilities.

Site Soils, Geology and Geologic Hazards
The Geotechnical and Geologic Hazards Investigation prepared by Huddleston-Berry Engineering and Testing (HBET), provides the following conclusions and recommendations:

- Subsurface investigations generally encountered siltstone, claystone and sandstone bedrock in the shallow subsurface. High expansive bentonite (clay soils) was observed in some of the bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at 27 and 19 feet respectively. However, groundwater was not encountered in the remaining portions of the site.

- No geologic hazards or constraints were identified which would preclude development the property. However, the presence of bentonite may impact the design and construction of foundations and pavements. In addition, shallow bedrock may impact the design and construction.

- Micro piles are recommended for building foundations.

- Recommended pavement sections are included in the document.

The City Development Engineer and Colorado Geological Survey reviewed this preliminary study and requested additional information regarding slope stability. An addendum to the study as well as a letter from HBET providing information for the stability concern were submitted. Subsequent review by the City Development Engineer and Colorado Geological Survey are both now satisfied that adequate investigations have been made for the ODP phase. More detailed geotechnical study will be required with the Final Plan and Plat phase of the development.

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 7.6-acre ODP area includes approximately 2 acres of single-family development, 1.2 acres in rights-of-way and 4.4 acres of open space. The Open Space, which comprises 58 percent of the property, will surround the residential areas within the pods, respect the natural conditions of the site, and provide a buffer between this and neighboring development.

Public Benefit Overview
The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan and the development requirements of the City. While this specific development provides some benefit to the community through development of an infill site, generally public benefit is met overall by The Ridges with the existing public trails, open space and parks within it.

Public Notification
Neighborhood meetings regarding the proposed development were held via virtual platform on August 4, 2022 for the hillside exception and again on November 17, 2022 for the ODP in accordance with §21.02.080(e) of the Zoning and Development Code. At the first meeting, aside from staff, the applicant and their representative, there were 13 participants in the meeting. Neighbors expressed concerns about the overall proposed development, topography and development on the steep slopes, density, building appearance, views and proximity to the golf course. At the second meeting, in addition to staff, the applicant and their representative, there were 27 participants in the meeting. Neighbors expressed concerns similar to those at the first meeting.

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 an application sign, 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

Planned Development (PD) and Outline Development Plan (ODP) Analysis
The approval criteria for evaluation of a rezone to establish a more detailed plan for this site are the same criteria for evaluation of a PD ODP. Therefore, for purposes of

avoiding redundancy, these criteria are addressed in the PD ODP analysis that follows. The criteria also apply to an amendment of the overall plan of The Ridges. The Applicant has provided Exhibits 1-2 and 2-2 to depict and describe the intended land use and development character of the proposed The Enclave at Redlands Mesa 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;

This development is an infill site 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.

For this reason, Staff finds that this community benefit will be achieved.

(2) Reduced traffic demands;

As an infill site, the proposed Development will minimize traffic demands that would result from a more sprawling pattern. This site is well connected to facilities for alternative modes of transportation such as walking or bicycling. West Ridges Boulevard has a striped bicycle lane and ultimately connects to a sidewalk trail connection on State Highway 340 that can be used to easily access nearby recreational and commercial amenities.

Staff finds this community benefit will be achieved.

(3) More usable public and/or private open space;

As depicted on Exhibit 1-2 of the Outline Development Plan, approximately 58 percent of the site will remain as open space. However, it is not intended to usable public and/or private space except for its visual and buffering effects.

For this reason, Staff does not find this community benefit will be achieved.

(4) Recreational amenities; and/or

Although as described above, this site affords easy access to recreational amenities in the area, the development itself will not provide recreational amenities.

Thus, Staff finds this community benefit will not be achieved.

(5) Needed housing choices.

The City's recent housing study identified a shortage of housing in the Grand Valley, including the need for a variety of housing types and housing units that afford opportunities for residents to move up through housing choices and costs. This development will provide some variety of housing type within this area of the city with the proposal for attached single family units.

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 rock outcroppings is a desirable design concept that provides opportunities for innovative architectural design for buildings to be set into the hillside rather than on top of the hillside thereby blending in with the topography.

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 and rock outcroppings as much as possible. Refer to Exhibit 2-2 of the Outline Development Plan and note the placement of streets and the residential areas that will front them avoiding these natural features as much as possible.

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 Enclave at Redlands Mesa ODP has addressed these Code provisions as shown on Exhibit 1-2.

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.

While not specifically within this site, its development at a higher density transfers some density from other areas of The Ridges as originally intended with the Plan which designated this as a multifamily site.

(iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.

The phasing plan for The Enclave at Redlands Mesa ODP is stated on Exhibit 1-2 that the Final Plan and Plat for the project as one phase will be developed within 5 years from the date of the approved ODP zoning ordinance. For purposes of assigning a definitive timeframe for the development as required by Code, Staff is suggesting an expiration date for the ODP of June 30, 2028.

(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 proposed The Enclave at Redlands Mesa development meets a number of goals and policies from the Comprehensive Plan as listed below.

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

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

Policy 1-C. Housing Types. Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such

as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Grand Valley Circulation Plan
Refer to the Site Access and Transportation System discussion in the background section of the staff report. The Enclave at Redlands Mesa ODP is consistent with the 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 The Enclave at Redlands Mesa development 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, inasmuch as possible, avoid and protect steep terrain and natural features such as trees and rock outcroppings.

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 within the next 5 years under Covenants, Conditions and Restrictions that will be proposed with the Final Plan and Plat for the development. The intent is to achieve a high-quality development similar to that existing in nearby areas of The Ridges and Redlands Mesa

developments.

34.20.170 Geologic hazards – Goals, policies, implementation.
(a) Goals.
(1) Inappropriate development in hazardous 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 impact 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 additional slope stability information for the site and recommendations have been integrated into the planning of the site. In addition to staff, the Colorado Geological Survey has provided several rounds of comments on the proposed development and has now indicated they are comfortable with the engineering provided for this phase of the development. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in the review of the studies as requested.

Section 21.07.020(f) – Hillside Development Standards Analysis (see Exhibit 2-2: 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 2-2: Slope Analysis is a detailed review of how this section of the Code is being applied and complied with for the proposed The Enclave at Redlands Mesa 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;

As previously stated, the Applicant has submitted a Preliminary Geologic and Hazard report and additional slope stability information for the site and recommendations have been integrated into the planning of the site. In addition to staff, the Colorado Geological Survey has provided several rounds of comments on the proposed development and has now indicated they are comfortable with the engineering provided for this phase of the development. Additional, more detailed studies will occur concurrent with submittal of development plans and the Colorado Geologic Survey will be included in the review of the studies as requested. Areas to be developed for the streets and residential lots have been located on the flatter slopes on the site or set into the hillside as much as possible.

(ii) Minimize the threat and consequent damage resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;

The site is not classified as having a 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 58 percent of the site as open space which captures the majority of steep slopes and existing rock outcroppings. 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.

(iv) Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;

The placement of the streets within The Enclave at Redlands Mesa has been the primary determinant of the overall design for the proposed PD ODP that reduces the impact of street construction disturbance yet encourages connectivity to internal and external surrounding neighborhoods with the provision of sidewalks along the proposed streets. Neighborhood connectivity will be accomplished from the interior streets to the adjacent and nearby bicycles and trails that exist throughout The Ridges.

(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 2-2: Slope Analysis, the areas to be developed for residential use within The Enclave at Redlands Mesa ODP have been located to avoid the steepest slopes and rock outcroppings. The slopes generally face northeast, which afford views of the Grand Valley.

(vi) Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.

As previously discussed, 58 percent of the property is proposed to be open space and is achieved by clustering the homesites on the flatter portions of the site.

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 early phase of development, the Applicant has taken appropriate engineering measures and reasonable steps to identify those areas on the site where development on slopes of greater than 30 percent would occur, and in these instances the impacts have been minimized as much as possible.

In reviewing the slope map with the road network superimposed on it (Exhibit 2-2: Slope Analysis), impact to slopes greater than 30 percent by streets and building sites is minimized. This has been achieved by careful design, especially given this small 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, Planning Commission found that these Code provisions have been adequately addressed to allow City Council to approve the areas where lots or roads cross 30 percent slopes.

Rezoning Criteria Provided in Section 21.02.140 of the Zoning and Development Code Analysis

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, these same criteria apply since the ODP establishes the default zoning for 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 PD ODP and Hillside Exception requests will result in a uniform PD for the site that will guide the ultimate character of the development that is consistent with the original premises and findings of the proposed land use in this area of The Ridges and 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 continued to evolve and changed significantly over the last few decades, with the infill and 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 is consistent with the Comprehensive Plan.

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

The proposed Development is an infill project which will have an expected, but not unusual impact on public facilities.

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 City's recent housing study identified a shortage of housing in the Grand Valley, including the need for a variety of housing types and housing units that provide opportunities for residents to move up through housing choices and costs. This development will provide some variety of housing type within this area of the city with the proposal for attached single family units.

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.

The Development will create a residential neighborhood that meets the intent of the Comprehensive Plan and the development requirements of the City. While this specific development provides some benefit to the community through development of an infill site, generally public benefit is met overall by The Ridges with the existing public trails, open space and parks within it.

Therefore, staff finds this criterion has been met.

(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. Public services and utilities are available to the site 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;

The proposed The Enclave at Redlands Mesa development is located along an established local street, West Ridges Boulevard. Access to the development is proposed with a single street intersecting with West Ridges Boulevard and the residential sites will be accessed with a loop road through the site. The City has already reviewed and approved alternate streets for this development that will minimize site disturbance yet still meet City standards for general circulation, pedestrian traffic and emergency vehicle access.

As such, Staff finds this criterion has been met.

(vii) Appropriate screening and buffering of adjacent property and use shall be provided;

The amount and placement of open space within the development to preserve steep slopes and rock outcroppings naturally provides a spatial and visual buffer between the proposed development and adjacent land uses.

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 density range of 5.5 to 6.5 dwelling units per acre which is within the range of the underlying zone district of R-8 (Residential 8 units per acre) and that contemplated in the original plan for The Ridges that designated this as a multifamily site.

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 Enclave at Redlands Mesa PD ODP, the proposed default zone is R-8 (Residential 8 units per acre) to be applied in both Pods A and B on the ODP.

Exhibit 1-2 includes a listing of the proposed deviations from the standards of the default zones and is shown in the table below. The existing standards for the zone district are shown in the second line of the table, while the proposed setbacks are shown in the first line of the table. The only deviations are in the maximum lot coverage, side setback and the maximum density, all of which are proposed to be able to accommodate the intended product type (attached single family), retain a significant amount of open space due to the natural features of the site and meet the overall density of 6.8 dwelling units per acre as defined in the overall plan for The Ridges.

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. Since this site is an infill portion of the overall plan for The Ridges, this open space requirement has been met for The Ridges in its entirety.

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what

would otherwise be required by the code. These amenities include:
(3) Community facilities for provision of public services beyond those required for development within the PD;

(4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and

(5) Other amenities, in excess of the minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

As depicted on Exhibits 1-2 and 2-2 a significant amount of open space (approximately 58 percent of the site area) will be set aside as open space within the development. Although not dedicated as public within the development, the quantity of the proposed amount exceeds 20 percent and much of that land area will present unique characteristics. In addition, since this site is an infill portion of the overall plan for The Ridges, this open space requirement has been met for The Ridges in its entirety.

Staff did not identify any other amenities or elements of the proposed development other than those addressing criterion 2 that meet these considerations.
Given the proposed The Enclave at Redlands Mesa meets at least one of the criterion above, staff finds that there are amenities to be provided in excess of what would otherwise be required by the Code, thus recommend that the deviations to underlying zone district standards as shown in the table above and on Exhibit 1-2 be approved.

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 district and standard and requested deviations from the underlying zone district are included on Exhibit 1-2 of the PD ODP. No deviations from proposed land uses are requested.

Staff finds that the defined land uses, underlying zone district 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 Enclave at Redlands Mesa ODP is stated on Exhibit 1-2 that the Final Plan and Plat for the project as one phase will be developed within 5 years from the date of the approved ODP zoning ordinance. For purposes of assigning a definitive timeframe for the development as required by the Code, staff is suggesting an

expiration date for the ODP of June 30, 2028.

Staff finds this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION
After reviewing PLD-2022-887 requests to 1) consider a Planned Development (PD) Outline Development Plan (ODP) as an amendment to the overall Plan for The Ridges; and 2) Hillside Exceptions for the proposed The Enclave at Redlands Mesa Redlands development, staff and Planning Commission make the following findings of fact.

1. The Enclave at Redlands Mesa PD ODP meets the rezone criteria in Section 21.02.140 of the Zoning and Development Code as applicable to establishment of the PD ODP and amendment to the overall plan for The Ridges.

2. The Enclave at Redlands Mesa PD ODP meets the PD and ODP 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 through landscaping or other measures such that development on slopes of greater than 30 percent may be permitted.

5. The default zone district shall be R-8 (Residential 8 units per acre).

6. The project meets criteria to allow approval of deviations to proposed default zone district standards depicted on Exhibit 1-2.

Therefore, Planning Commission recommended approval of the PD ODP for the The Enclave at Redlands Mesa development and the Hillside Exception with an expiration date of June 30, 2028.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to introduce an ordinance for a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa on a 7.6-Acre parcel located at 2345 West Ridges Boulevard over a 5-Year Timeframe and Set a Public Hearing for June 21, 2023.

Attachments

1. Development Application

2. The Enclave at Redlands Mesa 1-2 and 2-2
3. Public Comments Received
4. Planning Commission Minutes - 2023 - May 23 Enclave ODP
5. ORD-The Enclave at Redlands Mesa PD ODP 20230524

RECEPTION#: 3017508, at 1/26/2022 2:44:42 PM, 1 of 1
Recording: $13.00, Doc Fee $180.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

Land Title GUARANTEE COMPANY

State Documentary Fee
Date: January 20, 2022
$180.00

Special Warranty Deed

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

Grantor(s), **ROBERT M. STUBBS**, whose street address is **205 LITTLE PARK RD, GRAND JUNCTION, CO 81507**, City or Town of **GRAND JUNCTION**, County of **Mesa** and State of **Colorado** , for the consideration of (**$1,800,000.00**) ***One Million Eight Hundred Thousand and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPANY**, whose street address is **1743 WASHINGTON DAM RD, Washington, UT 84780**, City or Town of **Washington**, County of **Washington** and State of **Utah**, the following real property in the County of **Mesa** and State of Colorado, to wit:

LOT 1 IN BLOCK TWENTY-SEVEN OF THE RIDGES FILING NO. FIVE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK NO. 12 AT PAGE 316, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2345 WEST RIDGES BOULEVARD, GRAND JUNCTION, CO 81507**

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 **January 20, 2022**.

ROBERT M. STUBBS

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

The foregoing instrument was acknowledged before me on this day of **January 20th, 2022** by **ROBERT M. STUBBS**

Witness my hand and official seal

My Commission expires: 05·25·2022

Notary Public

REBECKA TEMMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20064020445
My Commission Expires May 25, 2022

County of Mesa

When recorded return to: **SPECIALIZED COMMUNICATION SERVICES REAL ESTATE, LLC, A UTAH LIMITED LIABILITY COMPA**
1743 WASHINGTON DAM RD, Washington, UT 84780

Form 1090 closing/deeds/statutory/swd_statutory.html 65049431
(100220384)

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: ROW Vacation, Hillside Exception, Prelim/Final Subdivision

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:	2345 W Ridges Blvd Grand Junction, CO 81507	Site Acreage:	7.6
Site Tax No(s):	2945-202-15-001	Site Zoning:	PUD
Project Description:	ROW Vacation, Hillside Exception, Prelim/Final Subdivision		

Property Owner Information		Applicant Information		Representative Information	
Name:	Specialized Communication Services Real Estate LLC	Name:	Kaart Planning	Name:	Kaart Planning
Street Address:	2345 W Ridges Blvd	Street Address:	734 Main St.	Street Address:	734 Main St.
City/State/Zip:	Grand Junction/CO/81507	City/State/Zip:	Grand Junction/CO/81501	City/State/Zip:	Grand Junction/CO/81501
Business Phone #:		Business Phone #:		Business Phone #:	
E-Mail:	alysheba8788@gmail.com	E-Mail:	ty.johnson@kaart.com	E-Mail:	ty.johnson@kaart.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Jay Jones	Contact Person:	Ty Johnson	Contact Person:	Ty Johnson
Contact Phone #:	970-683-8015	Contact Phone #:	970-241-0745	Contact Phone #:	970-241-0745

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	9/1/2022
Signature of Legal Property Owner		Date	9-2-22

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: ROW Vacation, Hillside Exception, Prelim/Final Subdivision, 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

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Site Tax No(s):	2945-202-15-001	Site Zoning:	PUD
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Property Owner Information		Applicant Information		Representative Information	
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Street Address:	2345 W Ridges Blvd	Street Address:	734 Main St.	Street Address:	734 Main St.
City/State/Zip:	Grand Junction/CO/81507	City/State/Zip:	Grand Junction/CO/81501	City/State/Zip:	Grand Junction/CO/81501
Business Phone #:		Business Phone #:		Business Phone #:	
E-Mail:	alysheba8788@gmail.com	E-Mail:	ty.johnson@kaart.com	E-Mail:	ty.johnson@kaart.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Jay Jones	Contact Person:	Ty Johnson	Contact Person:	Ty Johnson
Contact Phone #:	970-683-8015	Contact Phone #:	970-241-0745	Contact Phone #:	970-241-0745

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

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Signature of Person Completing the Application		Date	9/1/2022
Signature of Legal Property Owner		Date	9-2-22

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Specialized Communication Services Real Estate LLC ("Entity") is the owner of the following property:

(b) 2345 W Ridges Blvd Grand Junction, CO 81507

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) ROW Vacation; ODP; Final Plan

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

(e)

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

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

Signature of Entity representative: Tony Certanio

Printed name of person signing: Tony Certanio

State of Utah)

County of Washington) ss.

Subscribed and sworn to before me on this 2nd day of September, 20 22

by Tony Certanio

Witness my hand and seal.

My Notary Commission expires on 8/2/2025

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

Janelle Jones
Notary Public Signature

RECEPTION#: 3048457
11/2/2022 12:41:36 PM, 1 of 1
Recording: $13.00,
Tina Peters, Mesa County, CO.
CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
Specialized Communication Real Estate Services, LLC.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: LLC.

The entity is formed under the laws of the State of Utah.

The mailing address for the entity is: 180 W. 1038 S.
Hurricane, UT 84737.

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:

Tony Certonio, Member.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
Tony Certonio, Member.

Other matters concerning the manner in which the entity deals with interests in real property:
N/A.

Executed this 1 day of Nov., 2022.

Signature (Type or Print Name Below)

Tony Certonio

STATE OF ~~COLORADO~~ Utah TC)
)ss.
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 1 day of November, 2022, by Tony Aaron Certonio (insert name of individual) as Member (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Specialized Communication real estate Services (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: May 26, 2022

Notary Public

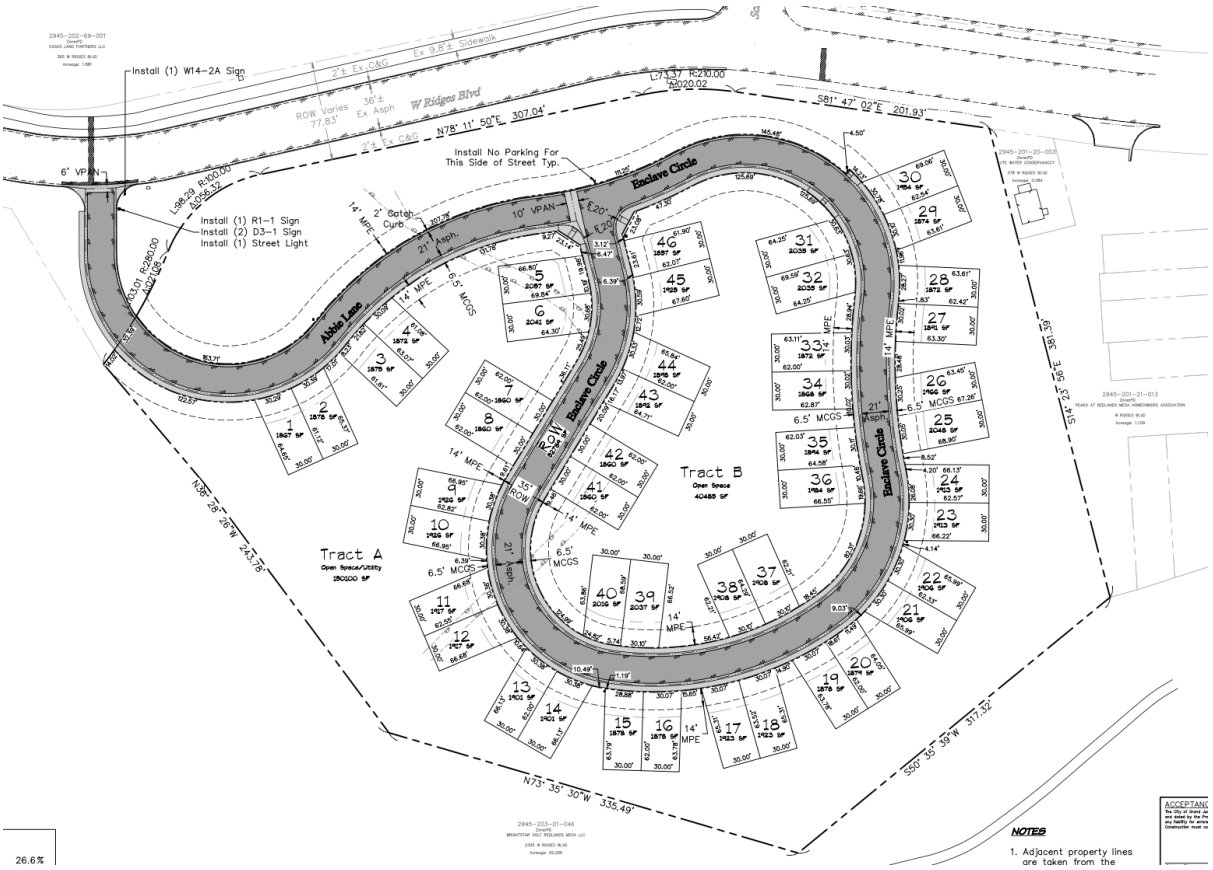
ERIK GORDON BRACKEN
Notary Public - State of Utah
Comm. No. 712187
My Commission Expires on
May 26, 2024

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Project: The Enclave
Address: 2345 W Ridges Blvd
City Project Number: TBD
Representative: Kaart Planning
Date: August 31, 2022
General Project Report

Project Description

The subject property is approximately 7.6 acres in size and is located at 675 23 ½ Rd. This application is for a prelim/final subdivision plan for a single-family residential development with 46 units, as displayed below.



Public Benefit (of the entire project):

The proposed development provides a public benefit by creating developable lots out of vacant land. City services including utilities are in close proximity and are available to serve the site. The subject property is well positioned to develop as residential and will provide a product type of attached single-family units.

Neighborhood Meeting

A neighborhood meeting was held on November 17th. There were approximately 27 participants and a variety of topics were discussed and questions answered. A detailed description of that meeting has been provided with this application. Some major topics that were discussed included setbacks, density, and viewsheds.

Deviation from Hillside Regulations

The proposed development requires deviation from Section 21.07.020(f)(3) of the Grand Junction Municipal Code, which states that no development is permitted in areas where the slope exceeds 30.01%. There are limited areas across the site where slopes exceed 30.01% and a deviation from this requirement is needed for any development to occur on the site. The Hillside Regulations also stipulate that the minimum lot width be 100 feet for lots on slopes that are 10.01%-20%. A deviation from this requirement is also needed to enable development on this lot that is consistent with the default zone district of R8 in the existing PUD, and therefore compliant with the PD standards as defined in 21.05040(b) of the GJMC.

Section 21.07.020(f) of the Grand Junction Municipal Code states that development on slopes of greater than 30 percent is not permitted unless, after review and recommendation by the Planning Commission and approval by the City Council, it is determined that:

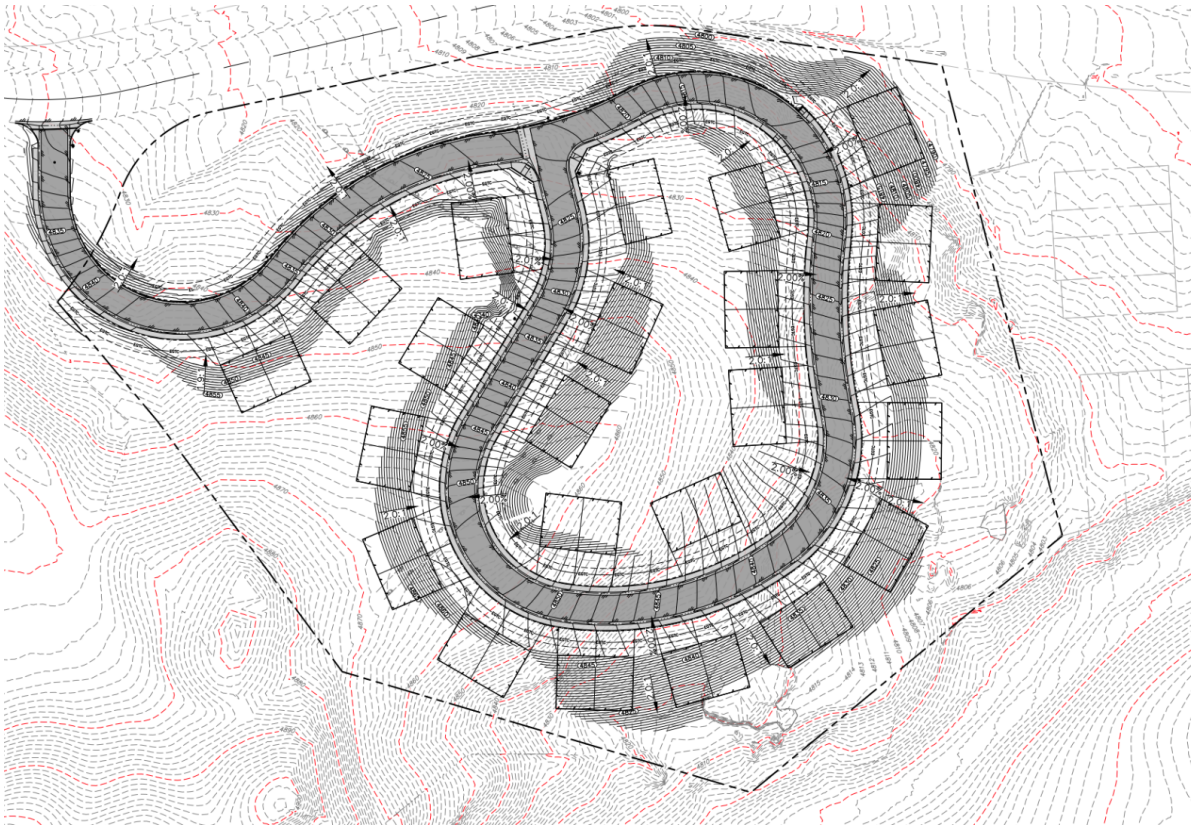
A. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and

a. Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff. This will be achieved by providing a narrower street section of 35' of dedicated right-of-way with 21' of asphalt. An alternate streets section request was submitted and conditionally approved for this development. Providing a narrower street section reduces the amount of cut fill needed to construct streets and reduces the amount of impervious surface, reducing the stormwater runoff. The exhibit on the following page displays 2:1 fill slopes for the development (Note: an initial geotechnical report indicated that 2:1 cut and fill slopes are acceptable). The majority of 2:1 fill slopes on this development are obscured by the building footprint. This minimizes the impacts of fill as the building foundations will serve as retainage, minimizing the need for extra retaining walls.

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.

a. The developer has taken steps to minimize the amount of hillside cuts and to mitigate the aesthetic impacts of cuts by utilizing a narrower road section, concentrating the development on the flatter areas of the site, and designing the buildings so that they act as retaining walls against cuts and fills made in the terrain. Additionally, limited attached and detached retaining walls along the roads and between the buildings will further increase the aesthetic and minimize the disturbance of areas that will require revegetation. Location of these walls will be included in final roadway design plans and individual building site plans.

2:1 Cut and Fill Slopes



Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as Residential Low in the future land use map of the Comprehensive Plan. The residential low land use designation is intended for 2-5.5 du/ac and consists of residential uses with varying housing types and lot sizes. The proposed development meets a number of goals and policies from the Comprehensive Plan:

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

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

Zoning & Surrounding Land Use

The subject property is currently zoned PUD. The existing PUD regulations designate the subject property for multi-family development. Surrounding area zoning and land uses include:

- North: PUD zoning with single-family residential land use
- East: PUD zoning with single-family residential land use
- South: PUD zoning with golf course land use
- West: PUD zoning with golf course land use

Site Access and Traffic

The subject property has frontage on W Ridges Blvd and proposes access off of W Ridges Blvd. The development proposes an alternate street template for a narrower street section due to the natural and topographic conditions of the site. The alternate street section includes a narrower street section of 35’ right-of-way with sidewalks on both sides for Enclave Circle and a right-of-way 31.5’ with sidewalks on one side for Abbie Lane. The alternate streets request for this project has been conditionally approved and the civil plans submitted with this application have been updated to reflect the conditions of approval in the alternate streets request decision letter, dated June 21, 2022.

Availability of Utilities and Unusual Demands

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

Utility providers for the site are as follows:

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: City of Grand Junction
- Gas: Excel

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

Development Schedule and Phasing

The proposed development will be built in one phase.

Approval Criteria

Section 21.02.150(b)(2) states that an ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans;
Response: The proposed development is in conformance with and meets multiple goals and policies from the Comprehensive Plan. Please refer to the "Adopted Plans" section above for more detail.

(ii) The rezoning criteria provided in GJMC 21.02.140;
Response: Section 21.02.140(a) states in order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

(1) Subsequent events have invalidated the original premises and findings; and/or
Response: The Ridges PUD established the zoning for the subject property in 1980 and provides and incomplete description of overall land use regulations for the parcel. An updated ODP is needed to clarify land use regulations including dimensional standards and Hillside Exceptions to enable development for the parcel.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
Response: The character of the area has changed over the past 30 years. All of the land surrounding the subject property has since developed or is in the process of being

developed. An ODP is needed to clarify the land use regulations for this infill site so that it is clear how it can be developed.

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

Response: The subject property is an infill site with existing utilities available to serve the development. Community facilities exist in the nearby surrounding area of the Redlands.

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

Response: The City commissioned a housing study that defined a shortage of housing in the Grand Valley, specifically a shortage of attached single-family or multi-family housing. This is an infill project that will provide density envisioned by the comp plan and an attached single-family product that is currently lacking in the community.

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

Response: The community will derive benefits from the proposed development. This project will increase the housing stock and it will not require the extension of utilities or other public infrastructure to do so.

(iii) The planned development requirements of Chapter 21.05 GJMC;

Response: This development has been designed to comply with the planned development requirements as defined in Chapter 21.05 of the Grand Junction Municipal Code.

Section 21.05040(b) of the Grand Junction Municipal Code states that "Dwelling unit densities in planned development shall comply with the maximum and minimum densities of the Comprehensive Plan or default zone." The proposed development has 6 du/ac which is slightly over the residential low future land use designation. However, the default zoning of the existing PUD is R8, so the proposed density of 6 du/ac complies with this standard.

The proposed development is 7.6 acres in size which complies with the standard in Section 21.05.040(e) that PUDs be at least 5 acres in size.

The proposed setbacks comply with standards as defined in Section 21.05.040(f)(1). The proposed setbacks are more restrictive than the setbacks in the default zone of R8.

The development proposes 4.3 acres of open space which is 57% of the site and exceeds the requirement defined in Section 21.06.020(1) that at 10% of residential developments be designated as open space.

There is no fencing proposed for this development and therefore the standards as defined in Section 21.04.040(i) are not applicable.

The proposed development will have at least 2 off-street parking spaces per unit and is therefore compliant with both Section 21.05.040(f)(5) and Section 21.06.050.

An alternative streets request is in the process of being approved and it is our intent to follow through with that application that is currently underway. As a result, the development complies with the standard as defined in Section 21.05.040(f)(6)

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;
Response: The subject property is not impacted by any corridor guidelines or overlay districts.

(v) Adequate public facilities and services will be available concurrent with the subdivision;
Response: All required and necessary utilities shall be provided concurrent with development of the subject property. Utility providers for the subject property have the capacity and willingness to serve future development. Public facilities such as medical, schools, library, retail sales and services, parks and public safety are available to serve the property.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
Response: The development has been designed with adequate circulation for pedestrians, bikes, and vehicles.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
Response: The development will comply with the underlying zoning setbacks of the R8 zone which will provide adequate buffering from adjacent property.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
Response: The development proposes slightly less density that was initially envisioned in the Ridges PUD. The proposed density is 6 du/ac while the Ridges PUD set the density at 6.8-7.5 du/ac. The proposed change to slightly less density is needed given the topographic constraints of the property.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;
Response: The ODP has been designed to set standard land use regulations for the property, similar to what is defined in default zones of the Grand Junction Municipal Code. The default zone district of the existing PUD is R8. The table below highlights the deviations from the default R8 zone district of the existing PUD.

Proposed Deviations from Underlying R8 Zone District				
Zone District	**Minimum Lot Area**	**Lot Width**	**Max Lot Coverage**	**Density**
R8	3,000 sq. ft.	40'	70%	5.5-8 du/ac
Proposed PUD	1,500 sq. ft.	25'	75%	5.5-6.5 du/ac

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and
Response: The proposed development will be developed in one phase. It is the developer's intent to break ground in the summer of 2023.

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

Kaart PLANNING & LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Thursday, November 17th 2022 on zoom to inform neighbors about the intent to submit an Outline Development Plan (ODP) for a property located at 2345 W RIDGES BLVD. 95 notices were sent out and there were 27 participants at the meeting. The meeting lasted approximately 1 hour from 5:30-6:30 pm.

Ty Johnson, with Kaart Planning, presented an overview of the existing zoning and the proposed ODP Regulations and an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Kristen Ashbeck, Principal Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following questions/comments were brought up and answered during the discussion portion of the meeting:

- Proposed setbacks and how far the buildings will be from the golf cart path, rear property line, and eastern property line.
- Specific dimensions of the proposed buildings to the golf cart path.
- Complaint from a developer that a paster project of theirs was not allowed to develop on 30% slopes and they had no opportunity to ask for a variance.
- Question about how much of the property is occupied by 30% or greater slopes.
- Question about whether this development will be included in the Redlands Mesa HOA or whether it will have its own HOA.
- Question on whether there will be an opportunity to see the architecture and building in some type of open house.
- Will anyone show neighbors where the buildings are going to be located?
- How will dirt, noise, and construction be mitigated so that it doesn't bother the neighbors?
- Are we required to have an HOA? There is currently no HOA in The Ridges and it isn't working well.
- Questions about setbacks to the east property line and the proposed height of the buildings.

- Why aren't we showing the renderings from the last meeting?
- Questions on fire suppression and discussion about two access points v. fire suppression systems in the buildings.
- Questions about the chosen location of the entrance to the development.
- Questions on parking and whether there will be on-street parking.
- Comment on the presence of the driving range and possibility for golf balls to affect the development.
- Additional comments on the hazards of the golf course such as errant golf balls.
- Questions about the building footprints and setbacks.
- Questions regarding existing rock outcroppings and whether they will be preserved. Request that rock outcroppings be preserved as they contribute to the character of the area.
- Questions about the process and whether there is a vote. Comments from a participant that everyone should band together to shut this down just like they did for a project that occurred on the Grand Mesa years ago.
- Density and zoning questions.
- Questions about public meeting dates and whether they could participate on zoom.

A few participants at the meeting requested that additional addresses be added to the public notice mailing list. Below is a list of addresses that have been requested to be included in future public noticing.

Mary Crumbaker
PO Box 4889,
Grand Junction, CO 81502

Lauren Bloemsma
PO Box 3784
Telluride, CO 81435

Phillip Bloemsma
42 Sievers Circle
Aspen, CO 81611

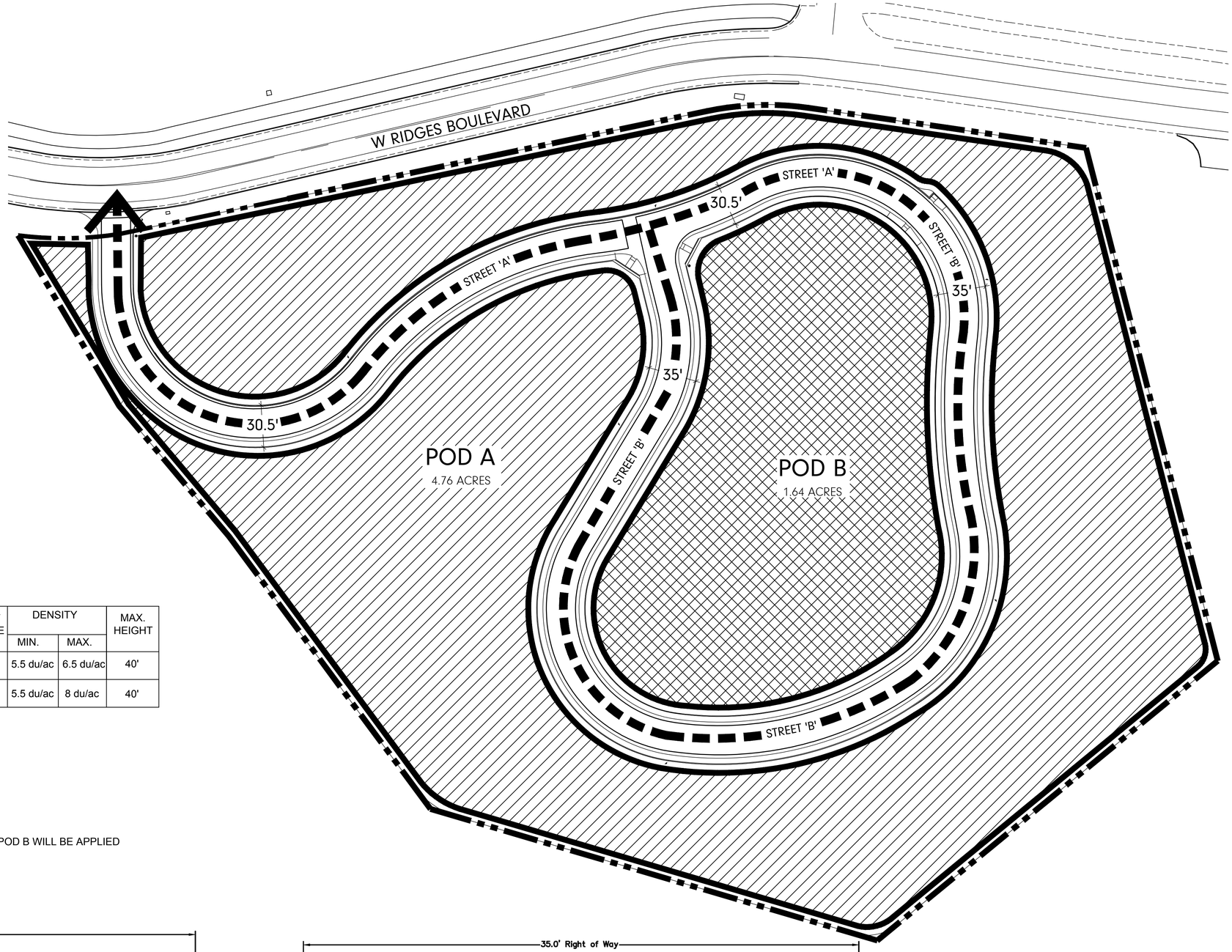
Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

Maureen Bloemsma
2700 G Road 1A
Grand Junction, CO 81506

ODP LEGEND

- PROJECT PROPERTY LINE
- PROPOSED CIRCULATION
- POD A: PROPOSED SINGLE FAMILY ATTACHED RESIDENTIAL
- POD B: PROPOSED SINGLE FAMILY ATTACHED RESIDENTIAL

LAND USE	AREA	% OF SITE
TOTAL AREA	±7.611 ACRES GROSS	100 %
RESIDENTIAL		
POD A	±1.315 ACRES	18 %
POD B	±0.711 ACRES	9 %
RIGHT OF WAYS		
POD A & B	±1.211 ACRES	16 %
OPEN SPACE		
POD A	±3.445 ACRES	45 %
POD B	±0.929 ACRES	12 %



PROPOSED ZONE DIMENSIONAL STANDARDS

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	DENSITY		MAX. HEIGHT
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE	REAR		MIN.	MAX.	
POD A & B	1,500	25'	15[1] / 20[2] / 25[3]	0[1] / 3[3]	10[1] / 5[3]	75%	5.5 du/ac	6.5 du/ac	40'
R-8 (UNDERLYING ZONE)	3,000	40'	15[1] / 20[2] / 25[3]	5[1] / 3[3]	10[1] / 5[3]	70%	5.5 du/ac	8 du/ac	40'

* ALLOWED USES: SINGLE-FAMILY ATTACHED RESIDENTIAL

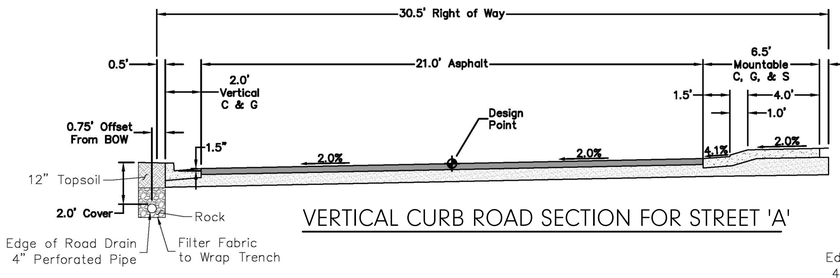
(1) PRINCIPAL STRUCTURES

(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.

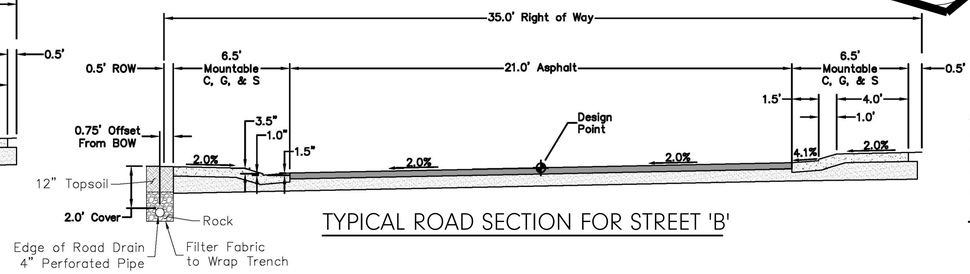
(3) ACCESSORY STRUCTURES

PHASING:

A FINAL PLAN FOR THE ENCLAVE AT REDLANDS MESA FOR BOTH POD A AND POD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.



VERTICAL CURB ROAD SECTION FOR STREET 'A'



TYPICAL ROAD SECTION FOR STREET 'B'

ACCEPTANCE BLOCK

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

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

CITY PLANNER _____ Date _____

Kaart PLANNING
LAND PLANNING AND LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction, CO 81501
970-241-0745 (P)
kaart.com

THE ENCLAVE
2345 W. Ridges Blvd.

SUBMITTAL TYPE
Outline Development Plan

DRAWN BY
MR

CHECKED
TJ

JOB NUMBER
2138

DATE
11-9-2022

REVISIONS
1-27-2023 Rnd 1 Comments
3-29-2023 Rnd 2 Comments
4-19-2023 Rnd 3 Comments

0 40 80

1-2

W. Ridges Blvd.

School Ridge Rd.

Property Boundary

LEGEND

– >30% SLOPES

- POD A

- POD B

DEVIATIONS FROM HILLSIDE DEVELOPMENT IN CHAPTER 21.07.020(f) OF GRAND JUNCTION MUNICIPAL CODE FOR PODS A & B

1. Development shall be permitted on slopes up to and greater than 30% throughout the development.
2. The dimensional standards of this ODP apply to the development as a whole, regardless of slope.
3. Individual lot grading plans and engineered foundations shall be required within this development.

UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org Know what's below. Call before you dig. 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

TBD

NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:

SCALE (FEET)

0 40 80

HORIZONTAL

VERTICAL: N/A

CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED: 18.Apr.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2040 Enclave Development Group\001 2345 W Ridges Blvd\Design\DWG\05-Sheet\2040-001 Slope Analysis Exhibit.dwg [Slope Exhibit] 4/21/2023 10:21:32 AM

COLORADO REGISTERED JEFFREY W. MARKEY 37843 PROFESSIONAL ENGINEER 4/21/2023 PRELIMINARY NOT FOR CONSTRUCTION

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

DRAWN BY: djf PROJECT: 2040-001

CHECKED BY: jwm

ORIGINAL SHEET SIZE: 22x34

ENCLAVE DEVELOPMENT GROUP LLC

2345 W. Ridges Blvd.

Outline Development Plan (ODP)
Slope Analysis Exhibit

2-2

Huddleston-Berry
Engineering & Testing, LLC

GEOTECHNICAL AND GEOLOGIC HAZARDS INVESTIGATION
ENCLAVE AT REDLANDS MESA
GRAND JUNCTION, COLORADO
PROJECT #02484-0001

ENCLAVE DEVELOPMENT GROUP, LLC
2536 RIMROCK AVENUE, SUITE 400-31
GRAND JUNCTION, COLORADO 81505

JUNE 20, 2022

Huddleston-Berry Engineering and Testing, LLC
2789 Riverside Parkway
Grand Junction, Colorado 81501

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

A geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map. The purpose of the investigation was to evaluate the surface and subsurface conditions at the site with respect to geologic hazards, pavement design, and earthwork for the proposed development. This summary has been prepared to include the information required by civil engineers, structural engineers, and contractors involved in the project.

Subsurface Conditions (p. 2)

The subsurface investigation consisted of four boring during the original investigation in 2005 and ten borings during the current investigation in 2022. The locations of the borings are shown on Figure 2 – Site Plan. The borings generally encountered siltstone, claystone, and sandstone bedrock in the shallow subsurface. Highly expansive bentonite was observed in some of the recovered bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at depths of 27.0 and 19.0 feet, respectively. However, groundwater was not encountered in the remaining portions of the site at the time of the investigation.

Geologic Hazards and Constraints (p. 3)

No geologic hazards or constraints were identified which would preclude development of this property. However, the presence of bentonite may impact the design and construction of foundations, pavements, etc. In addition, shallow bedrock may impact the design and construction.

Summary of Foundation Recommendations

- *Foundation Type* – Micro Piles. (p. 4)
- *Length* – Minimum of 30 feet. (p. 4)
- *Sleeved or Cased Length* – Minimum of 20 feet. (p. 5)
- *Maximum Allowable Skin Friction* – 1,500 psf. (p. 5)
- *Lateral Earth Pressure* – 65 pcf active. 85 pcf at-rest. (p. 6)

Summary of Pavement Recommendations (p. 6)

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

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FIGURES

Figure 1 – Site Location Map
Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data
Appendix B – Typed Boring Logs from Original Investigation
Appendix C – Typed Boring Logs from Current Investigation

1.0 INTRODUCTION

As part of the continued development in Western Colorado, the Enclave at Redlands Mesa subdivision is proposed in Grand Junction. As part of the development process, Huddleston-Berry Engineering and Testing, LLC (HBET) was retained by Enclave Development Group to conduct a geologic hazards and geotechnical investigation at the site.

1.1 Referenced Documents

A previous geotechnical investigation was conducted at the site and the results are summarized in a report titled *Geotechnical Investigation for West Ridges South, a Proposed Residential Subdivision located in the Redlands Mesa Area, Grand Junction, Colorado* by Western Colorado Testing, Inc. for Dynamic Investments, January 20, 2005.

1.2 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to evaluate the subsurface conditions at the site to supplement the information in the referenced report.
- Providing recommendations for foundation type
- Providing recommendations for lateral earth pressure.
- Providing recommendations for pavements.
- Providing recommendations for drainage, grading, and general earthwork.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Enclave Development Group.

1.3 Site Location and Description

The site encompasses approximately 8 acres at 2345 W Ridges Boulevard in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, site was open, and a large hill occupied the site. Site topography sloped down from the center portion of the site. Vegetation consisted primarily of grasses, weeds, brush, small to large bushes, and sparse trees. The site was bordered to the north by W Ridges Boulevard, to the west and south by the Redlands Mesa Golf Course, and to the east by apartment buildings.

1.4 Proposed Construction

The proposed subdivision is anticipated to include twenty-three duplex residential structures. New utilities and internal subdivision roadways will also be included in the development.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site consist of Persayo-Blackston complex, 6 to 45 percent slopes, Turley clay loam, 2 to 5 percent slopes. Soil survey data is included in Appendix A.

Structure construction in the site soils is described as being somewhat limited to very limited due to depth to soft bedrock and/or slope. The site soils are indicated to have a moderate potential for frost action, moderate to high risk of corrosion of uncoated steel, and low to high risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Grand Junction Quadrangle, Mesa County, Colorado* (2002), the site is underlain by shale bedrock of the Dakota Formation.

2.3 Groundwater

Groundwater was encountered in the northwest and northeast portions of the site, at depths of 27.0 and 19.0 feet in the subsurface, at the time of the current investigation. However, groundwater was not encountered across the remainder of the site.

3.0 FIELD INVESTIGATION

3.1 Original Subsurface Investigation

The original subsurface investigation was conducted on January 10, 2005 and consisted of four geotechnical borings, drilled to depths of between 6.5 and 14.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2 – Site Plan. Typed boring logs are included in Appendix B.

As indicated on the logs, the subsurface conditions at the site were variable. However, the borings generally encountered approximately 0.5 to 1.75 feet of topsoil at the surface. With the exception of a boulder in B-3, the topsoil was underlain by soft to hard, fresh to highly weathered claystone, siltstone, and/or sandstone bedrock to the bottoms of the borings. Traces of bentonite were observed in some of the recovered samples. Groundwater was not encountered in these borings at the time of the investigation.

Individual core recoveries ranged from 40 to 100 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 27 percent, indicating very poor quality bedrock.

3.2 Current Subsurface Investigation

The subsurface investigation was conducted on May 5th, 2022 and consisted of ten borings, drilled to depths of between 19.0 and 30.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2. Typed boring logs from the current investigation are included in Appendix C.

As indicated on the logs, the subsurface conditions at the site were slightly variable. However, the borings generally encountered 1.0 foot of topsoil above silty sand or completely weathered sandstone to depths of between 4.0 and 5.0 feet. Below this, soft to hard, moderately weathered sandstone and siltstone bedrock extended to the bottoms of the borings. Bentonite was observed in some of the recovered samples. Groundwater was encountered in Boring B-4 at a depth of 27 feet and in Boring B-9 at 19 feet at the time of the investigation. Groundwater was not encountered in the remaining borings.

Individual core recoveries ranged from 8 to 98 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 43 percent, indicating very poor to poor quality bedrock.

3.3 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was undulating. However, no evidence of active landslides, debris flows, rockfalls, etc. was observed.

4.0 GEOLOGIC INTERPRETATION

4.1 Geologic Hazards

The primary geologic hazard identified on the site is the presence of highly expansive bentonite materials.

4.2 Geologic Constraints

In general, the primary geologic constraint to construction at the site is the presence of shallow bedrock. However, highly expansive bentonite materials were also encountered at the site.

4.3 Water Resources

No water supply wells were observed on the property. As discussed previously, groundwater was encountered fairly deep in the subsurface at this site. Therefore, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

4.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. In general, based upon the size of the site and surrounding land use, HBET does not believe that any economically recoverable mineral resources exist at this site.

5.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude subdivision of the site. However, foundations, pavements, and earthwork will have to consider the impacts of shallow bedrock and/or expansive materials at the site.

6.0 RECOMMENDATIONS

6.1 Foundations

As discussed above, highly expansive bentonite materials were encountered in the subsurface. Although the quantity of bentonite encountered in the borings was limited, bentonite is common to the geology of the area and the core recovered from the 4-inch diameter borings may not fully predict the actual thickness and/or extent of bentonite at this site. ***Based upon our experience in the vicinity of the subject site, there is a significant risk of foundation movements due to expansion of the bentonite in the subsurface***.

In general, the foundation alternative providing the lowest risk of movement is the micro pile foundation and these are generally recommended for this site. A micro pile foundation provides similar support to that of a drilled pier foundation; however, micro piles have several distinct advantages. The drilling equipment used for micro piles can easily penetrate bedrock. Also, micro piles can be easily sleeved or cased to reduce uplift friction in the zone of moisture variation. In addition, load testing of micro piles is fairly easy.

For a micro pile foundation, it is recommended that micro piles have a minimum length of 30 feet. However, if moisture is encountered during drilling of the micro piles, the length of piles may need to be increased.

In order to reduce or eliminate uplift friction in the shallow bedrock, the upper 20 feet of the piles should be sleeved or cased. However, if subsurface moisture conditions differ than those encountered during the subsurface investigation, the sleeved or cased zone may need to be increased as directed by the engineer. An allowable skin friction value of 1,500 psf may be used for the bedrock below the sleeved or cased zone. To ensure friction capacity, pile load testing is strongly recommended. Grout used in the bond zone of the micro piles should have a minimum 28 day compressive strength of 3,000 psi.

In general, micro piles should be installed with a center-to-center spacing of greater than 3 feet. However, to the extent practical, smaller numbers of longer micro piles should be used in lieu of larger numbers of shorter piles. The longer the piles and larger the loads on the piles, the lower the risk of movement. A minimum 12-inch void should be provided below the grade beams to concentrate loadings on the piles. The void forms should also extend above the micro piles such that only the reinforcement bar contacts the grade beam. Alternatively, a 6-inch void form can be utilized; provided the void forms are completely removed after the grade beams cure.

6.2 Corrosion of Concrete

As discussed previously, the USDA Soil Survey data suggests that the native soils have a low to high risk of corrosion of concrete. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

The Soil Survey Data also indicates that the site soils have a moderate to high potential for corrosion of uncoated steel. Therefore, buried steel utilities or other buried steel structural elements should consider corrosion in their design.

6.3 Lateral Earth Pressures

Grade beams, stemwalls, basement walls, and/or any retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, ***non-free draining***, non-expansive materials, we recommend that the walls be designed for an active equivalent fluid unit weight of 65 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 85 pcf is recommended for basement or other braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls. The native bedrock materials should not be used as backfill.

6.4 Drainage

Site grading and drainage are ***critical*** to the performance of the foundations and slabs-on-grade. Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. It is recommended that landscaping within five feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that irrigation within ten feet of foundations be minimized.

HBET recommends that surface downspout extensions be used which discharge a minimum of 15 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to limit the potential for surface moisture to adversely impact the structure, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or a perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The prefabricated drain materials or gravel should extend along basement walls to within 36-inches of the finished grade. The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include an impermeable membrane at the base to limit the potential for moisture to infiltrate vertically down below the foundations.

6.5 Excavations

As discussed previously, shallow bedrock is present at the site. Based upon the results of the subsurface investigation, the bedrock is weathered. As a result, it is anticipated that the top few feet of the bedrock can be excavated using properly sized equipment. However, deeper excavations may require an excavator mounted rock chisel, blasting, chemical fracturing, etc.

Excavations in areas where bedrock is not present at the site may stand for short periods of time but should not be considered to be stable. Therefore, trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The native sand soils at the site generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

For the bedrock materials, vertical cut slopes may be possible. However, HBET should be contacted to evaluate the condition of the bedrock at the time of construction to develop specific recommendations for temporary slopes.

6.6 Pavements

The proposed construction is anticipated to include internal subdivision roadways. From the subsurface investigation, the pavement subgrade materials at the site consist primarily of shallow bedrock. However, expansive materials were observed in the bedrock. Therefore, the recommended minimum Resilient Modulus of 3,000 psi was used for the pavement design.

Based upon the subgrade conditions and anticipated traffic loading, asphalt and concrete pavement section alternatives were developed in accordance with AASHTO design procedures. The following minimum pavement section alternatives are recommended:

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

Based upon our experience in the Grand Valley, HBET believes that some of the pavement heave observed in the area is due to the combination of Type A lots and attached sidewalks. Runoff from Type A lots can infiltrate into the base course behind the sidewalk and then migrate below the pavement section. As a result, HBET recommends that the roadway subgrade and pavement section have a consistent cross slope in one direction rather than a conventional crown.

In areas of detached sidewalk, a small drainage ditch should be constructed between the roadway and sidewalk to move stormwater away from the pavement section. The roadway cross slope should be towards the ditch. Where an attached sidewalk is used, HBET recommends an underdrain below the sidewalk where soil is present in the subgrade to move stormwater away from the pavement section. The roadway cross slope should be towards the underdrain. However, where hard bedrock is present in the subgrade, alternatives to the underdrain may be considered and these should be evaluated at the site during construction.

Prior to roadway construction, the roadway prism should be stripped of all topsoil, fill, or other unsuitable materials. In addition, any bentonite exposed in the subgrade should be completely removed and replaced with structural fill material approved by HBET. In areas where soil is present in the subgrade, it is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of optimum moisture as determined by AASHTO T-99. In areas where bedrock is shallow, it is recommended that the native bedrock be proofrolled prior to placement of base course or subbase course. No moisture should be added to the bedrock.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to +3% of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. It is recommended that rigid pavements consist of CDOT Class P concrete or alternative approved by the Engineer. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

7.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions at the site were variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with expansion of the subsurface materials. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the subsurface materials. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owners, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddleston-Berry Engineering & Testing, LLC of any liability with regard to the performance of structures, flatwork, etc. at this site.

Huddleston-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

FIGURES

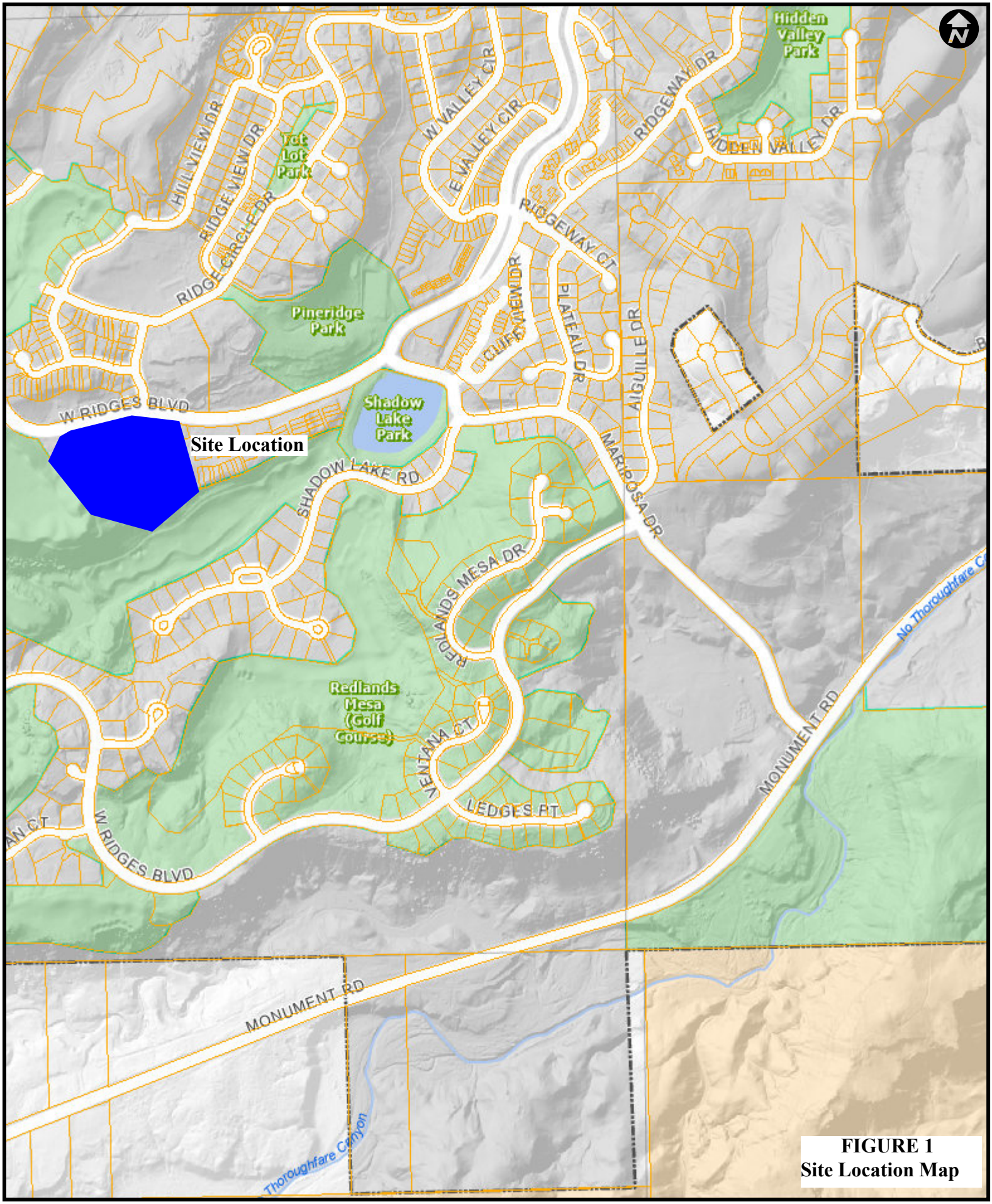


FIGURE 1
Site Location Map

Mesa County Map

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 Recorders 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.

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Print Date: June 15, 2022

Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

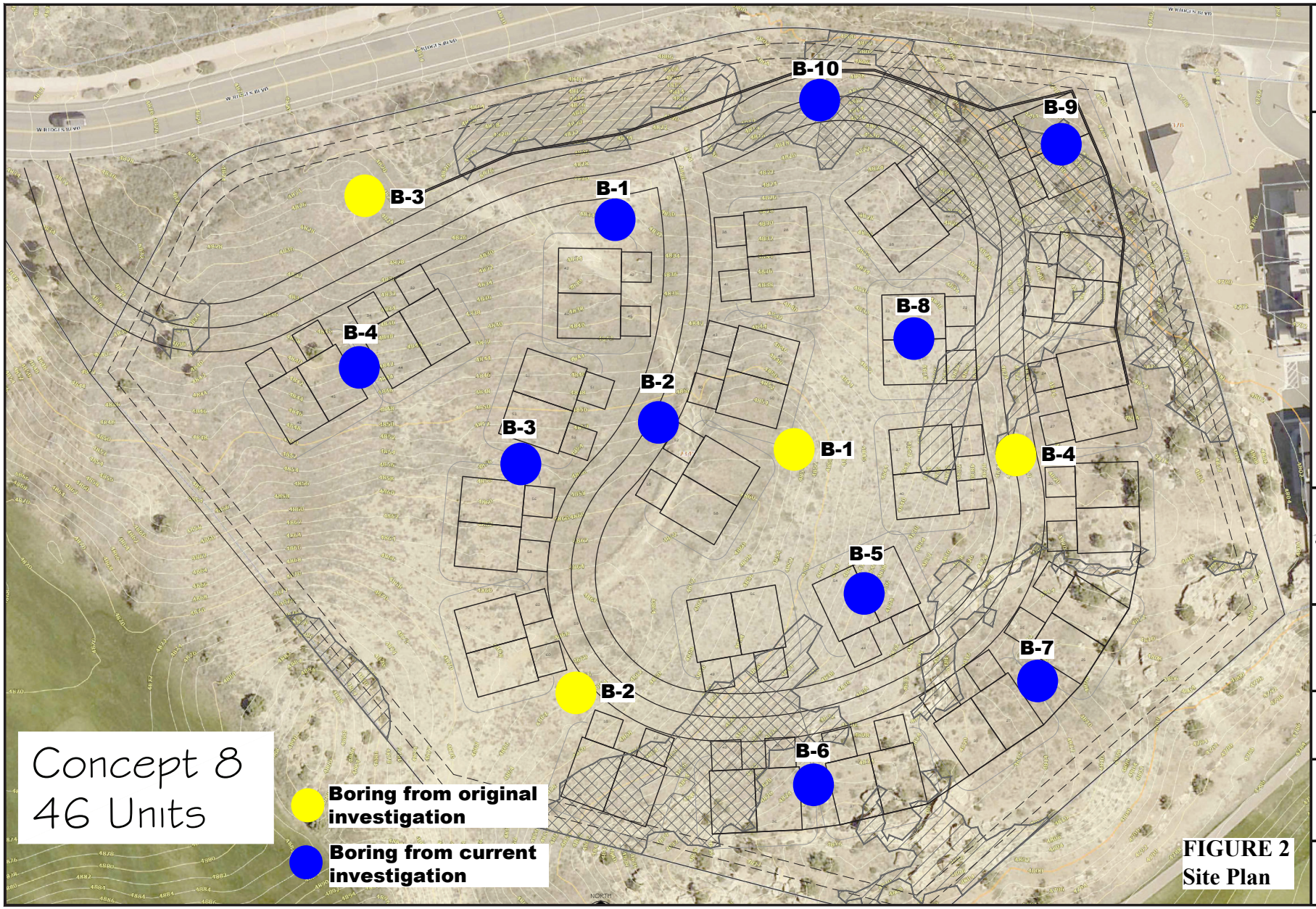


FIGURE 2
Site Plan

DRAWN BY CR
CHECKED
JOB NO. 2138
DATE 11-16-21
REVISIONS

Enclave at Redlands Mesa

CIAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970-241-0745 P
970-241-0765 F
www.ciavonne.com

Enclave
at Redlands Mesa

CONCEPT PLAN

8

APPENDIX A
Soil Survey Data



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 24, 2020—Jul 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	7.4	90.4%
TrC	Turley clay loam, 2 to 5 percent slopes	0.8	9.6%
Totals for Area of Interest		**8.2**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Mesa County Area, Colorado

87—Persayo-Blackston complex, 6 to 45 percent slopes

Map Unit Setting

National map unit symbol: k0bh
Elevation: 4,500 to 6,000 feet

Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Persayo and similar soils: 65 percent
Blackston and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Persayo

Setting

Landform: Pediments
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Cretaceous source residuum weathered from calcareous shale

Typical profile

Ap - 0 to 4 inches: silty clay loam
C - 4 to 15 inches: silty clay loam
Cr - 15 to 60 inches: bedrock

Properties and qualities

Slope: 6 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: D
Ecological site: R034BY109UT - Desert Loamy Clay (Shadscale)
Hydric soil rating: No

Description of Blackston

Setting

Landform: Pediments

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 3 inches: gravelly loam
Bk1 - 3 to 7 inches: gravelly clay loam
Bk2 - 7 to 15 inches: very gravelly sandy clay loam
2Bk3 - 15 to 35 inches: extremely gravelly sandy loam
2C - 35 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 6 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (1.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

TrC—Turley clay loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: k0d9
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Turley and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Turley

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cretaceous slope alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 10 inches: clay loam
C1 - 10 to 20 inches: fine sandy loam
C2 - 20 to 30 inches: clay loam
C3 - 30 to 60 inches: loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 5e
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings–Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
87—Persayo-Blackston complex, 6 to 45 percent slopes							
Persayo	65	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
		Depth to soft bedrock	0.50	Slope	1.00	Slope	1.00
Blackston	25	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
TrC—Turley clay loam, 2 to 5 percent slopes							
Turley	90	Not limited		Not limited		Somewhat limited	
						Slope	0.01

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high.* It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features–Mesa County Area, Colorado									
Map symbol and soil name	**Restrictive Layer**				**Subsidence**		**Potential for frost action**	**Risk of corrosion**	
	Kind	**Depth to top**	**Thickness**	**Hardness**	**Initial**	**Total**		**Uncoated steel**	**Concrete**
		Low-RV-High	*Range*		*Low-High*	*Low-High*			
		In	*In*		*In*	*In*			
87—Persayo-Blackston complex, 6 to 45 percent slopes									
Persayo	Paralithic bedrock	10-15-20	—	Weakly cemented	0	0	Moderate	High	High
Blackston		—	—		0	0	Moderate	Moderate	Moderate
TrC—Turley clay loam, 2 to 5 percent slopes									
Turley		—	—		0	0	Moderate	Moderate	Low

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

APPENDIX B
Typed Boring Logs from Original Investigation

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-1	Central portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	14.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft to medium, moderately to highly weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		71	0		ROCK							4
6							Siltstone, grayish tan, soft to medium, slighly to highly weathered, thinly bedded, extremely closely to widely spaced fractures						6
8	R2		93	27		ROCK					-0.1		8
10	R3		100	0			9.0-14.0 ft: 1-inch thick bentonite interbeds						10
12													12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-2	SW portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
--	--	11.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft, highly weathered, bedding not apparent, very broken						2
4													4
6	R1		40	0		ROCK				16			6
8													8
10	R2		80	0		ROCK				17			10
12							Siltstone, gray, medium, moderately weathered						12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-3	NW portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	6.5 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
							Boulder						
2							Sandstone, tan, medium to hard, moderately weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		80	0		ROCK	Core barrel jammed in hole at 6.5 ft. Recovered bit appeared to have been damaged by something in subsurface. Hole terminated at 6.5 ft.						4
6													6
8													8
10													10
12													12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-4	E. portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	9.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Sandstone, tan, hard, fresh, bedding not apparent, massive						2
4													4
6	R1		96	96		ROCK							6
8													8
10													10
12													12
14													14

FIGURE

APPENDIX C
Typed Boring Logs from Current Investigation

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-1

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	24-27							
5		SANDSTONE, gray to tan, medium hard to hard, moderately weathered	RC 1	65 (27)								
10			RC 2	53 (8)								
15			RC 3	63 (27)								
20		SILTSTONE, reddish-purple, medium hard, moderately weathered	RC 4	78 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 5	67 (17)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-2

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES ____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	28-34							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	60 (0)								
10			RC 2	67 (5)								
15		SILTSTONE, red, soft to medium hard, moderately weathered	RC 3	57 (8)								
20			RC 4	75 (5)								
25			RC 5	0 (0)								
30		Bottom of hole at 30.0 feet.	SS 2	100	30							

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-3

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	100	7-14-21 (35)							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	65 (7)								
10			RC 2	73 (5)								
15			RC 3	0 (0)								
20			RC 4	92 (7)								
25		SILTSTONE, red, medium hard, moderately weathered	RC 5	93 (7)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-4

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING 27.0 ft
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING 27.0 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	37 (13)								
10		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 2	69 (0)								
15			RC 3	62 (0)								
20		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 4	88 (12)								
25			RC 5	83 (22)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-5

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	87 (0)								
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	97 (33)								
15			RC 3	95 (27)								
20			RC 4	57 (17)								
		Bottom of hole at 24.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-6

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	78 (12)								
10			RC 2	83 (20)								
15			RC 3	55 (7)								
20			RC 4	57 (13)								
25												
30		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	100 (10)								
		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-7

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	80 (0)								
10			RC 2	73 (10)								
15		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	83 (8)								
20		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 4	95 (43)								
25			RC 5	67 (0)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-8

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	53 (13)								
10			RC 2	93 (10)								
15		SILTSONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	85 (10)								
20			RC 4	80 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
		SILTSONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	33 (0)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-9

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING 19.0 ft
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING 19.0 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SILTSTONE with BENTONITE Lenses, purple to green, soft, moderately weathered	RC 1	90 (0)								
10			RC 2	98 (0)								
15		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 3	98 (13)								
		Bottom of hole at 19.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-10

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 1	92 (0)								
10		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	53 (10)								
15			RC 3	68 (13)								
20			RC 4	87 (7)								
25			RC 5	8 (0)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry
Engineering & Testing, LLC

2789 Riverside Parkway
Grand Junction, Colorado 81501
Phone: 970-255-8005
Info@huddlestonberry.com

February 1, 2023
Project#02484-0001

Enclave Development Group, LLC
2536 Rimrock Avenue, Suite 400-31
Grand Junction, Colorado 81505

Attention: Mr. Jay Jones

Subject: Slope Stability Evaluation
Enclave at Redlands Mesa
Grand Junction, Colorado

Reference: *Geotechnical and Geologic Hazards Investigation, Enclave at Redlands Mesa, Grand Junction, Colorado* by Huddleston-Berry Engineering & Testing, LLC for Enclave Development Group, LLC, June 20, 2022.

Grading plans for 2345 W. Ridges Boulevard by River City Consultants, September 14, 2022.

Dear Mr. Jones,

At your request, Huddleston-Berry Engineering & Testing, LLC (HBET) prepared this letter regarding the Enclave at Redlands Mesa in Grand Junction, Colorado. HBET understands that the Colorado Geologic Survey (CGS) has requested stability analyses for the proposed permanent slopes on the project.

Based upon the referenced plans, permanent cut and fill slopes across the site will be as steep as 2H:1V. Stability of these slopes is discussed below.

Cut Slopes

The geotechnical boring data included in the referenced report indicates that claystone and/or sandstone bedrock exists in the cut areas at depths of between approximately 2.0 and 5.0 feet. The bedrock units in this area are fairly flat lying and as indicated on the boring logs, the bedrock ranges from highly weathered to fresh with most of the bedrock being classified as moderately weathered. Based upon the boring logs and upon our extensive experience in the Redlands Mesa area, the strength of the bedrock is such that a failure plane will NOT develop through the bedrock. As a result, no analysis is necessary and the proposed 2H:1V cut slopes will be stable.

Fill Slopes

In general, HBET believes that the proposed fills at this site will be constructed using the native soils and may include boulders, etc. generated from bedrock excavation in the cut sections. Based upon the boring data in the referenced report, bedrock is anticipated to be shallow at the base of the fills. However, for conservatism, HBET did not include the bedrock in the model and assumed the entire fill and foundation materials consisted of native soils and/or excavated bedrock materials.

Stability analyses were completed using the Slope/W computer software program. The results of the analyses (attached) indicate a minimum Factor-of-Safety (FS) of 3.682 for the proposed fill slopes. This is well in excess of the FS of 1.5 generally accepted for long-term stability. As a result, HBET believes that the proposed fill slopes of up to 2H:1V will be stable.

General Notes

The conclusions included above are based upon the information in the referenced report, referenced plans, and on our local experience. These conclusions are valid only for the proposed construction.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC

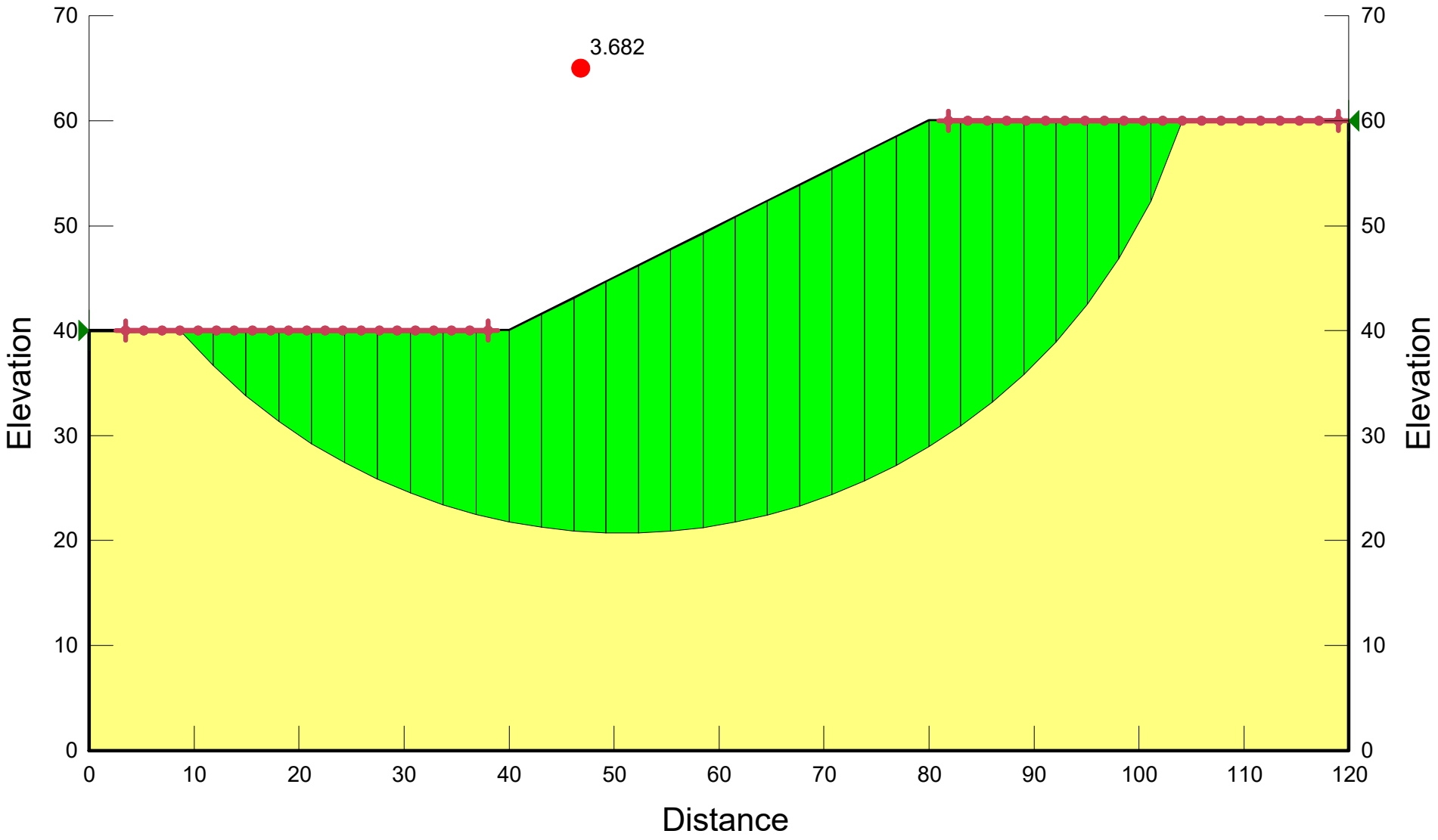


Michael A. Berry, P.E.
Vice President of Engineering

ATTACHMENTS

Enclave at Redlands Mesa

Fill Slopes



Huddleston-Berry
Engineering & Testing, LLC

2789 Riverside Parkway
Grand Junction, Colorado 81501
Phone: 970-255-8005
Info@huddlestonberry.com

March 29, 2023
Project#02484-0001

Enclave Development Group, LLC
2536 Rimrock Avenue, Suite 400-31
Grand Junction, Colorado 81505

Attention: Mr. Jay Jones

Subject: Geotechnical Response to Comments
Enclave at Redlands Mesa
Grand Junction, Colorado

Reference: Letter regarding *The Enclave ODP – W Ridges Boulevard, City of Grand Junction Plan Case #PLD-2022-887: CGS Unique No. MA-23-0014*, by the Colorado Geological Survey for the City of Grand Junction, February 20, 2023.

Dear Mr. Jones,

At your request, Huddleston-Berry Engineering & Testing, LLC (HBET) prepared this letter regarding the Enclave at Redlands Mesa in Grand Junction, Colorado. Formal responses to the CGS comments referenced above are included below:

Comment: "*However, this evaluation did not include the properties of the fill soils used in the slope stability analysis or the proposed conditions*"

Response: The soils report has been updated to include soil parameters and the results of stability analyses. Traffic loading was included in the analysis; however, per the report, the residences will be constructed above micro piles and thus will not impose any load on the slopes.

Comment: "*HBET referenced the Dakota Formation in their geotechnical report, however, the geology map of the area that HBET references, indicates that the bedrock materials within the site are of the Morrison-Burro Canyon Formations*."

Response: The location of the site was inadvertently improperly identified on the geologic map. The description in the report has been revised accordingly. However, the precise geologic unit is less important than the geotechnical boring data with regard to the proposed development.

Huddleston-Berry Engineering & Testing, LLC

Comment: "*on page 5 of the geotechnical report, in reference to basement walls or retaining wall backfill, HBET states, 'the native bedrock materials should not be used as backfill'.*"

Response: Structure backfill is completely separate from grading fill. The grading fills will be placed long before any structure backfill and mixed native materials are acceptable. However, due to the potential for the presence of expansive materials and the likelihood that backfill consisting of bedrock materials will be highly permeable, native materials including bedrock in the material are not suitable for backfill around structures after foundation installation or behind retaining walls that may be installed on individual lots.

Comment: "*CGS recommends that requirements for fill materials and the suitability of bedrock materials places as fill should be provided by HBET*"

Response: The soils report has been updated to include recommendations for grading fills.

Comment: "*Our comments and recommendations from our December 23, 2022 letter regarding expansive soils/bedrock and rockfall/rockslides were not addressed in the recent referral documents and remain valid*"

Response: In the December 23, 2022 letter, the CGS states that "*CGS agrees with using non-expansive structural fill materials and recommends that HBET is contacted to provide guidance on the depth to removal and structural fill specifications beneath floor slabs (if used), pavement, and flatwork.*" As the Geotechnical Engineer of record on the project, HBET has no reason to suspect that the Owner will not utilize HBET for engineering consulting during construction. We are not sure what sort of response you are requesting with this comment regarding the expansive soils/bedrock.

With regard to rockfall hazards, the revised geotechnical report recommends that rockfall hazards be evaluated during site development to prevent rockfalls from impacting adjacent properties below the site.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

Huddleston-Berry
Engineering & Testing, LLC

GEOTECHNICAL AND GEOLOGIC HAZARDS INVESTIGATION
ENCLAVE AT REDLANDS MESA
GRAND JUNCTION, COLORADO
PROJECT #02484-0001

ENCLAVE DEVELOPMENT GROUP, LLC
2536 RIMROCK AVENUE, SUITE 400-31
GRAND JUNCTION, COLORADO 81505

REVISED MARCH 29, 2023

Huddleston-Berry Engineering and Testing, LLC
2789 Riverside Parkway
Grand Junction, Colorado 81501

SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

A geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map. The purpose of the investigation was to evaluate the surface and subsurface conditions at the site with respect to geologic hazards, pavement design, and earthwork for the proposed development. This summary has been prepared to include the information required by civil engineers, structural engineers, and contractors involved in the project.

Subsurface Conditions (p. 2)

The subsurface investigation consisted of four boring during the original investigation in 2005 and ten borings during the current investigation in 2022. The locations of the borings are shown on Figure 2 – Site Plan. The borings generally encountered siltstone, claystone, and sandstone bedrock in the shallow subsurface. Highly expansive bentonite was observed in some of the recovered bedrock cores. Groundwater was encountered in the northwest and northeast portions of the site at depths of 27.0 and 19.0 feet, respectively. However, groundwater was not encountered in the remaining portions of the site at the time of the investigation.

Geologic Hazards and Constraints (p. 3)

No geologic hazards or constraints were identified which would preclude development of this property. However, the presence of bentonite may impact the design and construction of foundations, pavements, etc. In addition, shallow bedrock may impact the design and construction. Rockfall hazards may also be created during site development.

Summary of Foundation Recommendations

- *Foundation Type* – Micro Piles. (p. 4)
- *Length* – Minimum of 30 feet. (p. 4)
- *Sleeved or Cased Length* – Minimum of 20 feet. (p. 5)
- *Maximum Allowable Skin Friction* – 1,500 psf. (p. 5)
- *Lateral Earth Pressure* – 65 pcf active. 85 pcf at-rest. (p. 6)

Summary of Pavement Recommendations (p. 6)

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

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FIGURES

Figure 1 – Site Location Map
Figure 2 – Site Plan

APPENDICES

Appendix A – UDSA NRCS Soil Survey Data
Appendix B – Typed Boring Logs from Original Investigation
Appendix C – Typed Boring Logs from Current Investigation
Appendix D – Slope Stability Results

1.0 INTRODUCTION

As part of the continued development in Western Colorado, the Enclave at Redlands Mesa subdivision is proposed in Grand Junction. As part of the development process, Huddleston-Berry Engineering and Testing, LLC (HBET) was retained by Enclave Development Group to conduct a geologic hazards and geotechnical investigation at the site.

1.1 Referenced Documents

A previous geotechnical investigation was conducted at the site and the results are summarized in a report titled *Geotechnical Investigation for West Ridges South, a Proposed Residential Subdivision located in the Redlands Mesa Area, Grand Junction, Colorado* by Western Colorado Testing, Inc. for Dynamic Investments, January 20, 2005.

1.2 Scope

As discussed above, a geologic hazards and geotechnical investigation was conducted for the proposed Enclave at Redlands Mesa subdivision in Grand Junction, Colorado. The scope of the investigation included the following components:

- Conducting a subsurface investigation to evaluate the subsurface conditions at the site to supplement the information in the referenced report.
- Providing recommendations for foundation type
- Providing recommendations for lateral earth pressure.
- Providing recommendations for pavements.
- Providing recommendations for drainage, grading, and general earthwork.
- Evaluating potential geologic hazards at the site.

The investigation and report were completed by a Colorado registered professional engineer in accordance with generally accepted geotechnical and geological engineering practices. This report has been prepared for the exclusive use of Enclave Development Group.

1.3 Site Location and Description

The site encompasses approximately 8 acres at 2345 W Ridges Boulevard in Grand Junction, Colorado. The project location is shown on Figure 1 – Site Location Map.

At the time of the investigation, site was open, and a large hill occupied the site. Site topography sloped down from the center portion of the site. Vegetation consisted primarily of grasses, weeds, brush, small to large bushes, and sparse trees. The site was bordered to the north by W Ridges Boulevard, to the west and south by the Redlands Mesa Golf Course, and to the east by apartment buildings.

1.4 Proposed Construction

The proposed subdivision is anticipated to include twenty-three duplex residential structures. New utilities and internal subdivision roadways will also be included in the development.

2.0 GEOLOGIC SETTING

2.1 Soils

Soils data was obtained from the USDA Natural Resource Conservation Service Web Soil Survey. The data indicates that the soils at the site consist of Persayo-Blackston complex, 6 to 45 percent slopes, Turley clay loam, 2 to 5 percent slopes. Soil survey data is included in Appendix A.

Structure construction in the site soils is described as being somewhat limited to very limited due to depth to soft bedrock and/or slope. The site soils are indicated to have a moderate potential for frost action, moderate to high risk of corrosion of uncoated steel, and low to high risk of corrosion of concrete.

2.2 Geology

According to the *Geologic Map of the Grand Junction Quadrangle, Mesa County, Colorado* (2002), the site is underlain by the Morrison and Burro-Canyon formations.

2.3 Groundwater

Groundwater was encountered in the northwest and northeast portions of the site, at depths of 27.0 and 19.0 feet in the subsurface, at the time of the current investigation. However, groundwater was not encountered across the remainder of the site.

3.0 FIELD INVESTIGATION

3.1 Original Subsurface Investigation

The original subsurface investigation was conducted on January 10, 2005 and consisted of four geotechnical borings, drilled to depths of between 6.5 and 14.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2 – Site Plan. Typed boring logs are included in Appendix B.

As indicated on the logs, the subsurface conditions at the site were variable. However, the borings generally encountered approximately 0.5 to 1.75 feet of topsoil at the surface. With the exception of a boulder in B-3, the topsoil was underlain by soft to hard, fresh to highly weathered claystone, siltstone, and/or sandstone bedrock to the bottoms of the borings. Traces of bentonite were observed in some of the recovered samples. Groundwater was not encountered in these borings at the time of the investigation.

Individual core recoveries ranged from 40 to 100 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 27 percent, indicating very poor quality bedrock.

3.2 Current Subsurface Investigation

The subsurface investigation was conducted on May 5th, 2022 and consisted of ten borings, drilled to depths of between 19.0 and 30.0 feet below the existing ground surface. The locations of the borings are shown on Figure 2. Typed boring logs from the current investigation are included in Appendix C.

As indicated on the logs, the subsurface conditions at the site were slightly variable. However, the borings generally encountered 1.0 foot of topsoil above silty sand or completely weathered sandstone to depths of between 4.0 and 5.0 feet. Below this, soft to hard, moderately weathered sandstone and siltstone bedrock extended to the bottoms of the borings. Bentonite was observed in some of the recovered samples. Groundwater was encountered in Boring B-4 at a depth of 27 feet and in Boring B-9 at 19 feet at the time of the investigation. Groundwater was not encountered in the remaining borings.

Individual core recoveries ranged from 8 to 98 percent. Rock Quality Designations (RQD's) of individual core runs ranged from 0 to 43 percent, indicating very poor to poor quality bedrock.

3.3 Field Reconnaissance

The field reconnaissance included walking the site during the subsurface investigation. In general, the site was undulating. However, no evidence of active landslides, debris flows, rockfalls, etc. was observed.

4.0 GEOLOGIC INTERPRETATION

4.1 Geologic Hazards

The primary geologic hazard identified on the site is the presence of highly expansive bentonite materials. However, site development work may also create rockfall hazards which could impact adjacent properties below the site.

4.2 Geologic Constraints

In general, the primary geologic constraint to construction at the site is the presence of shallow bedrock. However, highly expansive bentonite materials were also encountered at the site.

4.3 Water Resources

No water supply wells were observed on the property. As discussed previously, groundwater was encountered fairly deep in the subsurface at this site. Therefore, with proper design and construction, the proposed construction is not anticipated to adversely impact surface water or groundwater.

4.4 Mineral Resources

Potential mineral resources in Western Colorado generally include gravel, uranium ore, and commercial rock products such as flagstone. In general, based upon the size of the site and surrounding land use, HBET does not believe that any economically recoverable mineral resources exist at this site.

5.0 CONCLUSIONS

Based upon the available data sources, field investigation, and nature of the proposed construction, HBET does not believe that there are any geologic conditions which should preclude subdivision of the site. However, foundations, pavements, and earthwork will have to consider the impacts of shallow bedrock and/or expansive materials at the site. In addition, rockfall hazards should be evaluated and addressed during site development.

6.0 RECOMMENDATIONS

6.1 Foundations

As discussed above, highly expansive bentonite materials were encountered in the subsurface. Although the quantity of bentonite encountered in the borings was limited, bentonite is common to the geology of the area and the core recovered from the 4-inch diameter borings may not fully predict the actual thickness and/or extent of bentonite at this site. ***Based upon our experience in the vicinity of the subject site, there is a significant risk of foundation movements due to expansion of the bentonite in the subsurface***.

In general, the foundation alternative providing the lowest risk of movement is the micro pile foundation and these are generally recommended for this site. A micro pile foundation provides similar support to that of a drilled pier foundation; however, micro piles have several distinct advantages. The drilling equipment used for micro piles can easily penetrate bedrock. Also, micro piles can be easily sleeved or cased to reduce uplift friction in the zone of moisture variation. In addition, load testing of micro piles is fairly easy.

For a micro pile foundation, it is recommended that micro piles have a minimum length of 30 feet. However, if moisture is encountered during drilling of the micro piles, the length of piles may need to be increased.

In order to reduce or eliminate uplift friction in the shallow bedrock, the upper 20 feet of the piles should be sleeved or cased. However, if subsurface moisture conditions differ than those encountered during the subsurface investigation, the sleeved or cased zone may need to be increased as directed by the engineer. An allowable skin friction value of 1,500 psf may be used for the bedrock below the sleeved or cased zone. To ensure friction capacity, pile load testing is strongly recommended. Grout used in the bond zone of the micro piles should have a minimum 28 day compressive strength of 3,000 psi.

In general, micro piles should be installed with a center-to-center spacing of greater than 3 feet. However, to the extent practical, smaller numbers of longer micro piles should be used in lieu of larger numbers of shorter piles. The longer the piles and larger the loads on the piles, the lower the risk of movement. A minimum 12-inch void should be provided below the grade beams to concentrate loadings on the piles. The void forms should also extend above the micro piles such that only the reinforcement bar contacts the grade beam. Alternatively, a 6-inch void form can be utilized; provided the void forms are completely removed after the grade beams cure.

6.2 Floor System and Exterior Flatwork Recommendations

As discussed previously, expansive bentonite materials are present in the subsurface at the site. Due to the fact that slabs-on-grade do not generate sufficient loads to resist movement, ***differential movement of slabs-on-grade is likely***. Therefore, HBET recommends that a framed floor be utilized for interior floors. In addition, HBET recommends that framed floors or fully voided concrete slabs supported by the micro-piles be utilized for the garage floor and any decks/porches which include columns supporting roof loads.

Although some movements are likely over time, HBET recommends that exterior flatwork be constructed above a minimum of 24-inches of structural fill to improve the performance of the slabs. A lower risk alternative would be to utilize pavers for exterior flatwork. It is considerably less effort to reset pavers than to remove and replace concrete in the event of excessive differential movements.

Structural fill should consist of a non-expansive, non-free draining material such as crusher fines or CDOT Class 6 base course. Exterior concrete flatwork should not be tied into or otherwise connected to the foundations in any manner.

Prior to placement of structural fill, any bentonite materials exposed should be completely removed from the bottom of the excavation. In addition, it is recommended that the bottom of the excavation be proofrolled to identify any soft or weak materials. Soft or weak materials should be removed and replaced with structural fill. No moisture should be added to the subgrade below exterior flatwork.

Structural fill should extend laterally beyond the edges of exterior flatwork a minimum of 12-inches. Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils and 90% of the modified Proctor maximum dry density for coarse grained soils, within ±2% of the optimum moisture content as determined in accordance with ASTM D698 and D1557C, respectively.

6.3 Corrosion of Concrete

As discussed previously, the USDA Soil Survey data suggests that the native soils have a low to high risk of corrosion of concrete. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

The Soil Survey Data also indicates that the site soils have a moderate to high potential for corrosion of uncoated steel. Therefore, buried steel utilities or other buried steel structural elements should consider corrosion in their design.

6.4 Lateral Earth Pressures

Grade beams, stemwalls, basement walls, and/or any retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, ***non-free draining***, non-expansive materials, we recommend that the walls be designed for an active equivalent fluid unit weight of 65 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 85 pcf is recommended for basement or other braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls. The native bedrock materials should not be used as backfill.

6.5 Drainage

Site grading and drainage are ***critical*** to the performance of the foundations and slabs-on-grade. Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. It is recommended that landscaping within five feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that irrigation within ten feet of foundations be minimized.

HBET recommends that surface downspout extensions be used which discharge a minimum of 15 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to limit the potential for surface moisture to adversely impact the structure, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or a perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The prefabricated drain materials or gravel should extend along basement walls to within 36-inches of the finished grade. The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include an impermeable membrane at the base to limit the potential for moisture to infiltrate vertically down below the foundations.

6.6 General Excavations

As discussed previously, shallow bedrock is present at the site. Based upon the results of the subsurface investigation, the bedrock is weathered. As a result, it is anticipated that the top few feet of the bedrock can be excavated using properly sized equipment. However, deeper excavations may require an excavator mounted rock chisel, blasting, chemical fracturing, etc.

Excavations in areas where bedrock is not present at the site may stand for short periods of time but should not be considered to be stable. Therefore, trenching and excavations should be sloped back, shored, or shielded for worker protection in accordance with applicable OSHA standards. The native sand soils at the site generally classify as Type C soil with regard to OSHA's *Construction Standards for Excavations*. For Type C soils, the maximum allowable slope in temporary cuts is 1.5H:1V.

For the bedrock materials, vertical cut slopes may be possible. However, HBET should be contacted to evaluate the condition of the bedrock at the time of construction to develop specific recommendations for temporary slopes.

6.7 Site Grading

Based upon the available grading plans, significant cuts and fills will be included in the site development. Cuts and fills of up to approximately twenty feet are anticipated.

The geotechnical boring data included in the referenced report indicates that claystone and/or sandstone bedrock exists in the cut areas at depths of between approximately 2.0 and 5.0 feet. The bedrock units in this area are fairly flat lying and as indicated on the boring logs, the bedrock ranges from highly weathered to fresh with most of the bedrock being classified as moderately weathered. Based upon the boring logs and upon our extensive experience in the Redlands Mesa area, the strength of the bedrock is such that a failure plane will NOT develop through the bedrock. As a result, no analysis is necessary and the proposed 2H:1V cut slopes will be stable.

In general, HBET believes that the proposed fills at this site will be constructed using the native soils and may include boulders, etc. generated from bedrock excavation in the cut sections. In general, HBET recommends that native materials used as grading fill at this site consist of material screened to 12-inch minus. In addition, the native materials should be well graded to provide adequate strength. HBET should be provided the opportunity to evaluate all native materials proposed for use as grading fill prior to placement.

Prior to placement of grading fills, it is recommended that the subgrade be scarified to a depth of 6 to 8-inches, moisture conditioned, and re-compacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of the optimum moisture content as determined in accordance with ASTM D698. The subgrade along existing slopes should be benched as necessary to provide for placement of grading fills above level surfaces. Grading fill materials should be moisture conditioned and placed in loose lifts of thickness determined by HBET depending upon the nominal grain size of the materials. Grading fill materials should be compacted to 98% of the modified Proctor maximum dry density, within ±2% of the optimum moisture content as determined in accordance with ASTM D1557C. Non-testable materials should be proofrolled to HBET's satisfaction.

In order to evaluate the proposed fill slopes, HBET completed stability analysis using the Slope/W computer software program. Based upon the boring data in the referenced report, bedrock is anticipated to be shallow at the base of the fills. However, for conservatism in the analysis, HBET did not include the bedrock in the model and assumed the entire fill and foundation materials consisted of native soils and/or excavated bedrock materials. For conservatism, HBET included a traffic surcharge of 100 pcf. The following soil parameters were used in the analysis for the grading fill:

$\gamma = 120$ pcf
$c' = 0$
$\phi' = 34^{o}$

The results of the analysis (attached) indicate a minimum Factor-of-Safety (FS) of 3.591 for the proposed fill slopes. This is well in excess of the FS of 1.5 generally accepted for long-term stability. As a result, HBET believes that the proposed fill slopes of up to 2H:1V will be stable. The results of the analysis are included in Appendix D.

6.8 Pavements

The proposed construction is anticipated to include internal subdivision roadways. From the subsurface investigation, the pavement subgrade materials at the site consist primarily of shallow bedrock. However, expansive materials were observed in the bedrock. Therefore, the recommended minimum Resilient Modulus of 3,000 psi was used for the pavement design.

Based upon the subgrade conditions and anticipated traffic loading, asphalt and concrete pavement section alternatives were developed in accordance with AASHTO design procedures. The following minimum pavement section alternatives are recommended:

Internal Subdivision Roadways
EDLA = 10, Structural Number = 3.10

ALTERNATIVE	PAVEMENT SECTION (Inches)				
	Hot-Mix Asphalt Pavement	CDOT Class 6 Base Course	CDOT Class 3 Subbase Course	Concrete Pavement	TOTAL
A	3.0	13.0			16.0
B	4.0	10.0			14.0
C	3.0	6.0	10.0		19.0

Based upon our experience in the Grand Valley, HBET believes that some of the pavement heave observed in the area is due to the combination of Type A lots and attached sidewalks. Runoff from Type A lots can infiltrate into the base course behind the sidewalk and then migrate below the pavement section. As a result, HBET recommends that the roadway subgrade and pavement section have a consistent cross slope in one direction rather than a conventional crown.

In areas of detached sidewalk, a small drainage ditch should be constructed between the roadway and sidewalk to move stormwater away from the pavement section. The roadway cross slope should be towards the ditch. Where an attached sidewalk is used, HBET recommends an underdrain below the sidewalk where soil is present in the subgrade to move stormwater away from the pavement section. The roadway cross slope should be towards the underdrain. However, where hard bedrock is present in the subgrade, alternatives to the underdrain may be considered and these should be evaluated at the site during construction.

Prior to roadway construction, the roadway prism should be stripped of all topsoil, fill, or other unsuitable materials. In addition, any bentonite exposed in the subgrade should be completely removed and replaced with structural fill material approved by HBET. In areas where soil is present in the subgrade, it is recommended that the subgrade soils be scarified to a depth of 12-inches; moisture conditioned, and recompacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of optimum moisture as determined by AASHTO T-99. In areas where bedrock is shallow, it is recommended that the native bedrock be proofrolled prior to placement of base course or subbase course. No moisture should be added to the bedrock.

Aggregate base course and subbase course should be placed in maximum 9-inch loose lifts, moisture conditioned, and compacted to a minimum of 95% and 93% of the maximum dry density, respectively, at -2% to +3% of optimum moisture content as determined by AASHTO T-180. In addition to density testing, base course should be proofrolled to verify subgrade stability.

It is recommended that Hot-Mix Asphaltic (HMA) pavement conform to CDOT grading SX or S specifications and consist of an approved 75 gyration Superpave method mix design. HMA pavement should be compacted to between 92% and 96% of the maximum theoretical density. An end point stress of 50 psi should be used. It is recommended that rigid pavements consist of CDOT Class P concrete or alternative approved by the Engineer. In addition, pavements should conform to local specifications.

The long-term performance of the pavements is dependent on positive drainage away from the pavements. Ditches, culverts, and inlet structures in the vicinity of paved areas must be maintained to prevent ponding of water on the pavement.

7.0 GENERAL

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions at the site were variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with expansion of the subsurface materials. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the subsurface materials. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owners, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddleston-Berry Engineering & Testing, LLC of any liability with regard to the performance of structures, flatwork, etc. at this site.

Huddleston-Berry Engineering and Testing, LLC is pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

FIGURES

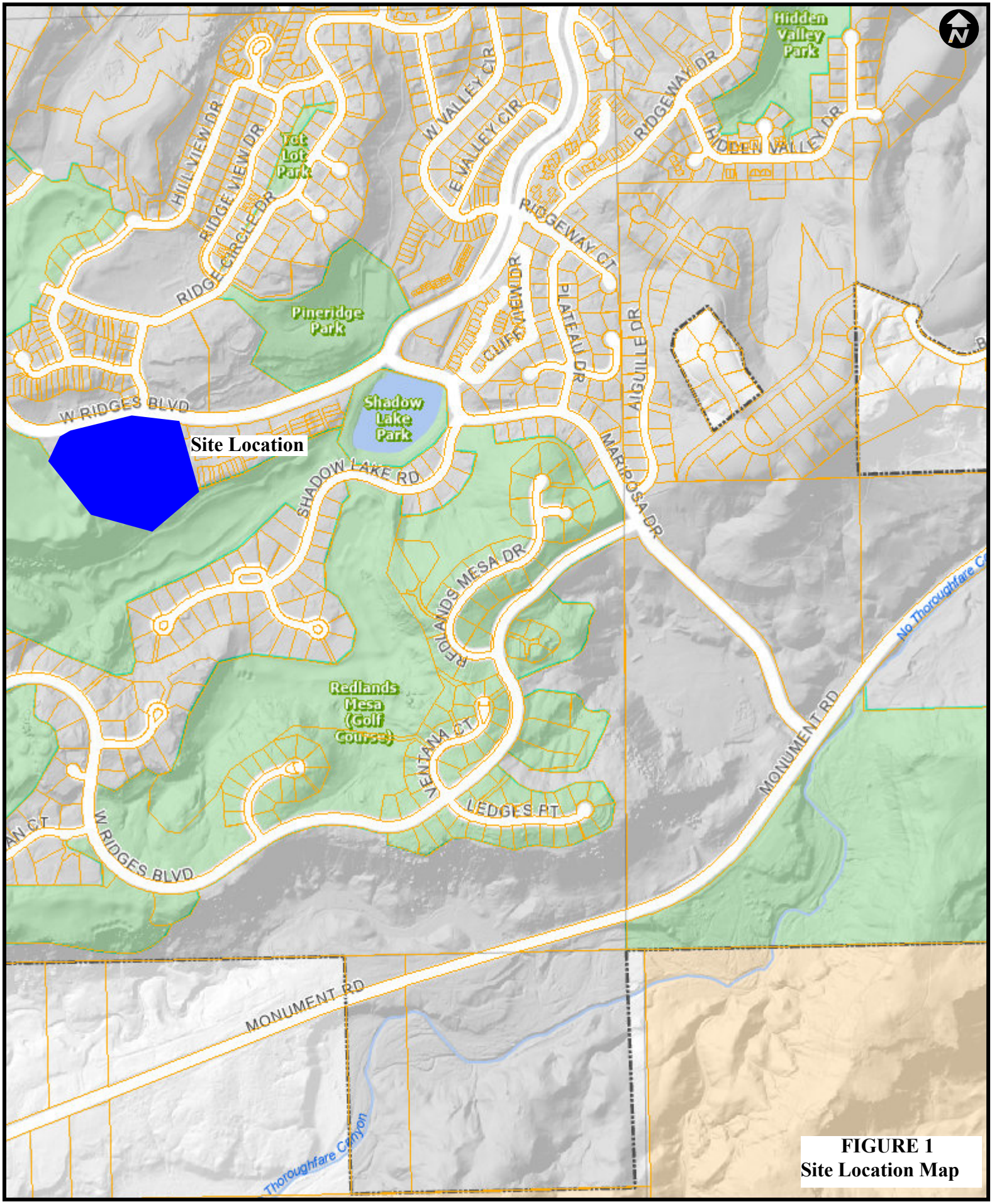


FIGURE 1
Site Location Map

Mesa County Map

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 Recorders 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.

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Print Date: June 15, 2022

Mesa County, Colorado
GIS/IT Department
gis.mesacounty.us

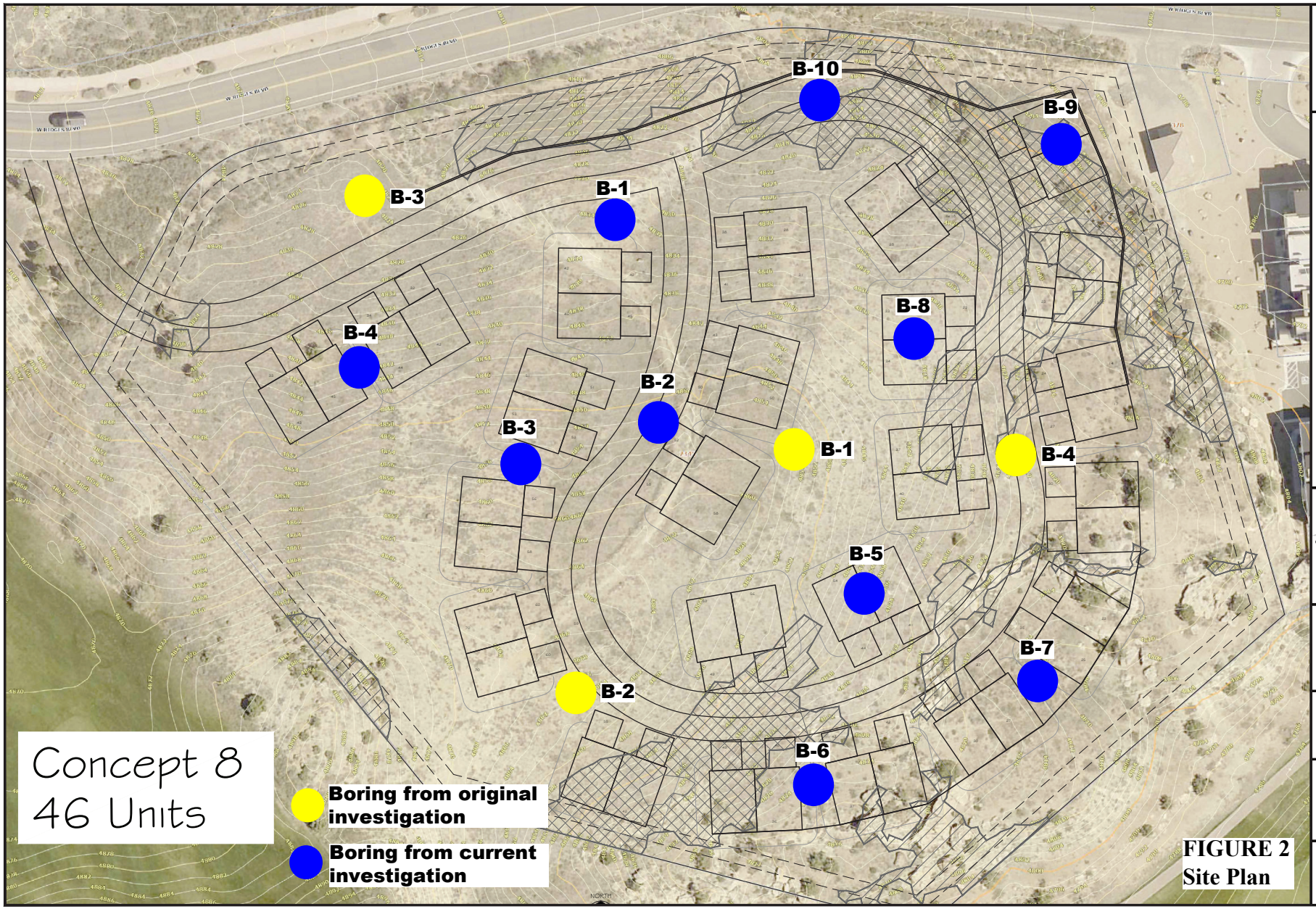


FIGURE 2
Site Plan

DRAWN BY CR
CHECKED
JOB NO. 2138
DATE 11-16-21
REVISIONS

Enclave at Redlands Mesa

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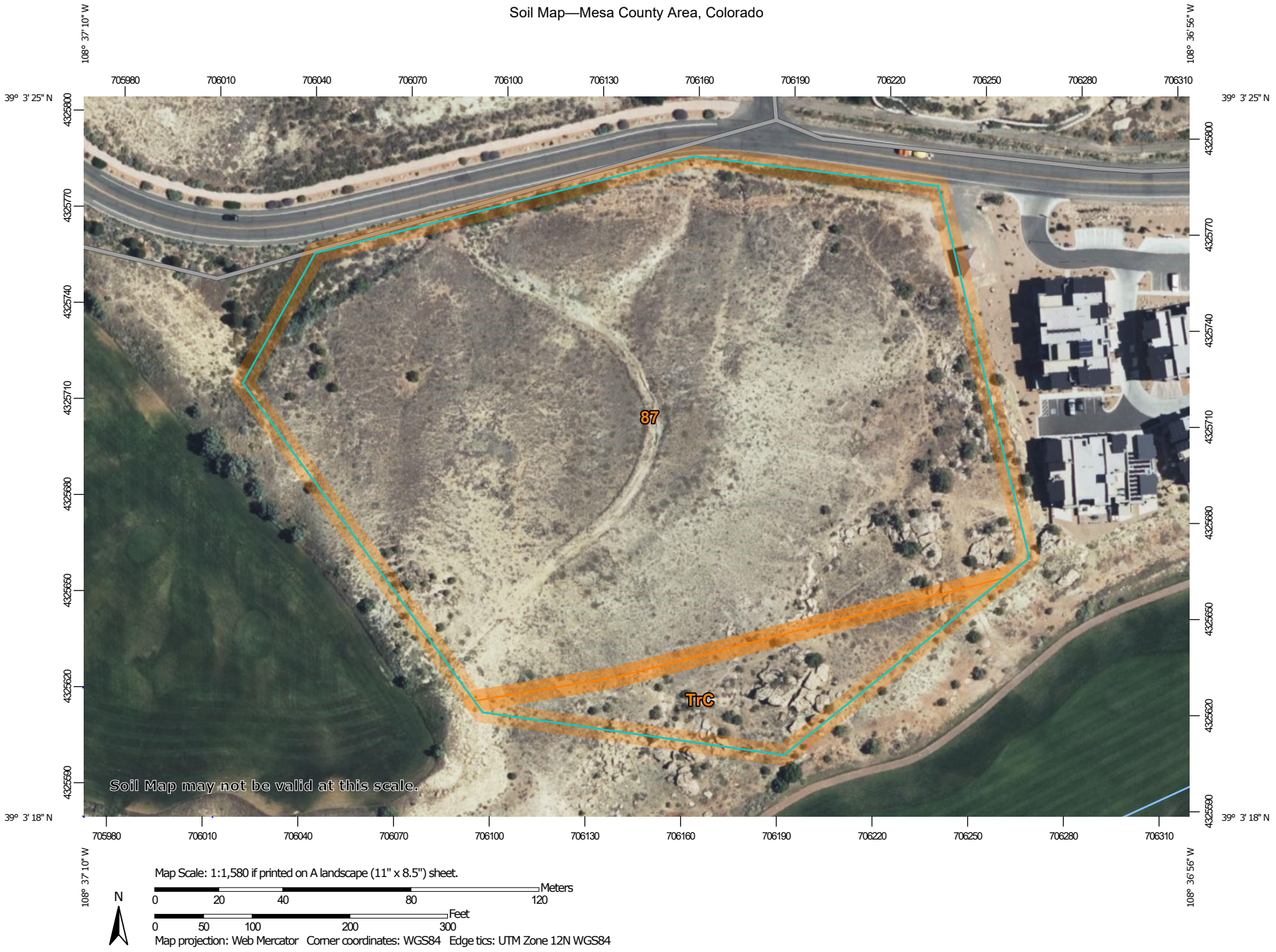
Enclave
at Redlands Mesa

CONCEPT PLAN

8

APPENDIX A
Soil Survey Data

Soil Map—Mesa County Area, Colorado



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 24, 2020—Jul 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
87	Persayo-Blackston complex, 6 to 45 percent slopes	7.4	90.4%
TrC	Turley clay loam, 2 to 5 percent slopes	0.8	9.6%
Totals for Area of Interest		**8.2**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Mesa County Area, Colorado

87—Persayo-Blackston complex, 6 to 45 percent slopes

Map Unit Setting

National map unit symbol: k0bh
Elevation: 4,500 to 6,000 feet

Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Persayo and similar soils: 65 percent
Blackston and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Persayo

Setting

Landform: Pediments
Landform position (two-dimensional): Backslope
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Cretaceous source residuum weathered from calcareous shale

Typical profile

Ap - 0 to 4 inches: silty clay loam
C - 4 to 15 inches: silty clay loam
Cr - 15 to 60 inches: bedrock

Properties and qualities

Slope: 6 to 45 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.28 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: D
Ecological site: R034BY109UT - Desert Loamy Clay (Shadscale)
Hydric soil rating: No

Description of Blackston

Setting

Landform: Pediments

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 3 inches: gravelly loam
Bk1 - 3 to 7 inches: gravelly clay loam
Bk2 - 7 to 15 inches: very gravelly sandy clay loam
2Bk3 - 15 to 35 inches: extremely gravelly sandy loam
2C - 35 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 6 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (1.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 7c
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

TrC—Turley clay loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: k0d9
Elevation: 4,500 to 4,800 feet
Mean annual precipitation: 6 to 9 inches
Mean annual air temperature: 50 to 55 degrees F
Frost-free period: 140 to 180 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Turley and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Turley

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cretaceous slope alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 10 inches: clay loam
C1 - 10 to 20 inches: fine sandy loam
C2 - 20 to 30 inches: clay loam
C3 - 30 to 60 inches: loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 5e
Hydrologic Soil Group: C
Ecological site: R034BY106UT - Desert Loam (Shadscale)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Dwellings and Small Commercial Buildings

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. This table shows the degree and kind of soil limitations that affect dwellings and small commercial buildings.

The ratings in the table are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

Report—Dwellings and Small Commercial Buildings

[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top five limitations for any given soil. The soil may have additional limitations]

Dwellings and Small Commercial Buildings–Mesa County Area, Colorado							
Map symbol and soil name	Pct. of map unit	Dwellings without basements		Dwellings with basements		Small commercial buildings	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
87—Persayo-Blackston complex, 6 to 45 percent slopes							
Persayo	65	Very limited		Very limited		Very limited	
		Slope	1.00	Depth to soft bedrock	1.00	Depth to soft bedrock	1.00
		Depth to soft bedrock	0.50	Slope	1.00	Slope	1.00
Blackston	25	Very limited		Very limited		Very limited	
		Slope	1.00	Slope	1.00	Slope	1.00
TrC—Turley clay loam, 2 to 5 percent slopes							
Turley	90	Not limited		Not limited		Somewhat limited	
						Slope	0.01

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high.* It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features–Mesa County Area, Colorado									
Map symbol and soil name	**Restrictive Layer**				**Subsidence**		**Potential for frost action**	**Risk of corrosion**	
	Kind	**Depth to top**	**Thickness**	**Hardness**	**Initial**	**Total**		**Uncoated steel**	**Concrete**
		Low-RV-High	*Range*		*Low-High*	*Low-High*			
		In	*In*		*In*	*In*			
87—Persayo-Blackston complex, 6 to 45 percent slopes									
Persayo	Paralithic bedrock	10-15-20	—	Weakly cemented	0	0	Moderate	High	High
Blackston		—	—		0	0	Moderate	Moderate	Moderate
TrC—Turley clay loam, 2 to 5 percent slopes									
Turley		—	—		0	0	Moderate	Moderate	Low

Data Source Information

Soil Survey Area: Mesa County Area, Colorado
Survey Area Data: Version 12, Sep 2, 2021

APPENDIX B
Typed Boring Logs from Original Investigation

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-1	Central portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	14.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft to medium, moderately to highly weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		71	0		ROCK							4
6							Siltstone, grayish tan, soft to medium, slighly to highly weathered, thinly bedded, extremely closely to widely spaced fractures						6
8	R2		93	27		ROCK					-0.1		8
10	R3		100	0			9.0-14.0 ft: 1-inch thick bentonite interbeds						10
12													12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-2	SW portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
--	--	11.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
2							Claystone, trace bentonite, gray, soft, highly weathered, bedding not apparent, very broken						2
4	R1		40	0		ROCK				16			4
6													6
8	R2		80	0		ROCK				17			8
10							Siltstone, gray, medium, moderately weathered						10
12													12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-3	NW portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	6.5 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
							Boulder						
2							Sandstone, tan, medium to hard, moderately weathered, bedding not apparent, extremely closely to closely spaced fractures						2
4	R1		80	0		ROCK	Core barrel jammed in hole at 6.5 ft. Recovered bit appeared to have been damaged by something in subsurface. Hole terminated at 6.5 ft.						4
6													6
8													8
10													10
12													12
14													14

FIGURE

WESTERN COLORADO TESTING, INC.

Project: West Ridges South Subdivision
Location: Grand Junction, Colorado
Job No.: 213104 **Date:** 1/10/2005

BORING LOG

BORING NO.	LOCATION OF BORING	STATION	ELEVATION	DATUM	DRILLER	INSPECTOR
B-4	E. portion of property				Ager Drilling	M. Berry

WATER LEVEL OBSERVATIONS		DRILL RIG	DRILLING METHODS
		CME 45 Track	Solid stem augers, NX wireline coring
0 HOUR	24 HOUR	TOTAL DEPTH	REMARKS
–	–	9.0 ft	

DEPTH FT.	SAMPLE DATA: SAMPLE NO. & TYPE	"N" BLOWS /FT	REC (%)	RQD (%)	MOIST	USCS	GEOLOGIC DESCRIPTION AND REMARKS	LABORATORY DATA: MC (%)	DRY DENS (pcf)	PI	Swell (%)	Soluble Sulfates (ppm)	DEPTH FT
0							Silty Clay with Sand, Gravel, and Organics (TOPSOIL), brown, moist						0
							Sandstone, tan, hard, fresh, bedding not apparent, massive						
2													2
4													4
6	R1		96	96		ROCK							6
8													8
10													10
12													12
14													14

FIGURE

APPENDIX C
Typed Boring Logs from Current Investigation

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-1

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	24-27							
5		SANDSTONE, gray to tan, medium hard to hard, moderately weathered	RC 1	65 (27)								
10			RC 2	53 (8)								
15			RC 3	63 (27)								
20		SILTSTONE, reddish-purple, medium hard, moderately weathered	RC 4	78 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 5	67 (17)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-2

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES ____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	67	28-34							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	60 (0)								
10			RC 2	67 (5)								
15		SILTSTONE, red, soft to medium hard, moderately weathered	RC 3	57 (8)								
20			RC 4	75 (5)								
25			RC 5	0 (0)								
30			SS 2	100	30							
		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-3

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, dense	SS 1	100	7-14-21 (35)							
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	65 (7)								
10			RC 2	73 (5)								
15			RC 3	0 (0)								
20			RC 4	92 (7)								
25		SILTSTONE, red, medium hard, moderately weathered	RC 5	93 (7)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-4

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING 27.0 ft
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING 27.0 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	37 (13)								
10		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 2	69 (0)								
15			RC 3	62 (0)								
20		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 4	88 (12)								
25			RC 5	83 (22)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-5

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	87 (0)								
		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
10		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	97 (33)								
15			RC 3	95 (27)								
20			RC 4	57 (17)								
		Bottom of hole at 24.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-6

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	78 (12)								
10			RC 2	83 (20)								
15			RC 3	55 (7)								
20			RC 4	57 (13)								
25		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	100 (10)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-7

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	80 (0)								
10			RC 2	73 (10)								
15		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	83 (8)								
20		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 4	95 (43)								
25			RC 5	67 (0)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-8

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 1	53 (13)								
10			RC 2	93 (10)								
15		SILTSONE, reddish-purple, soft to medium hard, moderately weathered	RC 3	85 (10)								
20			RC 4	80 (13)								
25		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered										
		SILTSONE, reddish-purple, soft to medium hard, moderately weathered	RC 5	33 (0)								
		Bottom of hole at 29.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-9

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION ---- **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING 19.0 ft
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING 19.0 ft
NOTES
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SILTSTONE with BENTONITE Lenses, purple to green, soft, moderately weathered	RC 1	90 (0)								
10			RC 2	98 (0)								
15		SANDSTONE with BENTONITE Lenses, tan to green, soft to medium hard, moderately weathered	RC 3	98 (13)								
		Bottom of hole at 19.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

BORING NUMBER B-10

CLIENT Enclave Development Group, LLC
PROJECT NAME Enclave at Redlands Mesa
PROJECT NUMBER 02484-0001
PROJECT LOCATION Grand Junction, CO
DATE STARTED 5/5/22 **COMPLETED** 5/5/22
GROUND ELEVATION _____ **HOLE SIZE** 4-Inch
DRILLING CONTRACTOR S. McKracken
GROUND WATER LEVELS:
DRILLING METHOD Simco 2000 Track Rig
AT TIME OF DRILLING Dry
LOGGED BY BS **CHECKED BY** MAB
AT END OF DRILLING Dry
NOTES _____
AFTER DRILLING ---

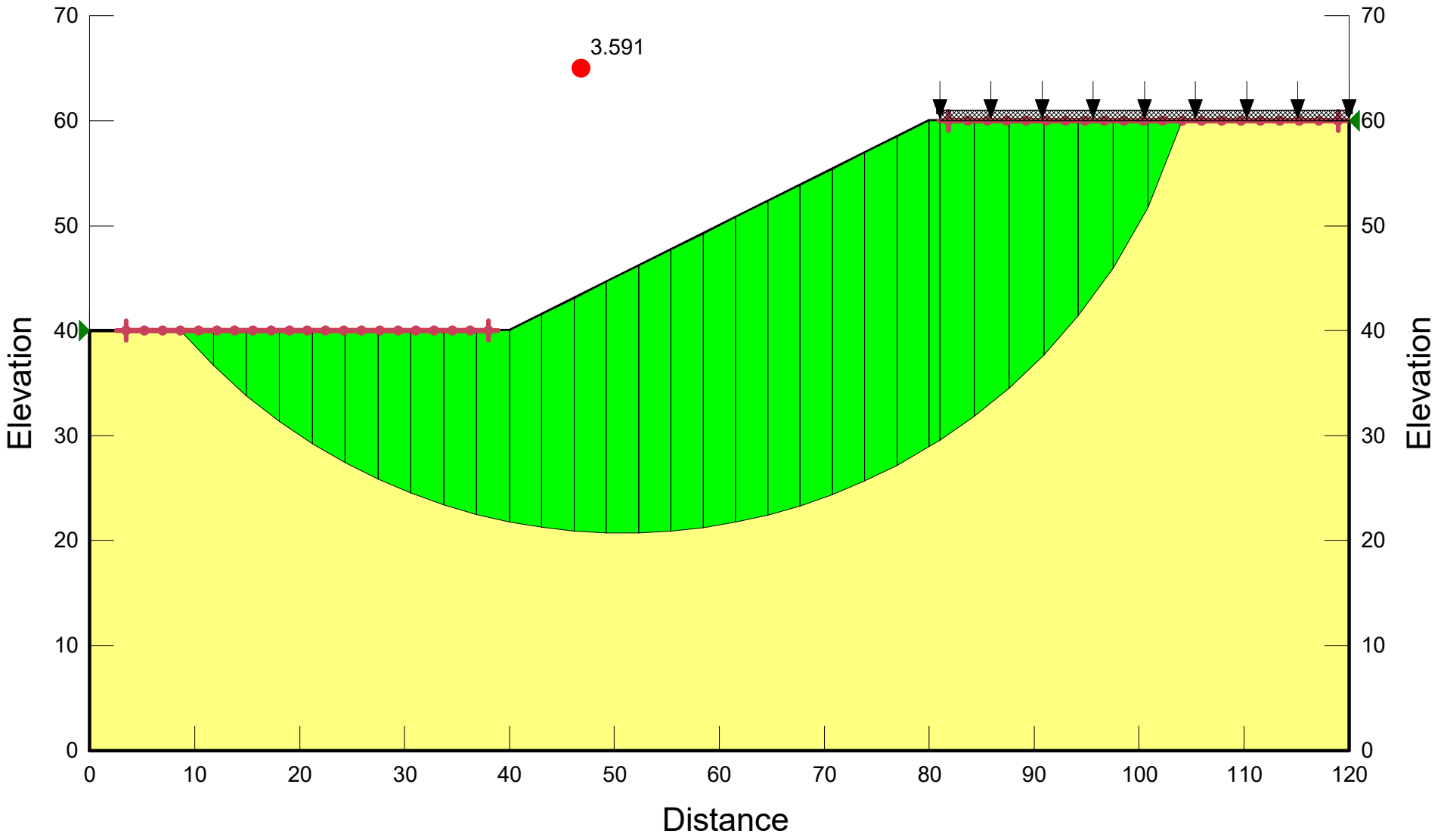
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0		Silty Sand with Organics (TOPSOIL)										
		Silty SAND (sm) to completely weathered SANDSTONE, tan, moist, medium dense										
5		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 1	92 (0)								
10		SILTSTONE, reddish-purple, soft to medium hard, moderately weathered										
		SANDSTONE with BENTONITE Lenses, tan to green, soft to hard, moderately weathered	RC 2	53 (10)								
15			RC 3	68 (13)								
20			RC 4	87 (7)								
25			RC 5	8 (0)								
30		Bottom of hole at 30.0 feet.										

GEOTECH BH COLUMNS 02484-0001 ENCLAVE AT REDLANDS MESA.GPJ GINT US LAB.GDT 6/20/22

APPENDIX D
Slope Stability Results

Enclave at Redlands Mesa

Fill Slopes



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist and Director

April 14, 2023

Kristen Ashbeck
City of Grand Junction
Public Works and Planning
250 N. 5th Street
Grand Junction, CO 81501

Location:
SW¼ NE¼ and SE¼ NW¼ Section 20
T1S, R1W of the Ute Meridian
39.056, -108.6176

Subject: **The Enclave ODP – W Ridges Blvd**
City of Grand Junction Plan Case # PLD-2022-887; CGS Unique No. MA-23-0014

Dear Kristen:

The referral documents included the Geotechnical Response to Comments and updated Geotechnical and Geologic Hazards Investigation (Huddleston-Berry Engineering & Testing, LLC (HBET), March 29, 2023).

Due to the expansive nature of the subsurface materials within this site, HBET recommends a micro pile foundation system for structures within this development. CGS agrees with HBET and their updated recommendation on page 5, "Framed floors be utilized for interior floors" and "framed floors or fully voided concrete slabs supported by the micropiles be utilized for the garage floor and any decks/porches…." HBET makes appropriate recommendations for mitigating the site's geologic hazards and constraints.

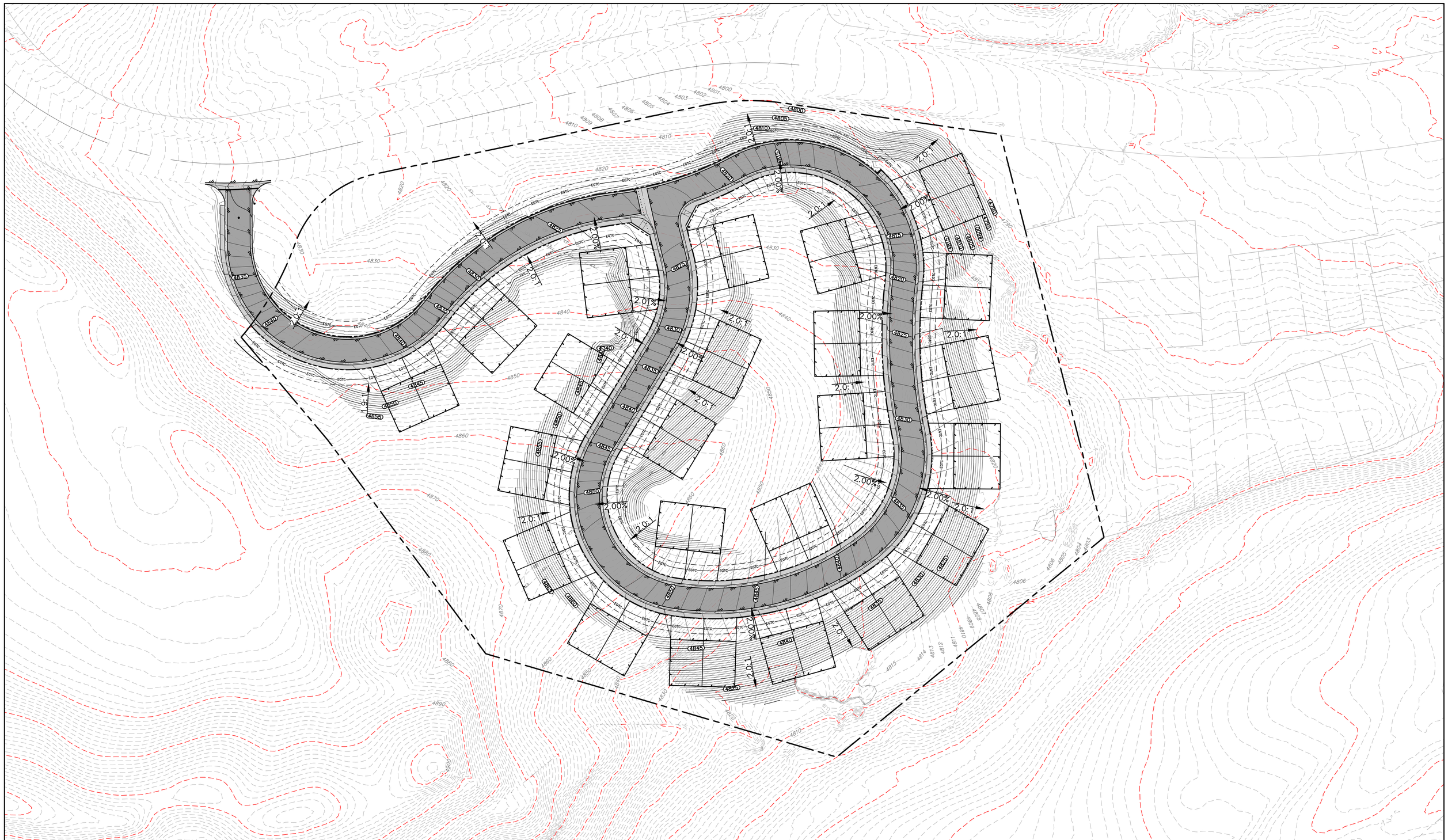
HBET's response to our comments, revised slope stability analysis, and updated report satisfactorily address CGS's previous comments. Provided rockfall hazards are evaluated during site development and HBET's recommendations are strictly adhered to, CGS has no further objection to the Outline Development Plan.

Thank you for the opportunity to review and comment on this project. If you have questions or need further review, please call me at (303) 384-2632 or email acrandall@mines.edu.

Sincerely,

Amy Crandall

Amy Crandall, P.E.
Engineering Geologist



UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
TBD

NORTHING: –
EASTING: –
ELEVATION: –
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 83)

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: n/a
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Concept
DATE ISSUED: 25.Aug.2022

NO.	DATE	REVISION	BY

S:\PROJECTS\2040 Enclave Development Group\001 2345 W Ridges Blvd\Design\DWG\03-Model\2040-001 Corridor Slope Exhibit (1).dwg [Layout1] 8/26/2022 12:09:59 PM

PRELIMINARY

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

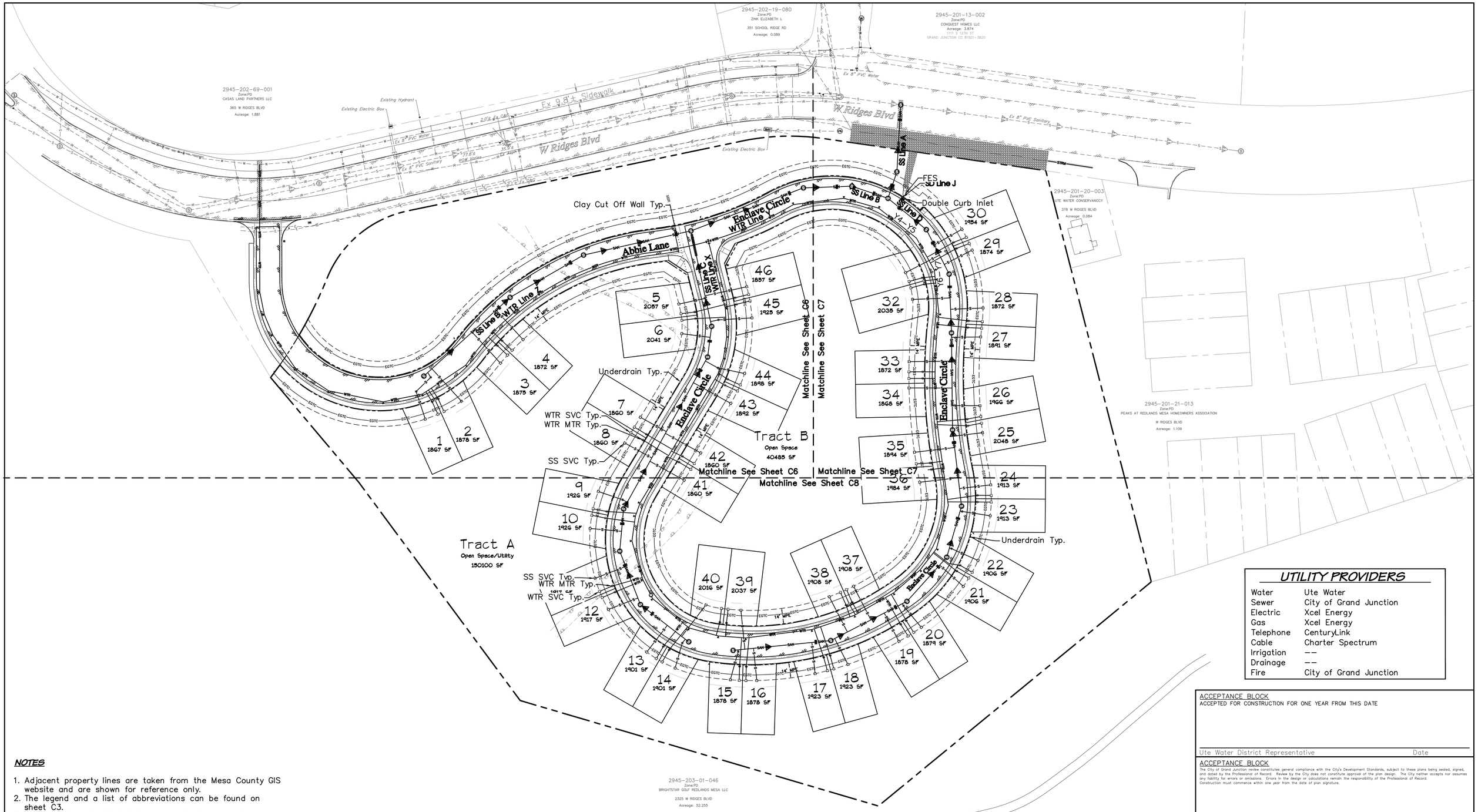
DRAWN BY: djf | PROJECT: 2040-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22 x 34

Enclave Development Group

2345 W Ridges Blvd

Hillside Grading Exhibit

Ex 1



UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Grand Junction
Electric	Xcel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	--
Drainage	--
Fire	City of Grand Junction

ACCEPTANCE BLOCK
ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE

Ute Water District Representative — Date

ACCEPTANCE BLOCK
The City of Grand Junction review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Planner — Date

City Development Engineer — Date

NOTES

1. Adjacent property lines are taken from the Mesa County GIS website and are shown for reference only.
2. The legend and a list of abbreviations can be found on sheet C3.
3. This filing is not affected by any previously mapped floodplain as shown on FEMA FIRM Map 08077C0815F eff. 7/6/2010.

UNCC Utility Notification Center of Colorado 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
Found 2" Aluminum Cap#5 Rebar
Easterly Most Property Corner

NORTHING: 31585.021
EASTING: 76580.572
ELEVATION: 4802.46
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Preliminary/Review — DATE ISSUED: 14.Sep.2022

NO.	DATE	REVISION	BY

S:\PROJECTS\2040 Enclave Development Group\001 2345 W Ridges Blvd\Design\DWG\05-Sheet\2040-001 Utility Composite.dwg [Overall] 9/14/2022 5:51:00 PM

COLORADO LICENSED IVAN D. DAVIS 37878 PROFESSIONAL ENGINEER 9/14/22 PRELIMINARY NOT FOR CONSTRUCTION

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

DRAWN BY: gam | PROJECT: 2040-001
CHECKED BY: ida
ORIGINAL SHEET SIZE: 22 x 34

ENCLAVE DEVELOPMENT GROUP LLC

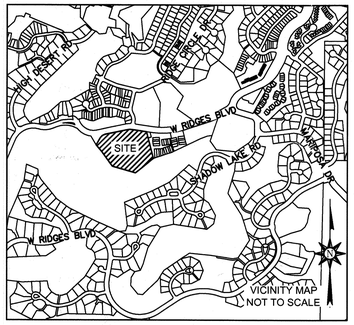
2345 W. Ridges Blvd.

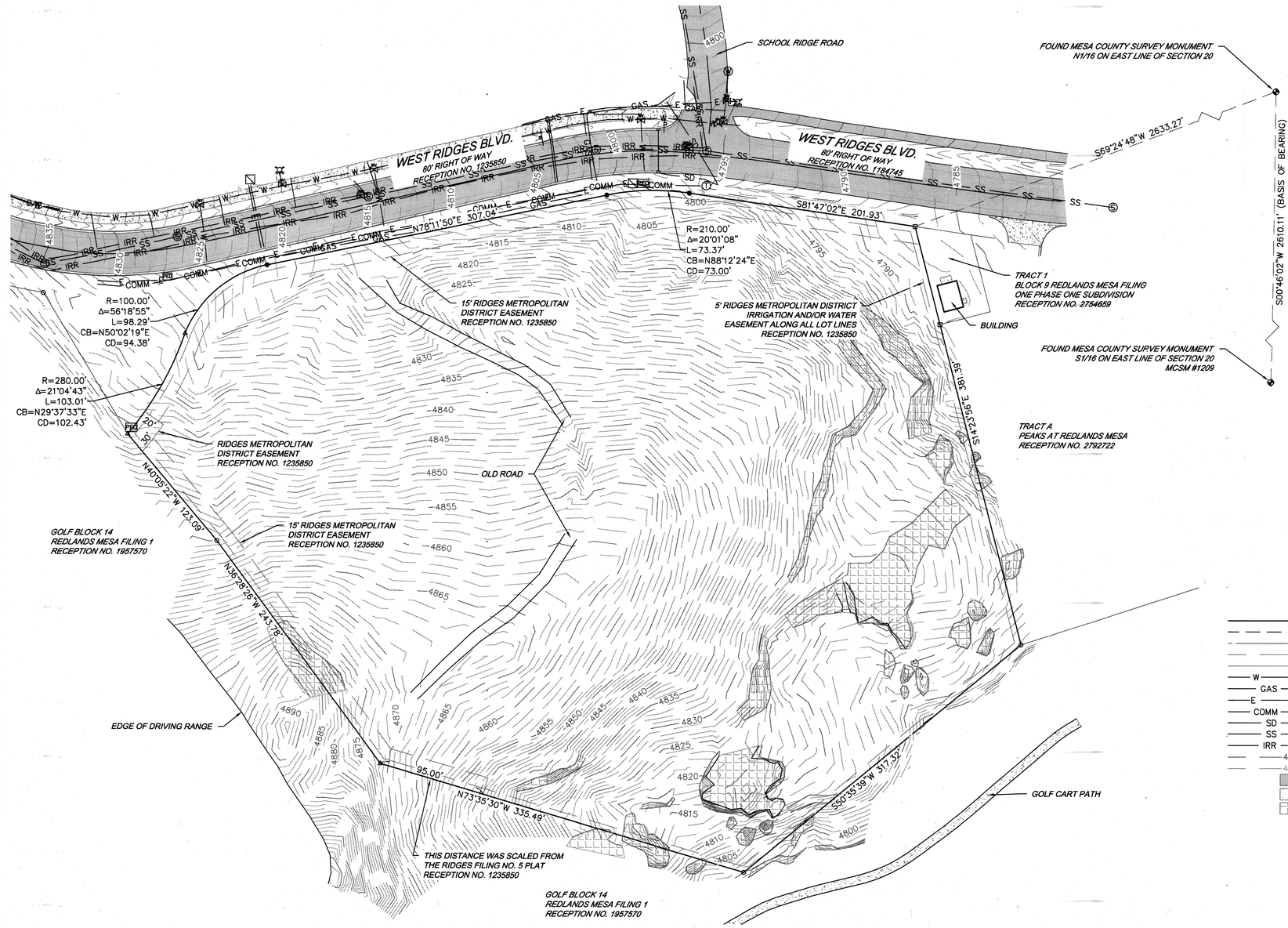
Utility Composite
Overall

C5

IMPROVEMENT SURVEY PLAT

Located in the SW1/4NE1/4, SE1/4NW1/4,
NE1/4SW1/4, and NW1/4SE1/4 of Section 20,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado





SURVEY NOTES:

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

PARCEL DESCRIPTION:

Reception No:2916175
Lot 1, Block Twenty-Seven, Ridges Filing No. Five (Reception No. 1235850)

More particularly described as:
A parcel of land situated in Section 20, Township 1 South, Range 1 West, Ute Meridian, City of Grand Juction, Mesa County, Colorado, more particularly described as follows:
Commencing at the N1/16 corner on the East line of said Section 20, from whence the S1/16 corner on the East line of Section 20 bears S00°46'02"W 2610.11 feet; running thence S69°24'48"W 2633.27 feet to the Point of Beginning;
Running thence S14°23'56"E 381.39 feet; thence S50°35'39"W 317.32 feet; thence N73°35'30"W 335.49 feet; thence N36°28'26"W 243.78 feet; thence N40°05'22"W 123.09 feet to a point of non-tangent curve; thence along said curve 103.01 feet to the left (Curve Data: Radius=280.00' Delta=21°04'43" Chord Bears N29°37'33"E 102.43'); thence along a reverse curve 98.29 feet to the right (Curve Data: Radius=100.00' Delta=56°18'55" Chord Bears N50°02'19"E 94.38'); thence N78°11'50"E 307.04 feet to a point of curve; thence along said curve 73.37 feet to the right (Curve Data: Radius=210.00' Delta=20°01'08" Chord Bears N88°12'24"E 73.00'); thence S81°47'02"E 201.93 feet to the Point of Beginning.

Said parcel contains 7.61 acres.

BASIS OF BEARINGS:

The bearing between the North 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found Mesa County Survey Monument and the South 1/16 corner on the West line of Section 20, Township 1 South, Range 1 West of the Ute Meridian, a found alloy cap, MCSM No. 1209 is S00°46'02"W, this bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

CERTIFICATION:

I, Alexandre B. Lheritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

COLORADO LICENSED
ALEXANDRE B. LHERITIER
1/3/22
38464
PROFESSIONAL LAND SURVEYOR

Alexandre B. Lheritier
Colorado PLS 38464

LEGEND:

- SURVEY CONTROL MONUMENT
- FOUND YELLOW PLASTIC CAP MARKED PARAGON PLS 9960
- FOUND 2" ALLOY CAP MARKED THOMPSON LANGFORD PLS 18480
- FOUND 5/8" REBAR WITH NO CAP
- SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- EDGE OF CONCRETE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- TELECOME LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- IRRIGATION LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- ROCK AREAS
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION VALVE
- TELECOMM PEDESTAL
- TELECOMM MANHOLE
- ELECTRIC TRANSFORMER
- SIGN

0 25 50 100 150
SCALE IN FEET
1"=50'
Linear units are U.S. Survey Foot

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office
Date: 2/1/2022
Deposit No: 6481-22

2345 W. Ridges Blvd.

Section 20,
Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, Mesa County, Colorado

SURVEYED BY: ABL/RAC	Kaart Surveying, LLC
DRAWN BY: ABL/RAC	734 Main Street
JOB #: 2760121	Grand Junction, CO 81501
DATE 12/13/2021	970.201.4081 surveying@kaart.com

DEPOSIT 6481-22

ODP LEGEND

- PROJECT PROPERTY LINE
- PROPOSED CIRCULATION
- POD A: PROPOSED SINGLE FAMILY ATTACHED RESIDENTIAL
- POD B: PROPOSED SINGLE FAMILY ATTACHED RESIDENTIAL

LAND USE	AREA	% OF SITE
TOTAL AREA	±7.611 ACRES GROSS	100 %
RESIDENTIAL		
POD A	±1.315 ACRES	18 %
POD B	±0.711 ACRES	9 %
RIGHT OF WAYS		
POD A & B	±1.211 ACRES	16 %
OPEN SPACE		
POD A	±3.445 ACRES	45 %
POD B	±0.929 ACRES	12 %

PROPOSED ZONE DIMENSIONAL STANDARDS

	MIN LOT SIZE		MINIMUM SETBACKS			MAX. LOT COVERAGE	DENSITY		MAX. HEIGHT
	AREA (SQ. FT)	WIDTH (FT.)	FRONT	SIDE	REAR		MIN.	MAX.	
POD A & B	1,500	25'	15[1] / 20[2] / 25[3]	0[1] / 3[3]	10[1] / 5[3]	75%	5.5 du/ac	6.5 du/ac	40'
R-8 (UNDERLYING ZONE)	3,000	40'	15[1] / 20[2] / 25[3]	5[1] / 3[3]	10[1] / 5[3]	70%	5.5 du/ac	8 du/ac	40'

* ALLOWED USES: SINGLE-FAMILY ATTACHED RESIDENTIAL

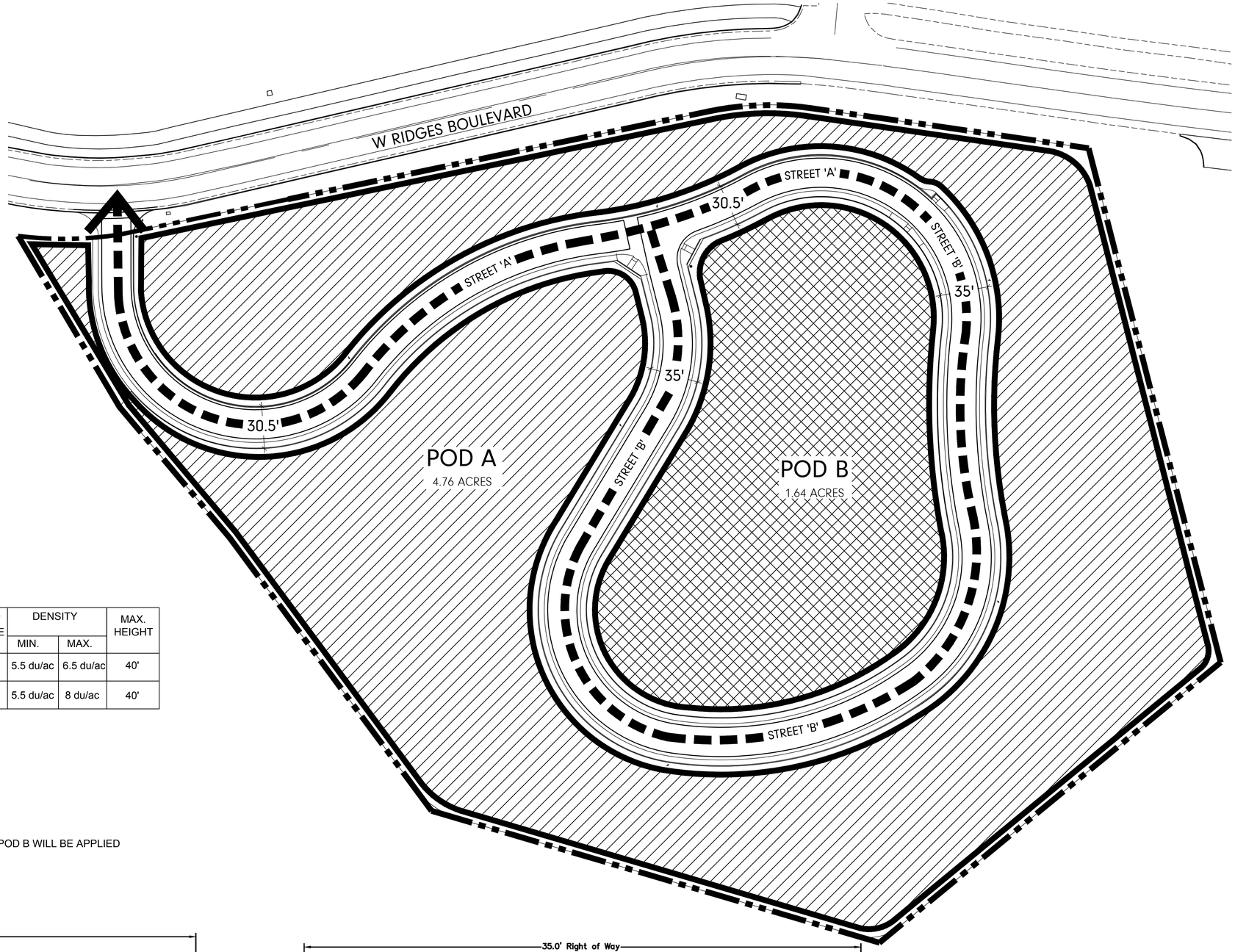
(1) PRINCIPAL STRUCTURES

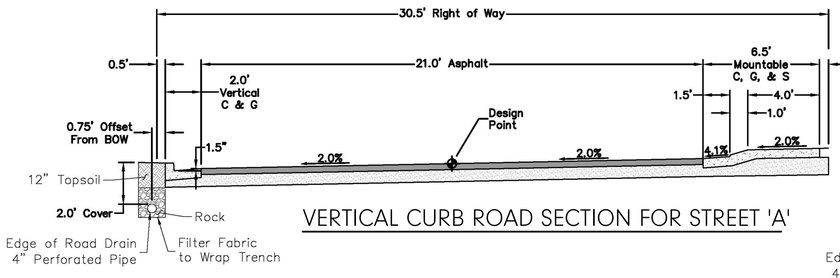
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(3) ACCESSORY STRUCTURES

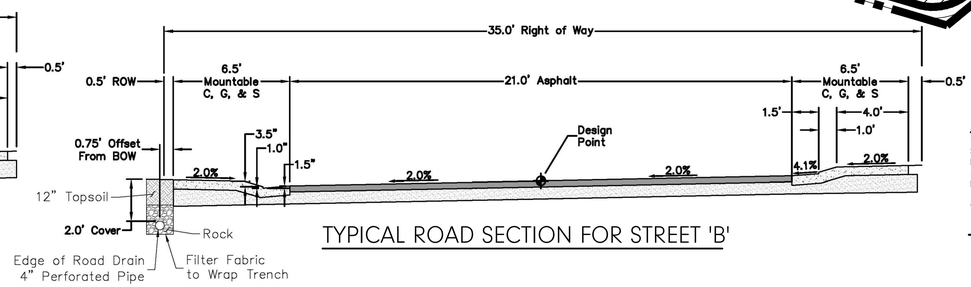
PHASING:

A FINAL PLAN FOR THE ENCLAVE AT REDLANDS MESA FOR BOTH POD A AND POD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.





VERTICAL CURB ROAD SECTION FOR STREET 'A'



TYPICAL ROAD SECTION FOR STREET 'B'

ACCEPTANCE BLOCK

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

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

CITY PLANNER _____ Date _____

Kaart PLANNING
LAND PLANNING AND LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction, CO 81501
970-241-0745 (P)
kaart.com

THE ENCLAVE
2345 W. Ridges Blvd.

SUBMITTAL TYPE
Outline Development Plan

DRAWN BY
MR

CHECKED
TJ

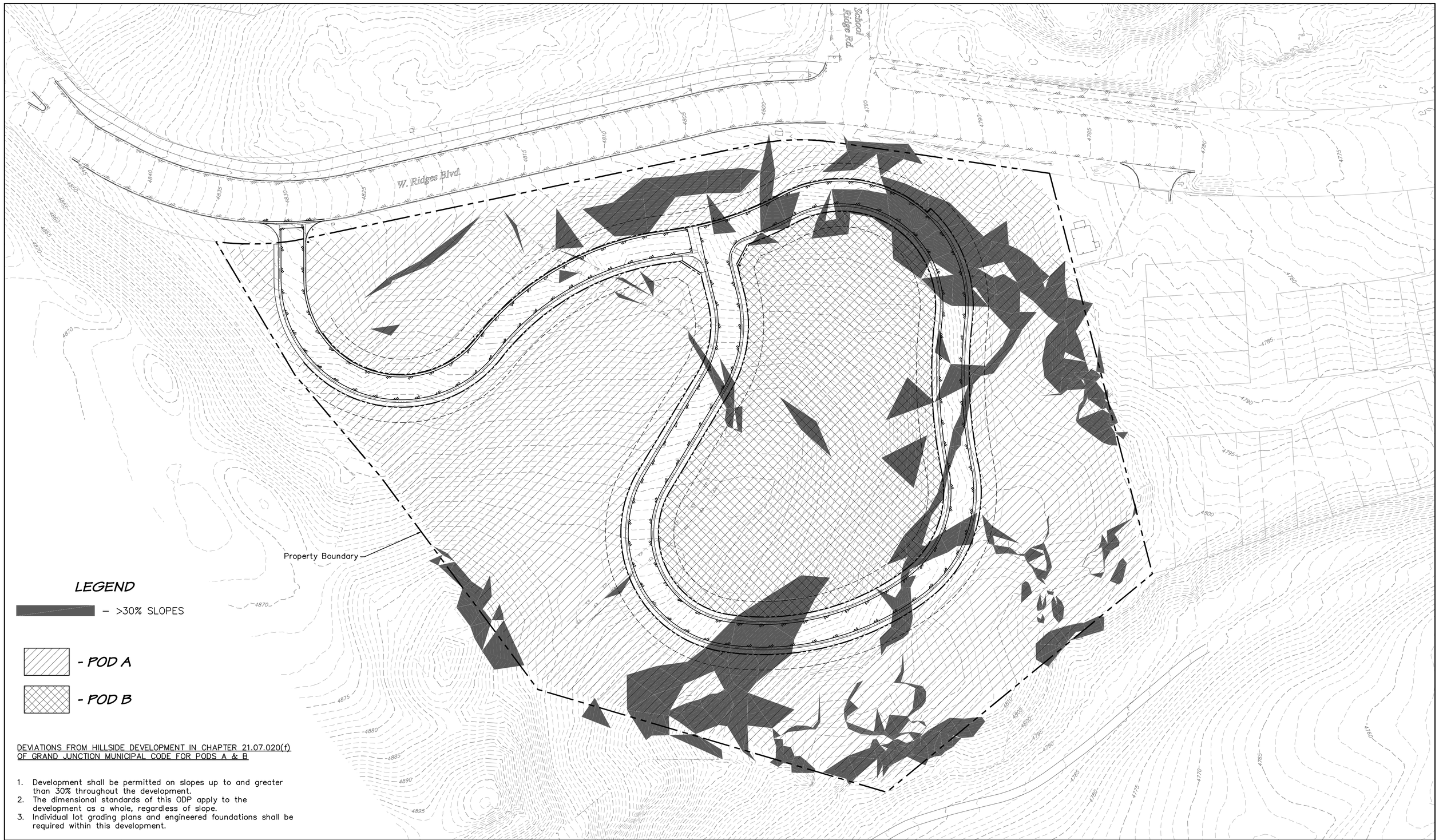
JOB NUMBER
2138

DATE
11-9-2022

REVISIONS
1-27-2023 Rnd 1 Comments
3-29-2023 Rnd 2 Comments
4-19-2023 Rnd 3 Comments

0 40 80

1-2



DEVIATIONS FROM HILLSIDE DEVELOPMENT IN CHAPTER 21.07.020(f) OF GRAND JUNCTION MUNICIPAL CODE FOR PODS A & B

1. Development shall be permitted on slopes up to and greater than 30% throughout the development.
2. The dimensional standards of this ODP apply to the development as a whole, regardless of slope.
3. Individual lot grading plans and engineered foundations shall be required within this development.

UNCC UTILITY NOTIFICATION CENTER OF COLORADO 800.922.1987 www.uncc.org Know what's below. Call before you dig. 811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark
TBD

NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review DATE ISSUED: 18.Apr.2023

NO.	DATE	REVISION	BY

S:\PROJECTS\2040 Enclave Development Group\001 2345 W Ridges Blvd\Design\DWG\05-Sheet\2040-001 Slope Analysis Exhibit.dwg [Slope Exhibit] 4/21/2023 10:21:32 AM

COLORADO REGISTERED JEFFREY W. MARKEY 37843 PROFESSIONAL ENGINEER 4/21/2023 PRELIMINARY NOT FOR CONSTRUCTION

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

DRAWN BY: djf PROJECT: 2040-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22x34

ENCLAVE DEVELOPMENT GROUP LLC

2345 W. Ridges Blvd.

Outline Development Plan (ODP)
Slope Analysis Exhibit

2-2

Grand Junction Speaks
Published Comments for May 23, 2023 Planning Commission Meeting
The Enclave at Redlands Mesa – Outline Development Plan & Hillside Exception

Amy Born
• May 22, 2023 • 5:28pm
The staff report is inaccurate in stating that there were no objections the hillside exception voiced by participants in the virtual meetings. There were most definitely stated objections to that as well as other issues. The fact that this development is not subject to the same HOA covenants as the rest of the neighborhood is a big concern. Also, there is no discussion here of what, if any, noise and dirt mitigation is required during construction, and what recourse we have if dirt and noise are excessive. We work from home, so this is a significant issue for us. The proposed development will directly and negatively impact our views and our privacy and, as a result, the investment we have made in our home. The benefits to the community mentioned in the presentation seem to be limited to the inclusion of open space, not all of which will be accessible to the public, and is frankly a non-issue as there is little reason for anyone to access that property other than the future residents.
Address:
380 W. Ridges Blvd. #B
Grand Junction, 81507
David Born
• May 22, 2023 • 5:17pm
As owners/residents of a townhome directly adjacent to the east side of the proposed development, we are greatly concerned about the impacts on us and our neighbors by building into the hillside. There is nothing in the plan that indicates exactly how far down into the hill the proposed houses will be built, so there is no way for us to tell how much of the existing rock outcroppings, vegetation, and wildlife habitat that we currently enjoy will be disturbed. What assurances are there that soil erosion and runoff will not impact us during and after construction especially with the greater intensity of storms brought by climate change? How specifically is the developer going to minimize “the adverse effects of grading, cut and fill operations”. There is a stated intent to do so, but is there a plan? What is the plan? How can hill cuts, for example, be minimized in the east-by-northeast section of the development where large portions of the hill are >30% slope? Seems like the best approach to preserve the character of the hillside is to not put lots in that east-by-northeast area. Even if mitigation can be done to the footprint of the structure, the hill immediately below the structure is at >30% and then there are the row of townhomes next to that. The 30% standard is there for a reason, especially when other homes are vulnerable. Please disallow the hillside exception.
Address:
380 W Ridges Blvd, Unit B
Grand Junction, 81507

Kristen Ashbeck

From: Brad Higginbotham <brad@gjproperties.com>
Sent: Tuesday, May 16, 2023 3:26 PM
To: Kristen Ashbeck
Subject: The Comment Line Says Comments on The Enclave X9116 Are Closed

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

...though the mailer says we have until 5:30 PM on May 22 to comment in advance. We just wanted to register support for the project, PLD-2022-887 and ENV-2022-657, from Michael B and Shawna R Higginbotham, Sr of 321 Ventana Ct, GJ, 81507, as the proposed density is only about 2/3 of the allowable density and the project will add value to all of the surrounding properties. A great add to the neighborhood and considerate use of the parcel.
Regards,
Michael B and Shawna R Higginbotham, Sr.

For meeting May 23rd and City Council June 21.

Kris Ashbeck
Planner, Mesa Co. Development
Plan Hillside Exception
250 N. 5th Street
Grand Junction, CO 81501

5/20/23

Dear Ms. Ashbeck,

The proposal for the exception is not at all acceptable. This allows dwellings too close to the course and in harms way for property damage, potential human injury, and continual danger from trespassing golf balls. My wife and our neighbor had a dangerous situation from one of many and continually hit rogue golfballs. On two occasions a remedy was proposed to us for the course by Taylor Fence but a response was not given by the course. Simply, it is too close to the usable course and allowing this variance with the dwellings would be a travesty. Recently, a court ruling did not protect a golf club from liability and, by decision, the City should not be part of the future potential for catastrophes, tragedies, or legal situations. A large settlement legal case occurred and was won by residents for dangerous trespassing balls near Boston. This appeal reflects our view and we live very close to the proposal site. Congestion may be another issue.

Sincerely,

Tom & Kelley
Brenda M. Kelley

Tom and Brenda Kelley
The Peaks at Redlands Mesa
Redlands Mesa Golf Course
382 W. Ridges Blvd. Unit D
Grand Junction, CO 81507

2057brenda@gmail.com
Phones: (970) 242-6164
(970) 596-9960
(970) 644-2177

Kristen Ashbeck

From: DANIEL WENZINGER <dwenzinger@comcast.net>
Sent: Monday, May 22, 2023 1:48 PM
To: Kristen Ashbeck
Subject: 2345 W Ridges Boulevard, ODP Variance Request.

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

Dear Kris,

I hope I'm sending this email to the correct person, if not I would appreciate you forwarding it to the correct person.

I will not be able to attend the planning commission meeting, but would like to comment on the 30% slope variance. It is in my opinion this variance request is not appropriate for the location. The developers of Redland Mesa and surrounding communities have made tremendous efforts to work around, and within the existing terrain. By doing so, this has provided for interesting streetscapes with complementing housing product and desirable communities'.

I find the 30% slope variance request interesting. Before moving to GJ, I was in the real estate development/construction business. We developed and constructed residential communities along the Front Range, from Fort Collins to Colorado Springs. When we purchased a parcel of land and began the planning an entitlement phases, the existing terrain was a major consideration. It was always our intent, and also the same for the many municipalities we were working with, to develop a product which fit the existing topography. Substantial earthmoving of the natural slope to fit a desired product was not an alternative. Additionally, the effect such a variance would have on the adjacent properties should be a major consideration. In this case the Redlands Mesa Golf Course, the Peaks townhome community and the Casa de Luz development.

I hope the Planning Commission takes this into consideration at tomorrows hearing. As the developer/builder should have the burden to work within the parameters of the existing slope if they intend to improve the property.

Dan Wenzinger
334 Red Ridge Ct.
Grand Junction, CO. 81507
(303) 564-1315

GRAND JUNCTION PLANNING COMMISSION
May 23, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Shanon Secrest, Sandra Weckerly, Kim Herek, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Nicole Galehouse (Interim Planning Supervisor), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 11 virtually.

REGULAR AGENDA

1. The Enclave at Redlands Mesa – ODP and Hillside Exception PLD-2022-887

Consider requests by Specialized Communication Services Real Estate LLC (Owner and Applicant) for Review and Approval of 1) a Hillside Exception Request; and 2) a Planned Development (PD) Outline Development Plan (ODP) for The Enclave at Redlands Mesa Development Proposed on a 7.6-Acre Parcel Located at 2345 West Ridges Boulevard.

Commissioner Weckerly recused herself from deliberating on this item.

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

Ty Johnson with Kaart Planning provided a presentation and was available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 16, 2023, via www.GJSpeaks.org.

David Weckerly questioned the name for the development. He stated his opposition to the project and requested that the commission uphold the slope requirements for development.

David Borne stated his opposition to the hillside exception.

Connie Pudge stated her opposition to the hillside exception.

DRAFT

Amy Borne stated her opposition to the hillside exception.

Marsha Moore asked about the efforts for preserving the existing landscape.

Deb Huro

Jacob Kaplan, Planning Technician, read public comments made through GoToWebinar.

Applicant Ty Johnson responded to public comments and questions.

Ivan Geer, Civil Engineer with River City Consulting, provided context for drainage on the site.

Commissioner Ehlers asked what the average square footage of the units would be. He asked what the maximum house size was for the CC&Rs of the surrounding subdivisions. He asked about requirements for mitigating impacts of development on the surrounding land uses.

David Weckerly provided context on the CC&Rs of the surrounding developments. He also commented on the likelihood of golf balls impacting the South side of this development.

Commissioner Scissors

Commissioner Herek asked for clarification on the criteria for a hillside exception.

Commissioner Secrest asked if staff or the applicant identified any hillside exceptions allowed during development of the surrounding subdivisions.

Kris Ashbeck responded to Commissioner questions.

Ty Johnson responded to Commissioner questions.

The public comment period was closed at 7:25 p.m. on May 23, 2023.

Discussion

Commissioner Secrest expressed his appreciation for the presentation and renderings provided by the applicant.

Commissioner Ehlers noted that there is language in the code that outlines the requirements for preserving natural features during development. He commented that engineering for development on hillsides was completely possible. He noted that this development seemed appropriate given the surrounding subdivisions but that it was unfortunate there was a lack of communication between parties.

Commissioner Scissors

DRAFT

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Planned Development (PD) Outline Development Plan (ODP) for the proposed The Enclave at Redlands Mesa development for the property located at 2345 West Ridges Boulevard, PLD-2022-887 (ODP) that amends the overall plan for the Ridges and includes hillside exceptions, I move that the Planning Commission forward a recommendation of approval to City Council with the Findings of Fact stated in the staff report.”

Commissioner Ehlers seconded; motion passed 5-0.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING A PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP) FOR THE ENCLAVE AT REDLANDS MESA DEVELOPMENT LOCATED AT 2345 WEST RIDGES BOULEVARD

Recitals:

Specialized Communication Services Real Estate LLC (Applicant) is proposing a planned development (Project or PD) to be known as The Enclave at Redlands Mesa. The Project is to be constructed on 7.6 acres of land located at 2345 West Ridges Boulevard (Property) in The Ridges development. The proposed PD will establish an Outline Development Plan (ODP) for development of the Property within a 5-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 ODP, finding the ODP conforms with the *2020 One Grand Junction Comprehensive Plan Principles and Strategies*, the land use designation of Residential Low for the Ridges, 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 of the Ridges, the *Comprehensive Plan* amendment criteria, the rezone criteria, and the PD ODP criteria.

Therefore, 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 PROPERTY, AS MORE PARTICULARLY DESCRIBED BELOW, IS HEREBY ZONED PLANNED DEVELOPMENT (PD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) ALL AS ESTABLISHED, DEPICTED AND DESCRIBED IN EXHIBITS 1-2 and 2-2 ATTACHED HERETO DATED APRIL 29, 2023, AND FOUND IN CITY COMMUNITY DEVELOPMENT DEPARTMENT FILE PLD-2022-887 IS ADOPTED WITH THE EXHIBITS BEING INCORPORATED BY THIS REFERENCE AS IF FULLY SET FORTH ALL OF WHICH ARE APPROVED AND MADE APPLICABLE TO THE PROPERTY.

The Property is a parcel of land located in Section 20, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as Lot 1, Block Twenty-seven of The Ridges Filing No. Five (Reception No. 1235850), AND that portion of West Ridges Boulevard right-of-way vacated by Reception No. _____, Grand Junction, Mesa County, Colorado more particularly described as:

Beginning at the northeasterly corner of said Lot 1, whence the easterly most corner bears S14°23'56"E 381.39 feet; running thence along the boundary of said Lot 1 the following five (5) courses: (1) S14°23'56"E 381.39 feet; (2) thence S50°35'39"W 317.32 feet; (3) thence N73°35'30"W 335.49 feet; (4) thence N36°28'26"W 243.78 feet; (5) thence N40°05'22"W 123.09 feet; thence N30°52'17"W 145.52 feet to a point of non-tangent curve and the new West Ridges Boulevard right-of-way; thence along said right-of-way the following four (4) courses: (1) along a curve to the left 97.39 feet (Curve Data: Radius = 290.00 feet, Delta = 19°14'27", Chord Bears N87°49'00"E 96.93 feet); (2) thence N78°11'50"E 410.00 feet; (3) thence a long a curve to the right 73.37 feet (Curve Data: Radius = 210.00 feet, Delta = 20°01'08", Chord Bears N88°12'24"E 73.00 feet); (4) thence S81°47'02"E 201.93 feet to the Point of Beginning.

The Property is comprised of 7.84 acres.

INTRODUCED on first reading this 7th day of June 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____ 2023 and ordered published in pamphlet form.

_____
Anna M. Stout
President of the City Council

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

ODP LEGEND

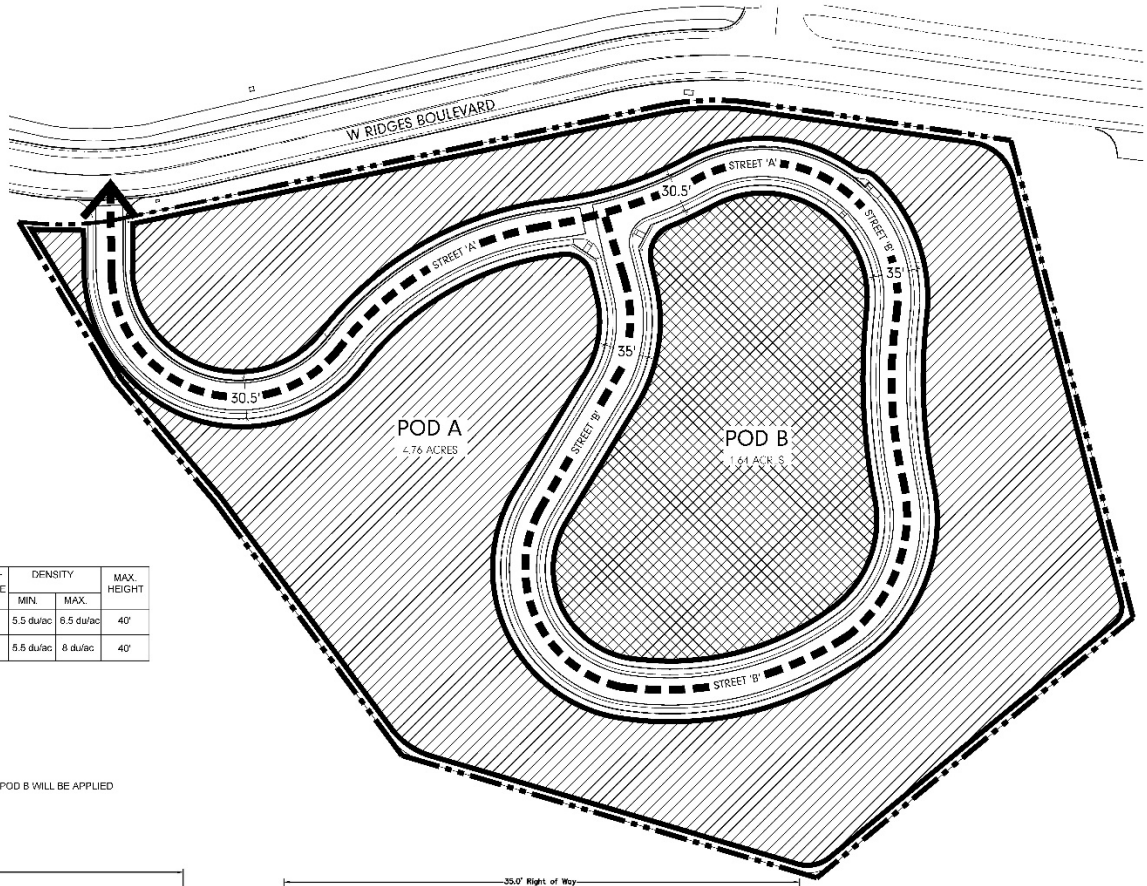
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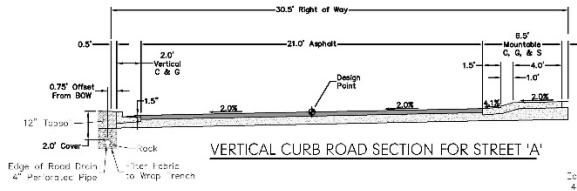
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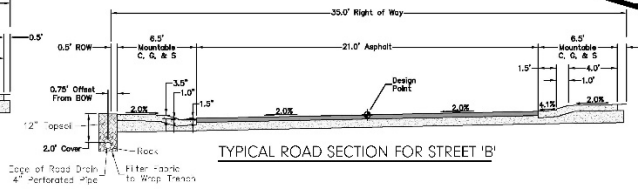
(3) ACCESSORY STRUCTURES

PHASING:

A FINAL PLAN FOR THE ENCLAVE AT REDLANDS MESA FOR BOTH POD A AND POD B WILL BE APPLIED FOR WITHIN 5 YEARS OF THE DATE OF THE APPROVED ORDINANCE.



VERTICAL CURB ROAD SECTION FOR STREET 'A'



TYPICAL ROAD SECTION FOR STREET 'B'

ACCEPTANCE BLOCK:

THE CITY OF GRAND JUNCTION HEREBY CERTIFIES THAT THE SUBDIVISION DEPICTED ON THIS PLAT IS APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO RESOLUTION NUMBER ____, PASSED AND ADOPTED ON THE ____ DAY OF _____, 20____. THE DEDICATIONS OF LAND TO THE PUBLIC AND EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE ACCEPTED FOR AND ON BEHALF OF THE CITY OF GRAND JUNCTION, COLORADO.

CONVEYANCE DOCUMENTS WITHIN ONE YEAR FROM THE DATE OF PLAN APPROVAL.

CITY CLERK

Date

Kaart PLANNING
LAND PLANNING AND LANDSCAPE ARCHITECTURE

774 Main Street
Grand Junction, CO 81501
970.241.4745 (P)
kaartcorp

THE ENCLAVE
2345 W. Ridges Blvd.

SUBMITTAL TYPE
Outline Development Plan

DRAWN BY
MR

CHECKED
TJ

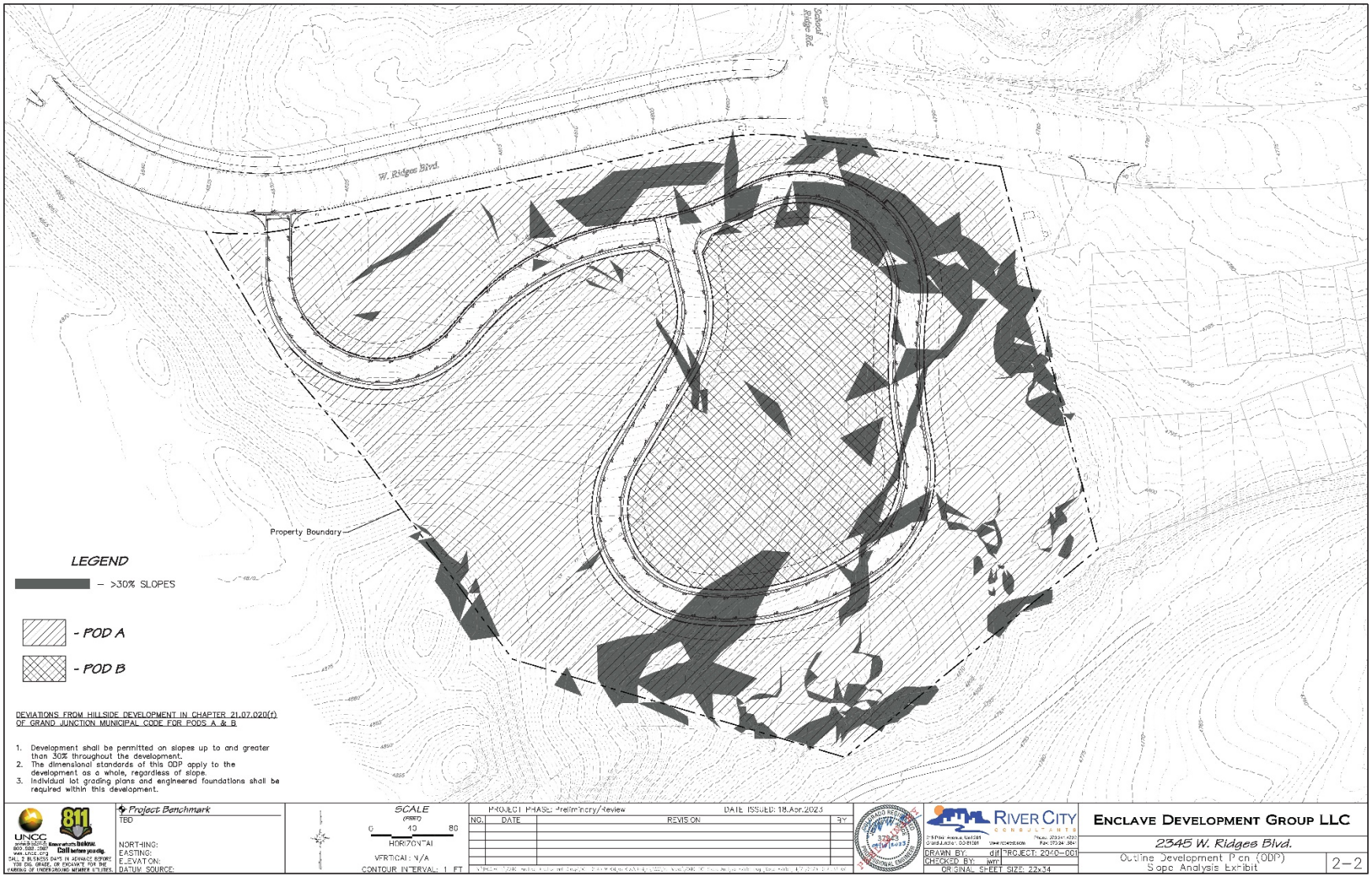
JOB NUMBER
2138

DATE
11/22/22

REVISIONS
1.27.2023 Rnd 1 Comments
5/9/2023 Rnd 2 Comments
4/19/2023 Rnd 3 Comments

0 40 80

1-2



DEVIATIONS FROM HILLSIDE DEVELOPMENT IN CHAPTER 21.07.020(f) OF GRAND JUNCTION MUNICIPAL CODE FOR PODS A & B

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UNCC 811 Know what's below. Call before you dig.

Project Benchmark
TBD
NORTHING:
EASTING:
ELEVATION:
DATUM SOURCE:

SCALE (FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A
CONTOUR INTERVAL: 1 FT

PROJECT PHASE: Preliminary/Review
DATE ISSUED: 18.Apr.2023

NO.	DATE	REVISION	BY

RIVER CITY CONSULTANTS

DRAWN BY: dlf | PROJECT: 2020-001
CHECKED BY: WTT
ORIGINAL SHEET SIZE: 22x34

ENCLAVE DEVELOPMENT GROUP LLC

2345 W. Ridges Blvd.

Outline Development Plan (ODP)
Slope Analysis Exhibit

2-2

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: June 7, 2023

Presented By: Jay Valentine, General Services Director

Department: General Services

Submitted By: Jerod Timothy

Information

SUBJECT:

Purchase Solid Waste and Recycle Curbside Collection Carts

RECOMMENDATION:

Staff recommends the Purchasing Division issue a purchase order for the sole source procurement of solid waste and recycle carts, lids and associated hardware from Toter, LLC in the amount of $297,500.

EXECUTIVE SUMMARY:

On an annual basis, Solid Waste purchases containers to replace damaged or stolen containers as well as additional containers for growth. Currently there are approximately 24,500 containers in service. With the implementation of dual stream recycling and yard compost, this number will increase significantly over the next 2-3 years. This sole source request is for the annual purchase of 48-gallon, 64-gallon and 96-gallon carts with lids and 100, 600 and 200 spare lids, respectively in the amount of $297,250.

BACKGROUND OR DETAILED INFORMATION:

The City currently has approximately 24,500 containers in service that have been supplied by Toter since the late 1990's. These carts service the City's solid waste, dual stream recycling and yard waste customers. Maintaining consistency with our current carts is very desirable. It is anticipated that with the new recycling and yard waste program, approximately 30,000 additional carts will be put into service over the next two to three years. The current inventory includes approximately 2000 constructed carts, hundreds of replacement wheels and lids along with associated hardware that is specific to this brand. Familiarity with the current Toter cart is also advantageous. Staff constructs and maintains all cans in service and has become efficient in their processes.

FISCAL IMPACT:

The cost for the purchase is included in the 2023 Budget for the Solid Waste and Recycling Fund.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to issue a purchase order for the sole source procurement with Toter, LLC. for solid waste/recycle carts, lids and associated hardware in the amount of $297,500.

Attachments

None

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: June 7, 2023

Presented By: Randi Kim, Utilities Director

Department: Persigo

Submitted By: Lee Cooper, Wastewater Project Manager

Information

SUBJECT:

Authorize Change Order #2 with Garney Construction for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project

RECOMMENDATION:

Staff recommends approval for the City Purchasing Division to execute Change Order #2 with Garney Construction for the amount of $2,875,694. Approval of Change Order #2 will allow Garney to team with the selected electrical subcontractor for pre-construction services and major electrical equipment procurement for the Phase 1 Expansion Project at the Persigo WWTP.

EXECUTIVE SUMMARY:

Persigo Staff along with its engineering design consultant, Burns & McDonnell and its CM/GC contractor Garney Construction (Garney) have been working together as a team to determine what new process equipment and electrical equipment are considered critical to the design and construction schedules. Recently, Change Order #1 was approved by the City Manager for the amount of $169,006. Change Order #1 allows Garney to enter into limited Notices to Proceed packages with selected equipment vendors. Allowing Garney to enter into these limited Notices to Proceed packages will allow Burns & McDonnell to finalize their design based around the selected equipment and will allow Garney to lock in the pricing for this select specialty equipment.

Change Order #2 would allow for Garney to bring onto the project team an electrical subcontractor that will provide pre-construction services and procurement of major electrical equipment that has substantially long lead-times. Since the electrical subcontractor will be under contract with Garney, Garney used their own solicitation process for requesting proposals from electrical contractors. Garney received two proposals. The two proposals were evaluated and scored by both Persigo and Garney

staff, and as a result of the scoring, Sturgeon Electric has been selected as the most qualified electrical subcontractor to join the team.

BACKGROUND OR DETAILED INFORMATION:

The Persigo WWTP Phase 1 Expansion Project is currently working towards 90 percent complete construction plans, specifications, and cost estimates to be complete by late summer 2023. Establishing the Guaranteed Maxium Price (GMP) construction contract with Garney for this project should be finalized by the end of 2023 with work starting in early 2024. During the 60 percent design review process, Garney identified the long lead-times for electrical equipment considered critical to the construction schedule. Garney received information from electrical equipment vendors/suppliers that current lead-times for motor control centers are 345 working days, switchboards are 390 working days, and active harmonic filters are 160 working days. If Garney were to wait to order this critical electrical equipment until after the GMP contract is established, it would cause significant delays to the proposed construction schedule. These lead-times are more than a year long, not accounting for the submittal review process, which can take an additional two to three months.

To avoid significant delays to the proposed construction schedule, Staff determined that it would be beneficial for Garney to procure an electrical subcontractor to assist with pre-construction services and early procurement of select electrical equipment. Staff requested that Garney solicit proposals for an electrical subcontractor. Selection and award of an electrical subcontractor is based on the contract documents including addenda, completeness of the response to the RFP, qualifications, and the best value for the project.

The electrical equipment that is proposed to be procured early includes the following: Electrical Switchboards, Active Harmonic Filters, and Motor Control Centers. Procurement of this equipment also includes the costs for submittals, drawings, installation, programming, factory and field testing, field quality control/inspections, maintenance materials, startup services, and equipment training.

Benefits of having an electrical subcontractor on the team for pre-construction services and the early procurement of major electrical equipment will include more accurate electrical cost estimating, constructability reviews for the electrical components of the project, potential electrical value engineering ideas, easier communication with the electrical vendors/suppliers, and procuring the extremely long lead-time electrical equipment.

Through Garney's solicitation process, two electrical sub-contracting firms submitted proposals. Sturgeon Electric and Intermountain Electric were the two companies that submitted proposals. Proposal information is provided in the following table:

Sub-Contractor	Office Location	Pre-Construction Service Fee	Electrical Equipment	Bond Rate	Total Fee (Bond Rate not Included)

		(Not to Exceed)	Purchase Fee		
Sturgeon Electric	Denver, CO & Grand Junction, CO	$18,702	$2,544,966	0.72%	$2,563,668
Intermountain Electric	Windsor, CO	$25,335	$2,514,755	0.50%	$2,540,090

The two proposals were evaluated and scored by both Persigo and Garney staff, and as a result of the scoring, Sturgeon Electric has been selected as the most qualified electrical subcontractor and provides the best value to the project team. Factors that support the selection of Sturgeon Electric as the best value electrical subcontractor for the Phase 1 Expansion Project include:

- Sturgeon Electric attended the non-mandatory site visit on May 9, while Intermountain Electric did not attend.
- Sturgeon has successfully completed several electrical projects at the Persigo wastewater treatment plant in the past, and Sturgeon is familiar with the current electrical equipment Persigo uses.
- Sturgeon has an impeccable safety record.
- Sturgeon provided labor rates in their proposal, whereas Intermountain Electric did not.
- Sturgeon provided their markup on Labor, Materials, and Equipment (Overhead & Profit), whereas Intermountain Electric did not.
- Sturgeon has a Grand Junction office and Sturgeon's proposed Project Manager and General Superintendent are based in Grand Junction.
- Sturgeon scored higher on the evaluation scoring matrix (see attached)

Attached to this agenda item is the evaluation scoring matrix that assisted Staff in the selection process, as well as, Garney's Change Order #2 Request summary which provides a quick comparison of the completeness of the proposals received. The total cost for Change Order #2 includes Sturgeon Electric's pre-construction service fee, critical electrical equipment procurement costs, Sturgeon's bonding fee for the equipment supply, and Garney's 10 percent General Conditions fee.

FISCAL IMPACT:

The funds for this contract are included within the Persigo Wastewater Treatment Plant Expansion Project in the 2023 Budget for the Sewer Fund.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to execute Change Order #2 with Garney Construction for the amount of $2,875,694 to subcontract with Sturgeon Electric for electrical pre-construction services and procurement of major electrical equipment that is critical to the construction schedule.

Attachments

1. Comparison Matrix_Electric Subconstractor_2023-05-24
2. CO #2_Garney Construction_Elect Subcontractor_2023-05-25

City of Grand Junction

Wastewater Treatment Expansion Projects

Comparison Analysis

Part 1 : Evaluation Criteria Comparison

Electrical Sub Selection

x/xx/xxxx

Part 2 : Evaluation Scoring

Electrical Sub Selection

x/xx/xxxx

Evaluation Criteria	Company Info (Bonding Capacity, etc.)	Safety Responses	Key Personal	Electrical Equipment Vendor & Integrator Capabilities	Unit Prices	Score	Ranking	Sturgeon	IME	V3	Sturgeon	IME	V3
Company Info (Bonding Capacity, etc.)		5	5	5	5	20	1	5.0	5.0		100.0	100.0	0.0
Safety Responses			5	5	5	15	2	5.0	4.5		75.0	67.5	0.0
Key Personal				5	5	10	3	5.0	4.0		50.0	40.0	0.0
Electrical Equipment Vendor & Integrator Capabilities					5	5	4	5.0	5.0		25.0	25.0	0.0
Unit Prices						0	5	5.0	5.0		0.0	0.0	0.0
										Totals	250.0	232.5	0.0

Steps

1. Each criteria will be scored against each other filling in a score in the blue cells.
2. A score is 0 to 5
3. Where a 0 score means that cell B7 has no impact on selection relative to C6, or a 5 score means that B7 criteria is signficantly greater than C6.
4. Score Column B against Cell C5, then Score Column B against Column D5, then E5, then F5 only filling in the blue cells until all filled.

Rank each option against each other and assign a score of relevance to that options ability to achieve the criteria.	10

7911 Shaffer Parkway, Littleton, CO 80127
Phone: 303.791.3600
Fax: 303.791.1801
www.garney.com

Lee Cooper, P.E.
City of Grand Junction
Persigo Wastewater Project Manager
2145 River Road
Grand Junction, CO 81505

May 24, 2023

Subject: Persigo Wastewater Treatment Plant Phase 1 Improvements
CM/GC RFP – 5099-22-DH, Change Order Request (COR) #02 for Work Package 2B – Electrical Equipment Procurement and Electrical Preconstruction Services

Lee:

To facilitate the design completion and procure critical electrical equipment that has a long lead time for the Phase 1 Improvements project, Garney issued an RFP to suitable Electrical Contractors to provide Preconstruction Services and MCC and Switchboard submittals and procurement essential to the schedule for the Persigo WWTP Phase 1 Improvements. The estimate summary with cost information for COR #02 is attached.

With the approval of COR #02, Garney will issue a subcontract agreement to Sturgeon Electric for the long lead Equipment Procurement and Preconstruction Services. Installation is not included in these costs, and will be in the Project GMP.

Due to the extremely long lead time given, this equipment is critical to a timely project completion.

The Cost for COR 02 is $2,875,694 (Two Million Eight Hundred Seventy Five Thousand Six Hundred Ninety Four Dollars and No cents)

Let me know if you need more information

Respectfully submitted,

GARNEY COMPANIES, INC.

Toby Reid
Senior Project Manager
303.913.5268
toby.reid@garney.com

Estimate Summary

Persigo Wastewater Treatment Plant Phase 1 Improvements

Electrical Contractor Preconstruction Services and Electrical Equipment Procurement		Work Package 2B - Submittal and Preconstruction Cost
01	Critical Electrical Equipment Procurement	2,544,966
02	Sturgeon Preconstruction Services	18,702
3	Equipment Supply Bond Cost	18,324
		0
		0
		0
		0
		0
		0
	SUBTOTAL COSTS	**2,581,992**

ALLOWANCES, CONTINGENCIES		Work Package 2B - Submittal and Preconstruction Cost
10.00%	GC FEE	258,199
INDIRECT COST		
1.25%	Bonds and Insurance	35,502
SUBTOTAL Electri		**2,875,694**

Work Package 1 - Evaluated Selection for Process Equipment Persigo WWTP Phase 1 Improvements

Division #16 - Electrical 24-May-23

Prepared by: T.Reid

Addenda Noted:

	Filtered Totals	**3**		**-**		**2,581,992**	**2,581,992**

Comments (Spec/Dwg)	Description	Quantity	Unit	Total MH	Subcontract Unit	Subcontract Total	Total Cost
				0.0		0	0
	STURGEON ELECTRIC			0.0		0	0
	MCC and Switchgear Procurement			0.0		0	0
	Includes Engineering, Submittals, Fabrication, Factory Testing, Delivery and onsite Training	1.0	ls	0.0	2,544,966.00	2,544,966	2,544,966
	Pre Construction Services including participating in constructability reviews, design workshops and a formal GMP proposal.	1.0	ls	0.0	18,702.00	18,702	18,702
	Bond Cost for Equipment Procurement	1.0		0.0	18,323.76	18,324	18,324
				0.0		0	0
				0.0		0	0
				0.0		0	0
				0.0		0	0
				0.0		0	0
				0.0		0	0
				0.0		0	0
				0.0		0	0
	BASE BID TOTALS :			0 **MHS**		2,581,992 **Subcontract**	2,581,992 **TOTAL**
							2,581,992

Garney CONSTRUCTION
100% EMPLOYEE OWNED

TAB SHEET PROPOSAL SUMMARY

DESCRIPTION OF WORK: Electrical Critical Gear Procurement and Preconstruction Services

ESTIMATOR: Reid

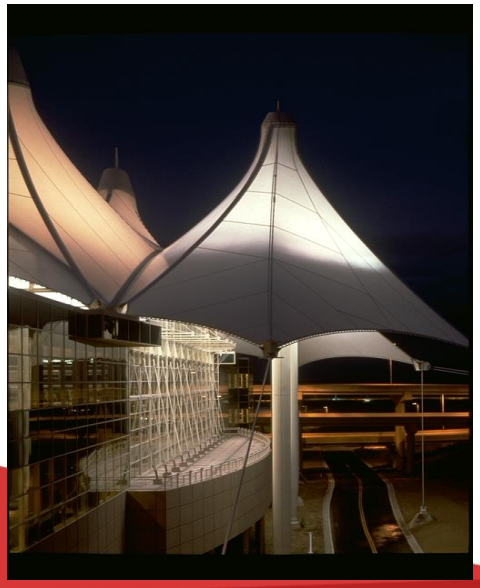
BID ITEM #:

SPEC DIVISION #: Div 26

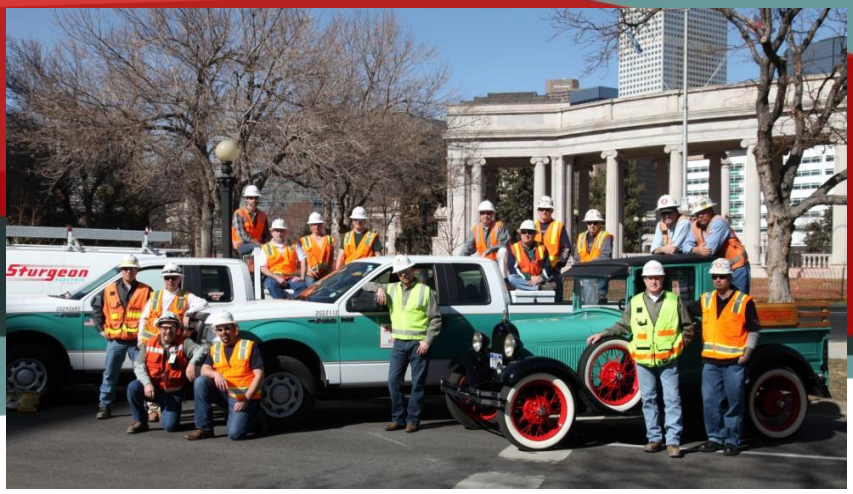
PROJECT:	**Persigo WWTP Phase 1 Improvements - Process Equip**			**COMPANY NAME:**				
LOCATION:	**Grand Junction, CO**			**CONTACT:**	**Sturgeon**	**Intermountain Electric**		
DATE/TIME:	**5-19-2023 @ 2pm**			**PHONE NUMBER:**				
SPEC.	**DESCRIPTION OF WORK / MATERIAL**	**MHS**	**QTY**	**U.M.**	**Jim Hammond**	**Marty Sanderson**		
	RFP Response				YES	YES		
	Addendum 1 &2				YES	YES		
	Company Info and Experience				YES	YES		
	Safety Questionaire				YES	YES		
	Key Personell				YES	YES		
	Equipment Vendor and Scope Information				Yes	YES		
	Unit Prices				YES	No Response		
	Bond Rate				0.72%	0.50%		
	Agree to Garney / Project T&C's?				YES	NO		
	3 yr EMR				.62 / .59 / .54	.66 / .65 / .64		
	3 yr Incident Rate				0/0/0	0/.3/.46		
	Integrator				Browns Hill	Browns Hill		
	MCC and Switchboard Cost				$2,544,966	$2,514,755		
	Preconstruction Cost				$18,702	$25,335		
	Markup on Labor, Material, Equip, Oth				**9%**	No Response		
	TOTAL	**0**			**$2,563,668**	**$2,540,090**	**$0**	**$0**











Sturgeon ELECTRIC

Persigo WWTP Phase 1 Expansion Project

Presented to:
Garney Construction

May 19, 2023

12150 East 112th Avenue
Henderson, Colorado 80640
303-286-8000

May 19, 2023

Garney Construction
7911 Shaffer Parkway
Littleton, CO 80127

ATTN: Toby Reid
Toby.reid@garney.com

RE: City of Grand Junction Persigo Wastewater Treatment Plant Phase 1 Expansion Project Work Package 2A-Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement RFP

Toby,
This proposal is based upon Revised MCC drawings (AS-E-600 through AS-E-603) replace Existing Drawings (AS-E-600 through AS-E-602) and new Switchboard Specification 26 24 13 and Harmonic Filters Specification 26 35 26.
We acknowledge addendums #1 and #2.

Sturgeon Electric Company, Inc. (SECO) is pleased to present its proposal for the Persigo Wastewater Treatment Plant Expansion project WP-2A. Included in this proposal is our:
Pre-Construction Activities
Pricing
Introduction to Sturgeon
Inclusions, Clarifications, and Exclusions

Our understanding of the Project:
Provide a cost for Preconstruction Services and a cost to procure the long lead electrical equipment.
1. Provide Engineering and Submittals and Purchase major long-lead Electrical Equipment (MCCs) as specified in the contract documents issued with this RFP.
2. Participate in constructability reviews, value engineering, cost estimating, and design reviews while the design progresses from 60% to 100%. Allow for the following:
a. 6 ea. – 2-hour progress meetings
b. 1 ea. – 8-hour design workshops
c. 2 ea. – 4-hour cost review workshops
d. 2 ea. – design reviews, providing schedule input, value engineering and constructability input.
e. Advise on additional long lead equipment and early procurement opportunities.
f. Provide a formal GMP proposal for Work Package 2B with written scope based on the information gained from the workshops.

Lump Sum Price for 1. MCC Equipment Procurement **$2,544,966**
Lump Sum Price for 2. Preconstruction Services **$18,702**
Total Price for schedule A and B as described above and in the Contract Documents
$2,563,668

Unit Prices

Direct Labor:	Cost/Unit	Indirect Labor:	Cost/Unit
General Foreman	$82.02	Project Manager	$89.00
Foreman Wireman	$76.64	Project Engineer	$56.00
Journeyman Wireman	$71.27	QA/QC	$76.64
Apprentice Wireman 8th	$52.44	BIM	$65.00
Apprentice Wireman 6th	$42.20	Safety-JW	$73.32
		Clerical	$45.00

Introduction to Sturgeon

About Sturgeon Electric:

Sturgeon Electric has two divisions, offering both power line construction and commercial and industrial electrical construction, making it a full-service electrical provider.

Sturgeon Electric's power line, or Transmission & Distribution (T&D) construction division provides a full range of capabilities related to transmission, distribution, and substation construction.

Sturgeon Electric's Commercial & Industrial (C&I) electrical construction division specializes in large-scale electrical projects, telecommunications, traffic signalization, gas distribution, high voltage distribution service, and maintenance to clients.

Sturgeon Electric also offers design-build and pre-construction, pre-fabrication, and Building Information Modeling (BIM) with 4D and 5D capabilities.

Sturgeon Electric was founded in Denver, Colorado in 1912 by David Dwight "D.D." Sturgeon and holds the Colorado State electrical license #3. Mr. Sturgeon was an active member of the Denver community, and was instrumental in the development of the industry, downtown Denver, and in the growth of the city.

Safety:

Providing the best training, tools & equipment, and developing detailed processes & procedures are not enough to keep us safe. Safety must be a constant state of mind; ingrained into our attitudes, values, goals, and behaviors. We are proud of our strong safety culture, which is built upon tenacious management commitment, considerable employee involvement, top-notch training programs, and constant focus on innovation and continuous improvement.

Our dedication and efforts result in outstanding safety performance and help us to maintain our industry-leading reputation as a top specialty electrical contractor.

Training:
We prioritize the training and development of our employees, so they are equipped with the latest, most comprehensive, and accurate information possible. Through a combination of quality programs that focus on both tactical skills and human behavior, we can improve employee performance, increase engagement, reduce turnover, and enhance morale.

Sturgeon Electric invests heavily in training our employees with over a dozen home grown training programs. The training is industry-type specific, so our crews are educated well beyond standard industry levels.

Industry Participation:
We participate on the American National Standards Institute (ANSI) A10 Committee, which develops and publishes standards relating to hazards associated with construction and demolition. Several employees are members of the American Society of Safety Engineers (ASSE), the American Industrial Hygiene Association (AIHA), the National Safety Council (NSC), the National Electrical Contractors Association (NECA) and the Voluntary Protection Program Participants Association (VPPPA).

Personal Certifications and Achievements:
We promote professional certification and personal career development of our safety staff, regularly offering coaching, mentoring, and sponsoring of their participation. Several employees have obtained or are in the process of obtaining Certified Safety Professional (CSP), CLCS Construction Health and Safety Technician (CHST) and Safety Trained Supervisor in Construction (STSC) training and certification through the Board of Certified Safety Professionals (BCSP).

Industry Recognition:
OSHA Voluntary Protection Program (VPP)
Since 2008, Sturgeon Electric has maintained STAR status in the Occupational Safety and Health Administration (OSHA) Voluntary Protection Program (VPP) Mobile Workforce Demonstration for Construction, the highest VPP recognition level awarded by OSHA for workplace safety and health. Sturgeon Electric is the only electrical contractor awarded STAR status in the Rocky Mountain region.

This initiative encourages companies and federal agencies to prevent workplace injuries and illnesses through hazard prevention and control, worksite analysis, training, and cooperation between management and workers.

STAR participants are reevaluated every three to five years, although incident rates are reviewed annually. To maintain STAR status, it takes strong performance and stringent requirements in management leadership, employee involvement, and a commitment to invest the time and resources required to maintain a world-class safety program.

AGC Construction Safety Excellence Award (CSEA)
In 2011, Sturgeon Electric was awarded the national Construction Safety Excellence Award (CSEA) in the Specialty Division by the Associated General Contractors of America (AGC); and was recognized for innovation in management leadership, employee involvement, worksite analysis, orientation, training and educational programs and overall safety statistics.

NECA Safety Excellence Award
Sturgeon Electric received the Safety Excellence award for exemplary safety performance throughout 2015, 2013 and 2012.

Electrical Equipment Vendor and/or Integrator Scope Information:

Enclosures and Equipment

Provide the following in accordance with the requirements of the contract documents:
Switchboard SWBD-401
Switchboard SWBD-402
Switchboard Maintenance Materials- per spec 262413-3 J.
Switchboard Field Quality Control- per spec 262413-10 3.04
Switchboard Training- per spec 262413-12 3.08
Active Harmonic Filters 300Amp (4)
AHF Maintenance Materials- per spec 262536-2 1.07 H.
AHF Field Quality Control- per spec 263526-7 3.03
AHF Training- per spec 263526-8 3.06
Motor Control Center MCC-901
Motor Control Center MCC-001
Motor Control Center MCC-401
Motor Control Center MCC-402
Motor Control Maintenance Materials- per spec section 262419-4 I.
Motor Control Field Quality Control- per spec section 262419-11 3.03
Motor Control Center Training- per spec section 262419-12 3.06
VFD Field Quality Control- per spec section 262923-7 3.03
VFD Training- per spec section 262923-9 3.07
Design Meetings: (48 Hours)

Lead Times-After approved submittals.

Motor Control Centers 345 working days
Switchboards 390 working days
Harmonic Filters 160 working days

Clarifications:

1. Pricing is based on utilizing the Sturgeon VPP approved safety program.
2. The Price and lead times in this proposal have been calculated based on the cost and available delivery schedules at bid time. The market for the building materials contained in this proposal is volatile, and sudden uncontrollable delays or increases in pricing may occur.
   Sturgeon Electric excludes, and shall not be responsible for, any delays or price increases beyond its reasonable control.

Exclusions:

1. Overcurrent Protective Device Coordination Study-per spec section 260573
2. P&P Bond Rate if needed is .68%
3. BIM and/or any CADD.
4. 3rd Party Testing
5. Taxes

We appreciate the opportunity to submit this proposal for your consideration and look forward to working with your firm. Should you have any questions or concerns please contact us at your convenience.

STURGEON ELECTRIC COMPANY, INC.

Jim Hammond, Sr. Estimator
303-853-7629-office
303-598-6104-cell
JHammond@myrgroup.com

Cc: Sean Kroyer, Chief Estimator
P: 303.227.4885
skroyer@myrgroup.com
Cc: Bruce Byers, Vice President of Project Procurement
bbyers@myrgroup.com

WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND ELECTRICAL MCC EQUIPMENT PROCUREMENT RFP

Addendum 1

Respondents to this solicitation are notified that the requirements of this RFP have been clarified by this Addendum:

1. **Question:** When is pricing due?

Response: Per the Invitation to Bid, the RFP Response is due May 19 at 2pm. The walkthrough on May 12th has been cancelled.

2. **Question:** Are the site visits on May 9 and 12 mandatory?

Response: No, the site visits are not mandatory. The site visit is scheduled for May 9th at 1pm. The site visit on May 12 has been cancelled.

3. **Question:** Are you looking for a full budget cost proposal or just the long lead MCC's?

Response: The proposal should include a cost for Preconstruction services and the cost to procure the long lead electrical equipment. Return the Bid Form and the requested documentation with the proposal.
Attachment: 00 40 00 – BID FORM

4. **Question:** Our Supplier tells us the Switchboards have a longer lead time than the MCC's. Are these going to be added to the pre-procurement package?

Response: No switchboards are needed for this project and they are not shown on the MCC one lines issued with this RFP**.**

The original solicitation for this Project are amended as noted herein. Addendum 1 shall be acknowledged on the Bid Form.

00 40 00 – BID FORM – CITY OF GRAND JUNCTION
PERSIGO WWTP PHASE 1 EXPANSION PROJECT
WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND ELECTRICAL MCC EQUIPMENT PROCUREMENT

BID PROPOSAL FROM: Sturgeon Electric
(Hereinafter called "Bidder")

SUBMITTED TO: Toby Reid (toby.reid@garney.com)
Garney Construction
7911 Shaffer Parkway
Littleton, CO 80127

DATE: 5/19/2023

The Bidder, in compliance with this invitation for bids for Preconstruction Services and MCC Procurement for the **Persigo WWTP Phase 1 Expansion Project,** confirms the following:

(Please check boxes):

X Examined the Plans and Specifications prepared by the Engineers and the Instructions To Bidders, Special Conditions, General Conditions, Supplementary Conditions, and General Requirements of Division 1 as compiled by Garney. This includes review and inclusion of all applicable Division 01,05,09,26 and 40 General/General Provision specifications.

X The bid amount is to cover all costs incurred in performing the work required for that contract Work Package under the Contract Documents, of which this Bid Proposal is a part.

X Safety Questionnaire is completed

X The Bidder has reviewed the qualifications required per the specifications for the scopes of work they are bidding and will provide documentation of such if awarded the contract.

X The Bidder will provide a Supply and Payment Bond on forms provided, made in favor of Garney and the Owner, if requested, in the sum of 100% of our Contract Amount. The premium for any bonds is NOT to be included in the base bid.

X The Bidder, if awarded a Contract, agrees to commence work and to complete this Contract Package in accordance with this schedule as established by and with Garney.

X The Bidder acknowledges receipt of the following Addenda: #1 and #2

X The Bidder has provided a **Detailed Bid Proposal/Quote to accompany this completed Bid Form.**

X The Bidder has reviewed and will execute the standard Garney Subcontract as it is written.

BASE BID – Work Package 2A

The undersigned agrees to perform all work required by this RFP / Specification Section(s) / scope(s) of work:

WORK PACKAGE 2A – Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement:

1. Provide Engineering and Submittals and Purchase major long-lead Electrical Equipment (MCCs) as specified in the contract documents issued with this RFP
2. Participate in constructability reviews, value engineering, cost estimating, and design reviews while the design progresses from 60% to 100%. Allow for the following:
    a. 6 ea – 2-hour progress meetings
    b. 1 ea – 8-hour design workshops
    c. 2 ea – 4-hour cost review workshops
    d. 2 ea – design reviews, providing schedule input, value engineering and constructability input.
    e. Advise on additional long lead equipment and early procurement opportunities.
    f. Provide a formal GMP proposal for Work Package 2B with written scope based on the information gained from the workshops

Lump Sum Price for 1. MCC Equipment Procurement $ 2,544,966

Lump Sum Price for 2. Preconstruction Services $ 18,702

Total Price for schedule A and B as described above and in the Contract Documents:

Two Million Five Hundred Sixty Three Thousand Six Hundred Sixty Eight DOLLARS

($ 2,563,668)

BOND – PERFORMANCE & PAYMENT

The undersigned agrees to provide a bond in the value of 100% of the bid amount, in the amount as follows:

Bond Rate of **(.72% %)**

INCLUDE THE FOLLOWING ITEMS WITH YOUR BID:

Company Information
Include general marketing information and current bonding capacity.

Safety Questionnaire
Filled out completely and include other data as necessary.

Key Personnel
Names and Resumes of Project Executive, Project Manager, Superintendent, Project Engineer dedicated

to this Project for Work Package 2A and 2B (If Selected)

Electrical Equipment Vendor and/or Integrator Scope Information
Include Vendor Scope of Supply with Equipment Submittal Lead Times, Equipment Delivery Durations
Provide these dates applicable to the work included in your Bid Proposal.

Unit Prices.
Provide Unit Prices for Direct and Indirect Labor used for Change Order pricing
Provide Overhead and Profit percentage used for Material and Equipment pricing on Change Orders. Bond cost at the percentage above will be added to change orders. No additional markups will be included on Change Orders.

Agreement to Accept the Terms and Provisions of the RFP Documents:

Proposer has reviewed the provisions of the RFP, the RFP Documents attached to the RFP, and the Addenda received and **agrees to accept the Terms and Conditions *without exception*** on a subcontract that results from this RFP.
+ YES ☐ NO If NO, Proposer's exceptions to the Terms and Conditions are listed below:

Proposer understands that exceptions may be grounds for rejection of the Proposal:

Authorization:
The undersigned, having carefully examined the RFP Documents hereby offers and agrees to furnish all goods and services for the proposal sums proposed above and in accordance with the provisions set forth in the RFP Documents and the Proposal Form. The undersigned also understands and accepts that the Owner and Garney reserve the right to reject any or all Bid Proposals and to waive any informalities or irregularities therein.

The undersigned will execute Garney's Standard Subcontract and provide required bonds and insurance, as applicable, within 15 days upon receipt.

Sturgeon Electric Company, Inc.
PROPOSER'S CORPORATE NAME

303-286-8000
TELEPHONE NUMBER

Sean Kroyer
PRINTED NAME OF AUTHORIZED PERSON

Chief Estimator
TITLE OF AUTHORIZED PERSON

SIGNATURE OF AUTHORIZED PERSON

May 19, 2023
DATE

END OF SECTION

12150 East 112th Ave., Henderson, CO 80640
P:(303)-286-8000
Lee Stephens, Project Executive
C: (303) 591-2565



WHO WE ARE

Established in 1912, Sturgeon Electric Company, Inc. (a subsidiary of MYR Group, Inc.) is one of the largest regional electrical contractors, providing commercial and industrial services to clients throughout the western and midwestern United States. Our commercial and industrial (C&I) group offers capabilities in large-scale commercial electrical projects, telecommunications/ low voltage, transportation, and service and maintenance. Our transmission and distribution (T&D) group provides a full-range of capabilities related to high-voltage transmission, distribution and substation construction.



THE LEGEND BEGINS: In 1914, our founder, David Dwight (D.D.) Sturgeon became the first person to light an outdoor Christmas tree with electric bulbs –dipped in red and green paint, Sturgeon colors.
AND CONTINUES: Installation Standards for Unit Assemblies developed by his son-in-law, Ralph Edgar Johnson, became the cornerstone of NECA Columns, and Mr. Johnson's Estimatic Electrical Systems became the first computerized estimating program for electrical work.



ELECTRICAL LICENSE # 3

Type of Organization:
Corporation
FEIN: 84-0681206

VPP - THE METHOD OF SAFETY CULTURE

We received another first on August 8, 2008, when OSHA awarded us Star Status in their Voluntary Protection Program (VPP), making the Colorado Commercial and Industrial group the first electrical construction mobile workforce contractor in the United States selected for this elite status. In his presentation, Edwin G. Foulke, Assistant Secretary of Labor stated, *"You have joined an elite group of facilities that provide exemplary safety and health protection. Designation as a VPP participant is testament to sustained excellence in all areas of your safety and health management system."*

Our commitment to a strong culture of safety is built upon unyielding dedication from management, employee involvement, excellent training programs, industry involvement and constant focus on innovation and improvement. Sturgeon Electric is going on 14 years strong as an OSHA Voluntary Protection Program(VPP) Star
Status Mobile Contractor - VPP's Highest grade reserved for companies that demonstrate ***"EXEMPLARY ACHIEVEMENT"*** in health and safety.

Our ***MISSION*** is to provide superior specialty contracting services by creating mutually rewarding relationships in a safe, inspiring and open environment.
Our ***SUCCESS*** is perpetuated by a common spirit of innovation, commitment to continuous improvement, and investment into the growth of our employees.
Our ***CORE VALUES*** *(safety, integrity, creativity, responsiveness, teamwork, respect and initiative)* guide us to make the right investments in our people and business for the long-term, and provide sustainability in preserving the environment for future generations.

We have built a reputation for being one of the safest electrical contractor in America. No other EC in the Rocky Mountain region spends the time and effort that we do in keeping our people safe.



Safety Manager:
Zachary Valdez
Email:
zvaldez@myrgroup.com
C: (303)591-1000

- ***OSHA,*** the most *demanding safety regulatory authority* in the United States, ***trusts*** Sturgeon Electric.
- ***Sturgeon Electric's*** Colorado teams are exempt from *standard programmed* OSHA inspections.
- ***Each*** year Sturgeon Electric asserts to ***OSHA*** we lead the industry in *compliance, innovation, and mentorship.*
- ***Three(3)***year *intensive* audits required to renew ***VPP status.***



.65
TOTAL CASE INCIDENT RATE*

.62
EXPERIENCE MODIFICATION RATE**

0
LOST CASE INCIDENT RATE*

VPP Voluntary Protection Programs An OSHA Cooperative Program

THE HIGHEST LEVEL OF OSHA PARTNERSHIP IN THE ROCKY-MOUNTAIN REGION
14 YEARS RUNNING

1st PLACE 2020
NAT'L AGC OF AMERICA
CONSTRUCTION SAFETY EXCELLENCE AWARDS
2-7 MILLION MAN-HOURS

Willis Towers Watson

* for 2022 ** for 2023

YEAR	2023	2022	2021	2020	2019
EMR	.62	.59	.54	.49	.56
TCIR	.0 YTD	.65	.94	.67	.48

Shane Moe, Project Manager
Email: smoe@myrgroup.com
C: (970) 985-3345



MARKET SEGMENTS, LABOR AND STATISTICS

MYR Group Inc. (MYR Group) is a publicly traded (NASDAQ: MYRG) holding company of twelve (12) premier, specialty electrical contractors. With roots dating to 1891 and over 7,000 employees, we have delivered some of the largest electrical infrastructure and notable commercial and industrial projects in America and Canada.

ANNUAL REVENUE
2021 - $2.4B
2020 - $2.2B
2019 - $2.0B

AMONG TOP 5 ENR
U.S. SPECIALTY ELECTRICAL CONTRACTORS FOR 26 YEARS IN A ROW

Labor: We are a Union Shop signatory to the International Brotherhood of Electrical Workers (IBEW).
Equipment: We are an industry leader and one of a few with the ability to continually invest in additional equipment and tooling to meet the anticipated demands of our clients. Our fleet capabilities allow us to efficiently deploy necessary resources to various projects.

Sturgeon Electric bids on a per project basis. We are not committed to an aggregate bonding amount.
Individual: $200,000,000.00 Aggregate: $800,000,000.00

Sturgeon Markets Served and Services Offered

- Aviation / Airports / Aerospace
- Data Centers & Mission Critical Facilities
- Education – Student Housing / Higher Learning
- Entertainment / Gaming / Sports Venues
- Geotech – Water / Wastewater / Mining / Oil & Gas
- Government – Military / Correctional
- Healthcare / Pharmaceutical / Biotech / Clean Rooms
- Manufacturing – Production / Shipping / Warehouse
- Mixed-Use – Residential / Retail / Parking
- Renewable Energy; Telecom, Low, Medium, and High Voltage
- Transportation – Signalization & ITS



EMPLOYEE INVESTMENT

We invest heavily in the personal development and growth of our employees. By providing extensive, quality training to our craft workers and management personnel, our clients receive more than just electricians and project managers; they receive the best-trained, exceptionally qualified, and talented people in the industry. A few examples include:
Data Center University: DCU is a two-tier training which provides in-depth training surrounding the highly sensitive environment that live mission-critical facilities present.Sturgeon employees working in live data centers are required to attend DCU 1 and 2.
Electrical Energized Work Training: EWT is a competency and authorization program consisting of an intensive 3-day training course and proctored hands-on exam in which students are under pressure to perform energized work safely in a simulation. All Sturgeon Electric employees performing energized work must have successfully passed this training (valid for 3 years).
Healthcare Environment Training: HET is a three-tier training program which provides in-depth knowledge surrounding patient safety, infectious control, and best practices for working in live healthcare environments.
Foreman Leadership Training and Creating Dynamic Foremen: These courses provide intensive training for our current and prospective field leadership, based on decades of best practices experience from our most successful leaders.

PROJECT HIGHLIGHTS

Avon WWTF Nutrient Upgrade
Value: $5,815,984
Complete: June 2023

Electrical, I&C upgrades to support modifications to new Clarifier, A-basins, blower room, Electric rooms and other areas while keeping the plant in operations



Lafayette Water Reclamation Facility
Value: $2,383,380
Complete: December 2023

Expansion of an existing wastewater treatment plant. The expansion includes chemical treatment buildings, UV effluent, multiple stages of clarifiers (Primary, secondary and tertiary) as well as another aeration basin. In addition there is an upgrade of the electrical service and the addition of a generator backup to the new and existing facilities. The blowers are all being upgraded and the plant DCS is being upgraded.

Michael Ulrich
Underwriting Consultant

8044 Montgomery Road, Suite 150E
Cincinnati, OH 45236
P: (513) 792-1871
F: (866) 548-6645

April 11, 2023

Re: MYR Group, Inc. and Subsidiaries

To Whom It May Concern:

It is our understanding that one of MYR Group, Inc.'s ("MYR") subsidiary companies, including The L.E. Myers Co., Sturgeon Electric Company, Inc., MYR Energy Services, Inc., Harlan Electric Company, Great Southwestern Construction, Inc., and High Country Line Construction, Inc., has or will submit for your consideration their proposal to perform a specific project. This letter shall confirm that MYR and subsidiary companies have sufficient bonding capacity should they be successful in their proposal.

MYR has been a valued customer of Liberty Mutual Surety for several years. The Company is a reliable contractor and maintains a very solid financial position. We continue to be confident in the principal's ability to perform and we recommend them highly. We have provided MYR's subsidiary companies surety support on individual projects in excess of $200,000,000 with aggregate support exceeding $800,000,000. We would favorably consider surety support of this size and larger upon review of proposed contract and bond forms.

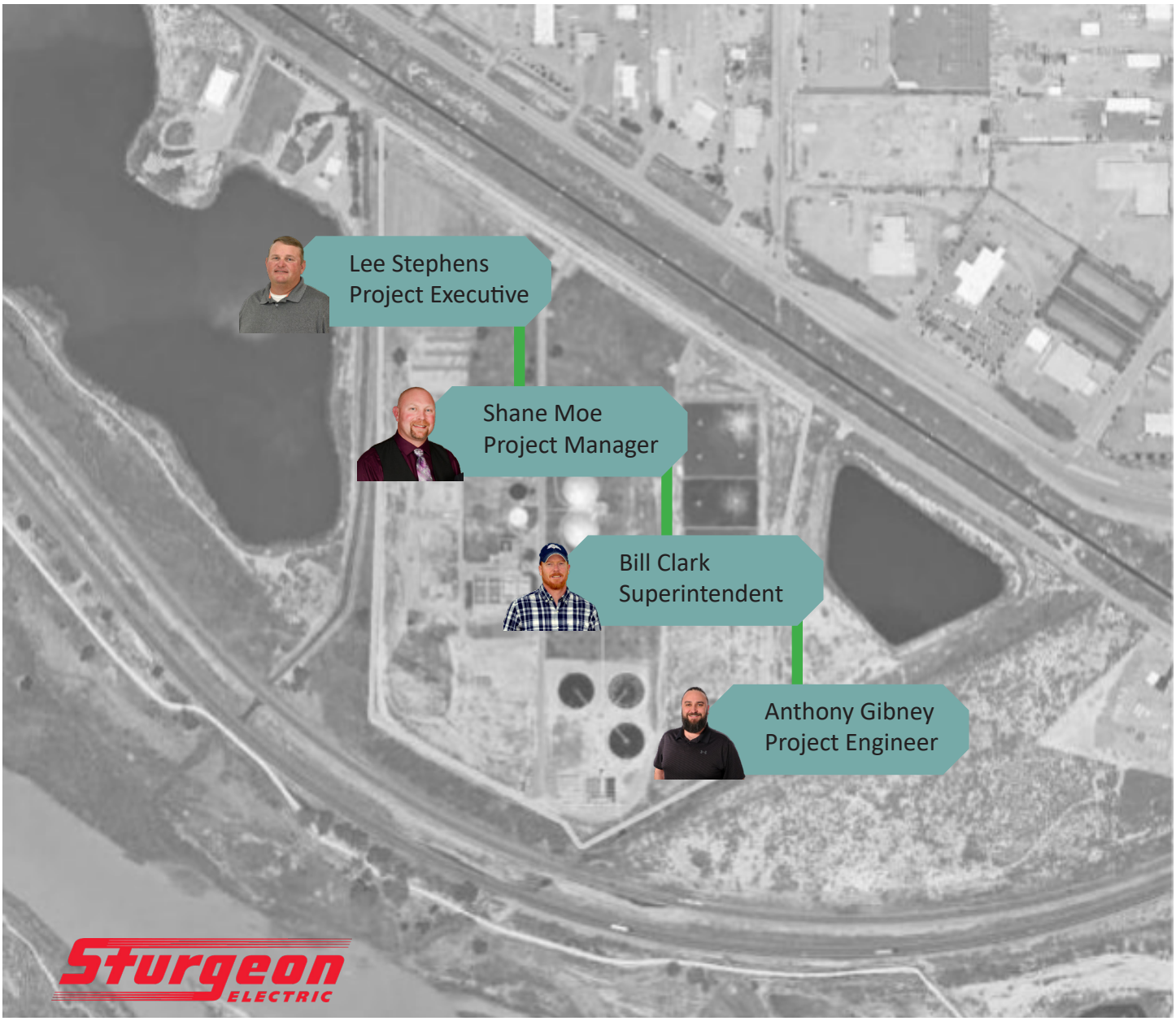
This letter is not to be construed as an agreement to provide bonds for any particular project but is offered as an indication of our experience and confidence in MYR and its subsidiary companies. Any arrangement to provide final bonds is a matter between Liberty Mutual Surety and the MYR subsidiary company requested to furnish the bond, and we assume no liability to third parties or to you if for any reason we do not execute bonds. This letter of bondability is effective during the terms and conditions of contractual obligations or one year from date issued, whichever occurs first. Please do not hesitate to call if you would like to discuss.

Sincerely,

Michael Ulrich
Underwriting Consultant

00 46 00 Subcontractor Safety Questionnaire

1. List you company's insurance Experience Modification Rate for the last three years.
   EMOD rate: .62 Year: 2023
   EMOD rate: .59 Year: 2022
   EMOD rate: .54 Year: 2021
2. List your company's Incident Rate for the last 3 years.
   Incident rate: 0 Year: 2022
   Incident rate: 0 Year: 2021
   Incident rate: 0 Year: 2020
3. List your company's OSHA Recordable totals for the last 3 years
   OSHA Recordable rate: .65 Year: 2022
   OSHA Recordable rate: .94 Year: 2021
   OSHA Recordable rate: .67 Year: 2020
4. Has your company had any work-related fatal accidents in the last 5 years? Yes_____ No XXXX
5. Has your company received any OSHA citations in the last 3 years? Yes_____ No XXXX if yes list below.
6. Are onsite safety meetings held? Yes XXXX No _____. If yes, how often? Daily
7. Does your company have a safety officer / department? Yes XXXXX No _____
8. Does your company have a written safety policy and procedures manual? Yes XXXX No _____
9. Does your company have a new-hire orientation program? Yes XXXXX No _____
10. Does your company have a formal Hazardous Communication Program per OSHA guidelines?
    Yes XXXX No____
11. Does your company have documentation for Competent Person guidelines per OSHA 1926.32(:1) for specific jobs or tasks performed? Yes XXXX No _____
12. Does your company have documentation for training to perform the scopes of work required on this project? Yes XXXX No _____
13. Does your company have a Disciplinary Action Plan for safety rule violations?
    Yes XXXX No _____
14. Is your company current with all OSHA chemical training and reporting (SDS)?
    Yes XXXX No _____
15. Are your employees trained in Fall Protection? Yes XXXXX No _____
16. Are your employees trained in Confined Space Entry? Yes XXXXX No _____
17. Do you provide Medical Surveillance and Fit Testing for employees that have to wear respirators?
    Yes XXXXX No _____
18. Do you have employees trained in First Aid? Yes XXXXX No _____
19. Does your company require additional eye protection when using grinders, cut-off tools, or any other tool that has the potential to cause eye injuries? Yes XXXXX No _____
20. Does your company offer all PPE needed to your employees? Yes XXXXXX No _____





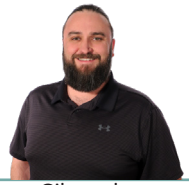
Lee Stephens has over 28 years of experience. As Project Executive his primary responsibilities will include developing strategic programs, project goals, and monitoring performance. Assure operations are carried on in appropriate, cost effective way.
Contact Information:
cell:(303)-591-2565
email: lstephens@myrgroup.com



Shane Moe has over 20 years of experience. As Project Manager his primary responsibilities will include project scheduling and coordination, timely updates, deliverables, and be the main point of contact for project personnel. Assure operations are carried on in appropriate, cost effective way.
Contact Information:
cell: (970) 985-3345
email: smoe@myrgroup.com



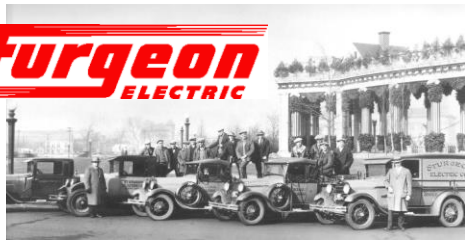
Bill Clark has almost a decade of experience. As Superintendent his primary responsibilities will include direct oversite of Electrical craft workers according to project parameters and NEC. Assure operations are carried out in the an appropriate and cost effective way.
Contact Information:
cell: (303) 591-9687
email: bclark@myrgroup.com



Anthony Gibney has over 18 years of experience. As Project Engineer, his primary responsiblities will include document control, coordinate work, review and ordering of equipment based on the project specifications and schedule. Assure operations are carried out in an appropriate and cost effective way.
Contact Information:
cell: (720)347-9571
email: agibney@myrgroup.com

Lee Stephens





TITLE

OPERATIONS MANAGER

YEARS OF EXPERIENCE

Since 1995 – 28 years

EDUCATION/TECHNICAL TRAINING

First Aid/CPR
OSHA 40
Supervisor EEO
Training
Supervisor Training in
Accident Reduction Techniques (S.T.A.R.T)
LORMAN Cost
Estimating for Design Professionals
Competent Person
Trenching and Shoring
Competent Person
Confined Space Entry
Competent Person
Lock-out Tag-out
STS-C Safety Trained Supervisor

WORK HISTORY

Operations Manager

- 28 Years Managing projects of all sizes.

Currently Managing Projects with:

- AT&T
- Vail Resorts
- Viearo Wireless
- CDOT
- Crown Castle
- Zayo

Work History:

- Exxon Mobil
- Shell Oil
- Williams E & P
- WPX Energy
- Chevron
- AT&T

Exxon Mobil Black Canyon, Black Canyon, WY
Sr. Project Manager on 55 Mile Fiber Optic Back Bone for SCADA System at Exxon Mobil Black Canyon natural gas field.

Chevron MCBU, Debeque, CO
Project Manager on 75 mile fiber optic and control system for natural gas well SCADA system

AT&T Rebuild, Glenwood Springs, CO
Project Manager for 180 mile fiber optic and coax system upgrade

Williams E&P, Parachute, CO
Project Manager for new gas well instrumentation installation on multiple well pad locations

Department of the Interior Bureau of Reclamation
Meredith, CO
Manage installation and construction of 36 mile fiber optic and control system for the Bureau Of Reclamation Northside Southside Collection System Frying pan Arkansas Project.

Exxon Mobil Shute Creek, Kemmerer, Wy
Sr. Project Manager for site security lighting and security camera installation at Shute Creek gas facility

Shane Moe



TITLE

Project Manager

YEARS OF EXPERIENCE

1998 - Current

Years with Firm: Since 2002

EXPERIENCE HIGHLIGHTS

Project Manager of the Year 2017

Sturgeon Electric 2011 General Foreman of the Year

Runner-Up Sturgeon Elect. 2006 Foreman of the Year

EDUCATION/TECHNICAL TRAINING

Northwest Technical College – Construction Electricity Degree
IBEW/NECA Apprenticeship
Denver, Colorado
IBEW Code of Excellence
Foreman Management and Leadership Training
Phase II Foreman Training
Supervisor Training in Accident Reduction Techniques (S.T.A.R.T.)

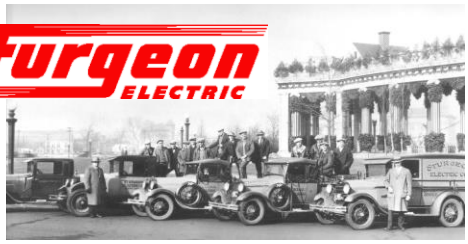
CERTIFICATIONS

State of Colorado Journeyman Electrical License #102452
Arc Flash NFPA 70E Training
OSHA 10 Hour Certification
MSHA 8 Hour Certification
MSHA 24 Hour Certification
MSHA Surface Metal/Non-Metal Instructor
First Aid and CPR Certification
Safety Trained Supervisor (STS – Certification 2007 from Council on Certification of Health, Environmental and Safety Technologists

AFFILIATIONS

International Brotherhood of Electrical Workers (IBEW)

National Electrical Contractors Association (NECA)



WORK HISTORY

Project Manager

Avon Wastewater Treatment Facility ($5.5M)
New construction and remodel project for nutrient upgrades on 4.3 MGD plant. Work includes Headworks new equipment, new Odor Control System, new volume to existing basins, new clarifier, reconfiguring of existing emergency power to back-up entire plant, demo of old MCC's.

Double RL DSWTP ($165,723)
New construction on 30 GPM pretreatment sediment filter, water softener, brine settling tank, RO skid, high service pumps, instrumentation, lights, controls.

Orchard City Water Treatment Plant Upgrades ($254,410)
Remodel of existing water treatment plant. Addition of new 700 GPM US Filter and new instrumentation and controls for three filters.

Town of Cedaredge Wastewater Treatment Facility ($619,748)
New Construction of 1.5 MGD wastewater plant.

Santa Rita Water Reclamation Facility, Durango CO ($6.1M)
New construction and remodel project, expanding from 2.8 million gallons per day (MGD) to 3.4 MGD.

Ute Water MCC Room Relocate ($770k)
Relocation of existing MCC room and all associated equipment.

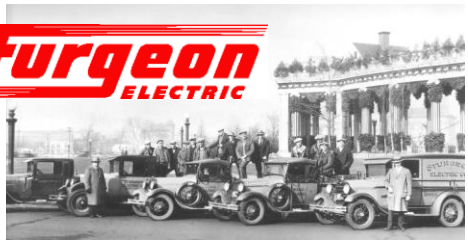
Silt Pump Station ($1.26)
Demo of old water district pumping station and installation of new systems within existing facility.

Snowmass Water Treatment Plant ($1.7)
Upgrade to existing water treatment facility and 44,000 square foot expansion.

Rifle Regional Water Purification Facility, Rifle CO ($3.4M)
Electrical construction of a new regional waste water facility. Pulled 5kv cable from 2 solar array structures to Sun Edison's inverter and transformers then paralleled them to the building switchgear. These two arrays will supply the Rifle Waste Water Treatment Plant.

Beavertail Tunnels, Mesa County CO
Demolition of existing lighting fixture system and installation of new lighting throughout the east-bound and west-bound tunnels along I-70 beneath Beaver Mountain.

Shane Moe



References:

Moltz Construction, Inc.
Cole Philips
719-539-7319

Ute Water Conservation District
Ben Hoffman
970-986-7229

City of Rifle
Robert Burns
970-379-6162

Clifton Sanitation District
Eli Jennings
970-443-5451

Archer Western
Bruce Moody
970-3898920

Property Discharge Water Treatment Plant, Climax, Colorado
Electrical construction of a new Water Treatment Plant. Phase I included Grounding, Temporary Facilities, and Installation of owner furnished equipment in Metals building, Filter building, and Events Pond. This project was awarded Silver at the 2014 AGC ACE Awards under the category "Meeting the challenge of a difficult job."

Summitville, Del Norte, Colorado
Electrical construction of 18,000 square foot treatment plant building with a 70-foot diameter clarifier. Plant is designed with a 1,600 gallon per minute capacity with a main process area with tanks and treatment equipment: a 2-story office area with laboratories; and a garage and maintenance.

Foreman
Persigo A Basin Mods, Grand Junction , Colorado
Modification of A Basin, furnishing and installing electrical, instrumentation, and controls in existing wastewater treatment plant.

Regional Wastewater Treatment Plant, Clifton, Colorado
New construction providing complete electrical scope of work for wastewater treatment plant.

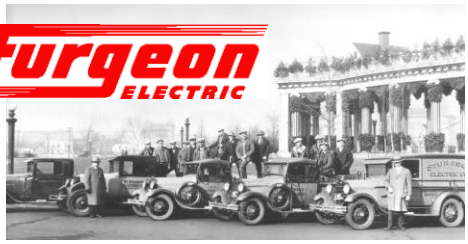
Wastewater Treatment Plant, Montrose, Colorado
Electrical scope of work for installation of new motor control center for Oxidation Lagoon pumps and various controls.

Palisade Water, Ute Water Upgrade, Clifton Water Phase II
New electrical service equipment and instrumentation modifications. Scopes of work at these sites included demolition of old instrumentation and controls, replacement of a UPS Panel and Compressor and Dryer, feed for new transformer for UPS, and UPS conduit to MCB. Compressor and dryer, VFD and Power Conduit to Filters, 30' Valve Actuator, Switch Gear, two compressors, conduit for the generator, process area and north wall, Damper Motor, EF1 & EF2, Feeders, Flocc Motors, HOAs, Level Transmitter, MAG Meter, MAU, Motor Control Center, 150 volt KVA Transformer, New Tangent and Transition Poles, Wall Mixing Stations, PLC, PP3, LP3 and 75 KVA Transformer, Primary and Secondary Coagulants, RTU-1, and Turbid Meter.

Kessler Canyon Nature Ranch, Garfield County, Colorado
Foreman. Supply and installation of the electrical primary feeds and distribution equipment along with the backbone cabling system.

Bill Clark





TITLE

Superintendent

YEARS OF EXPERIENCE

Since 2015

EDUCATION/TECHNICAL TRAINING

IBEW/NECA Apprenticeship
IBEW Code of Excellence

CERTIFICATIONS

State of Colorado Journeyman Electrical License
Arc Flash NFPA 70E Training
OSHA 30 Hour Certification
First Aid and CPR Certification

AFFILIATIONS

International Brotherhood of Electrical Workers (IBEW)

National Electrical Contractors Association (NECA)

WORK HISTORY

Superintendent/General Foreman

Avon Wastewater Treatment Facility ($5.5M)
New construction and remodel project for nutrient upgrades on 4.3 MGD plant. Work includes Headworks new equipment, new Odor Control System, new volume to existing basins, new clarifier, reconfiguring of existing emergency power to back-up entire plant, demo of old MCC's.

Ute Water MCC Room Relocate ($770k)
Relocation of existing MCC room and all associated equipment.

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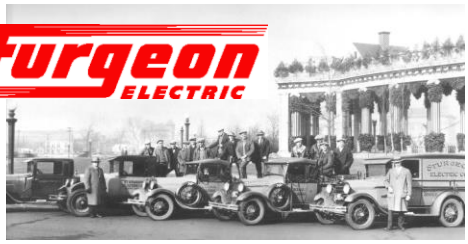
Snowmass Water Treatment Plant ($1.7)
Upgrade to existing water treatment facility and 44,000 square foot expansion.

Rifle Regional Water Purification Facility, Rifle CO ($3.4M)
Electrical construction of a new regional clean water treatment facility.

Beavertail Tunnels, Mesa County CO
Demolition of existing lighting fixture system and installation of new lighting throughout the east-bound and west-bound tunnels along I-70 beneath Beaver Mountain.

Anthony Gibney





TITLE

PROJECT ENGINEER

YEARS OF EXPERIENCE

2005 – Current

EDUCATION TRAINING

IBEW/NECA Apprenticeship
Colorado State University
Bachelor of Science Project Management

CERTIFICATIONS

State of Colorado Electrical Journeyman License

30 Hours OSHA Certification

AFFILIATIONS

International Brotherhood of Electrical Workers (IBEW)

REFERENCES

Cody Roth, Project Manager
Intermountain Electric
720-838-1662
croth@IMElect.com

WORK HISTORY

Sturgeon Electric - May 2021 – Present
Project Engineer

- Assist Project Management Teams between large and service projects.

Intermountain Electric - August 2019 – May 2021
Project Engineer

- Managed Project team at Denver International Airport Concourse B East Expansion Project.

Knoxville Utility Board – November 2017- August 2019
Electric Substation Technician

- Team Member of electrical substation group, installed, tested, and maintained all transmission and distribution substation components.

Walker Electric – January 2017 – October 2017
Journeyman Wireman

- Multiple projects with the Supercomputer at Oak Ridge National Laboratory.

Pat Murphy Electric - July 2016 – January 2017
Service Technician

Sturgeon Electric – August 2005 – May 2016
Foreman

- Boulder Community Hospital

BROWNS HILL
ENGINEERING & CONTROLS

8130 Shaffer Parkway, Unit A
Littleton, CO 80127
PHONE: 720-344-7771
FAX: 720-344-7460

Project Bid

Project: Persigo WWTP Expansion Work
Package WP-2A Precon & MCC's
Engineer: Burns & McDonnell

Browns Hill Job #: 23-822
Date: May 18, 2023

Bid Date: May 19, 2023

Bid Time: 2:00pm

Subject: Browns Hill Engineering & Controls, LLC herein proposes to furnish instrumentation, control systems and electrical specifically listed in the following "Scope of Work". In compliance with plan drawings and specifications sections listed:

Scope of Work:

Enclosures and Equipment

Provide the following in accordance with the requirements of the contract documents:

- Switchboard SWBD-401
- Switchboard SWBD-402
- Switchboard Maintenance Materials- per spec 262413-3 J.
- Switchboard Field Quality Control- per spec 262413-10 3.04
- Switchboard Training- per spec 262413-12 3.08
- Active Harmonic Filters 300Amp (4)
- AHF Maintenance Materials- per spec 262536-2 1.07 H.
- AHF Field Quality Control- per spec 263526-7 3.03
- AHF Training- per spec 263526-8 3.06
- Motor Control Center MCC-901
- Motor Control Center MCC-001
- Motor Control Center MCC-401
- Motor Control Center MCC-402
- Motor Control Maintenance Materials- per spec section 262419-4 I.
- Motor Control Field Quality Control- per spec section 262419-11 3.03
- Motor Control Center Training- per spec section 262419-12 3.06
- VFD Field Quality Control- per spec section 262923-7 3.03
- VFD Training- per spec section 262923-9 3.07
- Design Meetings: (48 Hours)

This proposal includes all submittals, drawings, factory tests, field inspections, field testing, operator/maintenance training and startup services as required in the contract documents.

Only items listed on this scope of work are included in this pricing.

Exclusions: The following items are specifically excluded from this scope of work. These items are noted for clarification purposes. This list is not intended to include all items on the project that are excluded.

- Overcurrent Protective Device Coordination Study- per spec section 260573
- Electrical & Controls Demolition
- NETA Electrical Testing

- All costs for onsite storage, handling and equipment protection.
- Installation of in-line devices
- All warranties will be FOB the equipment manufacturers repair facility
- All field wire/cable installation and field terminations
- All costs associated with field installation of equipment and devices
- All costs associated with cutting, patching and painting
- No local taxes or federal taxes have been included in this proposal.
- No bonding costs have been included in this proposal.

Addendums included: 2

Browns Hill Engineering & Controls, LLC agrees to perform all work described per this proposal for the following lump sum price.

MCC Equipment Procurement Lump Sum Cost

$2,450,912 and no/100 dollars

Preconstruction Services Lump Sum Cost

$4,200 and no/100 dollars

Lead Times- After approved submittals

Motor Control Centers 345 working days
Switchboards 390 working days
Harmonic Filters 160 working days

This proposal is valid for 30 days and subject to revision after that time.

We are now accepting all major credit cards.

We appreciate the opportunity to provide this proposal and should you have any questions please contact the undersigned at 720-344-7771.

Sincerely,

Josh Johnson- Lead Estimator jjohnson@brownshilleng.com
Browns Hill Engineering & Controls, LLC

PERSIGO WWTP EXPANSION – WORK PACKAGE 2A PROPOSAL



PROPOSAL

Submitted To:
Mr. Toby Reid
Garney Construction
7911 Shaffer Parkway
Littleton, CO 80127

Submitted by:
Marty Sandersen
Preconstruction Manager
(303) 241-7052
msandersen@imelect.com

ime
INTERMOUNTAIN ELECTRIC
A QUANTA SERVICES COMPANY

May 19, 2023

Attention: Mr. Toby Reid
Garney Construction
7911 Shaffer Parkway
Littleton, CO 80127

Reference: Persigo Wastewater Treatment Plant
2145 River Road
Grand Junction, CO 81505

Subject: Electrical Bid Package 2A
Procurement of Long Lead Electrical Equipment &
Preconstruction Services

Dear Mr. Reid,

Intermountain Electric is pleased to offer our pricing for the above referenced project based on the following information:

Bid Item 1: Switchboard & MCC Procurement	**$ 2,514,755.00**
Bid Item 2: Electrical Preconstruction Services	**$ 25,335.00**
Lump Sum Base Bid Cost	**$ 2,540,090.00**

Pricing and Scope are based on the following documents:

Burns & McDonnell 60% Drawings dated February 2023
Burns & McDonnell 60% Technical Specifications dated February 2023
Work Package 2A Request for Proposal dated April 2023

We Acknowledge the Following Addendums:

Addendum No. 1 Dated May 8, 2023

Addendum No. 2 Dated May 11, 2023

The following inclusions, exclusions, and clarifications are an integral part of this proposal:

Bid Item 1 Inclusions:

- Provide one (1) new 4000Amp, 277/480V, 3-Phase, 4-Wire, 100KAIC, Service Entrance Rated Switchboard complete with Integral Power Quality Meter, Integral Surge Protection Device and all Feeder Breakers shown on drawing AS-E-602, Rev-C dated May 11, 2023: **SWBD-401**
- Provide one (1) new 4000Amp, 277/480V, 3-Phase, 4-Wire, 100KAIC, Service Entrance Rated Switchboard complete with Integral Power Quality Meter, Integral Surge Protection Device and all Feeder Breakers shown on drawing AS-E-603, Rev-C dated May 11, 2023: **SWBD-402**
- Provide one (1) new 2500Amp, 277/480V, 3-Phase, 4-Wire, 65KAIC Service Entrance Rated Motor Control Center complete with 2500Amp, 3-Pole Main Circuit Breaker, Integral Power Quality Meter, Integral Surge Protection Device, two (2) Integral 150Amp Active Harmonic Filters and all Feeder Breakers, Full Voltage Non-Reversing Motor Starters and Variable Frequency Drives as shown on drawings DW-E-601, Rev-C and DW-E-602, Rev-C dated April 19, 2023: **MCC-901**
- Provide one (1) new 1200Amp, 277/480V, 3-Phase, 4-Wire, 35KAIC Service Entrance Rated Motor Control Center complete with two (2) 1200Amp, 3-Pole Main Circuit Breakers, one (1) Automatic Transfer Controller (ATC), two (2) Integral Power Quality Meters, one (1) Integral Surge Protection Device, one (1) Integral 60Amp Active Harmonic Filter and all Feeder Breakers, Full Voltage Non-Reversing Motor Starters and Variable Frequency Drives as shown on drawings HWE-E-601, Rev-C dated April 19, 2023: **MCC-001**
- Provide one (1) new 800Amp, 480V, 3-Phase, 3-Wire, 100KAIC Service Entrance Rated, Main Lug Only Motor Control Center complete with all Feeder Breakers and Variable Frequency Drives as shown on drawing AS-E-602, Rev-C dated May 11, 2023: **MCC-401**
- Provide one (1) new 800Amp, 480V, 3-Phase, 3-Wire, 100KAIC Service Entrance Rated, Main Lug Only Motor Control Center complete with all Feeder Breakers and Variable Frequency Drives as shown on drawing AS-E-603, Rev-C dated May 11, 2023: **MCC-402**
- Provide four (4) new 300Amp Active Harmonic Filter Enclosures: **SWBD-401-1 SWBD-401-2, SWBD-402-1 & SWBD-402-2**
- Provide all new Switchboard Maintenance Materials per Specification Section 262413-1.06J.
- Provide all Switchboard Field Quality Control per Specification Section 262413-3.04.
- Provide all Switchboard Training per Specification Section 262413-3.08.
- Provide all new Active Harmonic Filter Maintenance Materials per Specification Section 262536- 1.07H.
- Provide all Active Harmonic Filter Field Quality Control per Specification Section 263526-3.03.
- Provide all Active Harmonic Filter Training per Specification Section 263526-3.06.

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- Provide all new Motor Control Center Maintenance Materials per Specification Section 262419-1.07I.
- Provide all Motor Control Center Field Quality Control per Specification Section 262419-3.03.
- Provide all Motor Control Center Training per Specification Section 262419-3.06.
- Provide all Variable Frequency Drive Field Quality Control per Specification Section 262923-3.03.
- Provide all Variable Frequency Drive Training per Specification Section 262923-3.07.
- Provide Project Manager / Project Engineer to place long-lead gear purchase orders and review / process all submittals & shop drawings associated with gear package.

Bid Item 2 Inclusions:

- Preconstruction Services for the following:
  - Participate in Constructability Reviews as needed
  - Provide Value Engineering Ideas and Cost Analysis associated with each
  - Provide Cost Estimating @ the 90% DD Milestone and the 100% CD Milestone
  - Participate in Design Review Meetings with the Project Team
  - Work with Project Team to Identify additional Long-Lead Materials which may impact the project schedule
  - Provide Project Schedule Input (Activities & Durations) to Garney Construction
  - Attend six (6) – 2 Hour Progress Meetings
  - Attend one (1) – 8 Hour Design Workshop
  - Attend two (2) – 4 Hour Cost Review Workshops
  - Attend two (2) – Design Review Meetings to provide Schedule Input, Value Engineering ideas and Constructability Input
  - Provide Final GMP Proposal covering all Future Work Package 2B Scope of Work

Exclusions:

- All Federal, State, Local, County, City, RTD and USE Taxes.
- Bid Bond.
- Payment & Performance Bond (See Adder Below).
- All Permit Fees.
- Providing the Arc Flash / Overcurrent Protective Device Coordination Study per Specification Section 260573.
- All costs associated with on-site Equipment Storage.
- Off-Loading and Setting all Equipment in-Place. This will be included in Work Package 2B.

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- Providing any Electrical Equipment and Materials not specifically listed above.
- Providing all Instrumentation & Control Equipment, Field Devices, Software, Hardware & Programming. This scope of work to be included in Work Package 2B.
- Providing and installing all Light Fixtures, Lighting Control, Grounding, Fire Alarm, Security, Communication, Lightning Protection, Process and General Power. This scope of work to be included in Work Package 2B.

Clarifications

- Payment terms are net 15. Retention on 10% up to 50% of project completion and no retainage after 50% completion. 5% mobilization to be billed the first month.
- Any charges for collection in event of late or nonpayment, including but not limited to interest at 1.5% per month, legal fees, court costs, agency fees, and remobilization in the case of work stoppage, will be added to the proposal amount.
- This proposal supersedes any and all other agreements either oral or in writing between the parties with respect to the subject matter hereof and contains all covenants and agreements between the parties with respect to the matters in this proposal.
- Our proposal is valid for 60 days and is based on the execution of a mutually acceptable detailed contract that is consistent with the terms of this proposal. IME may terminate this proposal at any time if the parties are unable to agree on the terms of a detailed contract. Upon such termination, IME shall be compensated for any work performed and materials procured at your written request.
- IME shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- In no event will IME be liable for any punitive, special, indirect, incidental, or consequential damages of any kind arising under or in connection with this proposal. IME's total liability for the work described in this proposal shall not exceed the price provided in this proposal. All indemnification obligations will be negligence based and reciprocal.
- The Impacts of the Coronavirus cannot be reasonably determined at this time. This proposal does not account for any potential adverse impacts of the Coronavirus on IME performance of obligations. In the event of any delays and adverse impacts, IME reserves the right for an equitable adjustment of the schedule and prices herein to offset the effects of the Coronavirus delays.
- Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of luminaires, gear, devices, conduit, wire and/or other necessary commodities increases, through no fault of Intermountain Electric, the price of any materials components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price

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increases. As used herein, a significant price increase shall mean any increase in price exceeding 10 percent (10%) experienced by Intermountain Electric from the date of this agreement. Such price increases shall be documented through commercial quotes, invoices receipts or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of Intermountain Electric as a result of the shortage or unavailability of commodities, raw materials, components and/or products, Intermountain Electric shall not be liable for any additional costs or damages associated with such delay(s).

Current Equipment Lead Times – After Approved Submittals:

- Active Harmonic Filters – 160 Working Days
- Motor Control Centers – 345 Working Days
- Switchboards – 390 Working Days

Payment & Performance Bond Adder .005

We appreciate the opportunity to partner with Garney Construction on this project. If you have any questions, please feel free to give us a call.

Sincerely,



Marty Sandersen
Preconstruction Manager
(303) 241-7052
msandersen@imelect.com

00 40 00 – BID FORM – CITY OF GRAND JUNCTION
PERSIGO WWTP PHASE 1 EXPANSION PROJECT
WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND ELECTRICAL MCC EQUIPMENT PROCUREMENT

BID PROPOSAL FROM: Intermountain Electric, Inc.
(Hereinafter called "Bidder")

SUBMITTED TO: Toby Reid (toby.reid@garney.com)
Garney Construction
7911 Shaffer Parkway
Littleton, CO 80127

DATE: 5/19/2023

The Bidder, in compliance with this invitation for bids for Preconstruction Services and MCC Procurement for the **Persigo WWTP Phase 1 Expansion Project,** confirms the following:

(Please check boxes):

- ☑ Examined the Plans and Specifications prepared by the Engineers and the Instructions To Bidders, Special Conditions, General Conditions, Supplementary Conditions, and General Requirements of Division 1 as compiled by Garney. This includes review and inclusion of all applicable Division 01,05,09,26 and 40 General/General Provision specifications.
- ☑ The bid amount is to cover all costs incurred in performing the work required for that contract Work Package under the Contract Documents, of which this Bid Proposal is a part.
- ☑ Safety Questionnaire is completed
- ☑ The Bidder has reviewed the qualifications required per the specifications for the scopes of work they are bidding and will provide documentation of such if awarded the contract.
- ☑ The Bidder will provide a Supply and Payment Bond on forms provided, made in favor of Garney and the Owner, if requested, in the sum of 100% of our Contract Amount. The premium for any bonds is NOT to be included in the base bid.
- ☑ The Bidder, if awarded a Contract, agrees to commence work and to complete this Contract Package in accordance with this schedule as established by and with Garney.
- ☑ The Bidder acknowledges receipt of the following Addenda: 1 & 2
- ☑ The Bidder has provided a **Detailed Bid Proposal/Quote to accompany this completed Bid Form.**
- ☐ The Bidder has reviewed and will execute the standard Garney Subcontract as it is written.

See page 3 of Bid Form.

BASE BID – Work Package 2A

The undersigned agrees to perform all work required by this RFP / Specification Section(s) / scope(s) of work:

WORK PACKAGE 2A – Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement:

1. Provide Engineering and Submittals and Purchase major long-lead Electrical Equipment (MCCs) as specified in the contract documents issued with this RFP
2. Participate in constructability reviews, value engineering, cost estimating, and design reviews while the design progresses from 60% to 100%. Allow for the following:
    a. 6 ea – 2-hour progress meetings
    b. 1 ea – 8-hour design workshops
    c. 2 ea – 4-hour cost review workshops
    d. 2 ea – design reviews, providing schedule input, value engineering and constructability input.
    e. Advise on additional long lead equipment and early procurement opportunities.
    f. Provide a formal GMP proposal for Work Package 2B with written scope based on the information gained from the workshops

Lump Sum Price for 1. MCC Equipment Procurement $ 2,514,755

Lump Sum Price for 2. Preconstruction Services $ 25,335

Total Price for schedule A and B as described above and in the Contract Documents:

Two million, five hundred and forty thousand, and ninety DOLLARS

($ 2,540,090 **)**

BOND – PERFORMANCE & PAYMENT

The undersigned agrees to provide a bond in the value of 100% of the bid amount, in the amount as follows:

Bond Rate of **(** 0.5 **%)**

INCLUDE THE FOLLOWING ITEMS WITH YOUR BID:

Company Information
Include general marketing information and current bonding capacity.

Safety Questionnaire
Filled out completely and include other data as necessary.

Key Personnel
Names and Resumes of Project Executive, Project Manager, Superintendent, Project Engineer dedicated

to this Project for Work Package 2A and 2B (If Selected)

Electrical Equipment Vendor and/or Integrator Scope Information
Include Vendor Scope of Supply with Equipment Submittal Lead Times, Equipment Delivery Durations
Provide these dates applicable to the work included in your Bid Proposal.

Unit Prices.
Provide Unit Prices for Direct and Indirect Labor used for Change Order pricing
Provide Overhead and Profit percentage used for Material and Equipment pricing on Change Orders. Bond cost at the percentage above will be added to change orders. No additional markups will be included on Change Orders.

Agreement to Accept the Terms and Provisions of the RFP Documents:

Proposer has reviewed the provisions of the RFP, the RFP Documents attached to the RFP, and the Addenda received and **agrees to accept the Terms and Conditions *without exception*** on a subcontract that results from this RFP.

☐ YES ☒ NO If NO, Proposer's exceptions to the Terms and Conditions are listed below:

Once a copy of Garney Construction's Terms and Conditions and Standard Subcontract are available to review, IME will review internally and be able to provide Garney Construction with a determination on whether we accept or have exceptions to any of the terms.

Proposer understands that exceptions may be grounds for rejection of the Proposal:

Authorization:
The undersigned, having carefully examined the RFP Documents hereby offers and agrees to furnish all goods and services for the proposal sums proposed above and in accordance with the provisions set forth in the RFP Documents and the Proposal Form. The undersigned also understands and accepts that the Owner and Garney reserve the right to reject any or all Bid Proposals and to waive any informalities or irregularities therein.

The undersigned will execute Garney's Standard Subcontract and provide required bonds and insurance, as applicable, within 15 days upon receipt.

Intermountain Electric, Inc. PROPOSER'S CORPORATE NAME	303-733-7248 TELEPHONE NUMBER
Jason Clay PRINTED NAME OF AUTHORIZED PERSON	Vice President TITLE OF AUTHORIZED PERSON
 SIGNATURE OF AUTHORIZED PERSON	5/19/2023 DATE

END OF SECTION

Intermountain Electric (IME) is a Denver based corporation that has been serving the Western US since 1946. IME is currently licensed to perform work in Nevada, Colorado, Wyoming, Utah and California. IME has permanent office locations in Denver, CO, Reno, NV, and Windsor, CO.

Over the last 75 years, IME has cultivated a slow and steady pattern of growth through our commitment to our client relationships and savvy project selection. In accordance with this growth, Intermountain has expanded its capabilities to fill the gaps in the market for innovative and quality driven electrical offerings. Our preferred scopes of work now include not only construction and service, but medium voltage, electrical testing, controls, and scanning services. With a vast array of resources, IME provides our customers and clients with a trusted avenue for all electrical construction needs.

Special Projects Team

Our Special Projects Team is known for their longstanding relationships with their clients, some lasting over 20 years. The team specializes in municipal, federal, mining, utility, and wastewater work.

IME's Special Projects Team is experienced in risk mitigation and is known for identification of potential problems before incident. They take a proactive approach and believe that open, honest communication between all trade partners is a necessity in ensuring the success of a job.

IME's Special Projects Team is renewing its focus in the water and wastewater sector. Individuals comprising the team have an established history with municipal water and wastewater work, as well as experience working on Colorado's western slope. IME's proposed Preconstruction Manager and Senior Estimator both have over 25 years of experience in estimating, material procurement and project management within the electrical water and wastewater sector.

Personnel

IME is continually recruiting the most qualified electrical craft and personnel available. We have a dedicated team focused specifically on identifying the best individuals to fulfill the needs of our clients, and who actively monitors the progress and success of each employee. Our goal is to provide the best talent available and to retain and train the talent that we gain as a company. As a proud member of the International Brotherhood of Electrical Workers (IBEW), IME is committed to keeping the local workforce productive and moving forward, both by offering hiring opportunities and continuous training.

Our Industrial Special Projects Team is currently based out of our Windsor, CO office. The team is staffed with highly experienced individuals, willing to travel to their worksites.

Safety

At IME, safety is paramount. We are proud of our safety program and accomplishments. All job sites conduct daily Job Hazard Analyses and weekly safety toolbox meetings. These procedures are overseen by our safety committee and our Safety Leadership Team. We currently have an EMR rating of .65. We continue to be recognized as an electrical partner who demands the highest level of safety expectations from all our employees.

Ownership and Finances

As a wholly owned subsidiary of Quanta Services, Inc. (NYSE:PWR), the largest electrical and specialty contractor in the United States, we have the financial, bonding and manpower resources to successfully manage any project. IME leverages the full power of Quanta Services' manpower equipment, purchasing, geographical reach and financial strength. This power makes IME more reliable to all our clients, completing every project and doing so with an industry-leading safety record.

IME is bonded through the Federal Insurance Company and has a single bond capacity of $100,000,000 and an aggregate limit in excess of $500,000,000.

To access Quanta Services' financial reports, click the following link:
https://investors.quantaservices.com/financial-information/annual-reports

IME Company Org Chart

Persigo Wastewater Treatment Plant Phase 1 Expansion

Executive Leadership

Jason Clay
Vice President

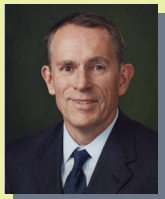


Tom Sutton
Director of Service and Special Projects



Preconstruction, Design and Estimating

Marty Sandersen
Preconstruction Manager



Robb Herder
Senior Estimator



Mike Bishop
BIM/VDC/Fabrication Manager



Project Oversight and Management

Jesse Sherwood
Operations Manager



Darrin Cook
Operations Manager - Northern Colorado



Field Team Leadership

Mike Pappas
Superintendent



Jesse Sherwood

Operations Manager



Mr. Sherwood joined IME in 2022 with over 22 years of experience in the electrical industry. Jesse has a background of over 10 years as an Operations Manager. Jesse manages and ensures we maintain a cohesive operational unit within IME's large construction division. He assists in contract negotiation, pre-bid planning, project initiation, monitors project progress and finances.

Jesse has a deep understanding of how to find success in the preconstruction and management of industrial electrical work along the Colorado Front Range. Jesse has been the Operations Manager for the industrial divisions of Weifield Group, Kenny Electric, Northern Electric, and The Industrial Company (TIC) over the course of his career.

Project Experience

Binney Connecting Treatment and Plumbing Package

Jesse was the Project Executive for the construction of the connections to the pre-existing Binney Water Purification Facility to include the following: flow monitoring facility, chemical building, chlorine basin, pumping, and related appurtenances.

Jewell Gas Plant, WY

Jesse oversaw the construction of a new 40 MMcfd cryogenic natural gas processing plant near Gillette, WY. The design-build scope involved laying over 4,000-feet of cable tray, 43.5 miles of cable, and nearly five miles of conduit.

Leprino WW Treatment Plant

Jesse oversaw the installation of an extensive underground electrical conduit system for the new facility, and a $2M contract for electrical support and services for the facility. The scope involved the installation of aluminum conduit, fiber optic cable, voice/data, and Intermediate Distribution Frames installation, and the installation of all instrument devices provided by the owner.

Additional Industrial Projects Include:

Climax Mine 2010 Restart Project – Phase II
Ft. St. Vrain Expansion Project
GCC Rio Grande Cement Plant
CC-81 Map Electrical and Instrumentation (Kennecott Utah Copper)
Smucker's Uncrustables Manufacturing Plant
Leprino Milk Receiving Room Addition

Credentials / Licensure

- Journeyman License
- First Aid and CPR
- OSHA 30
- San Juan Community College, NM

Experience: 23 Years

With IME since 2022

Darrin Cook

Operations Manager: Service and Special Projects



Darrin Cook is currently an Operations Manager of Special Projects for IME and has been with the company since 1993. His responsibilities as Manager of Special Projects includes establishing project objectives, policies, procedures, and performance standards within boundaries of corporate policies, as well as planning and organizing of projects. He provides initial client contact to assess scope of work, schedule, and resources necessary to successfully complete a project.

Project Experience

Hayden Xcel Energy Plant
Design / Assist work, extensive commissioning assistance.

Woodward, Inc.
IME has performed the service and maintenance for Woodward at both their Fort Collins and Loveland campuses on a nearly uninterrupted basis since the completion of the Turbo Facility.

Xcel Energy
Ft. St. Vrain, Pawnee, Cabin Creek, Cherokee, Cameo, Arapahoe, Comanche.

Work consisted of all facets of Coal Fire Generation Facilities, Hydro Facilities and Gas Generation Facilities for Xcel Energy. Convenience power for welders, receptacles, lighting, etc. Environmental project as well including CEMS and CO2 monitoring and water quality control, including AC power requirements and installation of the control devices and wiring, assisting in the test and turn of these systems. Communication systems such as standard network, radio and wireless equipment, Gai-tronics and fiber optics. Control upgrades on these facilities over the years including installation of complete DCS systems, primary GSU transformer, pneumatic replacement of control devices, vibration monitoring, dust collection systems, heat tracing, flame detection and general plant controls. Fire detection wiring on cooling towers, heat trace replacement and repair, CO2 detection system install, cooling tower lighting replacement, CEMS installation, flame detectors and pump upgrades.

Henderson Mine/Mill
IME has completed various site projects and maintenance at the mill from 2007-2023. Some examples of projects completed on site include: installing new power, lighting, and controls for 100-ton truck chutes; upgrading automation on cement plant; upgrading transformers, switch gear, and VFD's for two 5kV 5000hp exhaust fans; installing VFD's for ten-mile conveyor system; new construction on ore pile power automation and lighting; upgrading cyclone motor drives, installing an 1000kW backup generator to refeed four load centers for essential equipment; and completing a primary Mill starter and controls upgrade.

Credentials / Licensure

- First Aid and CPR
- NECA Field
- Supervision Training
- EPS I, II, III NECA Training
- Colorado Master Electrician License
- First Aid and CPR

Experience: 29 Years

With IME 20 years

Marty Sandersen

Preconstruction Manager



Mr. Sandersen has joined IME with over 30 years of experience as an estimator, project manager and Sr. Preconstruction Manager. He specializes in all phases of electrical construction including new construction, industrial work, and water and wastewater treatment plants. Marty has a long history of successful work with Denver Water, Metro Wastewater and several other municipalities on cost estimating along with constructability / design reviews. Marty has a team-focused approach that lends itself well to collaborating with other disciplines to produce the best possible product.

Project Experience

Denver Water – Marston Treatment Plant Pump Station Rehab

Sr. Estimator in charge of preparing estimate for the Marston Pump Station Upgrade. Work included complete replacement of all Switchgear, Feeders, Variable Frequency Drives, PLC Controls and Grounding. Design and install a Temporary Power System to keep the pump Station Operational during construction.

Parker Water & Sanitation – Canyons & Ridgegate Well Houses

Sr. Estimator in charge of preparing estimate for the PWSD Canyons & Ridgegate Well House Project. Work included new Fiber Optic Duct Bank between Well Houses (Approx. 3 Miles), installation of new Underground 480V Duct Bank, Low Voltage Distribution Switchgear, Medium Voltage Underground Feeders and Control Cable to multiple Well Sites, Grounding, PLC Controls, Field Instruments, Control Cabling, Lighting, Mechanical, Fire Alarm & Security Systems.

Metro Wastewater Plant – PAR1244 Solids Handling Facility

Sr. Estimator in charge of preparing estimate for the PAR1244 Solids Handling Project. Work included installation of new Underground MV Duct Bank & Feeders, Main Power Transformers, Multiple 480V Motor Control Centers, Variable Frequency Drives, Extensive Cable Tray System, 480V Feeders, Grounding, PLC Controls, Gai-Tronics Paging System, Lighting, Lighting Controls, General Receptacles, Field Instruments and Control Cabling.

Metro Wastewater Plant – PAR1225

Sr. Estimator in charge of preparing estimate for the PAR1225 Grease Removal Project. Work included installation of new Underground MV Feeders, Main Power Transformers, Diesel Powered Generators, Multiple 480V Motor Control Centers, Variable Frequency Drives, Extensive Cable Tray System, 480V Feeders, Grounding, Gai-Tronics Paging System, Lighting, Lighting Controls, PLC Controls, Field Instruments and Control Cabling.

Credentials / Licensure

- 1981 Graduate of Niwot High School IEC Electrical Apprenticeship Program
- Journeyman Electrician
- First Aid and CPR

Experience: 39 Years

With IME since 2023

Robb Herder

Senior Estimator



Mr. Herder has been with IME since 2023. Robb is joining IME with decades of experience in electrical estimating for a number of companies across Colorado. Robb specializes in detailed take off, Design Build and budgetary estimates and bids. He has extensive knowledge of Data Track, McCormick, ACCUBID and Timberline Estimating Systems. Robb enjoys working with clients and their end users on projects to meet their specific requirements and wants and to provide them the best pricing and information for them to understand and the ability to make their decisions.

Project Experience

Robb has been an electrical Estimator for Industrial, Water and Wastewater Treatment Facilities and Federal Projects for over 20 years. He has experience working in this role for Weifield Group, Guarantee Electric, Sturgeon Electric, Black & Veatch and MWH Constructors.

Recent Projects Estimated:

- City of Arvada – Ralston WTP – Solids / Filter Improvement
- City of Boulder – Main Sewer Improvements
- City of Thornton – Stanley Lake Emergency Valve Replacement
- Larimer County – Behavioral Health Facility
- Denver Water – Multiple Projects
- St. Vrain Water & Sanitation District – Multiple Projects
- City of Brighton – Multiple Projects
- Buckley Air Force Base – Multiple Projects
- Breckenridge 2nd WTP and RAW Water Pump Station
- Parker Water & Sanitation District North and South Water Reclamation Facility
- City of Fort Collins, Boxelder Sanitation District WWTP
- City of Broomfield WTP Expansion Phase III
- TRA WTP Phase III for the City of Dallas, CDM Smith Design
- NEWP City of Houston, 240mg Water Treatment Plant Expansion Design Build
- Stickney Phosphorus Facility, Chicago Illinois, conceptual estimate
- Midland Well Pumping and Pump Station, 26 miles of 13.8kv transmission line with 30mg pumping station
- BHP/Bechtel- Chile Copper Mine, 240mls Design build Desalinization and Water Treatment Plant in Escondido Chile, 10% to 30% estimates

Credentials / Licensure

- Journeyman License
- A.A. in Architecture for Commercial and Residential Construction
- First Aid and CPR

Experience: 42 Years

With IME since 2023

Mike Bishop

BIM / VDC/ Fabrication Manager



Mr. Bishop has been with Intermountain Electric since 2013. As the leader of the BIM department, he contributes to model development and innovative approaches to project completion. Mike's experience in design-build projects, existing spaces and large-scale construction has provided him with a wealth of knowledge to apply to design and construction. His collaboration with IME's field, innovation and fabrication teams, the project design team and the other sub-contractors allows him to bring a holistic approach to design and project execution.

Project Experience

British Petroleum (BP) Naphtha Hydrotreater (NHT)

Mike led IME's BIM and design services as they supported MJ Electric during the new construction of a $300 million naphtha hydrotreater facility at BP's Whiting Refinery. Project scope included full power, lighting, heat trace and instrumentation to support this massive industrial project. IME's BIM team modeled and coordinated equipment, conduit, cable tray, devices, lighting and supports to maximize value to the project. The preplanning efforts improved project scheduling and sequencing, reduced rework, increased prefabrication, improved safety and reduced direct labor requirements by 10%.

Green Bay Packaging – Paper Machine

Mike's team provided BIM/VDC modeling and coordination of power, control, instrumentation and fiber optics cable tray systems for the $500 million project to support MJ Electric's field installation. Hangers and supports were modeled and prefabricated by Mike's team off-site which expedited installation and provided consistent, high-quality assemblies to the job site.

Woodward Drake Campus

Mike functioned as the BIM Lead and VDC Manager of this remodel of existing office space, production facility and additional building, reprogrammed into a Hydraulics Test Facility. Design-Build, with Intermountain Electric acting as Prime contractor in partnership with BCER.

DEN EFSO Replacement

Mike's team provided BIM/VDC layout and delegated design submittals for Emergency Fuel Shutoff content to replace the existing system for the concourse expansion projects. As a class 1 hazardous location installation, additional efforts included 3D scanning confined space vaults to maximize preplanning efforts and minimize exposure to a potentially dangerous work environments.

Credentials / Licensure

- First Aid and CPR
- B.A. Environmental Design, Architecture Emphasis, CU Boulder, 2009
- OSHA 10

Experience: 10 Years

With IME since 2013

Michael Pappas

Superintendent



Mr. Pappas has been with IME for over 8 years of his career, starting as an Apprentice and currently working as a Superintendent. Mike has an extensive amount of experience in field management, regularly leading large crew sizes of up to 40 or 50 electricians. Mike specializes in aviation, industrial and medium voltage work. He was awarded the IBEW Local 68 Jack Spar Award for being the top-rated Apprentice in his class in 2013.

Project Experience

DEN Concourse B-East Expansion BE06

Work involves the addition of a new east end Concourse B expansion including new gate hold rooms and ten additional jet bridges. IME is completing all electrical distribution, fire alarm and emergency systems on this addition. The new addition adds a substantial amount of square footage to the concourse's apron, main and mezzanine levels, allowing United Airlines the room they need to grow their operations at DEN. Mike managed a crew of up to 50 people at the peak of this job. IME was awarded the Subcontractor of the Month National Safety Award from the GC on this project.

DEN American Airlines Expansion

Work on this project involves building out a new Admirals Club and airline support space for American Airlines on Concourse C West. IME is completing all electrical and special systems scopes for renovations of space on the apron and mezzanine levels. Apron level work includes creating break rooms, locker rooms and administrative offices for staff. Mezzanine level work includes a new lounge, bar, and dining room with full kitchen space.

UPS Aurora 20K Peak Hub Conveyor System

Mike worked on the installation of a new 27K package a day conveyor system. This was a fast-paced project that included the installation of all new switchgear, lighting, and life safety systems. The IME Team was also responsible for all conveyor power and controls. The project was completed in 18 weeks.

DEN CUP R-22 Chiller Replacement

This project involved chiller replacements at Denver International Airport. The scope of work also included installing a new 4160V switchgear, limit amps, vfds, new electrical, controls, and fire alarm for the chiller upgrade.

DEN UAL-Siemens B Concourse Baggage Handling System

Work involved the construction of conveyor and lighting replacement for the DEN Concourse B baggage handling system. Scope included the installation of motor and control panelboards with an excess of 3 million feet of controls and power conductors along 6.63 miles of conveyor.

Credentials / Licensure

- Journeyman License
- NFPA 70E
- OSHA 30
- Certified Rigger and Signal Person
- MV Cable Preparation Certified
- Medium Voltage Splicing Certified
- Forklift and Aerial Lift Certified
- Fall Protection Certified
- Lock Out Tag Out (LOTO) Certified
- First Aid and CPR

Experience: 15 Years

With IME 8 years

00 46 00 Subcontractor Safety Questionnaire

1. List you company's insurance Experience Modification Rate for the last three years.
   EMOD rate: __.66_____ Year: _____2023_____
   EMOD rate: __.65_____ Year: _____2022_____
   EMOD rate: __.64_____ Year: _____2021_____
2. List your company's Incident Rate for the last 3 years.
   Incident rate: ___0_____ Year: ___2022_____
   Incident rate: ___.3_____ Year: ___2021_____
   Incident rate: ___.46_____ Year: ___2020_____
3. List your company's OSHA Recordable totals for the last 3 years
   OSHA Recordable rate: ____.57_____ Year: ___2022_____
   OSHA Recordable rate: ____.79_____ Year: ___2021_____
   OSHA Recordable rate: ____.74_____ Year: ___2020_____
4. Has your company had any work-related fatal accidents in the last 5 years? Yes_____ No __X___
5. Has your company received any OSHA citations in the last 3 years? Yes__X___ No _____ if yes list below.Less than Serious: SO cord had come out of cord cap slightly and wires were showing.
6. Are onsite safety meetings held? Yes _X__ No _____. If yes, how often?__Weekly_____
7. Does your company have a safety officer / department? Yes ___X___ No _____
8. Does your company have a written safety policy and procedures manual? Yes __X__ No _____
9. Does your company have a new-hire orientation program? Yes __X___ No _____
10. Does your company have a formal Hazardous Communication Program per OSHA guidelines?
    Yes_X__No____
11. Does your company have documentation for Competent Person guidelines per OSHA 1926.32(:1) for specific jobs or tasks performed? Yes __X___ No _____
12. Does your company have documentation for training to perform the scopes of work required on this project? Yes __X___ No _____
13. Does your company have a Disciplinary Action Plan for safety rule violations?
    Yes __X___ No _____
14. Is your company current with all OSHA chemical training and reporting (SDS)?
    Yes __X___ No _____
15. Are your employees trained in Fall Protection? Yes __X___ No _____
16. Are your employees trained in Confined Space Entry? Yes __X___ No _____
17. Do you provide Medical Surveillance and Fit Testing for employees that have to wear respirators?
    Yes __X___ No _____
18. Do you have employees trained in First Aid? Yes __X___ No _____
19. Does your company require additional eye protection when using grinders, cut-off tools, or any other tool that has the potential to cause eye injuries? Yes __X___ No _____
20. Does your company offer all PPE needed to your employees? Yes __X___ No _____

BROWNS HILL
ENGINEERING & CONTROLS

8130 Shaffer Parkway, Unit A
Littleton, CO 80127
PHONE: 720-344-7771
FAX: 720-344-7460

Project Bid

Project: Persigo WWTP Expansion Work
Package WP-2A Precon & MCC's
Engineer: Burns & McDonnell

Browns Hill Job #: 23-822
Date: May 18, 2023

Bid Date: May 19, 2023

Bid Time: 2:00pm

Subject: Browns Hill Engineering & Controls, LLC herein proposes to furnish instrumentation, control systems and electrical specifically listed in the following "Scope of Work". In compliance with plan drawings and specifications sections listed:

Scope of Work:

Enclosures and Equipment

Provide the following in accordance with the requirements of the contract documents:

- Switchboard SWBD-401
- Switchboard SWBD-402
- Switchboard Maintenance Materials- per spec 262413-3 J.
- Switchboard Field Quality Control- per spec 262413-10 3.04
- Switchboard Training- per spec 262413-12 3.08
- Active Harmonic Filters 300Amp (4)
- AHF Maintenance Materials- per spec 262536-2 1.07 H.
- AHF Field Quality Control- per spec 263526-7 3.03
- AHF Training- per spec 263526-8 3.06
- Motor Control Center MCC-901
- Motor Control Center MCC-001
- Motor Control Center MCC-401
- Motor Control Center MCC-402
- Motor Control Maintenance Materials- per spec section 262419-4 I.
- Motor Control Field Quality Control- per spec section 262419-11 3.03
- Motor Control Center Training- per spec section 262419-12 3.06
- VFD Field Quality Control- per spec section 262923-7 3.03
- VFD Training- per spec section 262923-9 3.07
- Design Meetings: (48 Hours)

This proposal includes all submittals, drawings, factory tests, field inspections, field testing, operator/maintenance training and startup services as required in the contract documents.

Only items listed on this scope of work are included in this pricing.

Exclusions: The following items are specifically excluded from this scope of work. These items are noted for clarification purposes. This list is not intended to include all items on the project that are excluded.

- Overcurrent Protective Device Coordination Study- per spec section 260573
- Electrical & Controls Demolition
- NETA Electrical Testing

- All costs for onsite storage, handling and equipment protection.
- Installation of in-line devices
- All warranties will be FOB the equipment manufacturers repair facility
- All field wire/cable installation and field terminations
- All costs associated with field installation of equipment and devices
- All costs associated with cutting, patching and painting
- No local taxes or federal taxes have been included in this proposal.
- No bonding costs have been included in this proposal.

Addendums included: 2

Browns Hill Engineering & Controls, LLC agrees to perform all work described per this proposal for the following lump sum price.

MCC Equipment Procurement Lump Sum Cost

$2,450,912 and no/100 dollars

Preconstruction Services Lump Sum Cost

$4,200 and no/100 dollars

Lead Times- After approved submittals

Motor Control Centers 345 working days
Switchboards 390 working days
Harmonic Filters 160 working days

This proposal is valid for 30 days and subject to revision after that time.

We are now accepting all major credit cards.

We appreciate the opportunity to provide this proposal and should you have any questions please contact the undersigned at 720-344-7771.

Sincerely,

Josh Johnson- Lead Estimator jjohnson@brownshilleng.com
Browns Hill Engineering & Controls, LLC

Request for Proposal for

WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND MAJOR ELECTRICAL EQUIPMENT PROCUREMENT

CITY OF GRAND JUNCTION, COLORADO

PERSIGO WASTEWATER TREATMENT PLANT PHASE 1 EXPANSION

WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND MAJOR ELECTRICAL MCC EQUIPMENT PROCUREMENT RFP

APRIL 2023

DESIGN ENGINEER

BURNS McDONNELL

CM/GC

Garney CONSTRUCTION

CITY OF GRAND JUNCTION, CO PERSIGO WWTP PHASE 1 EXPANSION PROJECT

WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND MAJOR ELECTRICAL MCC EQUIPMENT PROCUREMENT RFP

PROJECT SCOPE OVERVIEW

Garney Construction is requesting proposals from Qualified Electrical Subcontractors to provide Preconstruction and Construction Services for the Persigo WWTP Phase 1 Expansion. The Contract for Work Package 2A will be awarded based on the Contract Documents including addenda, the completeness of the response to this RFP, and the Best Value for the project.

Proposal Submission Date and Time: Friday, May 19, 2023, by 2:00 PM MDT
Last Day for Questions will be May 15th, 2023 at 5pm MDT

1. THE WORK

   A. This Project is to upgrade and improve the Persigo Wastewater Treatment Plant
   B. The plant is owned and operated by the City of Grand Junction and located at 2145 River Road, Grand Junction, CO 81505
   C. The Project is currently at 60% design, and the Work covered by Work Package 2A - Preconstruction Services and Electrical MCC Equipment Procurement Subcontractor RFP is the first of several Packages and is a portion of the Overall Project.
   D. The purpose of this RFP is to engage a qualified Electrical Subcontractor to:
      a. Assist with constructability, cost estimating and major electrical equipment procurement prior to the 90% and GMP contract documents.
      b. At the sole discretion of the City of Grand Junction and Garney, and if Subcontractor has made a positive contribution to the project Team, a Change Order for **Work Package 2B** will be issued to Furnish and Install a complete Electrical and I&C scope of work for a new Headworks Electrical building, new Blower building and Aeration Basin complex including rehabilitation of existing Aeration Basins, new Dewatering complex, UV Disinfection system addition and Site Improvements

2. SCHEDULE
   A. RFP Issued: April 21, 2023
   B. Site Visits: May 9th and 12th, 2023 at 1pm
   C. Last Day for Questions will be May 15th, 2023 at 5pm MDT
   D. Proposal Submission Date and Time: May 19, 2023, by 2:00 PM MDT
   E. Award for **WP-2A** – Preconstruction Services and Electrical Gear Procurement anticipated for Mid-June 2023
   F. Award for **WP-2B** – Construction Services will award once the GMP budget has been accepted by the City, anticipated Mid-October 2023
   G. Substantial Completion anticipated November 2025

3. CONTRACT METHOD
   A. The WORK hereunder will be constructed under a General Contractor / Construction Manager (CM/GC) guaranteed maximum price contract. Garney Construction is the selected CM/GC.

   B. After the best value Electrical Contractor is awarded as described above and in the Invitation to Bid, Garney will issue a subcontract to the selected firm for Work Package 2A – Electrical Preconstruction Services and Electrical MCC Equipment Procurement

package starting with Engineering and Submittals. A subsequent Change Order may be issued for Work Package 2B – Electrical Construction Services for a complete Electrical Scope of Work for the Project.

4. SCOPE OF SUBCONTRACT WORK INCLUDED IN THIS RFP:

WORK PACKAGE 2A – Preconstruction Services and Electrical Equipment Procurement:

A. Purchase major long-lead Electrical gear as specified in the contract documents issued with this RFP
B. Participate in constructability reviews, value engineering, cost estimating, and design reviews while the design progresses from 60% to 100%. Allow for the following:
    a. 6 ea – 2-hour progress meetings
    b. 1 ea – 8-hour design workshops
    c. 2 ea – 4-hour cost review workshops
    d. 2 ea – design reviews, providing schedule input, value engineering and constructability input.
C. Advise on additional long lead equipment and early procurement opportunities.
D. Provide a formal GMP proposal for Work Package 2B with written scope based on the information gained from the workshops

5. SCOPE OF SUBCONTRACT WORK NOT INCLUDED IN THIS RFP, TO BE ADDED IF IN THE BEST INTEREST OF THE PROJECT

WORK PACKAGE 2B – Electrical and I&C Construction Services

A. This subcontract is to perform all work and supply all materials required for Electrical, Instrumentation, and Controls complete per the contract documents and all Local, State and Federal regulations.

B. All Subcontractors and Vendors will be required to follow OSHA Regulations on this project. They will acknowledge and follow Garney's Safety and Health Program including providing PPE and documented Site Specific and Task training to all of their employees

C. Materials are to be furnished and work is to be performed in the best manner of the industry and trade practices and as specified and detailed to accomplish the project requirements. All materials and services must be provided in strict accordance with the plans, specifications and addenda (contract documents) as prepared for the Persigo WWTP Phase 1 Expansion Project by Burns & McDonnell.

D. Ensure major electrical equipment vendors and integration subcontractors are fully engaged in the project including timely pricing and submittals, review meetings, order tracking, delivery, startup assistance and commissioning

E. Provide cutting and coring for Trade specific work (conduit installation) as required. Site and equipment demolition is by others

F. Provide and Install Temporary Power service and distribution for the Construction trailers and areas of new construction. The service will come from one or more MCC's around the plant

G. Provide and Install Temporary Power service for a groundwater dewatering system at the Aeration Basin excavation.

H. Specifically included are: The complete Electrical, Instrumentation, and Controls Installation for the project to include all electrical equipment, gear, panels, transformers, ductbank, lighting, switches, grounding, lightning protection, electrical pull boxes, manholes, conduit, wire, cable, conductors, terminations, instrumentation, controls, and programming, including testing, freight, submittals, coordination with other trades to complete an operational Electrical, Instrumentation, and Controls System per the Contract Documents.

I. Attend and contribute to scheduling, startup and commissioning meetings. Make sure required subcontractors are onsite and prepared for their role in start up and commissioning as required.

00 10 00 – INVITATION TO BID

CITY OF GRAND JUNCTION
WORK PACKAGE 2A – ELECTRICAL CONTRACTOR PRECONSTRUCTION SERVICES AND ELECTRICAL MCC EQUIPMENT PROCUREMENT RFP

City of Grand Junction, ("Owner"), Burns & McDonnell, the "Engineer", and Garney Companies, Inc., hereinafter called "Garney" or "CM/GC" invite bids for the construction of the **Persigo Wastewater Treatment Plant Improvements Project, Work Package 2A – Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement** - which includes the following work:

1. Assist with constructability, cost estimating and major electrical equipment procurement prior to the 90% and GMP contract documents
    a. If the Subcontractor has been a positive contribution to the project Team and at the sole discretion of the City of Grand Junction and Garney, a Change Order for **Work Package 2B** will be issued to Furnish and install a complete Electrical and I&C scope of work for a new Headworks Electrical building, new Blower building and Aeration Basin complex including rehabilitation of existing Aeration Basins, new Dewatering complex, UV Disinfection system addition and Site Improvements

Bid Forms: 00 40 00 – BID FORM

Email proposals for the **Persigo Wastewater Treatment Plant Phase 1 Expansion Project, Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement** scope will be received by the Project Manager for Garney, Toby Reid. His email address is toby.reid@garney.com. **Proposals are to be turned in by 2:00 PM MT, on May 19, 2023.**
Any bid proposal received after 2:00 PM, prevailing time on May 19, 2023, will be returned unopened.

No bid may be changed, amended, or modified after the above time and date. A bid may, however, be withdrawn and resubmitted any time prior to the time set for receipt of bids.

Bid Documents will be made available no later than April 21, 2023, at the following web address: https://www.garney.com/upcoming-bids/. You will need to click on the View Project link to access the Bid Documents, and note the PIN# below the link.

It is the responsibility of the interested party to download and print the Bid Documents. Please contact Nikia Steppins by email at: nsteppins@garney.com or with any questions regarding downloading the Bid Documents.

After receiving all bids, the values will be presented to the Owner for review and approval. It is anticipated that the Board will review this package June 14, 2023. The successful bidder will be notified, and the Contract 1 package released by June 2023.

Bids will be received on a Lump Sum basis.

Garney Companies will receive and open all proposals in a manner which does not disclose the contents to the respondents or the public.

Additional Information can be found in Section 00 20 00 – Instructions to Bidders. Garney reserves the right to make an award to other than the lowest-priced Bidder and reserves the right to reject any or all bids and to waive irregularities therein. Bidders must agree that such rejection shall be without liability on the part of the Contract Team for any damages or claim brought by any Bidder because of such rejections. The filing of any Bid in response to this invitation shall constitute an agreement of the Bidder to these conditions. All bids shall be valid for a period of Ninety (90) days from the proposal due date and no bid may be withdrawn until after the expiration date.

In evaluating Bids, the Contract Team will consider the qualifications of the Bidders and other non-monetary information provided with the prescribed Bid requirements, and such alternates, prices, schedule, and other data, as may be requested in the Bid Form prior to the Notice of Award. Final award will be made based on the best over-all value for the project and ***NOT*** simply on the best base price.

Anticipated Publish Dates: April 21, 2023

All prices quoted shall be F.O.B destination, Project Construction Site:
Garney Construction
2145 River Road
Grand Junction, CO 81505

END OF SECTION

00 20 00 – INSTRUCTIONS TO BIDDERS

1. Examination of Contract Documents and Site

A. Before submitting a Bid, each Bidder shall:

1. Examine the bid documents thoroughly. Special attention should also be given to all provisions of the Standard Terms and Supplementary Conditions.

2. Familiarize itself with Site and local conditions that may in any manner affect cost, the production and delivery of the equipment and materials, and furnishing of field services and other services in connection therewith, specifically including all enclosed Contract Documents.

3. Familiarize itself with federal, state, and local laws and regulations that may in any manner affect cost, delivery, or performance of the work.

4. Study and carefully correlate Bidder's observations with the Bid Documents.

5. As to conflicts in compliance with such standards please notify Garney immediately.

B. The submission of a bid will constitute an incontestable representation by Bidder that Bidder has complied with every requirement of this article, that without exception the bid is premised upon performing and furnishing the Work required by the Contract Documents and such means, methods, techniques, sequences or procedures of construction as may be indicated in or required by the Contract Documents, and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance and furnishing of the work.

2. Interpretations or Correction of Bid Documents

Any prospective Bidder who discovers ambiguities, inconsistencies, or errors or is in doubt as to the meaning or intent of any part of the Bid Documents shall promptly request an interpretation in writing from the Engineer. No interpretation of the meaning of the plans, specifications, or other pre-bid documents will be made to any Bidder orally. Every request for such interpretation should be in writing and addressed to:

Nikia Steppins
Via e-mail: nsteppins@garney.com

and

Toby Reid
Via email: toby.reid@garney.com

Request for interpretation must be received by **May 15, 2023** for the Contract Team to give it appropriate consideration. All such interpretations and any supplemental instructions will be in the form of written addenda to the specifications which, if issued, will be made available to all prospective Bidders by electronic mail to the address furnished by the prospective Bidder. All addenda so issued shall become part of the contact documents. Failure of any Bidder to receive any such addendum or interpretation shall not relieve

such Bidder from the requirement that its bid, as submitted, be consistent with any such addendum or interpretation.

3. Specified Equipment and Materials

A. The Contract, if awarded, will be based on Services, Equipment and Materials described and of manufacturers and suppliers mentioned by name in the Bid Documents.

B. Substitutions will be considered only during bidding. To obtain approval to use unspecified products, Bidders shall submit written requests at least seven (7) days before the Bid date and hour. Requests received after this time will not be considered. Requests shall clearly describe the product for which approval is asked, including all data necessary to demonstrate acceptability and as set forth in the General Conditions. If the product is acceptable, the Engineer/Contractor will issue acceptance in an addendum issued to each Bid Document holder of record.

4. Indirect Costs

A. Taxes:

1. The project is tax exempt. However, the Bidder shall include all appropriate sales taxes for materials that are not to remain as part of the permanent structure.

2. The Bidder shall include all such taxes except those on equipment and materials, if any, furnished by Owner or others. Bidder shall furnish taxing authorities and information or reports pertaining thereto as required.

B. The cost of all royalties and license fees on equipment and materials to be furnished and incorporated in the work shall be included in the bid price.

C. The Bidder shall obtain all applicable permits associated with the manufacture, delivery, and installation of equipment and materials. Building Permit Fees shall be borne by Garney. All other fees, taxes and costs associated with the work at the project site shall be borne by the Bidder. Tests, inspections, and related activities called for throughout the bid documents are a responsibility of the Bidder unless specified otherwise. The bid shall include all costs arising from such responsibility.

D. Cash allowances, including such sums as Bidder deems proper for overhead costs and profits shall be included in the Bid Price.

5. Manufacturer Field Services

A. The total bid price shall include the services of a qualified field representative and all necessary assistants to guide and approve the installation activities of the Electrical Subcontractor during the installation of equipment and materials furnished under this contract. The requirements of each specification section shall be considered the minimum number of days and trips to be provided.

B. The total of all calendar days and the total of all round trips considered necessary by the Bidder for such services, shall be set forth in the bid and included in the bid price.

C. Requirements for supplier's field services shall be as set forth in section 01 75 00 and each specification section.

6. Contract Times (Preliminary)

A. Anticipated Notice to Proceed for Preconstruction Services: June 2023.

B. Anticipated Substantial Completion: November 2025.

C. The number of days within which, or the day by which, the Electrical Equipment submittals and delivery is to be completed is set forth in the Bid Forms. The durations and date provided will be evaluated as part of the bid evaluation process.

7. Preparation of Bid

A. The Bid Form shall be filled out in detail in black ink or typewritten and signed by the Bidder. The bid price of items indicated on the form shall be stated in numerals. If not made in accordance with contract documents, proposal will be subject to rejection as irregular. The Owner and Garney reserve the right to waive any irregularities of informalities.

B. Submit proposals on forms provided. All blanks and checklists must be completed.

C. The bid shall contain an acknowledgement of receipt of all addenda, the numbers of which shall be filled in on the Bid Form.

D. The address and telephone number to which communications regarding the bids are to be directed shall be shown.

8. Method of Bidding

A. Bids will be received as set forth in the Bid Form.

B. Firm bids are required.

9. Bid Breakdown and Alternates – Requested and Voluntary

A. Price Proposal shall be structured to meet the requirements listed in the Bid Form.

B. Bidders are encouraged to submit, in combination with their proposal, a list of any voluntary alternates for the project which would offer advantages to the Owner in terms of cost, completion time, function or operation for consideration by the Owner, the Engineer, and Garney.

C. A complete description of the proposed voluntary alternates and the associated benefits should be submitted with the main proposal.

10. Submission of Bid

A. Bids shall be submitted at the time and place indicated in the "Advertisement for Bids".

11. Modifications and Withdrawal of Bids

A. Bids may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Bids are to be submitted at any time prior to the opening of bids.

12. Bids to Remain Subject to Acceptance

A. All bids will remain subject to acceptance for 90-days after the proposal deadline, but the Contract Team may, in their sole discretion, release any bid prior to that date.

13. Award of Contract

A. The Contract Team reserves the right to reject all bids, to waive all informalities not involving price, time, or changes in the work, and to negotiate contract terms with the Successful Bidder and the right to disregard all nonconforming, nonresponsive, unbalanced, or conditional bids. If there is a conflict in the statement of a price within the bid the Contract Team reserves the right to select the amount most advantageous to the Owner. Also, Contract Team reserves the right to reject the bid of any Bidder if Contract Team believes that it would not be in the best interest of the project to make an award to that Bidder, whether because the bid is not responsive, or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Contract Team.

B. In evaluating bids, the Contract Team will consider the qualifications of the Bidders and other non-monetary information provided with the prescribed requirements, and such alternates, prices, and other data, as requested in the Bid Form

C. If the contract is to be awarded, it will be awarded to the Bidder whose evaluation is of best value and of the best interests of the project by the Contract Team.

D. Notice of Award for Work Package 2A is anticipated in June 2023

E. The bidder must submit a schedule for submittals and equipment delivery with the bid.

15. Contract Security

A. Coincident with execution to contract, if requested, Bidder shall furnish Performance and Payment Bonds in an amount equal to 100% of contract price as security; bonds shall be provided, if requested by the Owner or Garney, on the forms provided in the Contract Documents.

16. Laws, Permits, Licenses, Regulations, Etc.

A. Garney will pay for the Building Permit, tap fees and other fees required for land entitlement and utility service permitting. All other required permits are to be secured and paid for by the Bidder.

B. The Bidder shall obtain and pay for all other licenses and approvals for the work and give all notices as required for specific work packages.

17. Miscellaneous Requirements

A. This Solicitation is for Work Package 2A – Electrical Contractor Preconstruction Services and Electrical MCC Equipment Procurement. Work Package 2B may be added by Change Order but is not guaranteed.

B. This statement is to reaffirm Garney's policy of providing equal opportunity to all employees and applicants for employment in accordance with all applicable Equal Opportunity and Affirmative Action laws and regulations of federal, state, and local governments or agencies. Garney will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, affectional preference, disability, age, marital status, status with regard to public assistance, or any other status protected by law. Garney will take affirmative action to ensure that all employment practices are free from such discrimination. Such employment practices include hiring, promotion, demotion, transfer, recruitment, or recruitment advertising, lay-off, disciplinary action, termination, rates or pay or other forms of compensation and selection for training. It is Garney's policy to provide a work environment free of racial or sexual harassment. Racial or sexual harassment will not be condoned or tolerated in day-to-day employment, or in employment recruiting, testing, hiring, transfer, promotion, demotion, discipline, termination, or any other areas of employment practice. Garney requires that all subcontractors performing work on this project ensure equal employment opportunity.

END OF SECTION

00 46 00 Subcontractor Safety Questionnaire

1. List you company's insurance Experience Modification Rate for the last three years.
   EMOD rate: _____ Year: _____
   EMOD rate: _____ Year: _____
   EMOD rate: _____ Year: _____
2. List your company's Incident Rate for the last 3 years.
   Incident rate: _____ Year: _____
   Incident rate: _____ Year: _____
   Incident rate: _____ Year: _____
3. List your company's OSHA Recordable totals for the last 3 years
   OSHA Recordable rate: _____ Year: _____
   OSHA Recordable rate: _____ Year: _____
   OSHA Recordable rate: _____ Year: _____
4. Has your company had any work-related fatal accidents in the last 5 years? Yes_____ No _____
5. Has your company received any OSHA citations in the last 3 years? Yes_____ No _____ if yes list below.
6. Are onsite safety meetings held? Yes ____ No _____. If yes, how often?_____
7. Does your company have a safety officer / department? Yes _____ No _____
8. Does your company have a written safety policy and procedures manual? Yes _____ No _____
9. Does your company have a new-hire orientation program? Yes _____ No _____
10. Does your company have a formal Hazardous Communication Program per OSHA guidelines?
    Yes____No____
11. Does your company have documentation for Competent Person guidelines per OSHA 1926.32(:1) for specific jobs or tasks performed? Yes _____ No _____
12. Does your company have documentation for training to perform the scopes of work required on this project? Yes _____ No _____
13. Does your company have a Disciplinary Action Plan for safety rule violations?
    Yes _____ No _____
14. Is your company current with all OSHA chemical training and reporting (SDS)?
    Yes _____ No _____
15. Are your employees trained in Fall Protection? Yes _____ No _____
16. Are your employees trained in Confined Space Entry? Yes _____ No _____
17. Do you provide Medical Surveillance and Fit Testing for employees that have to wear respirators?
    Yes _____ No _____
18. Do you have employees trained in First Aid? Yes _____ No _____
19. Does your company require additional eye protection when using grinders, cut-off tools, or any other tool that has the potential to cause eye injuries? Yes _____ No _____
20. Does your company offer all PPE needed to your employees? Yes _____ No _____

Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: June 7, 2023

Presented By: Randi Kim, Utilities Director

Department: Public Works - Engineering

Submitted By: Toby Thieman, Project Engineer

Information

SUBJECT:

Construction Contract for 27 Road Sewer Replacement Project

RECOMMENDATION:

Staff Recommends the City Purchasing Division execute a construction contract with K&D Construction, Inc. for the 27 Road Sewer Replacement project in the amount of $847,590.85.

EXECUTIVE SUMMARY:

The project will replace approximately 1,000 linear feet of aging sewer pipe with a larger capacity pipe in 27 Road from Unaweep Avenue to B 3/4 Road. The sewer line is currently undersized so this project will replaced the 12" pipe with a 15" pipe. This project was posted for formal bid and project cost is expected to be in the amount of $847,590.85

BACKGROUND OR DETAILED INFORMATION:

Sewer replacements are prioritized as part of the City's asset management efforts based on pipe age, material, condition, cleaning cost/accessibility and capacity. A 2020 Wastewater Basin Study Update conducted by Carollo Engineers inventoried our sewer system, limitations and recommendations for growth and capacity of the sanitary sewer system. The Sewer Main on 27 Road between Unaweep and B 3/4 Road was identified as being undersized. In a storm event, there are surges of inflow caused from ground water and stormwater runoff collecting in the sanitary sewer. This fills the pipe past its capacity. This Sanitary Sewer Main provides service for an estimated 1200 homes and businesses and does not include future development. Currently there is a 12" diameter pipe and this needs to be replaced with a 15" diameter pipe.
This scope includes removal of 1,000 feet of existing 12" diameter clay pipe and replacing with 1,000 feet of 15" diameter PVC sewer main line, 3 epoxy coated

manholes, and 12 sanitary sewer services that are susceptible to infiltration and root penetration. Replacement of the sewer lines will renew the aging infrastructure of the wastewater collection system and help ensure reliable service for the City's wastewater customers now and in the future.

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, the Western Colorado Contractors Association, and advertised in The Daily Sentinel. The City received two bids for the project that were found to be responsive and responsible in the following amounts:

Vendor	Location	Bid Amount
K&D Constrution, Inc.	Grand Junction, CO	$ 847,590.85
M.A. Concrete Construction, Inc.	Grand Junction, CO	$ 1,375,972.75

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

This contract includes a total contract time of 80 calendar days in which to complete the project and is anticipated to be completed by the end of September of 2023.

FISCAL IMPACT:

The expense for this project is included in the 2023 Adopted Budget for the Sewer Fund.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division execute a construction contract with K&D Construction, Inc. for the 27 Road Sewer Replacement project in the amount of $847,590.85.

Attachments

None

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: June 7, 2023

Presented By: Trenton Prall, Public Works Director, Jay Valentine, General Services Director

Department: Public Works - Engineering

Submitted By: Eric Rink, Project Engineer

Information

SUBJECT:

Contract for Canyon View Park Pavement Reconstruction

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a Contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the Canyon View Park Pavement Reconstruction Project in the amount of $1,302,155.65.

EXECUTIVE SUMMARY:

This construction contract includes the reconstruction of the majority of asphalt surfaces in Canyon View Park.

This contract with Oldcastle SW Group, Inc. dba United Companies for the amount of $1,302,155.65 if approved, will construct approximately 34,405 SY of 3" asphalt pavement, and 15,000 LF of pavement striping.

BACKGROUND OR DETAILED INFORMATION:

The existing asphalt pavement in Canyon View Park has begun to exhibit significant distress, indicating it has reached the end of its useful life cycle and requires replacement.

This project will include the construction of approximately 34,405 SY of 3" asphalt pavement, and 15,000 LF of pavement striping. It will include the removal of existing pavement, and allow for the park to remain open and accessible for all users. The project schedule will be phased to allow for significant parking availability and handicap stalls to be useable throughout the project.

Most of the asphalt originally constructed for the park will be reconstructed. The areas excluded are:

Parking lot near Baker's Boutique - which has asphalt that is 10 years old - bid as an add alt for $104,675.40
Northern parking lot - a lower use area - bid as an add alt for $149,760.80
Roadway connecting the north lot to the tennis courts - maintained as a chip seal section - bid as an add alt for $76,620.00
Tennis court parking lot - asphalt in fair condition - not bid
East entrance - asphalt in fair condition - not bid

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 Grand Junction Daily Sentinel. One company submitted a formal bid, which was found to be responsive and responsible in the following amounts.

537 companies were notified of this solicitation and of those, 25 downloaded the bid documents.

	Firm	Location	Bid Amount	Add Alt 1 (Not selected)	Add Alt 2 (Not Selected)	Add Alt 3 (Not Selected)
	Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	$1,302,155.65	$104,675.40	$149,760.80	$76,620.00

This project is scheduled to begin no later than September 1 with an expected final completion date no later than the end of October.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

FISCAL IMPACT:

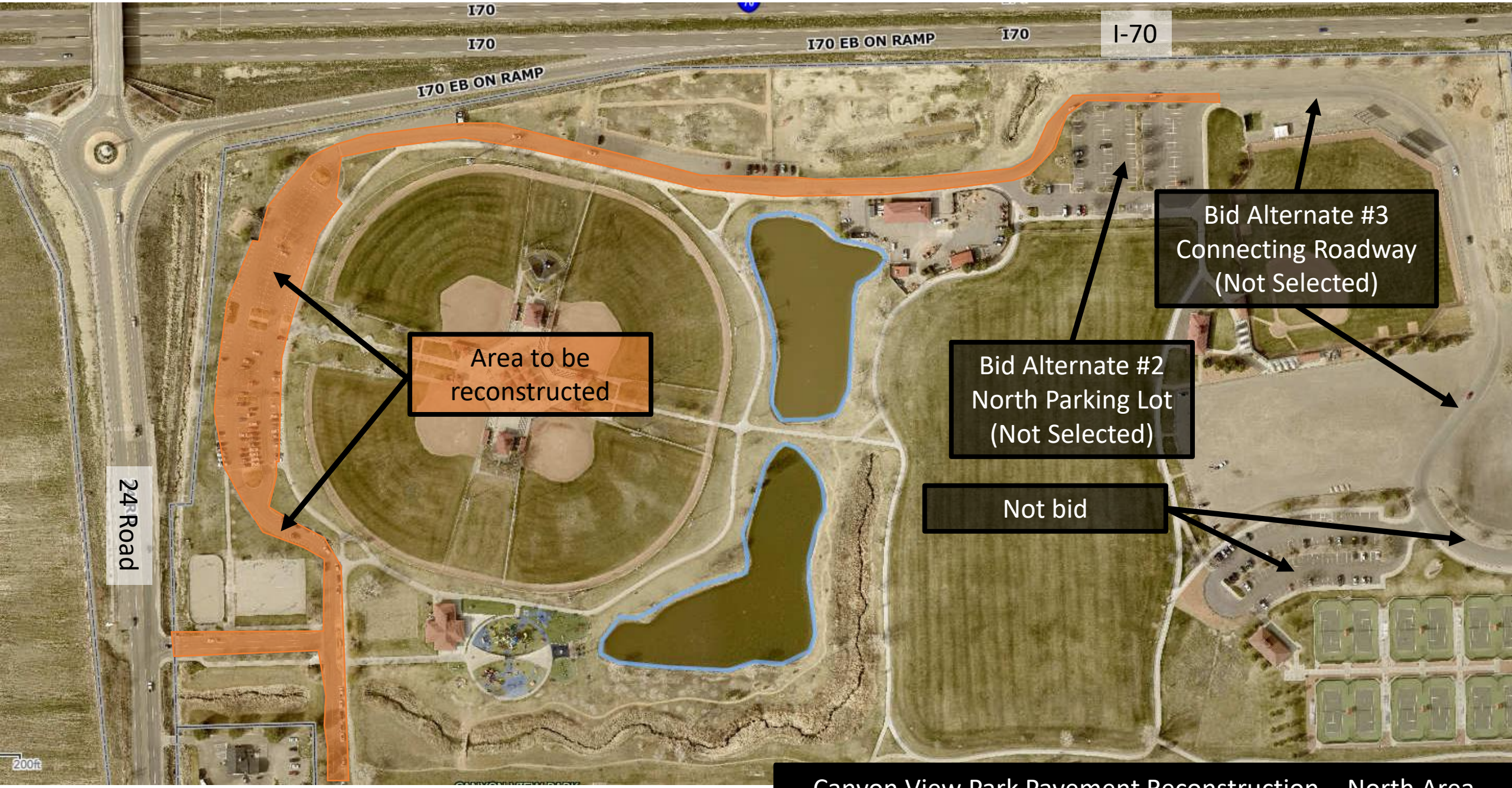
Funding for this project in the amount of $1,200,000 is included in the 2023 Budget for the Capital Fund. Total expected cost including this contract is $1,324,916. Funds budgeted for the widening of the bike/pedestrian path on the Broadway bridge which is pending CDOT review and approval will be reallocated to complete this top priority project.

SUGGESTED MOTION:

I move to (authorize/not authorize) the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies for the Canyon View Park Pavement Reconstruction project for the amount of $1,302,155.65.

Attachments

1. Canyon View Parking Lot Exhibits



Canyon View Park Pavement Reconstruction – North Area



Canyon View Park Pavement Reconstruction – South Area

Grand Junction City Council

Regular Session

Item #5.a.i.

Meeting Date: June 7, 2023

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider Funding Allocations for the 2023 Community Development Block Grant (CDBG) Program Year, and Setting a Public Hearing for Adoption of the 2023 Annual Action Plan for July 19, 2023

RECOMMENDATION:

Staff recommends approval of the 2023 CDBG allocation as discussed at City Council's May 15, 2023 workshop.

EXECUTIVE SUMMARY:

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2023 Program Year. The City will receive $388,985 for the 2023 Program Year that will begin once the 2023 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD). In addition, remaining unexpended funds from a previous program year in the amount of $28,443 will be reallocated with the 2023 Program Year funds.

At this meeting, the City Council will receive public input on the 2023 Annual Action Plan and the recommended 2023 CDBG allocation, decide on final funding allocations for specific projects and set a hearing date for the adoption of the 2023 Annual Action Plan.

BACKGROUND OR DETAILED INFORMATION:

Background
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's 2023 Program Year will begin once the 2023 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban

Development (HUD). Applications for funding were solicited and received by the City in March after a workshop was held with potential applicants. The City has received grant requests of $771,469 from outside agencies and has identified one City capital improvement project in the amount of $175,000 that would be eligible for CDBG funding, for a total of $946,469 in grant requests. The City's allocation for the 2023 Program Year is $388,985. In addition, there is $28,443 in unexpended funds from a previous program year to be reallocated with the 2023 allocation, for a total allocation amount of $417,428.

Summary of Recommended Funding
On May 15, 2023, City Council met in a workshop to discuss the funding requests and recommended funding for the projects summarized in the first and second attachments. The final funding decision will be made by the City Council at its meeting on June 7, 2023 and final adoption of the 2023 Program Year Annual Action Plan will occur at the July 19, 2023 City Council meeting. A summary of recommended CDBG funding includes:

CDBG Administration: $77,797
Habitat for Humanity, Hoffman Phase 3: $68,000
Mother Teresa's Place Water/Sewer Fees: $96,748
Palmer Street Sidewalk SH 50 to Unaweep: $174,883

HUD CDBG Guidelines and Evaluation Criteria
The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2023 allocation, as follows:

1) Administration activities may not exceed 20% of Program Year allocation

2) Human Services activities may not exceed 15% of Program Year, less the amount of outstanding obligated funds

3) Applications for CDBG funding will be judged by the criteria below:

A) Proposed project meets National Objectives:

• Benefits low and moderate income persons;
• Eliminates or prevents slum or blight; or
• Addresses an urgent community need (usually a natural disaster)

B) Proposed project is eligible and meets the City’s Five-Year Consolidated Plan Goals:

• Need for non-housing community development infrastructure
• Need for affordable housing
• Needs of the homeless
• Needs of special needs populations and other human services

C) Ability of the applicant to complete the project: Agency capacity, history of performance, staff level and experience, financial stability

D) Amount requested is consistent with agency needs

FISCAL IMPACT:

The City will receive $388,985 for the 2023 CDBG Program Year to be used in funding eligible activities and programs. In addition, there are $28,443 remaining unexpended funds from previous years that will be reallocated with the 2023 Program Year.

SUGGESTED MOTION:

I move to (approve/deny) the proposed funding requests and set a public hearing for adoption of the 2023 Annual Action Plan for July 19, 2023.

Attachments

1. 2023 CDBG Recommended Funding
2. 2023 CDBG Other Applications Received
3. CDBG PROJECTS BY PROGRAM YEAR 2018 to 2022
4. 2023 CDBG Schedule CC

2023 CDBG RECOMMENDED FUNDING

PROGRAM ADMINISTRATION – Cannot Exceed 20% of Allocation ($77,797)

1: City CDBG Administration

The City allocated $25,000 2022 CDBG funds for general administration of the program, the majority of which be expended by September 2022. The 2023 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, and HUD reporting requirements.

Funds Requested: $77,797
Funds Leveraged: $0
Staff Consideration: $77,797

CAPITAL IMPROVEMENTS AND OTHER PROJECTS

2: Habitat for Humanity of Mesa County – Hoffman Phase 3 Project

Habitat for Humanity of Mesa County creates homeownership opportunities for people within the 30-80% Area Median Income range. Accepted applicants complete sweat equity hours building their own home, as well as those of their neighbors in lieu of a traditional down payment. Habitat is currently planning to double the number of homes constructed in the coming fiscal year (8 units) compared to what it has been able to build in past years (4 units). Habitat continues to build in its Hoffman Subdivision that is within the City limits. CDBG funds would be used to pay Ute Water tap fees for the next 8 units. Habitat for Humanity has not received a recent CDBG grant.

Funds Requested: $68,000
Funds Leveraged: $1,532,000
Staff Consideration CDBG: $68,000

FUNDING CONCERNS: None

3: Grand Valley Catholic Outreach (GVCO) – Mother Teresa Place Sewer and Water Tap Fees

GVCO is in the process of final design of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. Funds are requested to assist with payment of the water tap and Plant Investment (sewer) Fees for the project. GVCO has received several grants in the past, most recently a 2021 grant in the amount of $50,000 for preconstruction costs for the Mother Teresa project which have been expended and the project closed out.

Funds Requested: $96,748
Funds Leveraged: $ Total Project Cost
Staff Consideration CDBG: $96,748

FUNDING CONCERNS: None

FUNDING CONCERNS: This is a redundant service already being provided in the community through the local Partnership for Children and Families and the Business Incubator Center.

4: City of Grand Junction – Palmer Street from Highway 50 North to Unaweep Avenue

Construct 920 feet of curb, gutter and sidewalk on one side of Palmer Street from Highway 50 to Unaweep Avenue. Within a CDBG-eligible neighborhood.

Estimated Funds Requested: $175,000
Funds Leveraged: $ 0
Staff Consideration CDBG: $174,883

FUNDING CONCERNS: Public Works has three outstanding grants from previous years for Safe Routes to Schools projects that are to be completed Summer/Fall 2023. This is a timely project to provide safe access to the traffic signal that will be installed on Highway 50 at Palmer Street.

SUMMARY OF 2023 OTHER FUNDING REQUESTS

Programs and Services

1: Counseling and Education Center (CEC) - Low Income Counseling Services
CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 175 more sessions of counseling for at least 10 more clients seeking care. CEC has received multiple grants for the same purpose with the most recent being 2022 funds ($10,000), 40% of which have been expended.

Funds Requested: $10,000
Funds Leveraged: $589,093
Staff Consideration Non-Profit Funds: $10,000

FUNDING CONCERNS: None

2: Grand Junction Housing Authority Service-Care Coordination
The GJHA Supportive Services program keeps aging adults safely and independent in their homes with manageable health care costs (75% of clients are enrolled in Medicaid or Medicaid/Medicare). Service-Care Coordinators provide access to on-site and community-based health/wellness services, involve clients in their care plans, and make transportation referrals or drive clients to appointments. The Coordinators have identified additional needs such as nurses, housekeeping/home care, non-medical transportation, access to prepared food, and home modifications for accessibility (e.g. ramps and grab bars. CDBG funds would be used to fund the provision of these services. GJHA has received multiple grants but not for this purpose. All previous projects have been completed and grants closed out.

Funds Requested: $5,000
Funds Leveraged: $10,000
Staff Consideration: $ 0

FUNDING CONCERNS: None

3: Marillac Clinic 12th Street Clinic Exam Room Upgrades
Marillac Clinic is expanding in downtown Grand Junction on a property just north of the CMU campus. The building is currently under renovation and is targeted to open in late 2023. CDBG funds would be used to purchase the integral equipment for the two new exam rooms to include 4, Barrier-Free Examination Chair/Tables. Marillac Clinic has received multiple grants but not for this new clinic. All previous projects have been completed and grants closed out.

Funds Requested: $16,186
Funds Leveraged: $16,186
Staff Consideration: $ 0

FUNDING CONCERNS: None

4: St. Mary's Hospital Foundation – Purchase Food for Meals on Wheels Program

Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction kitchen. CDBG funds would be used to offset the cost of food for an estimated 5-10% growth in the program. Meals on Wheels last received CDBG funds in 2022 for the same purpose. The funds have been expended and the grant closed out.

Funds Requested: $17,000
Funds Leveraged: $648,000
Staff Consideration Non-Profit Funds: $12,090

FUNDING CONCERNS: None

5: Housing Resources of Western Colorado (HRWC) – Emergency Housing Stability Assistance

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments for clients. HRWC received a 2022 CDBG grant for this purpose and two-thirds of that grant has expended.

Funds Requested: $10,000
Funds Leveraged: $ 0
Staff Consideration: $ 0

FUNDING CONCERNS: None

6: Housing Resources of Western Colorado (HRWC) – Housing Counseling and Support

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling. Applicant states this application is of higher priority than Emergency Assistance. HRWC received a 2022 grant for this purposed which has been partially expended.

Funds Requested: $15,000
Funds Leveraged: $ 0
Staff Consideration Non-Profit Funds: $15,000

FUNDING CONCERNS: None

CAPITAL IMPROVEMENTS AND OTHER PROJECTS

7: Centro de la Familia de Utah – Riverside Community Center Building Improvements

Centro de la familia de Utah (Centro) is a non-profit organization that offers various programs and services to support children and families in need, especially in underserved communities. Programs include Head Start, Prevention Programs for Youth and Adult Education and Outreach. CDBG funds are requested to improve the facility at 134 West Avenue which is used as a Head Start facility and community building. The site is owned by the City of Grand Junction and the building is leased by Centro. Improvements include weatherization and safety upgrades and landscaping enhancements. $4,541 would be used for overhead and architectural plans. 100% of the persons served at the Riverside facility live within the City limits. Centro de la Familia has not received previous CDBG funds.

Funds Requested: $21,821
Funds Leveraged: $ 0
Staff Consideration Non-Profit Funds: $21,821

FUNDING CONCERNS: None

8: Grand Valley Catholic Outreach (GVCO) – Mother Teresa Place Security System

GVCO is in the process of final design of Mother Teresa Place, a 40-unit permanent supportive housing complex to be located at 301 South 4th Street, developed for the most vulnerable adults living on the street. The single entrance to the complex will be manned 24 hours a day, 7 days a week to protect residents from their predators. The individuals to be housed in Mother Teresa Place are vulnerable to the elements, to availability of drugs and alcohol, to physical abuse by the population and to themselves. CDBG funds will be used to install an outdoor perimeter and interior security system on all 3 floors and public areas. GVCO has received several grants in the past, most recently a 2021 grant in the amount of $50,000 for preconstruction costs for the Mother Teresa project which have been expended and the project closed out.

Funds Requested: $61,033
Funds Leveraged: $161,264
Staff Consideration Non-Profit Funds: $61,033

FUNDING CONCERNS: None

9: HomewardBound of the Grand Valley – Pathways Family Shelter Plumbing Improvements

HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day. CDBG funds are requested to improve the plumbing system at the Pathways Family Shelter located at 562 29 Road including screening for condensers and shower repairs. HomewardBound has received multiple grants in the

past with the most recent being a 2022 grant of $49,846 for the security system upgrade at Pathways which has not yet been expended.

Funds Requested: $42,500
Funds Leveraged: $3,500
Staff Consideration Non-Profit Funds: $42,500

FUNDING CONCERNS: None

10: STRiVE – Drainage, Safety and Accessibility Improvements
STRiVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to make drainage, safety and accessibility improvements at the two facilities it owns and operates at 516 North 15th Street/1505 Chipeta Avenue. The facilities are used for STRiVE's Specialized Day Habilitation Services programs that are designed to provide support to disabled clients in achieving their maximum functional level and helping to increase self-sufficiency. STRiVE has received numerous grants in the past, most recently a 2022 grant of $76,222 to remodel the Wood Shop and group homes. The funds have been expended and the grant closed out.

Funds Requested: $38,981
Funds Leveraged: $0
Staff Consideration Non-Profit Funds: $38,981

FUNDING CONCERNS: None

11: Hilltop Community Resources – Resource Center Security System
Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. Hilltop's Resource Center Campus is a key downtown location for programs serving at-risk, low-income and vulnerable individuals and families with a variety of services. CDBG funds would be used to rehabilitate the 3 buildings at the campus with an improved security system. Hilltop most recently received two 2022 CDBG grants. Funds have not yet been expended.

Funds Requested: $32,000
Funds Leveraged: $10,000
Staff Consideration Non-Profit Funds: $32,000

FUNDING CONCERNS: None

12: Housing Resources of Western Colorado (HRWC) – Critical Home Repair Program
The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used for critical home repairs for households of

low- and moderate-income. HRWC has received many grants in the past, most recently a 2022 grant for $10,000 for this purpose which has not yet been expended.

Funds Requested: $10,000
Funds Leveraged: $0
Staff Consideration Non-Profit Funds: $10,000

FUNDING CONCERNS: None

13: Karis, Inc. – Zoe House Security and Landscaping Improvements
Karis provides housing and research-based services to homeless youth ages 13-24 and own and operate The House, the Zoe House and the Laurel House. The Zoe House serves youth made homeless by domestic violence. CDBG funds would be used to relandscape the yard to xeriscape, replace the chain link fence in the front yard with privacy fencing and create a parking area behind the house so that survivors can park their cars out of sight from the street. These measures will increase security of the property and will increase water usage efficiency. Karis, Inc. has received multiple grants in the past with the most recent being a 2021 grant of $40,000 to remodel The House which has been expended and the grant closed out.

Funds Requested: $13,200
Funds Leveraged: $0
Staff Consideration Non-Profit Funds: $13,200

FUNDING CONCERNS: None

14: Riverside Educational Center (REC) – Purchase a Home for REC
REC provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa Cunty students K-12 in order to improve academic achievement and foster positive social and emotional development in a safe and supportive environment. REC main facilities presently reside in the building at 1177 Winters Avenue. REC is undergoing a capital campaign to raise the funds to purchase the building as well as the adjacent building at a reduced price. CDBG funds will be used towards the purchase price of both properties. REC received a 2022 CDBG grant for the purchase of a vehicle which has been expended and the grant closed out.

Funds Requested: $100,000
Funds Leveraged: $1,300,000
Staff Consideration: $0

FUNDING CONCERNS: None

15: Western Colorado Business Development Corporation (BIC) – Grand Junction Incubator Intensive
BIC operates the Small Business Development Center, Enterprise zone, makerspace, coworking space, incubator intensive and commercial kitchen. CDBG funds would be used to expand the Intensive Incubator, a business accelerator program by mapping industries that need support to accelerate growth and enhance the community. Hire subject matter experts to provide tailored services to participating businesses in areas of financial management/strategic planning, developing and delivering training materials

that improve critical business operations, market and other related costs for businesses within the Grand Junction City limits. BIC has not received CDBG funding recently.

Funds Requested: $50,000
Funds Leveraged: $0
Staff Consideration: $0

FUNDING CONCERNS: None

16: WEE Care, Inc – Business Operations and Optimization Support Tools (BOOST)

Wee Care, a Los Angeles-based for-profit business is the largest childcare network in the US, helping providers operate sustainable businesses through state-of-the-art technology platform, while simultaneously improving access to affordable, quality care for all families through a centralized marketplace. CDBG funds would be used to operate the BOOST program in Grand Junction to provide business and technical support to childcare providers who run in-home daycares that serve children ages 0-5 and up to age 13. Funds would pay for the program personnel, technology tools, and marketing expenses to run BOOST for one year, benefitting 24 LMI daycare owners, potentially create 9 new LMI jobs, increase business acumen and skillset, and can benefit up to 336 LMI families who use these childcare services. Wee Care has not received a CDBG grant in the past.

Funds Requested: $144,000
Funds Leveraged: $102,000
Staff Consideration: $ 0

FUNDING CONCERNS: . This is a redundant service already being provided in the community through the local Partnership for Children and Families and the Business Incubator Center.

CDBG PROJECTS BY PROGRAM YEAR 2018-2022

2018 Program Year – All Projects Completed

- CDBG Program Administration - $25,000
- GJHA Predevelopment Engineering Costs - $20,000
- Karis, Inc. Integrated Mental Health Services - $8,547
- HopeWest PACE Center Accessible Exam Tables - $7,000
- Partners Van Purchase - $10,000
- St. Mary's Gray Gourmet Program Food Purchase - $4,000
- Counseling and Education Center Low Income Counseling - $4,000
- STRiVE Audyssey Autism Clinic - $4,000
- Hilltop Bacon Campus Fire Safety - $20,000
- HomewardBound Homeless Shelter Roof - $39,371
- Partners WCCC Building Rehabilitation - $3,800
- The Arc Program Office Accessibility Improvements – $19,740
- Center for Independence Accessible Gardens - $4,700
- Riverside Park Improvements - $25,000
- Grand Avenue at 9th and 10th Streets Improvements - $60,000
- Pinyon Avenue 13th to 15th Improvements - $60,000
- Downtown Residential – Replace Lead Water Lines - $20,000
- Karis, Inc. Purchase Youth Drop-In Day Center - $14,370

2019 Program Year – All Projects Completed

- CDBG Program Administration - $25,000
- CEC Low Income Counseling - $10,000
- HomewardBound Services Improvements - $22,300
- Marillac Clinic Medical Exam Room Upgrades - $8,661
- Riverside Educational Center Van Purchase - $12,700
- STRiVE Audyssey Autism Clinic - $7,500
- HomewardBound Exterior Client Space Improvements - $26,000
- Garden Village Apartments Window Replacement - $97,274
- Karis Inc. Appliances for The Home – $22,100
- Partners Program Office Roof Replacement - $35,000
- Western Slope Center for Children Office Improvements - $31,500
- Downtown Residential – Replace Lead Water Lines - $20,000
- Lighting Improvements in Neighborhood Parks - $9,220
- ADA Accessibility Improvements - $24,000
- B Road / Mesa View Elementary Safe Routes to School - $95,000
- B-1/2 and 27-1/2 Safe Neighborhood Route - $40,000
- Lorey Drive from Westlake Park to 1st Street - $75,000

2020 Program Year – All Projects Completed

- CDBG Program Administration - $75,000
- CEC Low Income Counseling - $10,000
- HomewardBound Services Improvements - $25,000
- HopeWest Youth Grief Program - $10,000
- Marillac Clinic Dental Equipment - $8,661
- Hilltop Latimer House Transportation - $13,000
- HomewardBound Shelter Remodel - $20,000
- STRiVE Wood Shop and Group Home Remodels - $20,559
- GJHA Linden Pointe Rehabilitation - $54,000

- Community Food Bank Roof Replacement - $15,000
- Karis Inc. Housing Rehabilitation - $40,000
- HRWC Emergency Home Repair - $15,000
- Elm Ave 28-28-1/4 Safe Routes to School - $120,000
- West Lake Park Improvements - $25,374

2021 Program Year – All Projects Completed (unless noted underway)

- CDBG Program Administration - $25,000
- CEC Low Income Counseling - $10,000
- HopeWest Extended Caregiver Support - $10,000
- STRiVE Vehicle Repair - $7,942
- REC Chipeta Elementary Transportation - $27,000
- Partners WCCC Vehicle Acquisition - $14,468
- HomewardBound Shelter Remodel - $40,000
- GVCO Mother Teresa Pre-Construction Costs - $50,000
- MindSprings Health Oasis Rehabilitation - $29,788
- Karis, Inc. The House Remodel - $40,000
- HRWC Mobile Home Repair - $25,000
- HRWC Critical Home Repair - $10,000
- 27 Road Unaweep to B ¾ Road Safe Routes to School - $180,359 (underway)

2022 Program Year – All Projects Underway (unless noted completed)

- CDBG Program Administration - $25,000
- HRWC Counseling - $5,717
- HRWC Emergency Payments - $10,000
- CEC Low Income Counseling - $10,000
- Eureka! Science Center Van Purchase - $7,800
- Meals on Wheels Food Purchase - $15,000
- REC Bookcliff Middle School Transportation - $7,800 (completed)
- HRWC Critical Home Repair - $10,000
- HRWC Mobile Home Repair - $25,000
- STRiVE Group Home Remodel - $63,222 (completed)
- STRiVE The Woodshop Remodel - $13,000 (completed)
- Hilltop Bacon Building Roof Replacement - $39,871
- HBGV Pathways Security System - $49,864
- Hilltop Resource Center Fencing - $19,676
- 27 Road Safe Routes to School - $99,501
- Rocket Park Safe Routes to School - $40,000

CITY OF GRAND JUNCTION
2023 CDBG PROGRAM YEAR SCHEDULE

Tuesday February 7	2023 Application Workshop
March 24	Deadline for 2023 CDBG Applications
March 28-April 11	Staff Review of Applications
May 1	Staff report summarizing 2023 applications and CDBG eligibility requirements available to City Council.
May 15	Council Workshop – Review 2022 Applications/make funding recommendations.
June 7	City Council Public Hearing Decision on project funding for Annual Action Plan
June 12 – July 13	30-Day Public Review Period for 2023 Annual Action Plan
July 19	City Council Public Hearing Final Acceptance of 2023 Action Plan recommended by Council at June meeting
By July 21	Submit 2023 Action Plan to HUD (45-day review required)
Summer	Environmental Review for 2023 Activities and Award Letters to Subrecipients
September	Receive HUD Approval and Begin 2023 Program Year
October/November	Consolidated Annual Performance and Evaluation Report (CAPER) Hearing
November 29th	2022 CAPER Due to HUD

Grand Junction City Council

Regular Session

Item #5.b.i.

Meeting Date: June 7, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

A Resolution Approving an Institutional and Civic Master Plan for St. Mary's Hospital and Medical Center

RECOMMENDATION:

The Planning Commission heard this request at the May 9, 2023 meeting and voted (5 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant is requesting approval of Master Plan 2023 for St. Mary's Hospital, located at 2635 N. 7th St. This Master Plan is used to develop site and facility plans that may not only meet St. Mary's forward-thinking goals but also support the City's mandate to assure that residents have easy and safe access to the site and the provided services the hospital provides. Over the past 28 years, St. Mary's Healthcare has submitted and received approval for five Master Plans in 1995, 2000, and 2005 (amended in 2006), 2011, and 2017. This plan, Master Plan 2023, is one that has been shared with neighbors and reviewed by the Board of Directors.

Over the next five years, the plan is anticipated to be a series of internal projects with no major building expansion. The Master Plan 2023 document included with this application provides further detail of the five-year projects, including the demolition of existing buildings, an interim mobile imaging unit, and a proposed rezone that has a separate but concurrent application.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the City, St. Mary's Hospital has prepared Master Plans for review in five (5)

year increments starting in 1995. The purpose of the Master Plan is to set forth the vision for upgrades, improvements, and expansions to St. Mary's facilities and campus area over a five-year period and to allow the City an opportunity to consider the proposed improvements in a comprehensive manner. The Master Plan also identifies and inventories all properties that St. Mary's owns and the land uses associated with each parcel.

In 2000, St. Mary's submitted a second Master Plan. During that same year, the Zoning and Development Code was revised to include a formal process for Institutional and Civic Master Plans giving final approval authority to the City Council. Since that time, all new Master Plans for St. Mary's and other institutions are required to go through the same process to be reviewed by the Planning Commission and approved by the City Council. The purpose of a master plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community but might impact the surrounding neighborhood. The master plan review allows the City, through a public process, to assess any impacts early in the review process and direct the applicant on how best to address the impacts.

Master Plan 2005 saw a 12-story, 434,000 sf tower (the Century Project) on the west campus, including the relocation of the Careflight helicopter to the roof of the patient tower. It also included a small addition, expanded parking, upgraded infrastructure, and property acquisitions. Master Plan 2011 proposed no major changes to the hospital campus with the exception of completing four (4) unfinished floors in the patient tower and remodeling several departments in older areas of the hospital. In January 2017, the City Council approved the Master Plan 2017 for St. Mary's Hospital. Master Plan 2017 identified all properties that St. Mary's owned at the time of development of the plan and also outlined several construction projects, such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room, both of which are currently under construction.

The proposed Master Plan 2023 anticipates internal renovations, remodels, replacements, and relocations. The projects are planned within the existing structures with no additions or expansions to the footprint and include rebranding, remodeling of the Clinical Decision Unit to add 24 beds, remodeling of OR-10, and an outpatient pharmacy. The Pavilion proposes remodeling for oncology, upgrading imaging equipment, and remodeling the existing Neurology department, while the Surgery Center will see remodeling of the dialysis area, the IT department, and sterile processing areas. Master Plan 2023 intends to demolish the Farrell Building, the Madden Building, and 2352 N 7th St, along with a rezone of 2352/2356 N. 7th St into the hospital PD zone.

Master Plan 2023 for St. Mary's Hospital, if approved, would be valid for a period of five (5) years, until the year 2028.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Master Plan 2023 request was held in

person at the Double Tree Hotel on Thursday, November 14, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant and their representative were in attendance, along with a representative from City staff and approximately six neighbors. The owner's representative provided an overview of the St. Mary's Master Plan along with a summary of the concurrent rezone request (RZN-2023-70). Most of the questions were focused on the operations of St. Mary's, with only one question asking for clarification on what the rezone request was.

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 a new application sign on April 28, 2023. 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 on April 27, 2023. The notice of this public hearing was published on April 30, 2023, in the Grand Junction Daily Sentinel. Public comment was also received in an online hearing between May 2, 2023, and May 8, 2023, through the GJSpeaks platform.

ANALYSIS

The St. Mary's campus is currently zoned PD, however, it was zoned PD prior to the City establishing today's system for adopting a PD with a relevant Outline Development Plan. In lieu of having an Outline Development Plan, the hospital campus has created and has been approved for an Institutional and Civic Facility Master Plan in accordance with Section 21.02.190 of the Code. Staff has provided analysis relevant to both of these actions, as follows:

Pursuant to Section 21.02.190(c), In reviewing a master plan the decision-making body shall consider the following:

(1) Conformance with the Comprehensive Plan and other area, corridor, or neighborhood plans;

Master Plan 2023 for St. Mary's Hospital will help maintain the Grand Valley as being a regional provider of health care services/medical center by serving all of western Colorado and southeast Utah which implements the following goals and policies from the Comprehensive Plan.

- Plan Principle 2: Resilient and Diverse Economy

  Where We are Today (and Where We are Going) – The City of Grand Junction has worked hard over the years to provide a stronger, more diverse economic base following the job losses from the Great Recession. This diversity has hinged on successful partnerships and fostering a trained and skilled workforce. Healthcare, along with manufacturing, has been an industry that continues to see constant growth. Over the next 20 years, the City will capitalize on the success it's seen and encourage innovative growth.

  How We Will Get There – The goals and strategies surrounding a resilient economy focus on strategies to promote new growth in innovative industries as

well as strengthen the existing sectors that are successful. One such goal is to support the workforce around it, part of which is ensuring that there are sufficient services and amenities to attract new workers. The St. Mary's Master Plan 2023 supports the strength of healthcare, which is a critical service in the community, especially as the regional center between Denver and Salt Lake City.

- Plan Principle 3: Responsible and Managed Growth
  Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about an increasing population that may be outpacing available services. The focus on growth has been infill and redevelopment that take advantage of existing infrastructure. Future growth will need to minimize leap-frog development and prioritize infill.

  How We Will Get There – Responsible and managed growth requires that growth occur where infrastructure already exists. The strategies in this Principle encourage leveraging underutilized properties and evaluating parking to align with the land use and intensity of development. Master Plan 2023 encourages the reuse and growth within the existing footprint and reevaluated uses on the site to ensure that the campus is meeting community needs over the next 5 years.

- Plan Principle 10: Safe, Healthy, and Inclusive Community
  Given the relative isolation of communities on the western slope, Grand Junction has advantages in terms of public health and access to care. In order for this to continue, special care will be required to ensure that this can be maintained. The Comprehensive Plan promotes health and wellness through access to services.

(2) Conformance with the Grand Junction Circulation Plan and general transportation planning requirements;

The proposed Master Plan 2023 does not propose any changes to the transportation system through the site over the next 5-year period. None of the programmed improvements for this period will trigger improvements to the system.

(3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air, or noise pollution, limited nighttime lighting, and adequate screening and buffering potential;

In accordance with Master Plan 2023, St. Mary's Hospital is required to provide per the Zoning Code a total of 1,828 parking spaces for their hospital campus. Currently, they are providing a total of 2,195 parking spaces which is 367 spaces in excess of current standards. No additional parking is required, however, the plan does contemplate a potential surface lot following demolition at the 2352 N. 7th St. location. Adequate stormwater, drainage, screening, buffering, etc., will be reviewed as a part of the required Site Plan for the

development of the new parking lot and will meet all City standards. Therefore, Staff finds this criterion to have been met.

(4) Adequacy of public facilities and services; and
Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot. However, City Water and City sanitary sewer are both located within the internal ring road on St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. Therefore, adequate public services and facilities exist to serve the type and scope of the land use proposed.

(5) Community benefits from the proposal.
The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high-quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas, and natural features; and/or Public art.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the application for approval of Master Plan 2023 for St. Mary's Hospital and Medical Center FMP--2023-60, the following findings of fact have been made:

1. The proposed St. Mary's Hospital and Medical Center Master Plan 2023 is in accordance with Section 21.02.190 of the Zoning and Development Code.

The Planning Commission heard this request at the May 9, 2023 meeting and recommended (5 to 0) approval of the request.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 47-23, a resolution concerning the approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, with the findings of fact described in the staff report.

Attachments

1. St Mary's Master Plan 2023
2. St. Mary's MP Development Application
3. St. Mary's MP Site Maps and Photos
4. St. Mary's Neighborhood Meeting Summary
5. Planning Commission Minutes - 2023 - May 9 - Draft
6. Applicant PC Presentation
7. RES-SMH 2023 Plan 20230509
8. Applicant's Council Presentation

DRAFT FOR REVIEW 12/14/2022

MASTER PLAN 2023

St. Mary's Hospital and Medical Center

Presented to
City of Grand Junction

Prepared by
Davis Partnership Architects



SCL Health
ST. MARY'S
Now Intermountain Healthcare

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SCL Health
ST. MARY'S
Now Intermountain Healthcare

1 Executive Summary

1.
Executive Summary

St. Mary's Hospital has been an integral part of the Grand Junction community since 1896 and continues to serve as the focal point for sophisticated, quality healthcare on Colorado's Western Slope. The Hospital's 127 years of providing compassionate care for residents and visitors alike provide a solid foundation for continuing our role as a premier regional medical center.

In April of 2022 SCL Health, the non-profit health system that operates St. Mary's Hospital merged with the non-profit Intermountain Healthcare. SCL Health has primarily Catholic affiliations and secular operations in Colorado, Montana, and Kansas, while Intermountain Healthcare has non-profit secular operations in Utah, Idaho, and Nevada. The operations of St. Mary's will continue with the same great regional service, but the branding may change as a part of this master plan.

This master plan is a document that is used to work collaboratively with the City of Grand Junction to develop site and facility plans that may not only meet our forward-thinking goals but that also support the City's mandate to assure that residents have easy and safe access to our site and our services. Over the past 28 years, we have submitted and received approval for five master plans in 1995, 2000 and 2005 (amended in 2006), 2011 and 2017. This plan, Master Plan 2023, is one that has been shared with our neighbors and reviewed by our Board of Directors.

As we began work on Master Plan 2023, we were mindful of the fact that we had just completed three major additions and expansions on the campus. The $125 million investments for those facilities that are just finalizing construction as we write this document provide more ways for St Mary's to serve the community at large. As 2023 approaches and funds are becoming available, the Hospital has identified additional new projects for the coming 5 years. This master plan documented includes all internal projects as the Hospital has no plans to make major changes to the campus during the life of the 2023 document.

We will continue to remodel several departments in older areas of the Hospital. We will upgrade equipment for several departments such as Radiation Oncology and Imaging. We also plan to remodel several departments within the Pavilion and Grand Valley Surgery Center. The most visible change will be the rebranding of all campus signage due to the merger.

We plan on demolishing three buildings on campus, the Farrell Building (which was mentioned but did not happen as part of the 2017 Master Plan goals, Madden, and 2352 N. 7th building. After demolition this will require some modifications to the landscape and surface parking where the buildings have been standing. This work is targeted to be in the next five years, however for several reasons demolition may once again stretch into the next master plan update timeframe. This portion will be based on securing funds for this demolition process. We also plan to rezone the 2352 N. 7th building into the PD zone district to match the rest of the main campus. This will allow for similar setbacks, cross parking and consistency in the hospital zoning for any future development outside of these 5 years.

While not a formal part of this master plan, St. Mary's has been looking into property acquisitions as they come forward.

St. Mary's commitment to the Western Slope remains unchanged. As hospitals in outlying areas add programs to serve their growing communities, St.

Mary's maintains its role as the area's premier regional medical center by adding the next higher level of service. The result is top quality healthcare for Western Colorado. We will continue planning for that next level of care and thank all of those with whom we collaborate to assure that the facilities support that future.



St. Mary's Medical Center

2 Introduction

2.
Introduction

This year marks the 6th adopted update to the St. Mary's Medical Center Master Plan document, with the first plan developed in 1995. The Hospital has undergone many changes during those years but has consistently focused on its role as Western Colorado's leading medical center. As medical technology grows increasingly complex, as consumers assume greater responsibility for their own health, and as the demand intensifies for highly skilled physicians and other caregivers, St. Mary's remains mindful of its role to provide facilities and services that support its mission and vision. St. Mary's looks ahead at healthcare trends and advancements and compares that against their growing needs to project projects for the upcoming 5-years. These projects then get included withing the master plan updates. All projects included support the Mission and Vision of St. Mary's Medical Center.

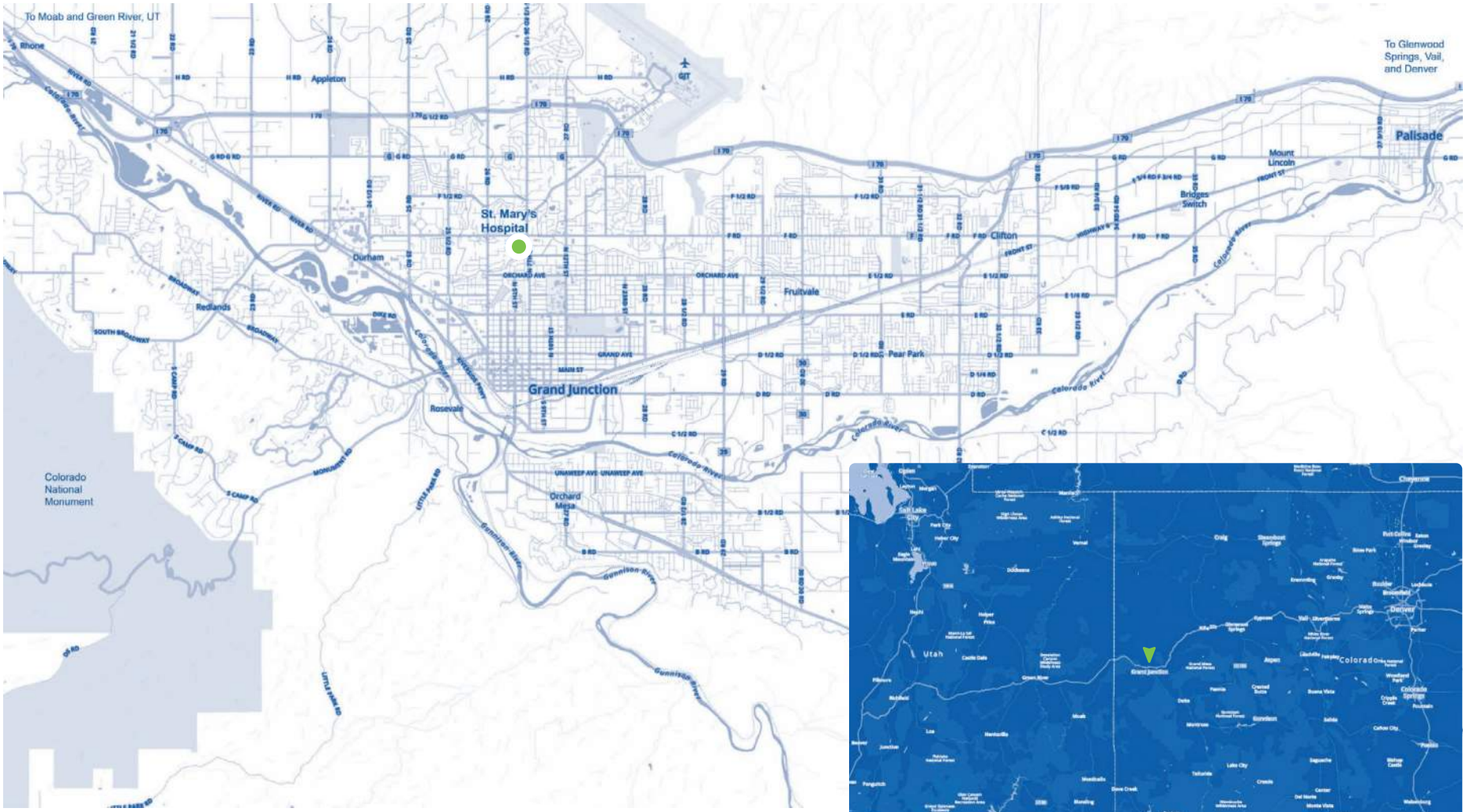
Located just minutes off Interstate 70, St. Mary's extended campus consists of 53.74 acres, most of which is located east and west of the intersection formed by two major arterials – N. 7th Street and Patterson Road. St. Mary's has been located at this site since 1949; the original 1949 building remains in operation today along with numerous additions and changes that began in 1959 and have continued to the present.

To continue our rich heritage and to advance our mission of improving the health of those we serve, Intermountain Healthcare and SCL Health merged on April 1, 2022. St. Mary's Medical Center, which as a part of the new system, is continuously committed to developing thoughtful plans that encompass new services and programs as well as new facilities and a more efficient campus. These plans, which are reviewed by the Hospital's Board of Directors are also submitted to the City of Grand Junction when they involve new construction or changes to the Campus.

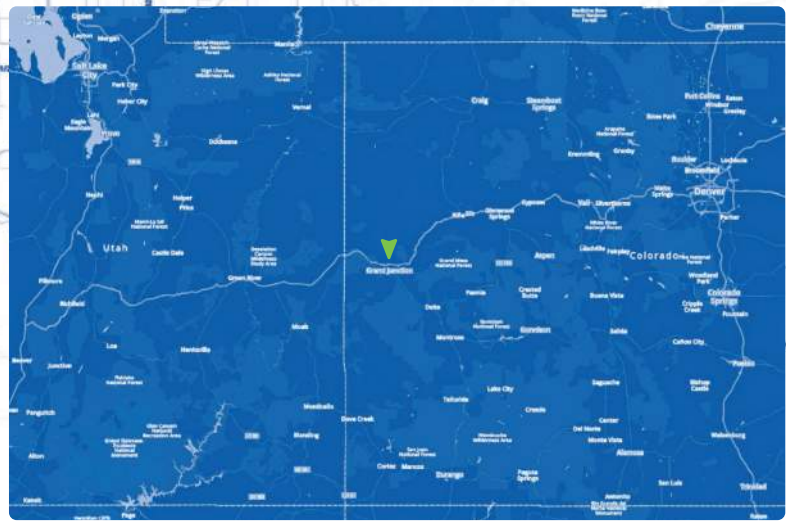
Our Intermountain Mission

► Helping People Live the Healthiest Lives Possible

St Mary's Medical Center serves a broad geographical area that includes all Western Colorado and portions of Southeastern Utah. St Mary's is located nearly equidistant from Denver and Salt Lake City. The campus is located at the intersection of two busy arterial streets so making St Mary's Hospital easy to get to. The campus is divided by N. 7th Street, with most outpatient activity and staff parking occurring on the newer east campus while the existing hospital located on the west campus. This Master Plan 2023 mostly focus on internal updates with no planned building expansions for the next 5 years.



Vicinity Map - St. Mary's Medical Center



Grand Junction Location Map

3

History of Master Planning

3.
History of Master Planning

The City of Grand Junction and the St. Mary's Hospital came to an agreement to establish a 5-year Master Plan that would be a guide to major projects anticipated over a 5-year period. This would allow the hospital to have one neighborhood public meeting, and planning commission approval for all upcoming projects, allowing individual site plan documents to be administratively approved by various city departments as each project moves forward. This permits the hospital to receive approval in advance for each new development in lieu of a public process for each individual project within the 5-year master plan period. St Mary's Hospital can have several projects under construction at once, and this process allows those to happen in a timely manner so St. Mary's can develop campus wide improvements that encompass new services, programs, and new facilities.

Master Plan 1995

St. Mary's received approval from the City of Grand Junction for the Hospital's first five-year master plan to accomplish the following:

- Integrated the newly purchased and remodeled Life Center and Family Practice Center at 12th and Patterson into St. Mary's extended campus.
- Expanded and remodeled select hospital services.
- Constructed the Grand Valley Surgical Center.
- Consolidated employee parking east of N. 7th Street.
- Enhanced campus safety by fencing sections of N. 7th Street to prevent pedestrians from crossing in the middle of the block.
- Modified the crosswalk marking and signal timing at N. 7th and Patterson in cooperation with the City's Transportation Engineering Section.
- Improved the landscaping along Patterson Road near the employee parking lots.
- Added storm water detention capabilities and landscaping along Wellington Avenue, east of N. 7th Street.
- Increased the number of surface parking spaces west of N. 7th Street.

Master Plan 2000

Five years later, St. Mary's gained approval for its second Master Plan which focused on decompressing the Hospital campus west of N. 7th Street by:

- Relocating high traffic outpatient services to the new Advanced Medicine Pavilion east of N. 7th Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice, was also included in the Advanced Medicine Pavilion.
- Relocating high traffic outpatient services to the new Advanced Medicine Pavilion east of N. 7th Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice,

was also included in the Advanced Medicine Pavilion.

- Reorienting the main vehicular entrance to both the east and west campuses to the corner of N. 7th and Wellington.
- Construction of a 404-space parking garage on the west campus. The multi-level parking garage was part of an overall campus plan to increase the number of parking spaces directly adjacent to the Hospital to meet urgent, current demand as well as future needs.
- Adding parking spaces – for employees and outpatients – on the east campus to help reduce congestion on the west campus.
- Completing a "ring road" on the west campus that would allow traffic to access the entire west campus without exiting onto either Patterson Road of N. 7th Street.
- Demolishing the former Department of Health building. Located on Patterson Road, west of N. 7th Street, the Department of Health building had long outlived its usefulness, and plans were being made to relocate its functions to North Avenue and 29 ½ Road. Its purchase by St. Mary's, and subsequent demolition, would allow St. Mary's to complete the west campus ring road described above.

The first amendment to Master Plan 2000 sought approval for the following. Approval was granted on June 24, 2003.

- Adding surface parking north and west of the original Holy Family School Buildings. This amendment added 203 parking spaces, 167 of which were gated and are used by St. Mary's employees and thirty-six of which were not gated and are used by visitors to existing facilities on that site.
- Adding surface parking on the site to be vacated by Mesa County Health Department. Following the relocation of the Health Department, St. Mary's elected to raze the two-story building and put in its place a new parking lot with ninety-three spaces. The lot is used by patients and staff associated with St. Mary's medical office building (425 Patterson Road). In addition, some of the land was used to continue the ring road on the west side of the campus as proposed in Master Plan 2000.
- Relocating and reconfiguring the proposed parking garage southeast of the hospital building. As St. Mary's began to assess its future needs on the east campus, it became clear that the Hospital expansion described in Master Plan 2000 would not meet future needs; it was simply too small. As planning progressed, the Hospital found that the building addition (the primary focus of Master Plan 2005) should be located south – not west – of the existing hospital. This amendment allowed St. Mary's to build a 404-space parking garage following the removal of the information services building and the Saccomanno Education Center. This new plan allowed the helicopter hangar and landing pad to remain in its existing location.
- Constructing a new medical education center northwest of the Hospital and northeast of the Hospital's boiler plant. This amendment allowed St. Mary's to build a new medical education center on a site that had been occupied by four small buildings. The new center was constructed to serve the education needs of physicians and hospital staff. Public education programs were relocated to other education facilities in the Life Center and in the Madden Building Friendship Room, where adequate parking is available.

The second amendment to Master Plan 2000 sought review of the following single item and was approved on November 9, 2004.

- Provide a new vehicular entrance on Patterson Road, 387 feet east of the Mira Vista subdivision. The

entrance would function as a full movement intersection and would be constructed in place of the former entrance shown in Master Plan 2000, directly adjacent to Mira Vista.

The third amendment to Master Plan 2000 was submitted in December 2005 and sought approval of projects that St. Mary's initiated to prepare for the Century Project:

- Constructed a utility tunnel between the central plant and the new hospital addition.
- Relocated the west campus site irrigation pump house and installed a new underground helicopter fuel tank.
- Revised and extended the new Grand Valley Irrigation Company 36" irrigation main pipeline and made final connections.
- Revised the ring road at the north end of St. Mary's Park, southwest of the Hospital.
- Constructed a temporary helicopter landing pad, storage facility, and crew quarters (mobile RV) on the east campus, directly east of the Madden Building. Removed the existing underground fuel tank. Demolished the existing landing pad and hangar.
- Constructed new, permanent ambulance entrance and canopy on the west side of the Hospital. Demolished the existing ambulance entrance canopy and closed the existing ambulance entrance.
- Constructed new underground storm water detention facilities in St. Mary's Park and prepared the park to serve as a construction staging area for the duration of construction. This project provided for permanent underground detention and dual use of the park area during construction. The park was later restored and improved.
- Demolished the existing outpatient and ambulatory emergency entrance (Entrance #2).
- Constructed temporary parking for construction personnel on the east campus.
- Excavated and shored for the hospital addition (patient tower) construction.

Master Plan 2005

(Updated in October 2006)
St. Mary's 2005 Master Plan, updated in October 2006 when the space programming was completed for the Century Project, was consistent with the City's growth plan, conformed with the City's Major Street Plan, and was reviewed with hospital neighborhood residents to assure continued compatibility with the surrounding neighborhood. At each of the seven neighborhood meetings—and at subsequent focus groups—St. Mary's presented its most current plan and answered forthrightly all of the questions posed. At the conclusion, there were no unresolved or contentious issues.

The accomplishments of the 2005/2006 Master Plan included:

- A 12-story, 434,000 sf tower (the Century Project) on the west campus; the tower allowed a connection between the hospital and the 404-space parking garage that connects the parking garage to the main lobby of the Hospital. An important aspect of the Century Project was the relocation of the Careflight heliport to the roof of the patient tower. The new location has all but eliminated the irritants of noise and ground disturbance common to its previous location adjacent to the hospital and its temporary location on the east campus.
- A small addition to the west side of the hospital to accommodate a new MRI.
- New parking spaces near the new lobby, the emergency entrance, at the corner of Bookcliff and Little Bookcliff, and in a single level, covered parking structure adjacent to the main entrance.

- An upgraded central utility plant with new boilers and chillers and emergency generators.
- New entrances to the hospital, to the emergency department, and for ambulances.
- The vacation of City Market Pharmacy, which was previously accessed at Entrance 5.
- Exterior patio spaces adjacent to the new cafeteria and to the conference center.
- The acquisition of an office building on Center Avenue, between 6th and N. 7th Streets, which was used by FCI/McCarthy as a contractor office. It was vacated in November 2010 and was demolished.
- The acquisition of a building at 2323 N. 7th Street to house the hospital's business office. St. Mary's has no plans to enlarge the building or reconfigure anything on the exterior.
- The acquisition and demolition of an office building on the east campus, south of Wellington; the site is landscaped by the hospital and is not used for parking. The demolition of the building opened up the site and improved sight lines for turning vehicles at the intersection of N. 7th and Wellington.
- New public shelter in St. Mary's Park.
- Twenty new security call boxes, bringing the total to twenty-six, on campus. The new security call boxes were added as we expanded parking capacity throughout the campus.

Subsequent to receiving approval for Master Plan 2005/06, some of the Century Project's internal floor plans changed. These changes had no impact on the Master Plan. In summary, the project expanded the emergency services, lobby, and cafeteria on the main (ground) level. Twelve new operating rooms were built on the first floor with state-of-the-art support equipment and designed to expand to sixteen rooms if needed. An entirely new thirty-two bed critical care unit occupied the third floor. New labor and delivery, postpartum and neonatal intensive care units occupied the sixth and seventh floors. The final floor to be completed was the orthopedic unit on the eighth floor. The difference in floor-to-floor heights between new and old meant that levels two, four and five were needed for ceiling height or medical support floors. The remaining top four floors were left shelled to accommodate the future relocation of units from older parts of the hospital campus.

The culmination of this work was the Century Project—a major addition to St. Mary's that allows the Hospital to be replaced on site in a thoughtful way. It was a project that builds on the significant capital investment that St. Mary's has made on the east and west campuses and that medical staff members have made near the campuses.

Master Plan 2011

The Century Project was a major expansion to St. Mary's Hospital and a huge investment in the community; therefore the 2011 Master Plan had no plans to make major changes to the campus. There was one well attended public meeting to discuss the master plan and the hospital in general.

The accomplishments of the 2011 master plan were:

- The completion of unfinished floors in the patient tower.
- The remodel of several departments in older areas of the Hospital.
- Landscape changes where the demolition of a small building on Center Avenue between 6th and N. 7th occurred.
- While not a formal part of the 2011 master plan, St. Mary's had been working to consolidate various parcels on the Hospital campus during this time frame.

- Grand Valley Transit added new stops at the Advanced Medicine Pavilion and at Lot F on the east campus.
- The hospital has allowed the bus to come into the Life Center parking lot which allows traffic on Patterson to proceed unimpeded.

Master Plan 2017

The St. Mary's Medical Center and the 2017 Master Plan saw some additional improvements based on hospital needs. The 2017 master plan identified three major additions to the campus on the west side, a partial rezone, and several internal renovations and infrastructure upgrades.

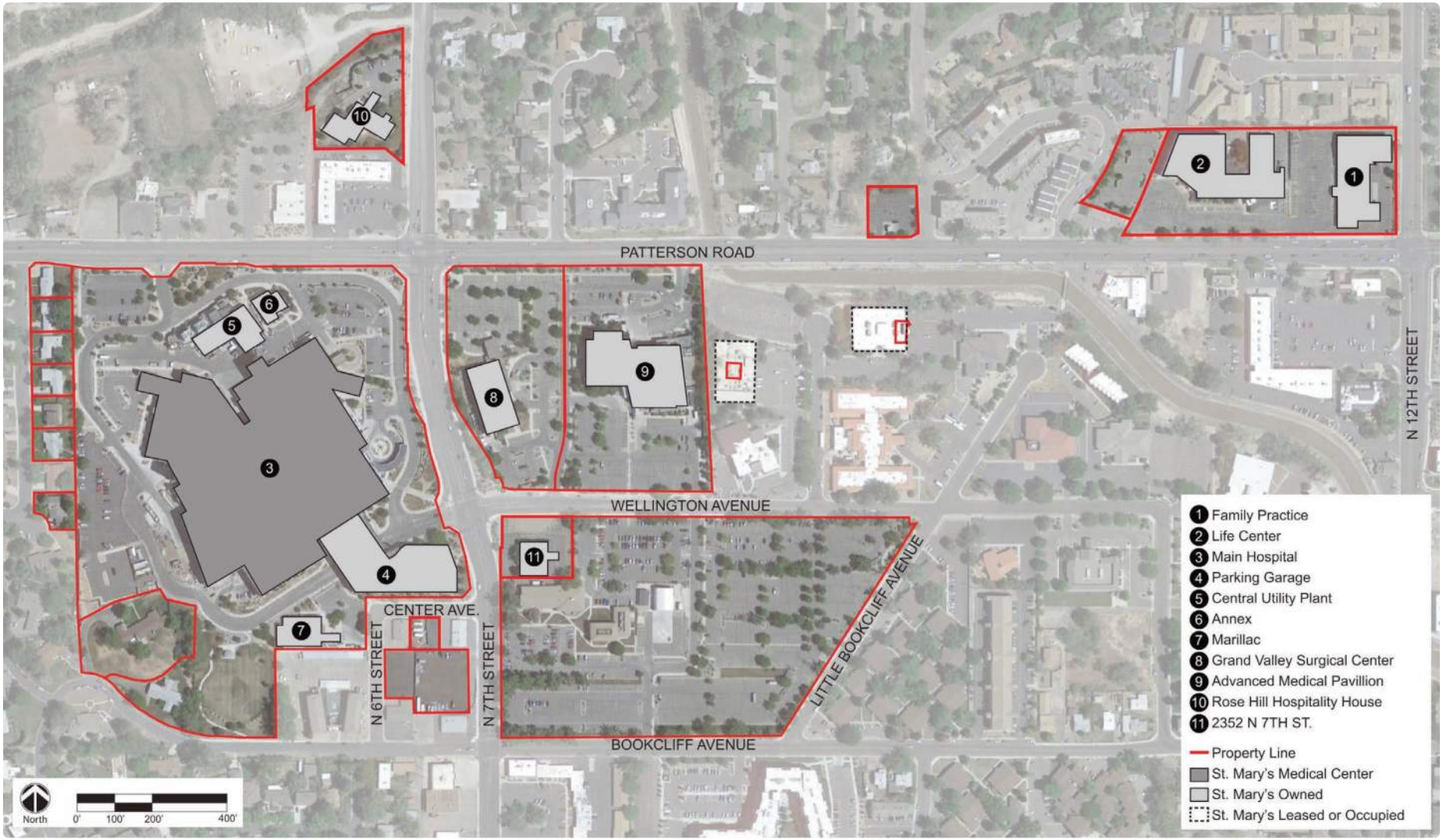
The major accomplishments of the 2017 master plan were:

- The completion of the Cardiac Center of Excellence and associated parking.
- The completion of the Laboratory and Pharmacy relocation and addition.
- The addition of the Hybrid Operating Room.
- The rezone of a portion of the Olsen property to the campus PD zone.
- Additional campus parking on the north portion of the Olsen property.
- Interior renovations and utility upgrades.

The following map depicts the St Mary's property (owned and leased) as indicated in the third quarter of 2022.



St. Mary's Medical Center



St. Mary's Medical Center Property

4

The Current Situation and Inventory of Sites



4.
The Current Situation and Inventory of Sites

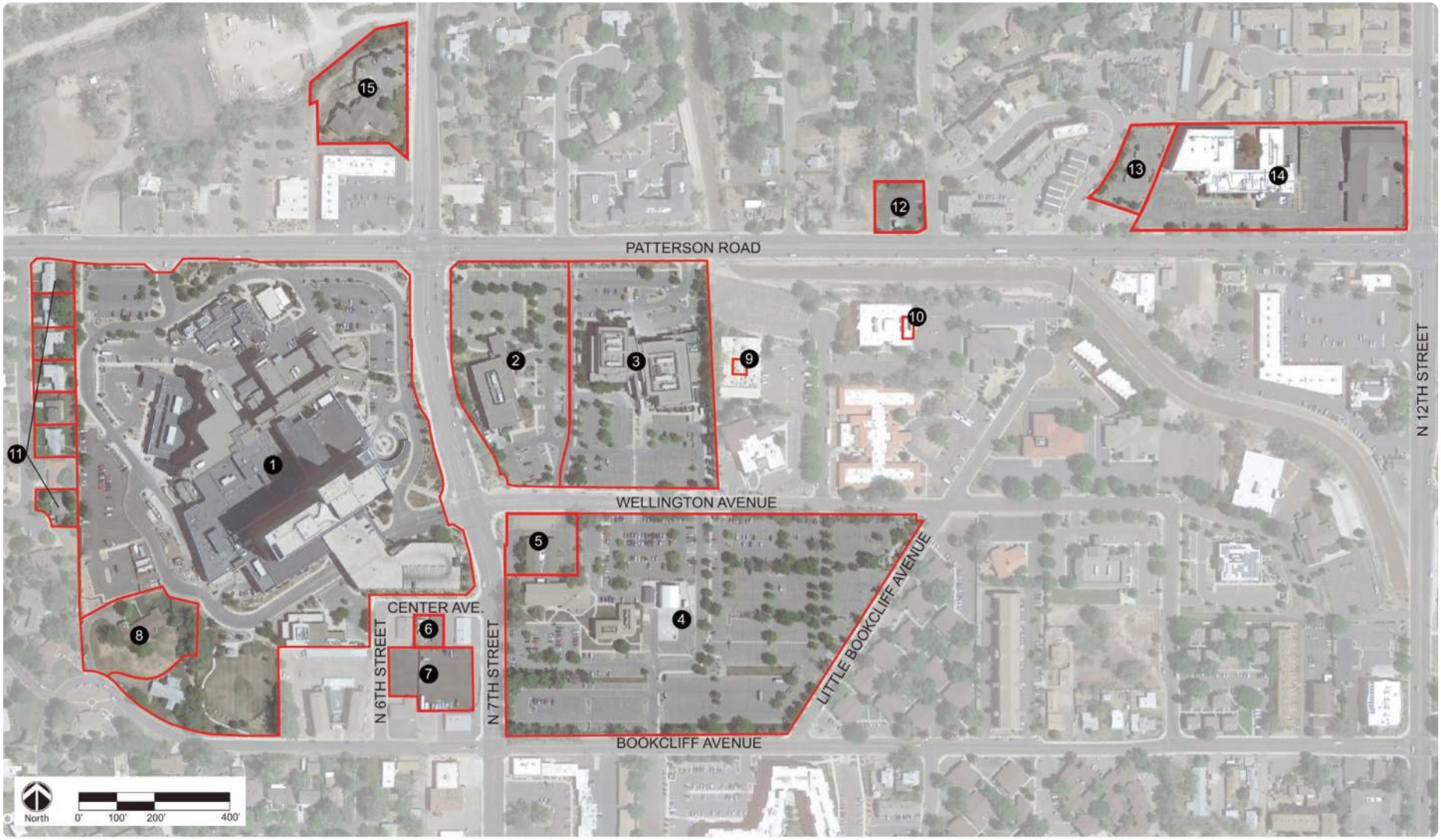
St. Mary's Medical Center 53.74-acre campus is located on both sides of the intersection formed by two major arterials—N. 7th Street and Patterson Road. Access to the site east of N. 7th Street occurs primarily at the traffic signal at N. 7th Street and Wellington and secondarily on Patterson Road about one block east of N. 7th Street. Access to the west side of the campus is similar, occurring at N. 7th Street and Wellington as well as off Patterson Road about one block west of N. 7th Street. While vehicular traffic is significant on both N. 7th Street and on Patterson Road, the reduction of five curb cuts that St. Mary's initiated prior to 2005 has enhanced both pedestrian and vehicular safety.

Land use in the surrounding area continues to be varied, including single- and multiple-family residences, medical and commercial offices, and retail businesses. The site is in an urban setting and is well served by all major utilities, including sanitary sewer, storm sewer, water, natural gas, power, telephone, and cable TV. The hospital is a major user of all of these utilities. Steps had been taken over the past 26 years on St. Mary's campuses for the increases in utility use. These steps are most recognizable in the upgrading and underground placement of utilities in both N. 7th Street and in Patterson Road.

The following map depicts the 15 parcels or groups of parcels that comprise St. Mary's extended campus.



St. Mary's Medical Center



St. Mary's Medical Center Parcel Map

Ownership Parcel Summary

Parcel	Address	Description	Parcel Numbers	Site Area
1	**2635 N. 7th Street**	The west hospital campus, southwest corner of the intersection formed by 7th Street and Patterson Road.	2945-112-31-001	22.01 acres
2	**2661 Patterson Road**	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Grand Valley Surgical Center.	2945-111-41-001	3.69 acres
3	**750 Wellington Avenue**	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Advanced Medicine Pavilion	2945-111-51-001	5.19 acres
4	**2320 N. 7th Street**	Former Immaculate Heart of Mary church property. Farrell and Madden Buildings now house hospital support functions (e.g., public relations, planning, marketing). Site is also used for employee parking.	2945-111-42-001	11.60 acres
5	**2352 N. 7th Street & 2356 N. 7th Street**	Houses 2357 N. 7th Street. Site is also used for employee parking lot	2945-111-02-004, 2945-111-02-000, 2945-111-02-013, 2945-111-02-014, 2945-111-02-015, 2945-111-02-016	0.68 acres
6	**2339 N. 7th Street**	Vacant Lot.	2945-111-01-002	0.15 acres
7	**2323 N. 7th Street**	Vacant Lot.	2945-111-00-107	0.79 acres
8	**510 Bookcliff Drive**	Residence owned by St. Mary's.	2945-112-31-002	1.32 acres
9	**2525 N. 8th Street**	Office owned by St. Mary's.	2945-111-15-059	0.04 acres
10	**2530 N. 8th Street**	Office owned by St. Mary's	2945-111-50-008	0.04 acres
11	**2624, 2604, 2562, 2552, 2542, 2532, & 2512 Mira Vista Road**	Residences owned by St. Mary's and permanently occupied by Sisters or temporarily occupied by new employees or contract professionals associated with the hospital.	2945-112-11-001, 2945-112-11-002, 2945-112-11-003, 2945-112-11-004, 2945-112-11-005, 2945-112-11-006, 2945-112-11-008	1.52 acres
12	**601 26 ¾ Road**	Employee parking lot	2945-024-19-002	0.40 acres
13	**954 Northern Way**	Employee parking lot	2945-024-23-002	0.59 acres
14	**2686 Patterson Road**	St. Mary's Life Center and St. Mary's Family Practice and Family Medicine Residency Program.	2945-024-23-003	4.25 acres
15	**605 26 1/2 Road**	Rose Hill Hospitality House (St. Mary's guest house for patients' families) and 20 parking spaces.	2945-023-32-003	1.48 acres
			Total Acreage	**53.74 acres**

Building Coverage

The following chart includes existing building coverage approximation. Reference page 18 and page 19 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	22.01	958,702	343,253	36%
2	3.69	160,867	16,988	11%
3	5.19	226,251	54,450	24%
4	11.60	505,296	14,123	3%
5	0.68	29,644	8,276	28%
6	0.15	6,420	-	0%
7	0.79	34,195	-	0%
8	1.32	57517.50	6,969	12%
9	0.04	1,529	-	0%
10	0.04	1,657	-	0%
11	1.52	66,211	14,214	21%
12	0.40	17,344	120	1%
13	0.59	25,489	-	0%
14	4.25	185,269	62,948	34%
15	1.48	71,874	8,149	11
Totals	**53.74**	**2,340,818**	**529,490**	**23%**

Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

The following chart includes FAR numbers as known existing in the 4th quarter of 2022. Reference page 18 and 19 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	22.01	958,702	1,035,807	108%
2	3.69	160,867	33,976	21%
3	5.19	226,251	678,753	30%
4	11.60	505,198	16,777	3%
5	0.68	29,644	16,552	55%
6	0.15	6,534	-	0%
7	0.79	34,214	-	0%
8	1.32	8,149	6,970	85%
9	0.04	5,671	-	0%
10	0.04	14,214	-	0%
11	1.52	66,211	5,671	9%
12	0.40	17,424	108	1%
13	0.59	25,489		0%
14	4.25	185,269	87,731	47%
15	1.48	71,874	6,672	9%
Totals	**53.74**	**2,340,818**	**1,299,203**	**56%**

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5

Master Plan 2023



5.
Master Plan 2023

Like most hospitals built more than sixty years ago, St Mary's has experienced many additions as demand grew and needs changed. Growth has been significant throughout the Grand Valley and is expected to continue into the future. The population growth has brought significant increase in patient activity at St. Mary's and has had a direct impact on the future expansion plans in this document.

St. Mary's serves patients from all over the United States, most are residence of Western Colorado and Southeast Utah. Although the majority live in Mesa County, St Mary's must take into account residents of these other areas as it plans for the future. St. Mary's patient distribution shows that the hospital serves as the regional referral center and is the only tertiary care hospital between Denver and Salt Lake City. The next 5-years it is anticipated to be a series of internal projects with no major building expansion. Those Master Plan 2023 includes the projects noted below.

Master Plan 2023

Preparing to Meet the Challenges of the Next Five Years:

Over the last several months St Mary's began planning for the next phase of activity on the campus. It was determined there was a need for projects to be implemented to continue to meet the needs of the community and Staff. The anticipated projects over the next 5 years are internal renovations, remodels, replacements, and relocations. The following projects are the goals for development over the next five years:

SMG Master Plan Project Summary

Hospital (2635 N. 7th Street):

All projects are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint.

Rebranding

A rebranding of the entire campus including but not limited to; building, monument, directional signage, etc.

Clinical Decision Unit

A remodel of the existing lab to add 24 beds for physicians to monitor patients to decide if patients need to be admitted or discharged.

EP Cath Lab

Add an additional EP Lab and patient recovery rooms to the Heart Vascular Institute.

Combined Recovery Unit

A single combined location for procedure and surgery patients to recover with increased hours on nights and weekends to increase hospital throughput.

Surgery PACU Expansion

Adding PACU beds to allow for increased usage of Operating Rooms.

Surgery Operating Rooms

Remodel of OR-10 to allow for General Surgery Operations and potentially building out the shell space for an additional operating room.

Telemetry Relocation

Relocate Telemetry to Level 11-12 of the Century Tower and adjust Levels 8-10 to fit the needs of other inpatient services.

Acuity Adaptable Unit

Provide 20 acuity adaptable beds to allow for additional ICU swing beds.

Discharge Lounge

Remodel the greeter station to provide a discharge lounge with chairs for patients that are waiting for pickup.

Outpatient Pharmacy

Provide an Outpatient and Retail Pharmacy that is near or integrated with the Gift Shop in the Main Lobby.

Physician's Lounge

Relocate the Physician's Lounge to the existing Surgery Waiting area.

Inpatient Dialysis

Relocate the Inpatient Dialysis.

Wound Care

Relocate Wound Care within the existing MOB.

Diagnostic Imaging

Expand Diagnostic Imaging with a Main Corridor relocation.

Emergency Department

Expand Emergency Department with a Main Corridor relocation.

Air handling unit upgrades

Mechanical upgrades to existing systems

Pavilion (Advanced Medicine Pavilion, 750 Wellington Ave.):

All projects except for an interim pad for a mobile unit, are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint."

Pavilion Oncology Remodel

Provide additional infusion areas, remodel the existing exam rooms and physician areas to improve functional layout.

Radiation Oncology

Replacement of Linear Accelerator Equipment.

Imaging

Replacement of existing imaging equipment. St. Mary's interim solution for imaging equipment may be to add a mobile pad and remove approximate 4 parking spaces for this use.

Blood Draw

Remodel of existing Blood Donor Center.

Neuro/Spine

Remodel of Neurosurgery and Spine Center.

Neurology

Remodel of existing Neurology department.

Grand Valley Surgery Center (710 Wellington Ave.):

All projects are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint.

Dialysis Remodel

Remodel of Dialysis Area.

IT Department

Remodel of server area.

Surgery Equipment Replacement

Remodel of existing Sterile Processing areas for equipment and infrastructure upgrades.

Demolition:

Farrell Building/formerly Immaculate Heart of Mary Church Building Demolition

Demolish of Farrell Building (previously identified in the 2017 Master Plan).

Madden Building Demolition

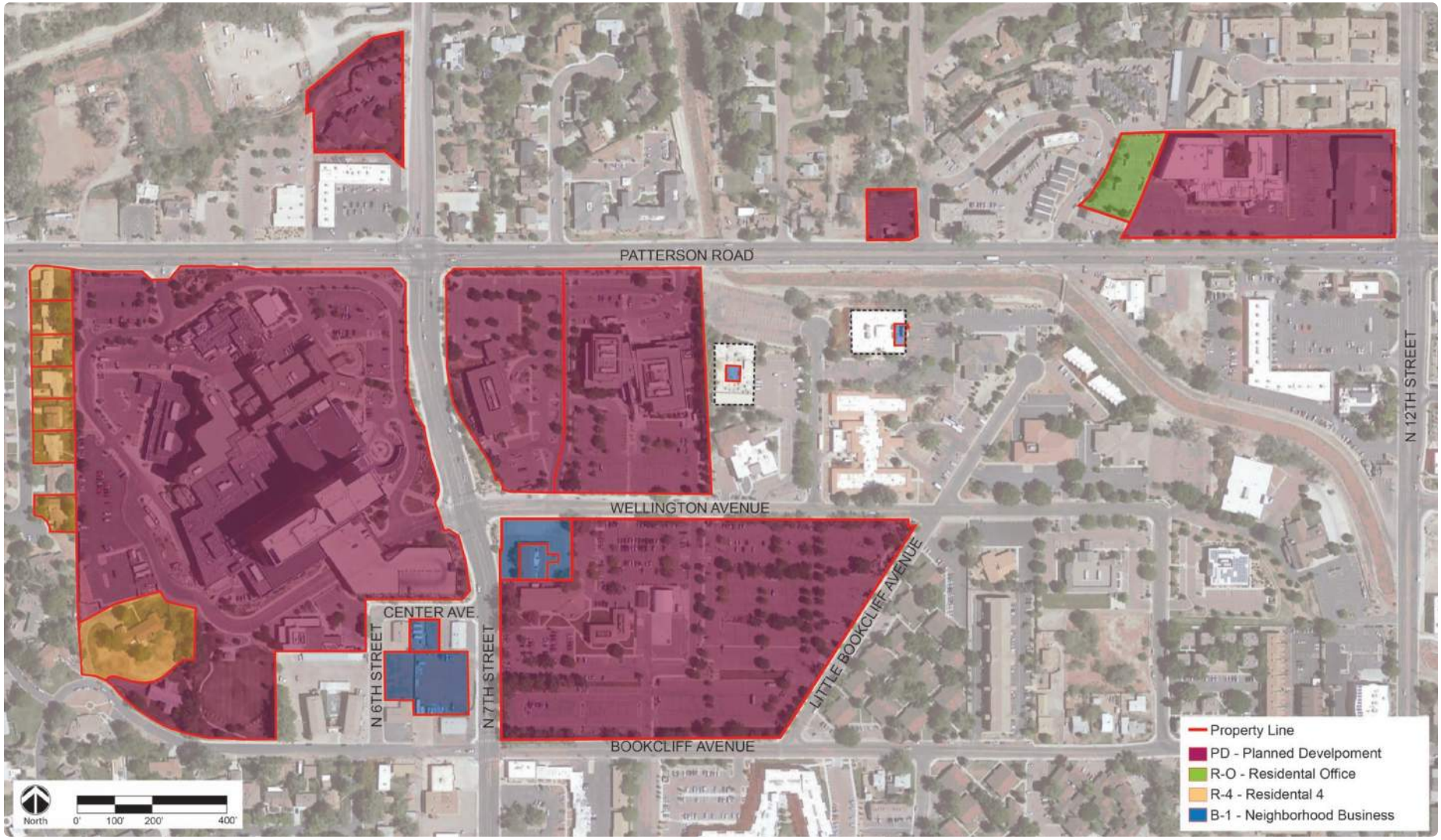
Demolish of Madden Building / formerly Immaculate of Mary Parish Office (previously identified in the 2017 Master Plan).

2352 N 7th Street Demolition

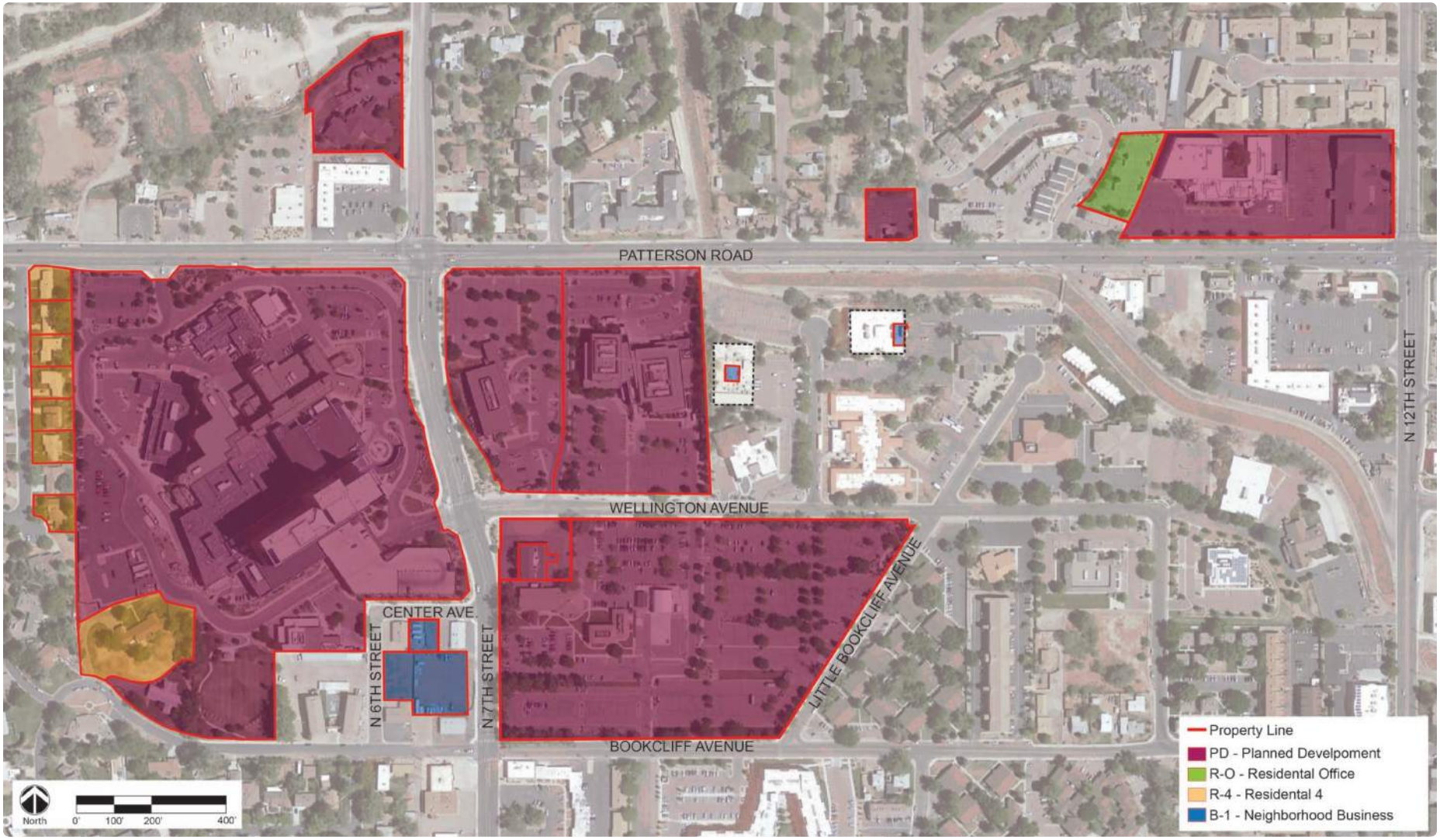
Demolish existing Dental Clinic Building, recently acquired. Construct a surface parking lot on the vacant land.

Rezone

Rezone 2352 N. 7th Street and the entire southeast corner of N 7th Street and Wellington Avenue into the hospital PD Zone.



St. Mary's Medical Center - Current Zoning



St. Mary's Medical Center - Proposed Zoning

Master Plan 2023 Public Outreach

To assure that area residents were updated to our recent accomplishments and our Master Plan 2023 proposed projects, St Mary's held a neighborhood meeting on November 14, 2022. The setting was a presentation format where residents could come here the plans for the 5-year master plan update and rezone and speak to staff and consultants regarding the future work or any topic on the hospital in general. Attendance consisted of approximately eight people. The issues that the hospital's neighbors raised, and the graphic presentations shown at the meeting are included in the Appendix of this document.

Parking

Providing adequate parking was a major focus of Master Plans 2000 and 2005/06. In 2000, St Mary's identified an immediate shortage of 300 parking spaces that were forecast to worsen as the hospital served and employed more people. The proposed solution was multi-faceted and involved adding surface parking on the east campus and a 404-space parking garage on the west campus. Because the surface parking was designated primarily for employees, the Hospital sought—and received—a variance to the City's requirement that employee parking spaces be within 1,000 feet of the entrance to the Hospital. In total, St. Mary's has added nearly 900 parking spaces to accommodate employees, physicians, patients, visitors, vendors, and volunteers since 2000.

The map on the following page shows the location of 2,199 spaces on St. Mary's main campus. As Master Plan 2023 was being developed, we updated the parking demand completed in 2017 to make sure the new city requirements and existing spaces would meet current and future demands. As the positive variance shows, St. Mary's will not need additional parking spaces as part of the Master Plan 2023, but they may add a small surface lot at the 2352 N. 7th Building location after demolition. The work noted in this 2023 master plan will not increase full time employees (FTE's) for the hospital. Any employee additions will be minimal and only for the clinic additions.

Additionally, most employees park to the south and east of N. 7th Street and Wellington Street. The ultimate goal is for the employee parking protocol to require all employees to park there, including, nighttime staff.

Excluded from this assessment are 20 spaces north of the main campus that were added at Rose Hill Hospitality House and 80 employee spaces in the "ATM lot" at 12th and Patterson.

See parking map on page 32.

Traffic Analysis

St. Mary's was required, as part of Master Plan 2005, to provide a traffic study to evaluate the impact of the new hospital addition on vehicular traffic surrounding the campus. That analysis was submitted and approved following the implementation of two new Patterson Road right-turn lanes in place—the right-turn lane to St. Mary's Patterson Road entrance, and the right-turn lane for Patterson eastbound to southbound N. 7th Street.

Because St. Mary's is not proposing any major changes to the campus in the next five years, the City did not require a new traffic analysis for Master Plan 2023. The changes made in the Master Plan 2017 were also determined not to require an additional traffic analysis.

Open Space and Urban Trails

St. Mary's has long supported the city's urban trails program. Master Plan 2000 accomplished a number of projects that improved safety for bike riders and for pedestrians in and around the Hospital's campus. St. Mary's site layout supports the circumnavigation of the site by patients and visitors to promote a pedestrian

friendly campus environment. Access to public mass transit Grand Valley Transit (GVT) is accommodated at two stops on the campus for staff and clients. GVT provides both regular and para-transit options to the SMH campus. To relieve traffic along the Patterson Road corridor St. Mary's provides GVT passes to staff which also offsets parking needs on campus. As the campus density increases St. Mary's will analyze the development of additional parking on campus against increased utilization of public transit. Future planning at St Mary's will continue to acknowledge all forms of access and circulation (pedestrian, bike, vehicular, public transit) planning in relation to current federal regulations and applicable codes as adopted by state / local officials. In addition, St. Mary's has continued to maintain St. Mary's Park at the southwest corner of the campus for the enjoyment of area residents and employees.

Drainage and Storm Water Management

The increase in the amount of developed hard surface acreage on the east and west campuses that occurred as part of Master Plan 2000 required a substantial increase in storm water management capabilities. Those needs were met by a combination of an upgrade to the surface detention basin in St. Mary's Park and construction of two underground detention systems on the east campus. An amendment to Master Plan 2000 called for constructing new underground storm water detention facilities in St. Mary's Park which was completed in 2006.

The surface detention basin located in St. Mary's Park was determined to be inadequate to accommodate the needs of the west campus on completion of the Century Project. However, underground detention satisfied the requirements for detention, and at the same time, provided dual use of the site—initially, for contractor staging during construction as well as storm water detention, and finally, for an improved park surface for recreation in addition to underground detention. The engineering studies for the underground detention concluded that underground detention was the preferred solution.

Per the Final Drainage Report, unless we develop more than 1 acre of impervious surface, we will not be required to add additional detention. The Master Plan 2017 did not trigger a need for additional drainage or storm water management. This Master Plan 2023 is internal work which also will not trigger the need for additional drainage or storm water management

Utilities

St. Mary's, together with the City of Grand Junction, reinstalled all major utilities underground along N. 7th Street, from Patterson Road to Center Avenue, and along Patterson Road, from Mira Vista Road to N. th Street. This resulted in new utility piping and conduit for water, sanitary sewer, storm sewer, power, cable TV and telephone. In addition, it created a cleaner, more attractive environment along Patterson Road and N. 7th Street, and it has provided a safer site for both pedestrians and vehicles.

As part of Master Plan 2005, St. Mary's made significant upgrades to its central utility plant, adding new boilers and chillers and emergency generators. These upgrades allowed St. Mary's to increase its capacity as well as provide for necessary redundancy for critical hospital equipment. This upgrade also allowed for future expansion of the Hospital's physical plant on the existing site.

The Century Project provided domestic water (City), fire protection water (City) and power services from new distribution hubs in both the upgraded central plant and in the hospital. We looped the site with both domestic water piping and fire protection water

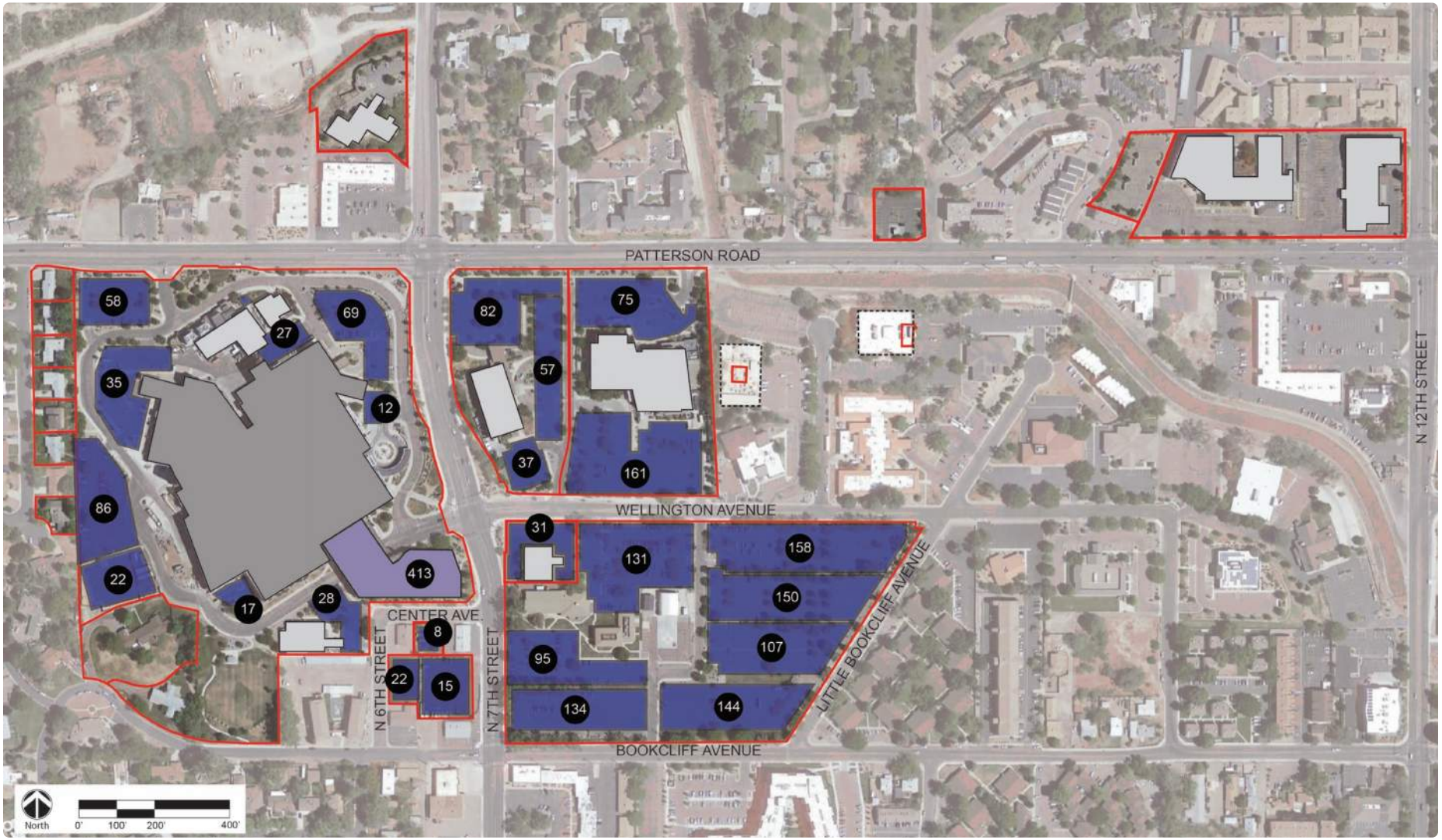
piping and provided new fire hydrants as prescribed by the Grand Junction Fire Department. We installed a new underground storm water detention system beneath the surface of St. Mary's Park, providing for both increased storm water capacity and for a reconstructed, more people-friendly park. As part of the Century Project, St. Mary's also constructed a new utility tunnel on site, allowing underground transport for major utilities (steam, chilled water, normal and emergency power, and medical gases) from the central utility plant to the new addition.

The only utility changes completed as part of the Master Plan 2017 included an update to the main hospital electrical infrastructure upgrades and the relocation of the sanitary sewer and storm line due to the Cardiac Center of Excellence addition.

No major utility changes are anticipated as part of the Master Plan 2023 except internally as part of the projects listed above.



St. Mary's Medical Center



St. Mary's Medical Center Parking

Map depicts the location and quantity of individual parking lots on campus.
The pavilion parking lot shows 4 less spaces in anticipation of the mobile unit parking.

PARKING (reference pg 32 for parking lot locations)		2023	Total Demand	2024	Total Demand	2025	Total Demand	2026	Total Demand	2027	Total Demand	2028	Total Demand
Hospital & Parking Garage	**1 space per 2 beds** [1]	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150
	1 space per 1 employee	791	791	791	791	791	791	791	791	791	791	791	791
Farrell[2]	**1 space per 400 sf**	9,126 sf	23	9,126 sf	23	9,126 sf	23	-	-	-	-	-	-
Madden[2]	**1 space per 400 sf**	7,600 sf	19	7,600 sf	19	7,600 sf	19	-	-	-	-	-	-
2352 N. 7th Street[2]	**Med Office Space: 1 space per 250 sf**	16,552 sf	66	16,552 sf	66	16,552 sf	66	-	-	-	-	-	-
2339 N. 7th Street	**Vacant lot: N/A**	-	-	-	-	-	-	-	-				
2323 N. 7th Street	**Vacant lot: N/A**	-	-	-	-	-	-	-	-	-	-	-	-
Marillac Clinic	**1 space per 250 sf**	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68
Medical Office Building (MOB)	**Med Office Space: 1 space per 250 sf**	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165
	Office Space: 1 space per 400 sf	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10
Annex[3]	**0 spaces per 400 sf**	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-
Advanced Medicine Pavilion[4]	**Med Office Space: 1 space per 250 sf**	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370
	Office Space: 1 space per 400 sf	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38
Grand Valley Surgery Center & Dialysis	**1 space per 250 sf**	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128
Totals	**Total Demand**		**1,828**		**1,828**		**1,828**		**1,720**		**1,720**		**1,720**
	Total Supply		**2,195**		**2,195**		**2,195**		**2,195**		**2,195**		**2,195**
	Excess Parking		**367**		**367**		**367**		**475**		**475**		**475**

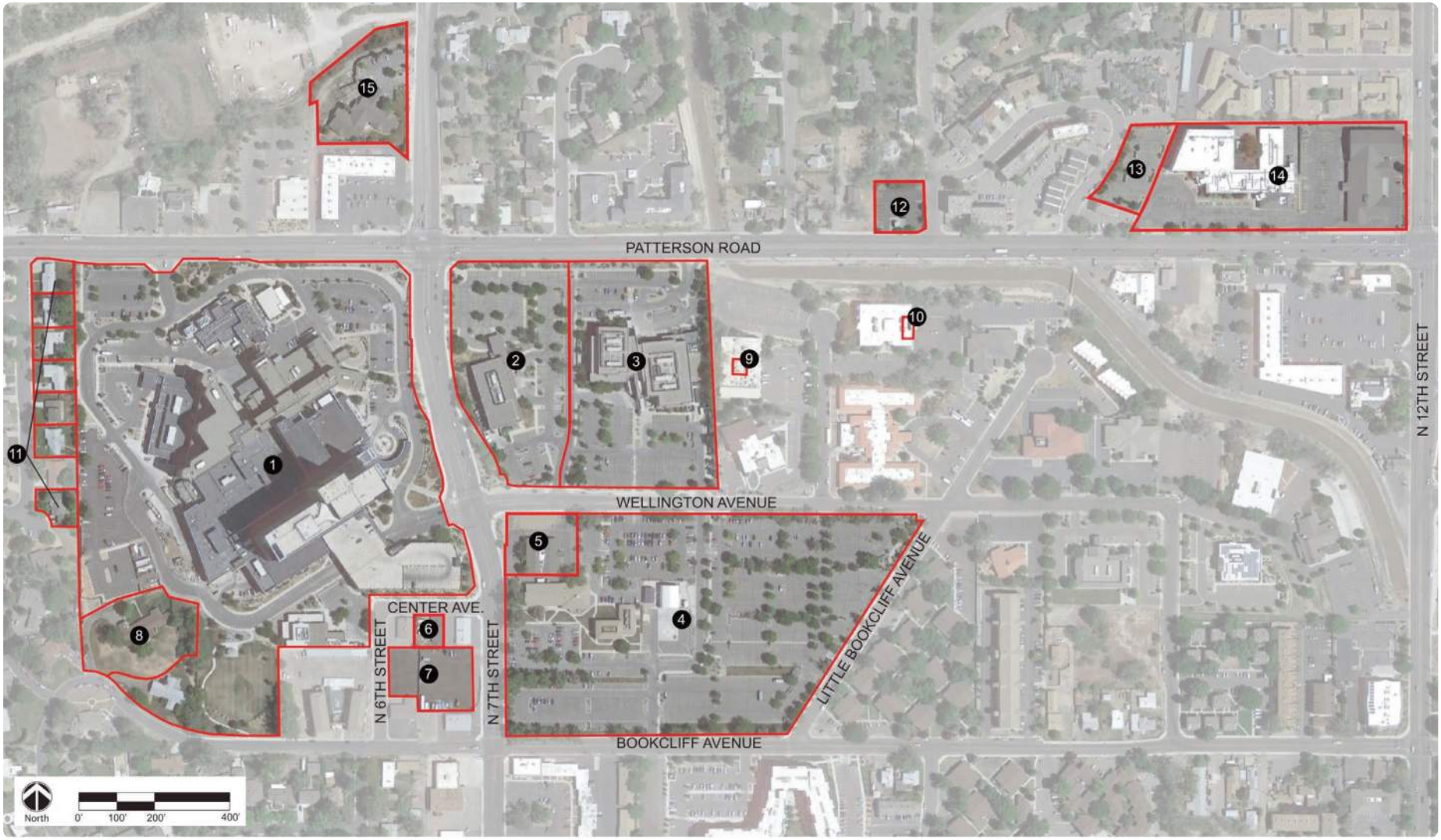
Footnotes

[1] Reflects number of staffed beds

[2] Assuming Farrell, Madden, and 2352 N. 7th Street are Demolished by 2026

[3] Annex is for internal use only and therefore requires no additional parking spaces

[4] The Advanced Medicine Pavilion is 108,000 total sf. The Pavilion parking lot shows 4 less spaces in anticipation of the interim mobile unit parking.



St. Mary's Medical Center Parcel Map

Master Plan 2023 Building Coverage

The Master Plan 2023 captures the current changes in site coverage from the 2017 Master Plan. Deducts are anticipated due to planned demolitions on campus noted above.

There is no independent building construction proposed for any of the parcels. Some parcels will include building demolition as described within the Master Plan 2023 section. The following chart indicates the Master Plan 2023 site coverage. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	22.01	958,702	343,253	36%
2	3.69	160,867	16,988	11%
3	5.19	226,251	54,450	24%
4	11.60	505,296	-	0%
5	0.68	29,644	-	0%
6	0.15	6,420	-	0%
7	0.79	34,195	-	0%
8	1.32	57517.50	6,969	12%
9	0.04	1,529	-	0%
10	0.04	1,657	-	0%
11	1.52	66,211	14,214	21%
12	0.40	17,344	120	1%
13	0.59	25,489	-	0%
14	4.25	185,269	62,948	34%
15	1.48	71,874	8,149	11
Totals	**53.74**	**2,340,818**	**507,091**	**22%**

Footnotes

Building coverage assumes Farrell, Madden, and 2352 N. 7th Street are demolished during this master plan time line.

Master Plan 2023 Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

There is no planned increase of density as part of the Master Plan 2023. Increase of density constructed as part of the Master Plan 2023 incorporated in this plan. The following chart indicates Master Plan 2023 FAR. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	22.01	958,702	1,035,807	108%
2	3.69	160,867	33,976	21%
3	5.19	226,251	678,753	30%
4	11.60	505,198	-	0%
5	0.68	29,644	-	0%
6	0.15	6,534	-	0%
7	0.79	34,214	19,899	58%
8	1.32	8,149	6,970	85%
9	0.04	5,671	-	0%
10	0.04	14,214	-	0%
11	1.52	66,211	5,671	9%
12	0.40	17,424	108	1%
13	0.59	25,489		0%
14	4.25	185,269	87,731	47%
15	1.48	71,874	6,672	9%
Totals	**53.74**	**2,340,818**	**1,265,874**	**54%**

Footnotes

Floor Area Ratio assumes Farrell, Madden, and 2352 N. 7th Street are demolished during this master plan time line.

6 Planning Approvals



6.
Planning Approvals

Throughout Master Plan 2000, St. Mary's requested approval for each work element from the Planning Commission as a final plan. As a result, we submitted over ten Final Plans for review by the Planning Commission. For Master Plan 2005, however, we requested that individual elements of the Plan be submitted and reviewed by the Planning Commission as part of a Preliminary Plan, and that the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff. This enabled St. Mary's to accomplish detailed planning for certain elements (for example, remodel design and construction) at the appropriate time, rather than all at once, at the outset of the project. This model will continue with the Master Plan 2023 with the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff.

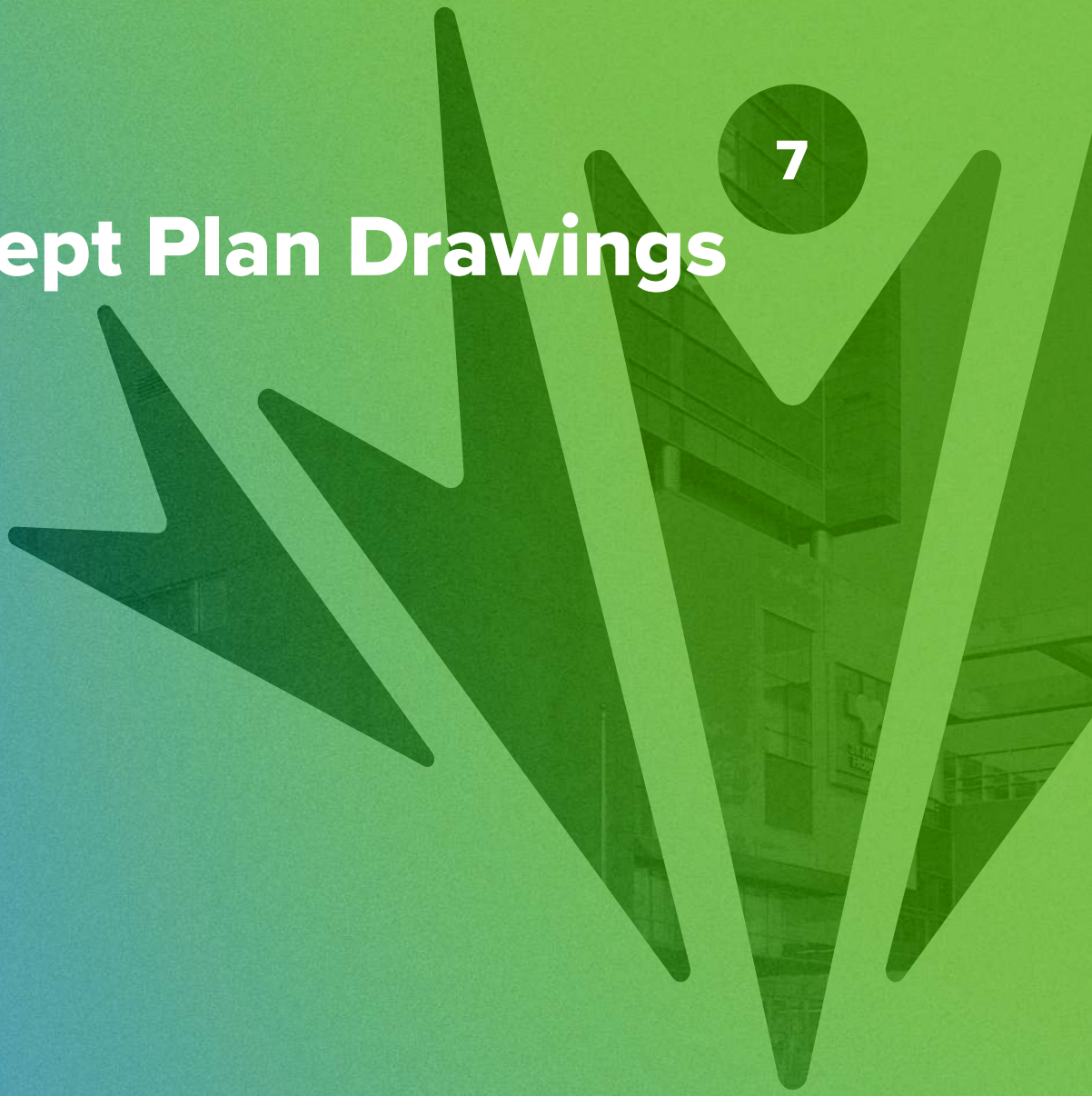


St. Mary's Medical Center

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7

Concept Plan Drawings

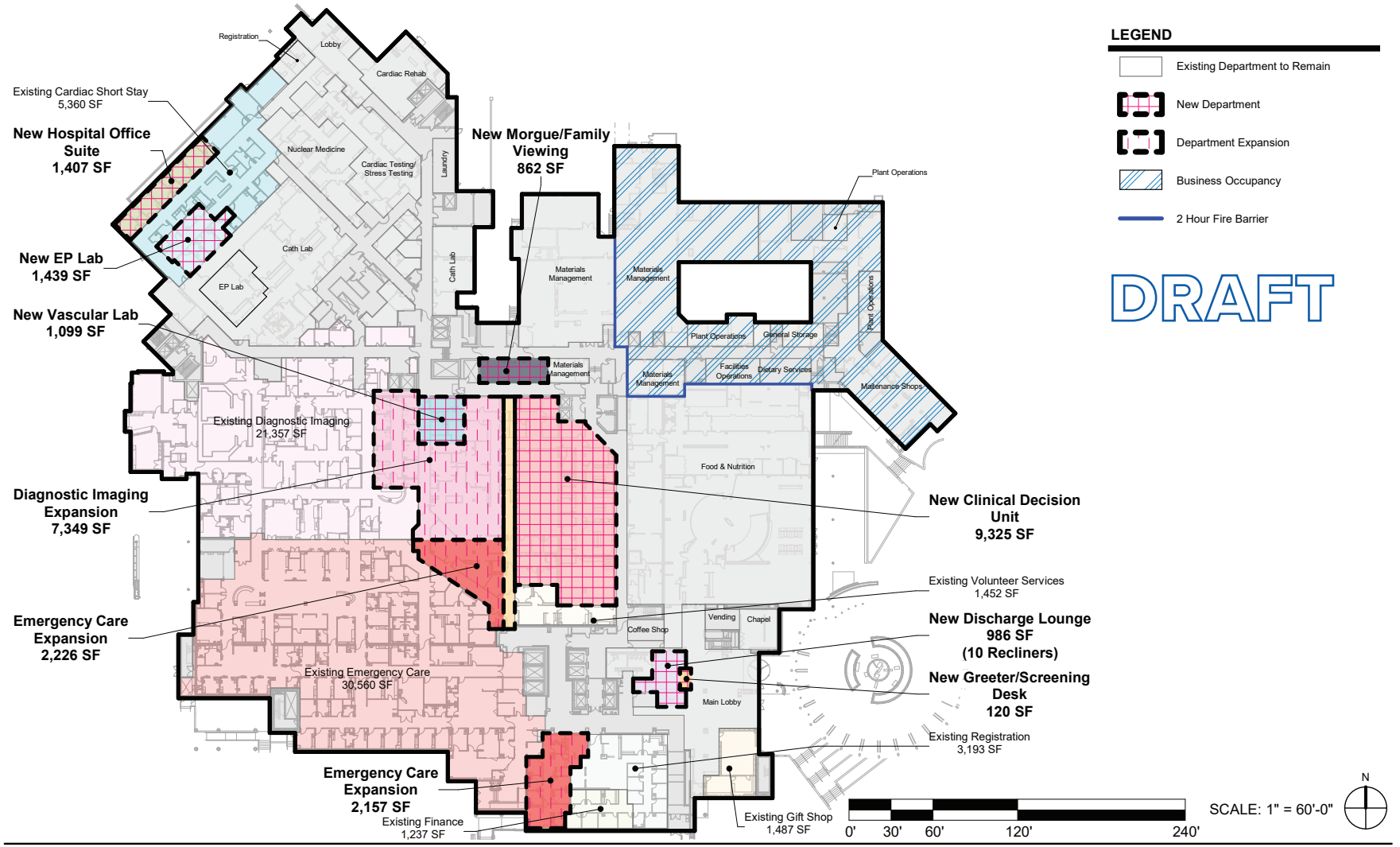


7.
Concept Plan Drawings

Concept plan drawings are included in this master plan update as a draft. All projects are planned to be internal projects that do not change the site plans. Project will be reviewed as they are planned for development through all required development departments.



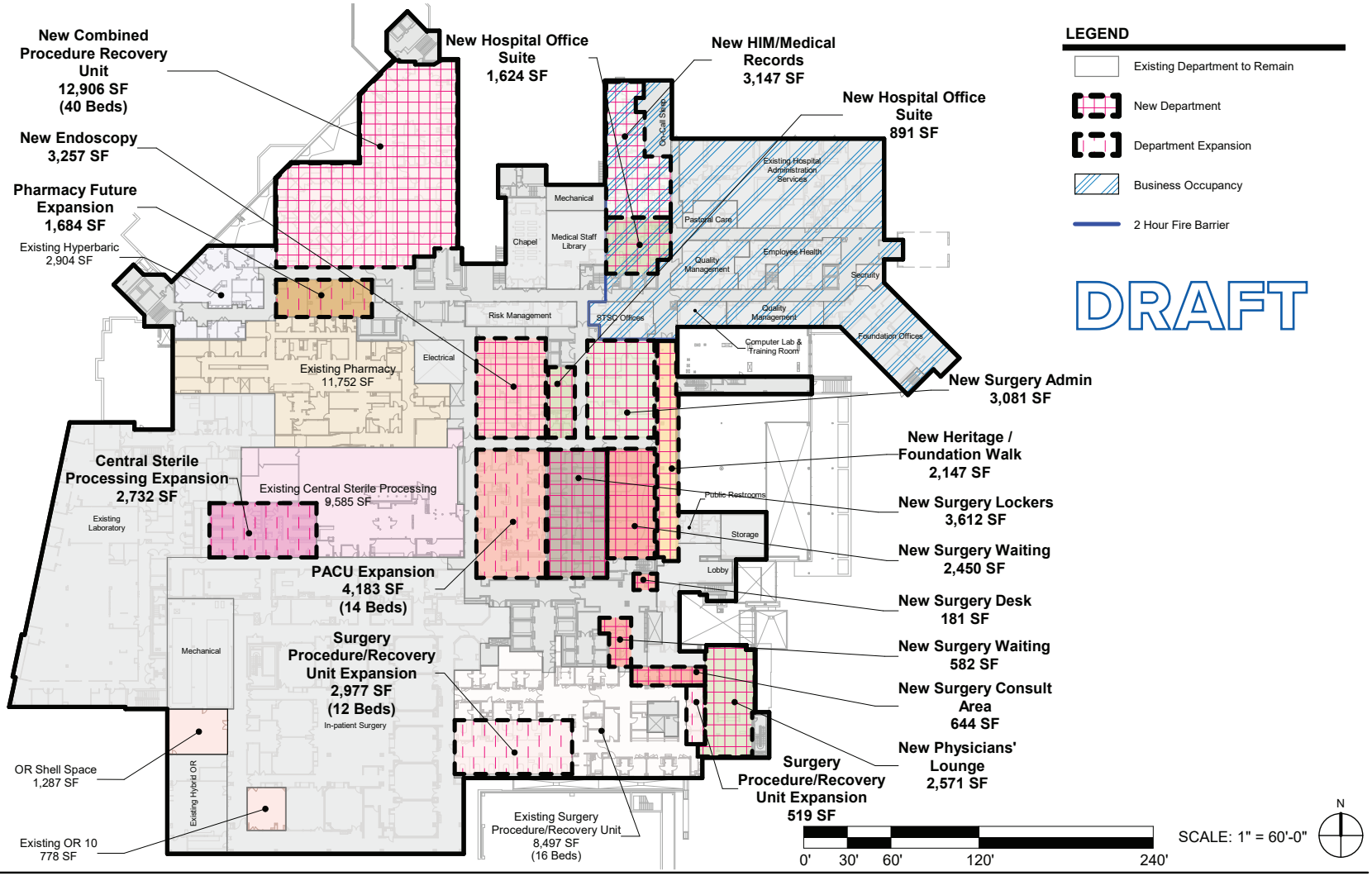
St. Mary's Medical Center



DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - MAIN LEVEL - PHASE ONE & PROPOSED FINAL STATE

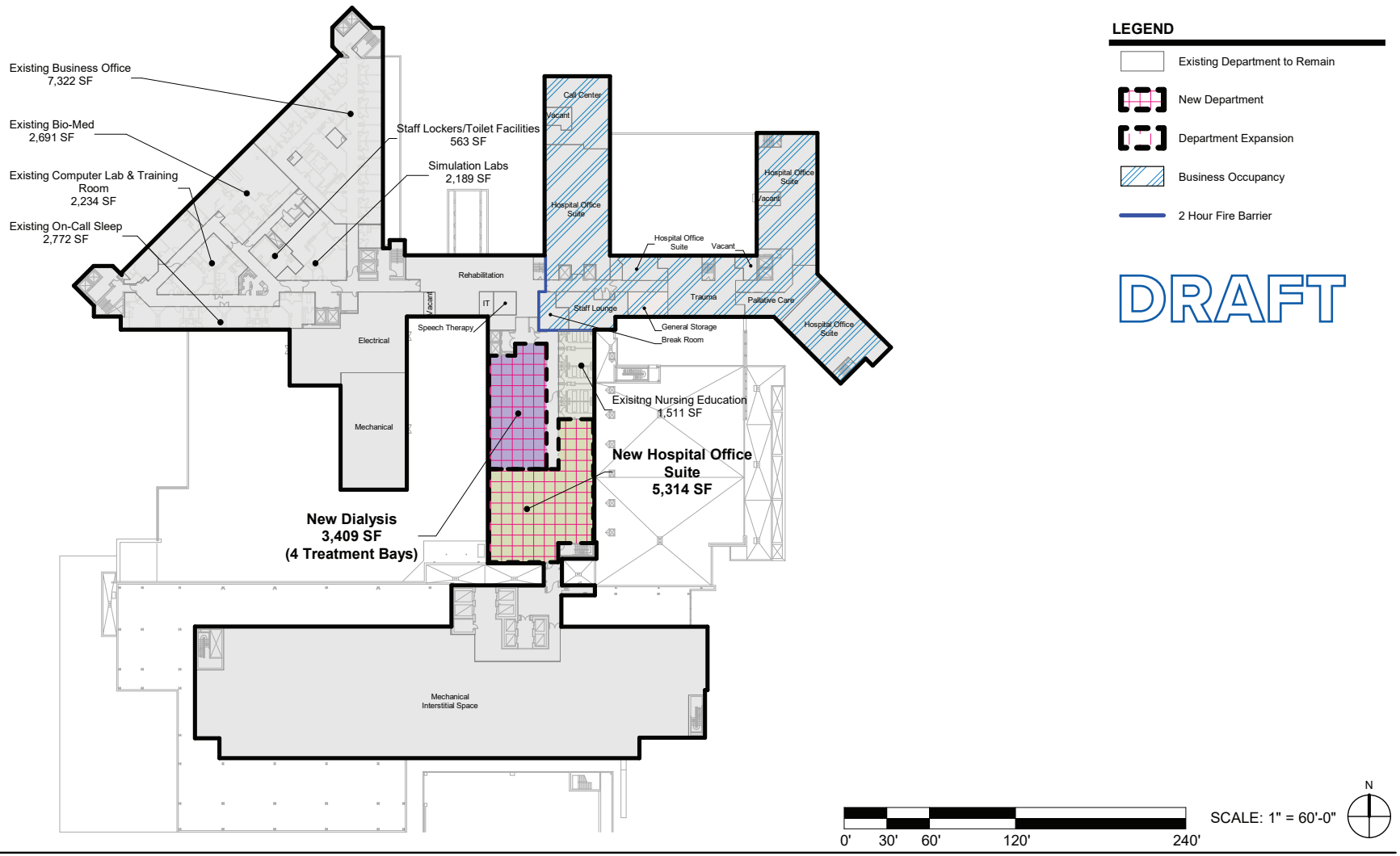
SCL Health ST. MARY'S



DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL ONE - PROPOSED FINAL STATE

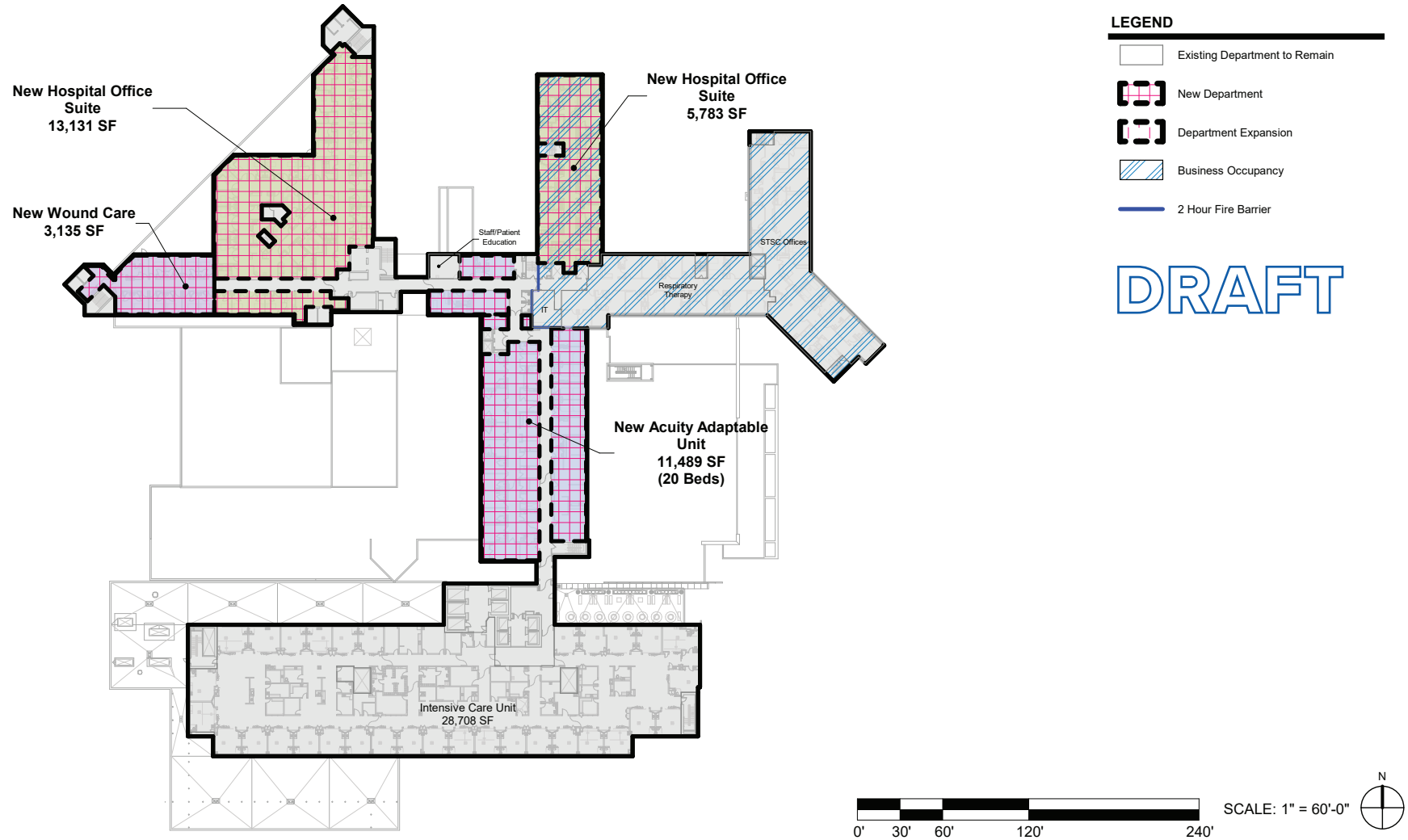
SCL Health ST. MARY'S



DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL TWO - PROPOSED FINAL STATE

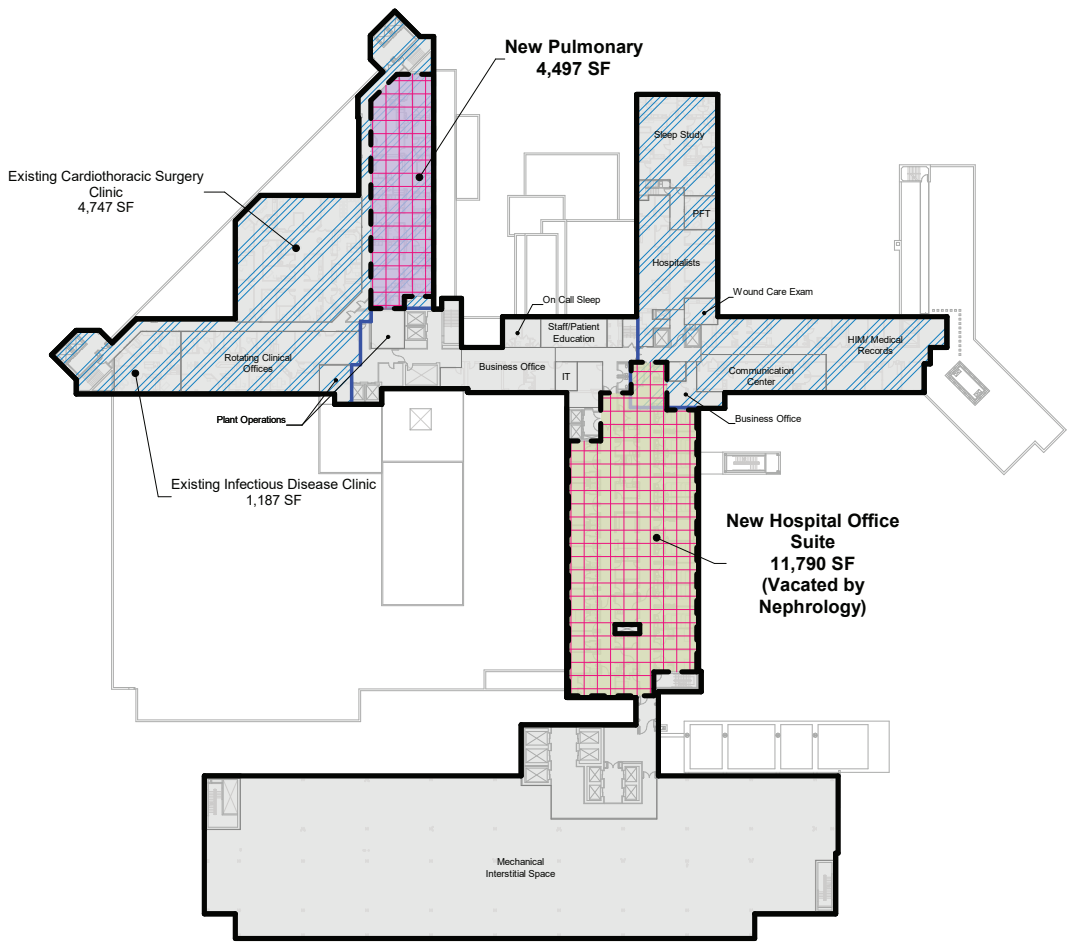
SCL Health ST. MARY'S



DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL THREE - PROPOSED FINAL STATE

SCL Health ST. MARY'S



LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

0' 30' 60' 120' 240'

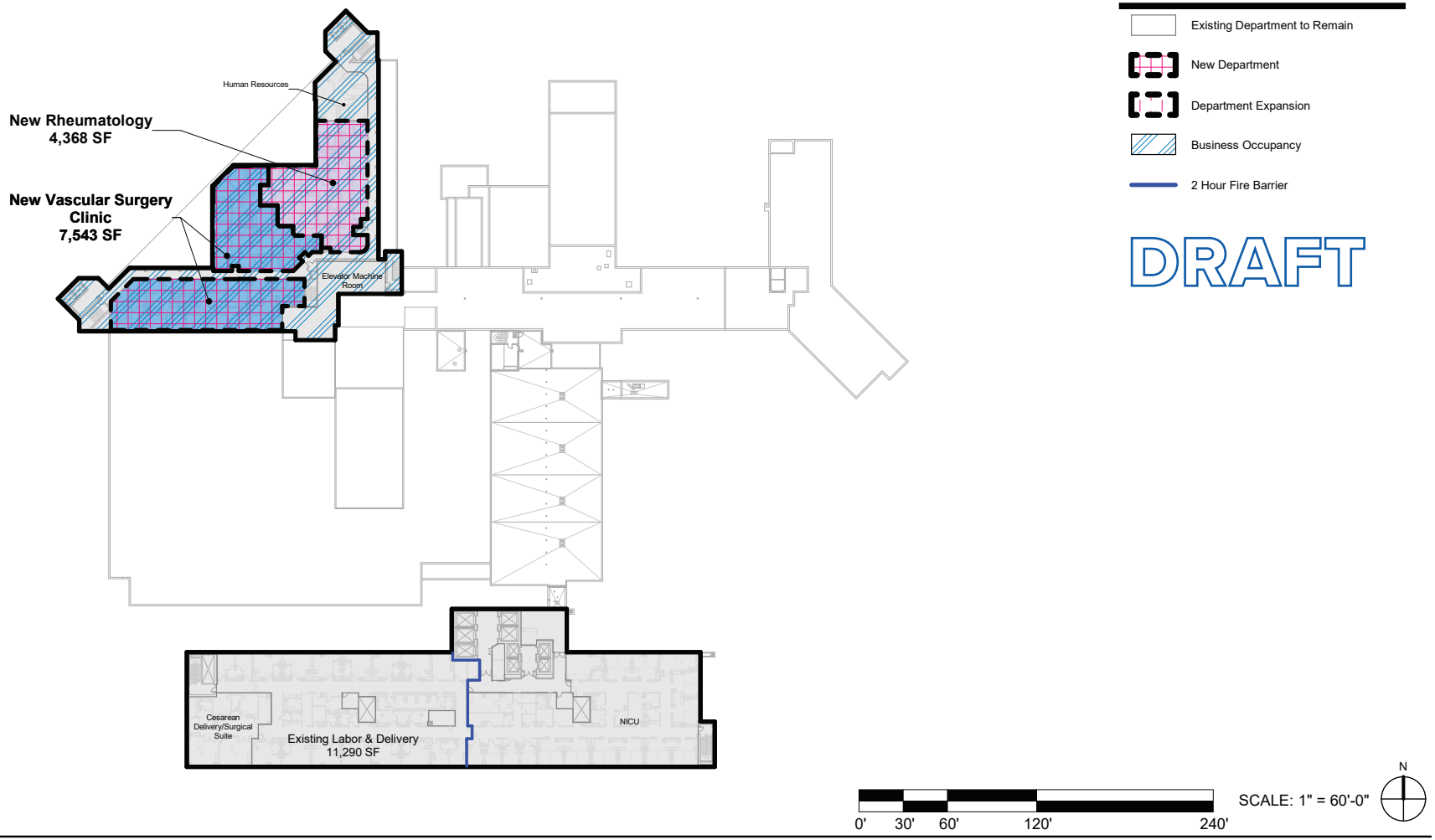
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DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL FOUR - PROPOSED FINAL STATE

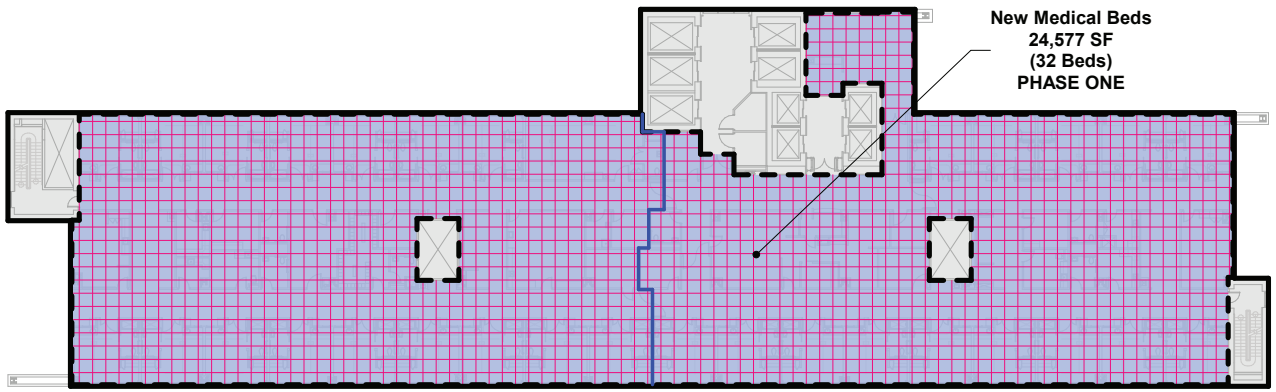
SCL Health ST. MARY'S



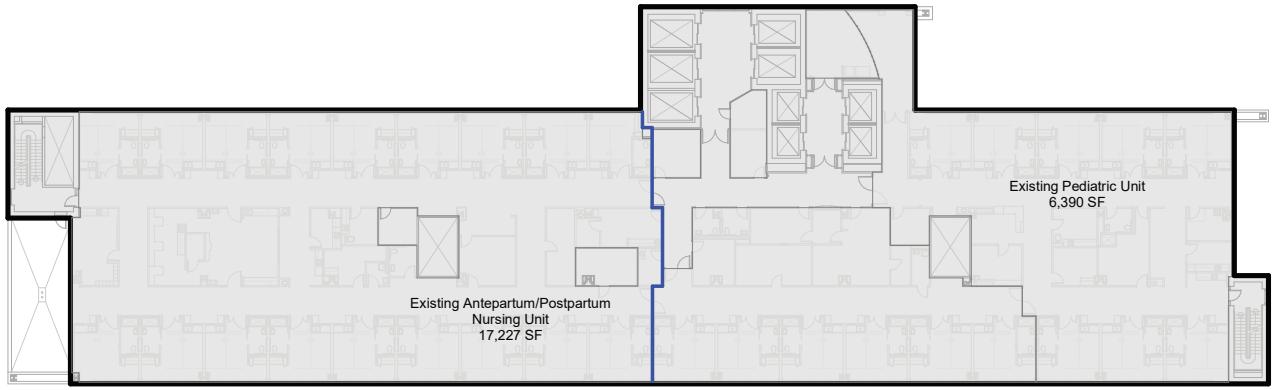
DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL SIX - PROPOSED FINAL STATE

SCL Health ST. MARY'S



LEVEL EIGHT



LEVEL SEVEN

LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

N

DAVIS PARTNERSHIP ARCHITECTS

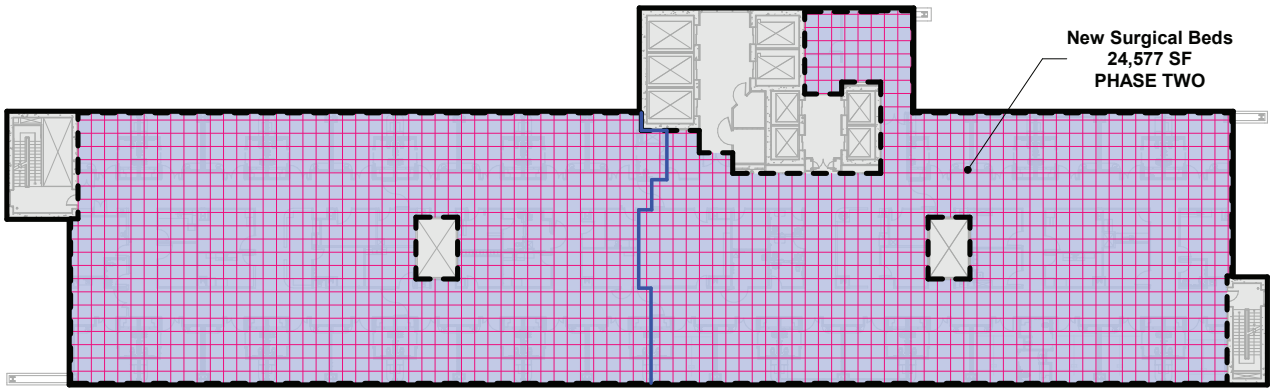
ST. MARY'S HOSPITAL MASTER PLAN - LEVELS 7 & 8 - PROPOSED FINAL STATE

SCL Health ST. MARY'S

LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT



0' 15' 30' 60' 120'

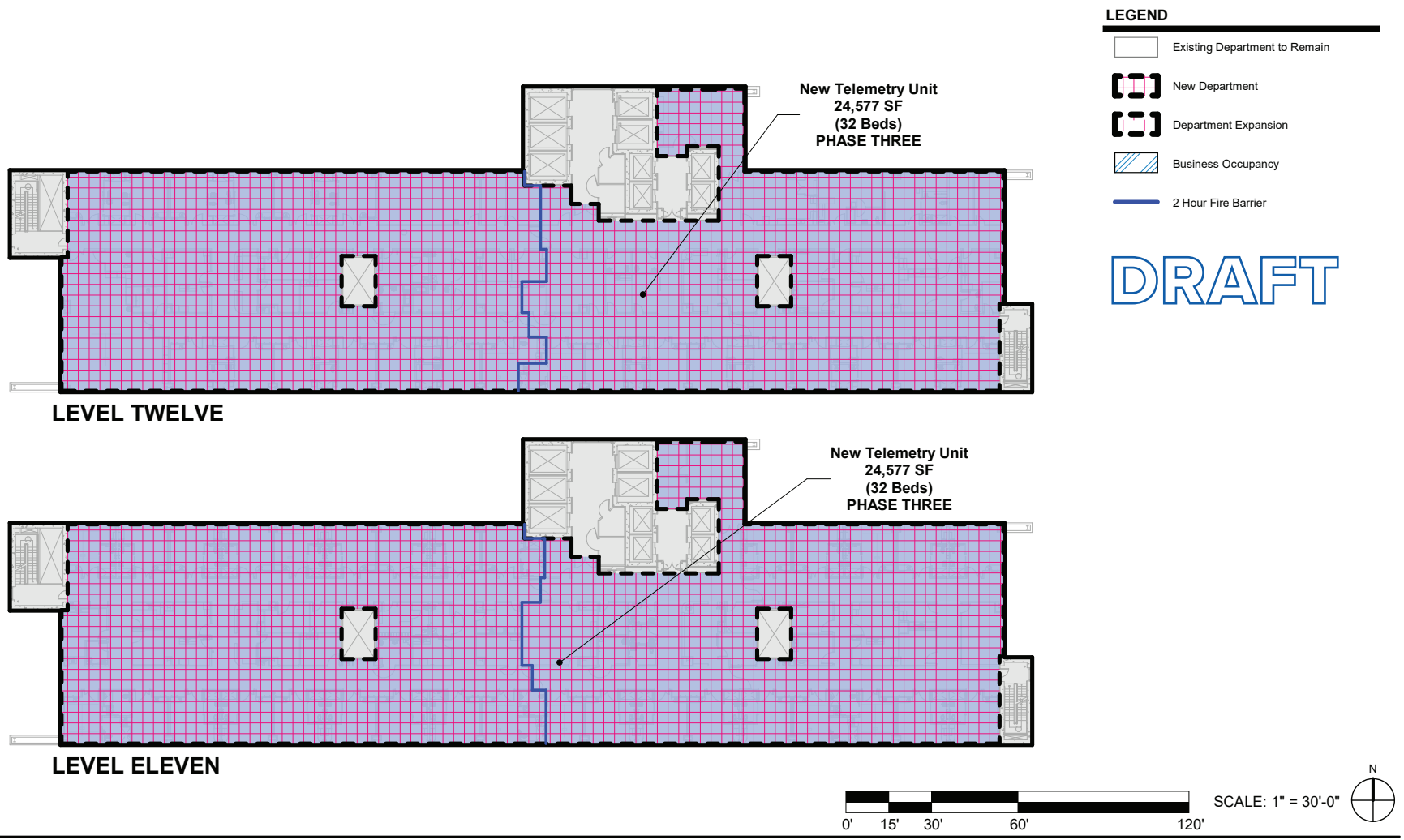
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DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVEL TEN - PROPOSED FINAL STATE

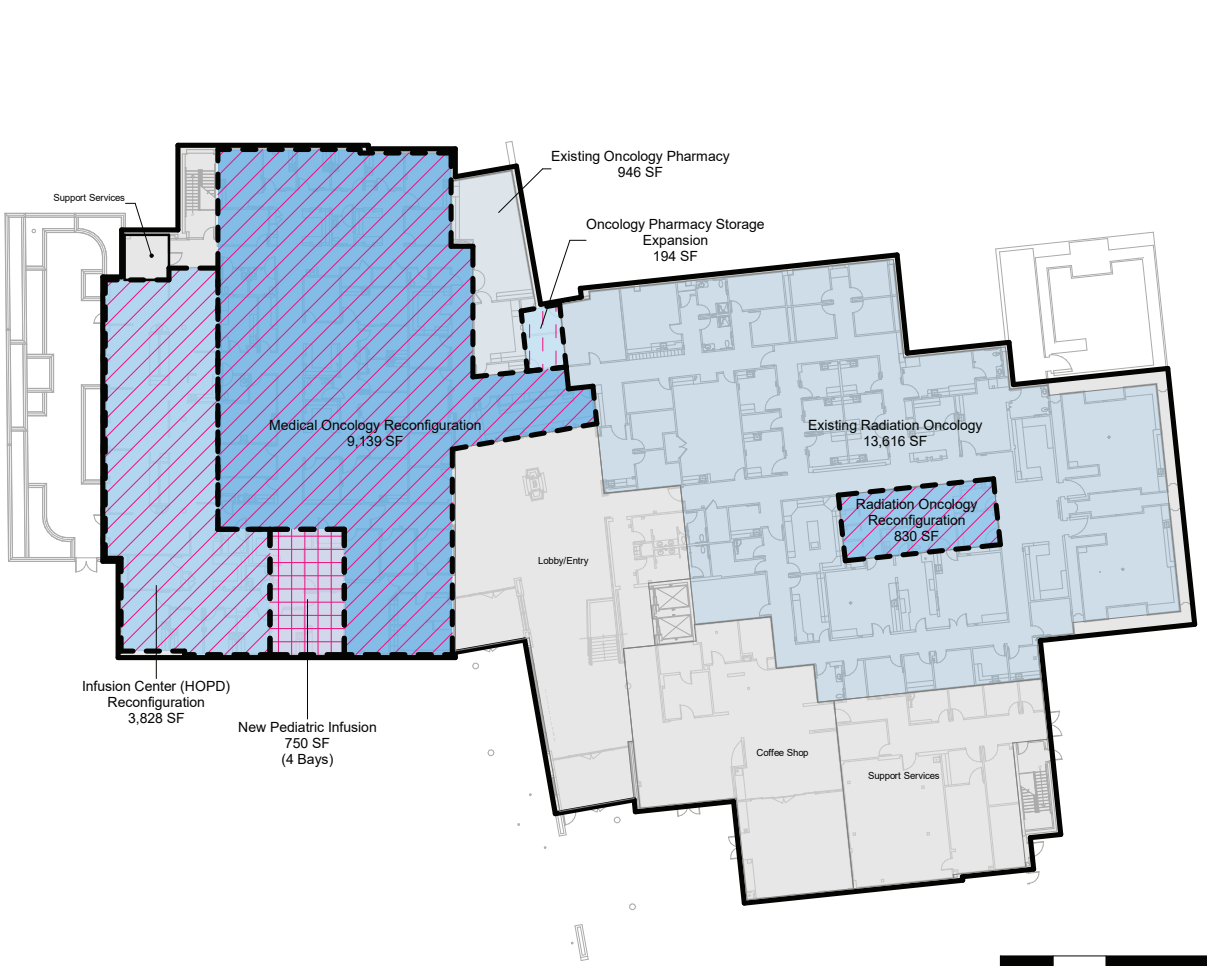
SCL Health ST. MARY'S



DAVIS PARTNERSHIP ARCHITECTS

ST. MARY'S HOSPITAL MASTER PLAN - LEVELS 11 & 12 - PROPOSED FINAL STATE

SCL Health ST. MARY'S



LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Department Reconfiguration

DRAFT

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

N

DAVIS PARTNERSHIP ARCHITECTS

PAVILION MASTER PLAN - LEVEL ONE - PROPOSED FINAL STATE

SCL Health ST. MARY'S



LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Department Reconfiguration

DRAFT

0' 15' 30' 60' 120'

SCALE: 1" = 30'-0"

N

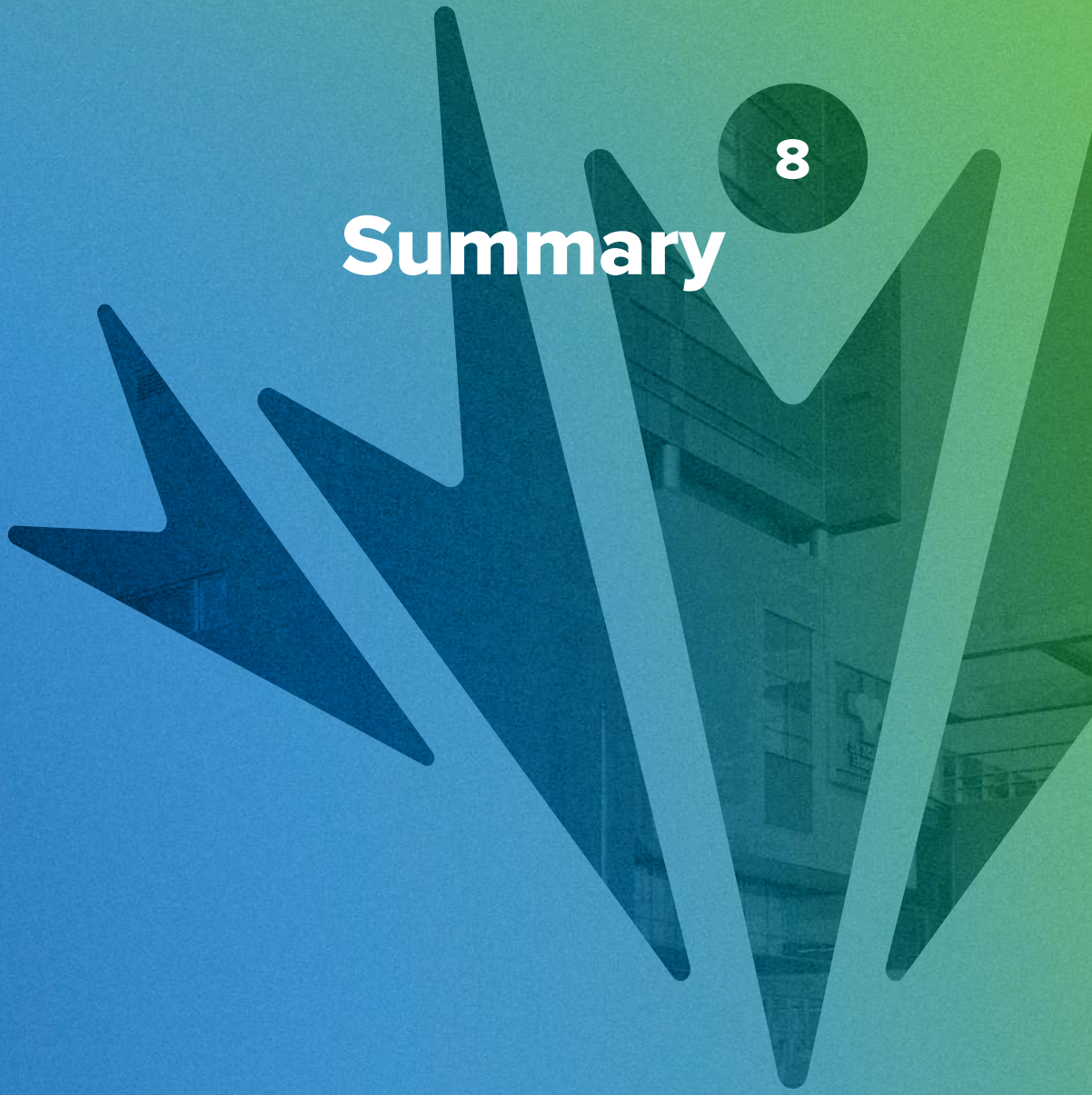
DAVIS PARTNERSHIP ARCHITECTS

PAVILION MASTER PLAN - LEVEL TWO - PROPOSED FINAL STATE

SCL Health ST. MARY'S

8

Summary



8.
Summary

St. Mary's has now occupied all floors of the tower addition as was first noted as part of the Century Project more than ten years ago. That project was the culmination of the hospital's long-term commitment to Grand Junction and to the entire service area. St Mary's is also finishing the projects identified in the 2017 plan including the Cardiac Center, a new Laboratory and Pharmacy, and a Hybrid Operating Room. As hospitals in outlying areas add programs to serve their growing communities, St. Mary's has maintained its role as the area's premier regional medical center by adding the next higher level of service. The result is a diminishing number of service area residents who must travel great distances for health care.

This master plan update was reviewed in January of 2023 by the St. Mary's Board of Directors. Master Plan 2023 is a continuation of the five-year plans that were a collaborative process between the City and the Hospital. In developing the plan, St. Mary's acknowledges the generous support of the community as well as the helpful input from the City's planning staff, and respectfully seeks approval of this updated plan.



St. Mary's Medical Center

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Appendix

Appendix

A neighborhood meeting was held on November 14, 2022, in a presentational setting at Double Tree Hotel located at 743 Horizon Drive, Grand Junction, Colorado. St. Mary's Medical Center mailed out approximately 210 invitations and attendance was light . We expect the low turnout as compared to the 2017 meeting was due to the explanation in the neighborhood letter that all projects were to be internal over the next 5 years. The letter (included in this appendix) was part of the announcement for the meeting. Five years ago, the well-attended meeting focused on parking in the neighborhoods and the building expansions, so construction issues were discussed as well. There were representatives from the hospital staff, the city, and the consultant team also present. The format was a PowerPoint presentation that followed the outline of St Mary's Healthcare background, April 2022 merger with Intermountain Healthcare, the history, and the purpose of the 5-year master plan, a summary of the 2017 projects, and an introduction of the 2023 projects. A discussion of the rezone for the recently acquired property was also included in the discussions, as well as next steps. It was then opened for questions.

Copies of the invitation letter, presentation, attendance sheets, and neighborhood comments are included within this appendix. The following are general comments/questions that were discussed at the open comment session with the responses after.

Responses from questions raised during the Neighborhood Meeting include those listed below related to the Master Plan and the rezoning. Some additional questions were specific to the hospital in general and are also listed here within.

1. **Question:** What is an EP Cath Lab?
   Answer: Dan gave a summary of the procedure. Electo-physiology (EP).
2. **Question:** Will all three building be demolitions at the same time? Do you have a vision of what is going on in the space where the buildings for demolition are?
   Answer: Not any specific demolition plans currently. The real money is towards hospital improvements.
3. **Question:** What is the rezoning area going from and to?
   Answer: Neighborhood Business to PD- Planned Development, the same as the hospital.
4. **Question:** Timeline on the application? Starting next month, minimum of 4 to 5 months.
   Answer: Applications will be submitted in December time frame and be a minimum of 4-5 months. A public hearing and notices will be sent to everyone via post cards for Planning and city council meetings.
5. **Question:** What are the orange/yellow residential buildings? Aren't people living there now? Will you guys leave those as residential?
   Answer: They were purchased for nuns (up until last year they lived there. Now its temporary housing for new physicians, so still residential and all residential zoned properties to remain residential.
6. **Question:** What is going on with Rose Hill House?
   Answer: Dan clarified that it is for temporary housing of patient's families.

7. **Question:** What is planned for life center?
   Answer: No Plans to move off Life Center Campus in this 5-year cycle.
8. **Question:** What is the story with the little ATM lot?
   Answer: We purchased it because we needed the parking. No plans to change.
9. **Question:** What is the green one (parcel)? Do you have any plans for that?
   Answer: Its zoned Residential office but is currently parking. We have no plans to change.
10. **Question:** Farrell Building, they are the HR buildings?
    Answer: HR has now all been moved to the hospital.
11. **Question:** Is 2323 still planned for construction staging?
    Answer: 2323 has been used for construction staging and will continue to be the staging location.
12. **Question:** Why is Bloomin' Babies not shown on this map, I thought SCL bought that?
    Answer: This property is leased not owned by SCL.
13. **Question:** Do know when the Bloomin Babies lease expires?
    Answer: Lease is up in 2024, no plan to move them at the moment.
14. **Question:** Do you know how many babies are born there? How many in your main hospital?
    Answer: 200 births there per year there. The Hospital does about 1200 births per year.
15. **Question:** With the births that happen at Bloomin Babies, do they just go home after birth?
    Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.
16. **Question:** Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?
    Answer: No plans to purchase more, in fact one of the practices is up for sale.
17. **Question:** Who lives in 510 Bookcliff?
    Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).
18. **Question:** What is the plan for the buildings being demolished?
    Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.
19. **Question:** Didn't Hilltop have their pool in that building? Like a therapy pool?
    Answer: yes, it has a pool.
20. **Question:** Is the Hilltop pool closed?
    Answer: Yes, the Hilltop pool was closed.
21. **Question:** You do not actually own the Marillac Clinic?
    Answer: No, we do own that one.

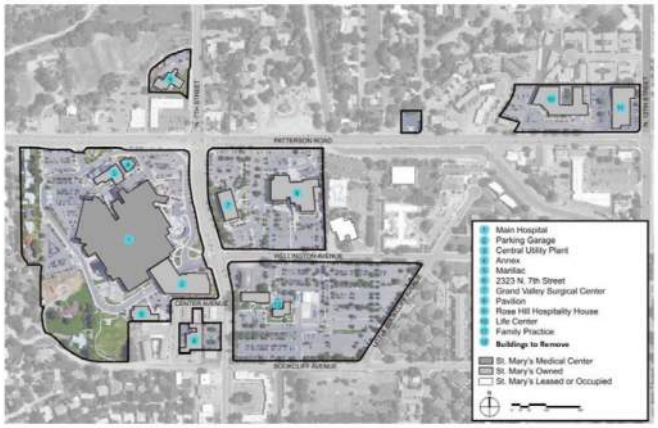
Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.

SCL Health
ST. MARY'S
Now Intermountain Healthcare

As a neighbor of St. Mary's Medical Center, we would like to notify you of a public meeting related to our 2023 Master Campus Plan. Since 1995 St. Mary's has submitted campus plan to the Grand Junction Planning Department for review and approval by the Planning Commission and City Council. This neighborhood meeting will summarize the proposed changes to the St. Mary's campus anticipated over the next 5 years.

Date: Monday, November 14th
Time: 5:30-7:00pm
Location: DoubleTree Hotel, 743 Horizon Drive, Grand Junction, Colorado

Master Campus Plan:
Over the next 5 years St. Mary's will be focusing our attention on redeploying spaces within our existing buildings for future healthcare services and removing aged buildings on our campus. All proposed projects are planned to remodel existing spaces within the hospital and campus buildings, without any additions or expansions to the existing footprint. Some buildings targeted for demolition in the 2017 plan will be completed with this master plan update. A map of all the locations and buildings included in the St. Mary's planned development area are shown on the image below. The campus boundaries shown below are the campus boundaries for this 5-year plan.



Rezoning request
St. Mary's recently purchased the building and property at 2352 North Seventh Street on the southeast corner of 7th and Wellington that is located within labeled item 12 of our master plan footprint (see map). St. Mary's is requesting a rezone of the properties on that corner to incorporate them into the campus Planned Development zone. The rezoning will also take place as part of this Master Plan 2023 document. The image below shows the area to be rezoned. St. Mary's would like to remove the building once vacant. No use has been planned for that location.



If you cannot attend the meeting, we would be happy to share the presentation materials after the meeting on November 14th. To receive a copy, please send an email with your name, address and contact information to daniel.prinster@imail.org by November 15, 2022.

invitation to Nov. 14, 2022 Neighborhood Meeting

Next 5+ Years: All Internal Projects

Hospital:



Rebranding:

Campus signage

Remodels:

Clinical Decision Unit, Discharge Lounge, EP Cath Lab, Outpatient Pharmacy, Combined recovery unit, Air handling unit upgrades

Relocations:

Telemetry, Physicians Lounge, Inpatient dialysis, Wound Care

Replacements:

Emergency, Diagnostic Imaging

Next 5+ Years: All Internal Projects

Pavilion & Grand Valley Surgery Center:



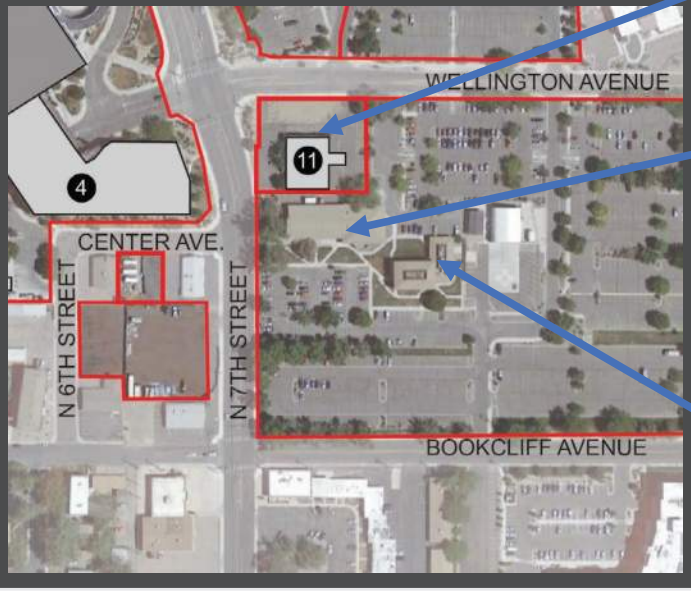
Remodels:
Pavilion Oncology, Blood Draw,
Neuro Spine, Neurology,
Dialysis, IT Department,
Surgery Equipment

Replacements:
Radiation Oncology,
Imaging

Presentation Slides

Next 5+ Years:

Demolition:



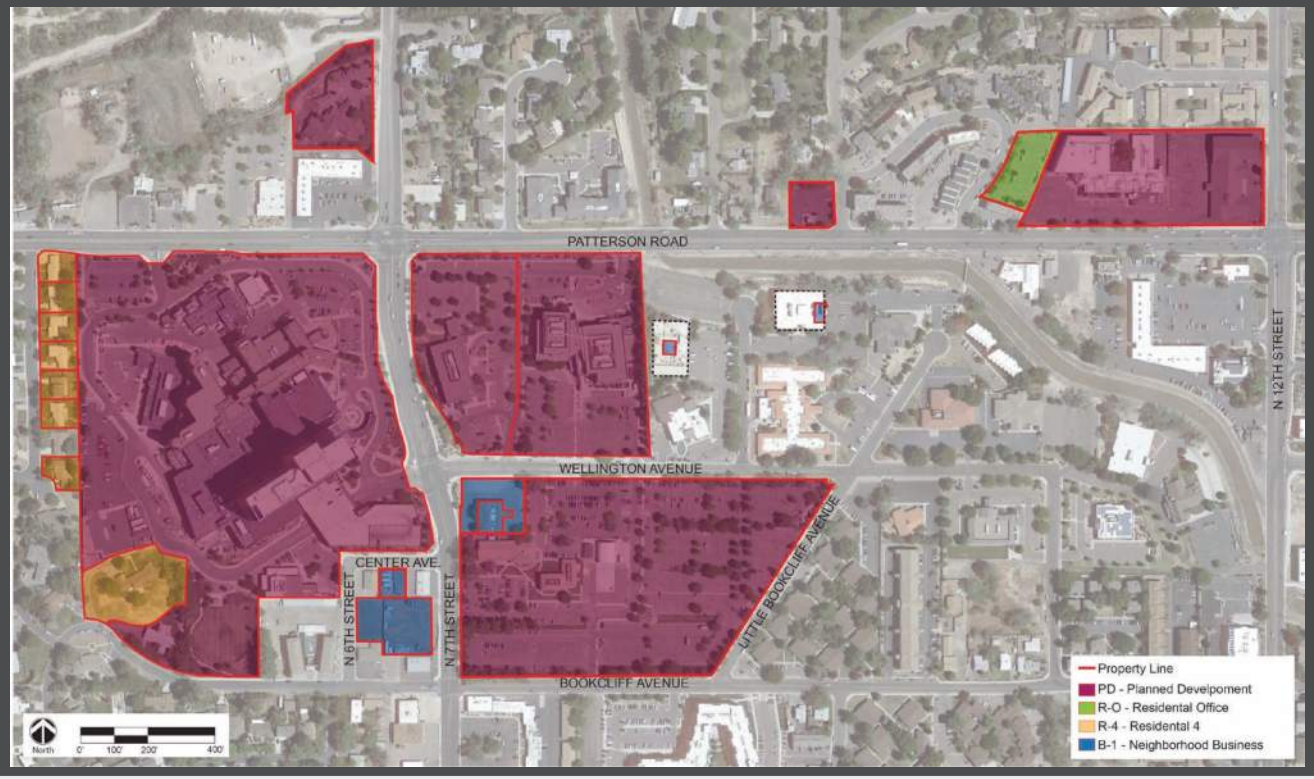
2352 N. 7th Building

Farrell Building / former
Immaculate Heart of Mary Church Building

Madden Building / former
Immaculate of Mary Parish Office

Presentation Slides

Current Campus PD Zone



Presentation Slides

Rezone to PD Zone



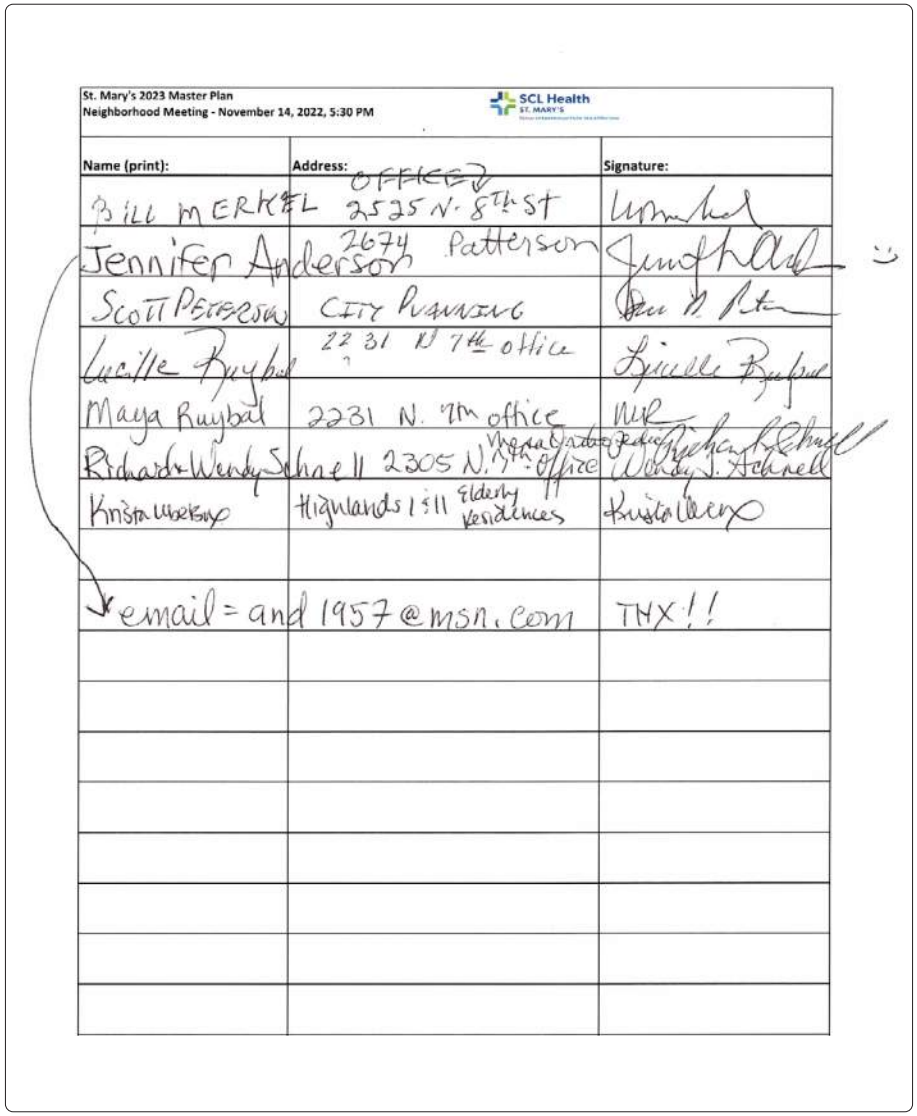
Steps for 2352 N. 7th property:

Rezone

Demolition

Surface Parking

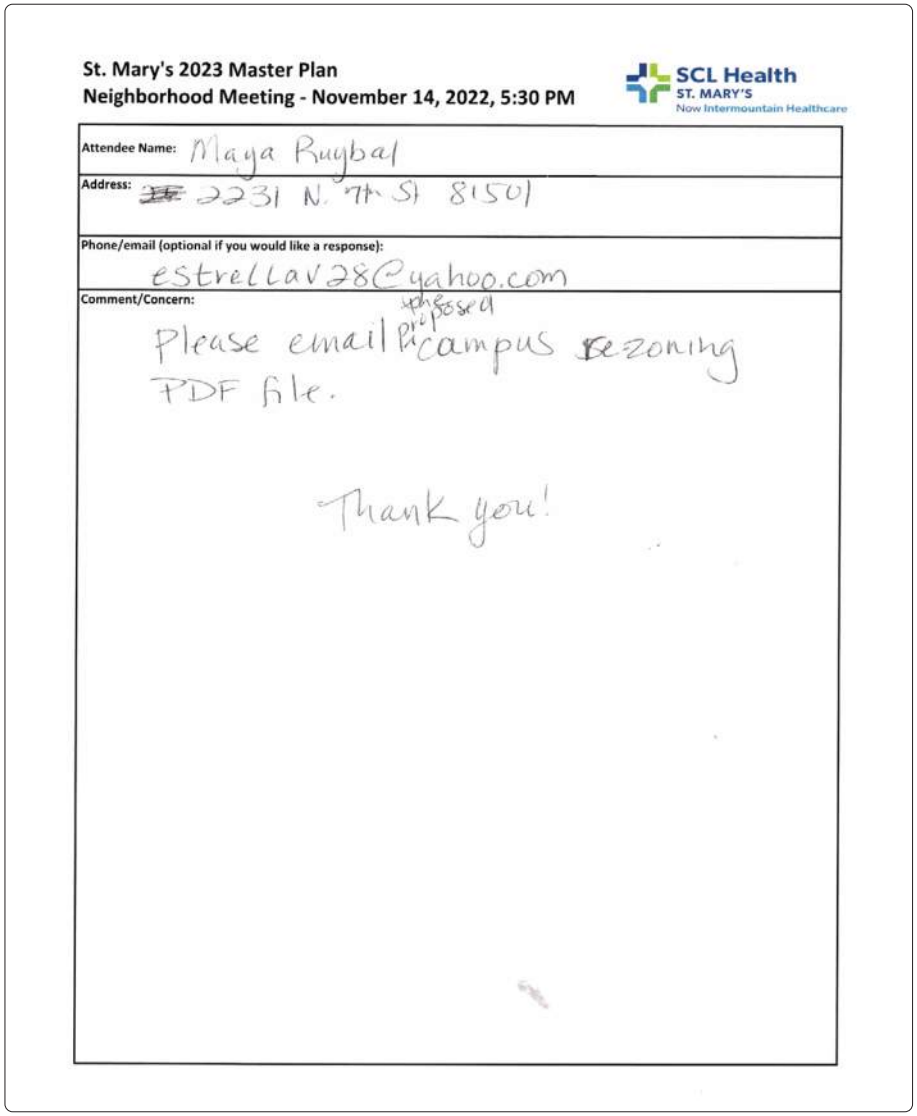
Presentation Slides



St. Mary's 2023 Master Plan
Neighborhood Meeting - November 14, 2022, 5:30 PM

SCL Health ST. MARY'S

Name (print):	Address:	Signature:
BILL MERKEL	2525 N. 8TH ST OFFICE?	
Jennifer Anderson	2674 Patterson	
Scott Peterson	City Planning	
Lucille Ruybal	2231 N 7th office	
Maya Ruybal	2231 N. 7th office	
Richard & Wendy Schnell	2305 N. 17th Office	
Krista Loberg	Highlands I & II Elderly residences	
email = and	1957@msn.com	THX!!



St. Mary's 2023 Master Plan
Neighborhood Meeting - November 14, 2022, 5:30 PM

SCL Health ST. MARY'S Now Intermountain Healthcare

Attendee Name: Maya Ruybal

Address: ~~22~~ 2231 N. 7th St 81501

Phone/email (optional if you would like a response):
estrellav28@yahoo.com

Comment/Concern:
Please email proposed campus Rezoning PDF file.

Thank you!

Attendance Sheet from Nov. 14, 2022 Neighborhood Meeting

Neighborhood Comments from Nov 14, 2022 Neighborhood Meeting



CITY OF Grand Junction COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Comprehensive Plan Amendment

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

Existing Land Use Designation: Hospital
Existing Zoning: PD
Proposed Land Use Designation: Hospital
Proposed Zoning: PD

Property Information

Site Location: 2635 N. 7th Street
Site Acreage: 21.6 main hospital
Site Tax No(s): 2945-112-28-001
Site Zoning: PD
Project Description: update the 5 year master plan based on the PD zoning

Property Owner Information

Name: Sisters of Charity of Leavenwo
Street Address: 2635 N 7th Street
City/State/Zip: Grand Junction/CO/81
Business Phone #: 970-298-2273
E-Mail: Daniel.Prinster@imail.org
Fax #:
Contact Person: Dan Prinster
Contact Phone #: 970-298-1946

Applicant Information

Name: Intermountain Health
Street Address: 500 Eldorado Bouleva
City/State/Zip: Broomfield/CO/80021
Business Phone #: 303.709.9516
E-Mail: cheryl.schultz@imail.org
Fax #:
Contact Person: Cheryl Schultz
Contact Phone #: 303.709.9516

Representative Information

Name: Davis Partnership Architect
Street Address: 2901 Blake Street
City/State/Zip: Denver/CO/80205
Business Phone #: 303-861-8555
E-Mail: julie.eck@davispartnership.co
Fax #:
Contact Person: Julie Meenan Eck
Contact Phone #: 303-308-2556

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

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

Signature of Person Completing the Application: [signature] Date: 3/28/2023

Signature of Legal Property Owner: [signature] Date: 3/28/2023

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E-Mail: julie.eck@davispartnership.co
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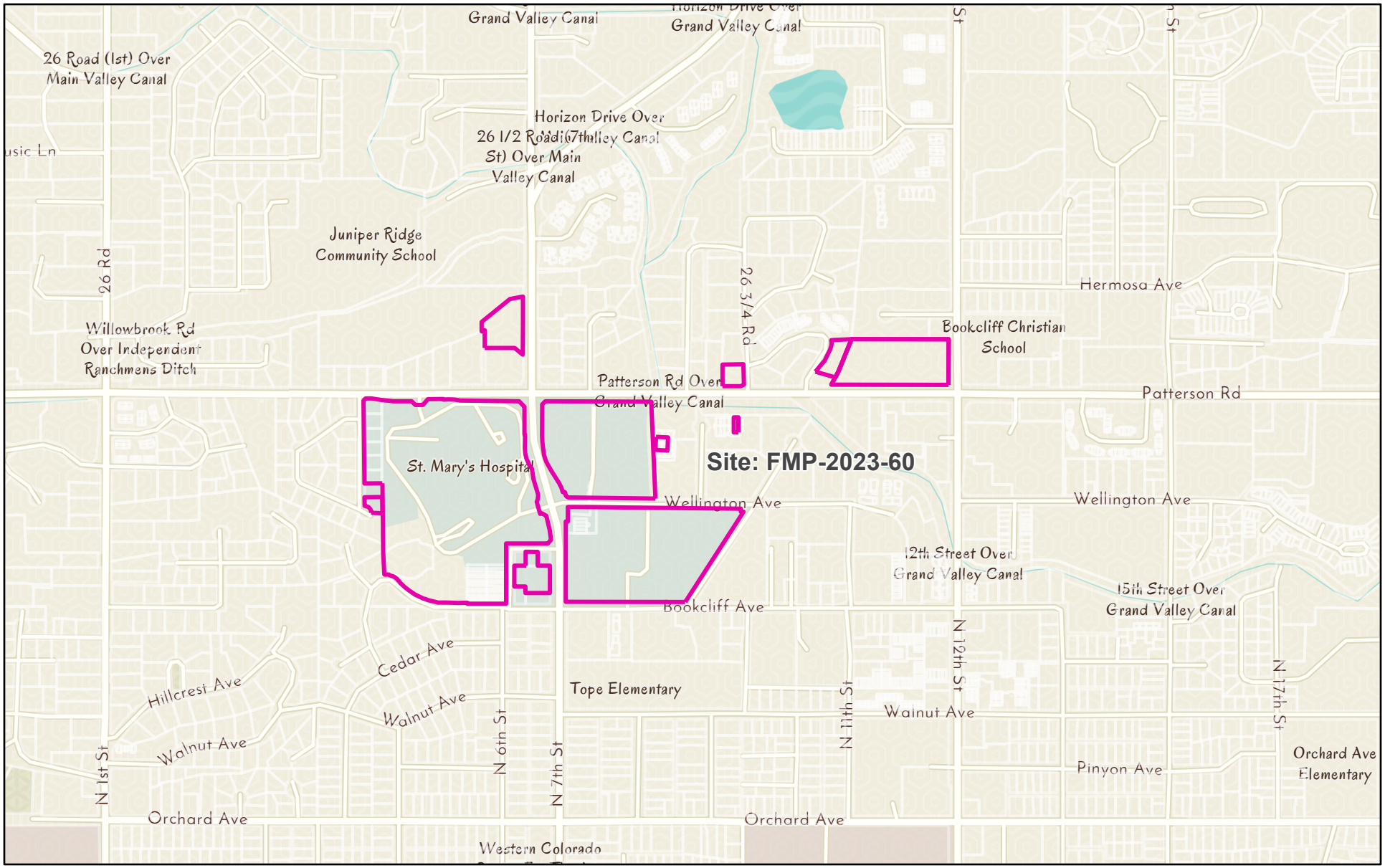
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St. Mary's Master Plan 2023 - Area Map



5/2/2023

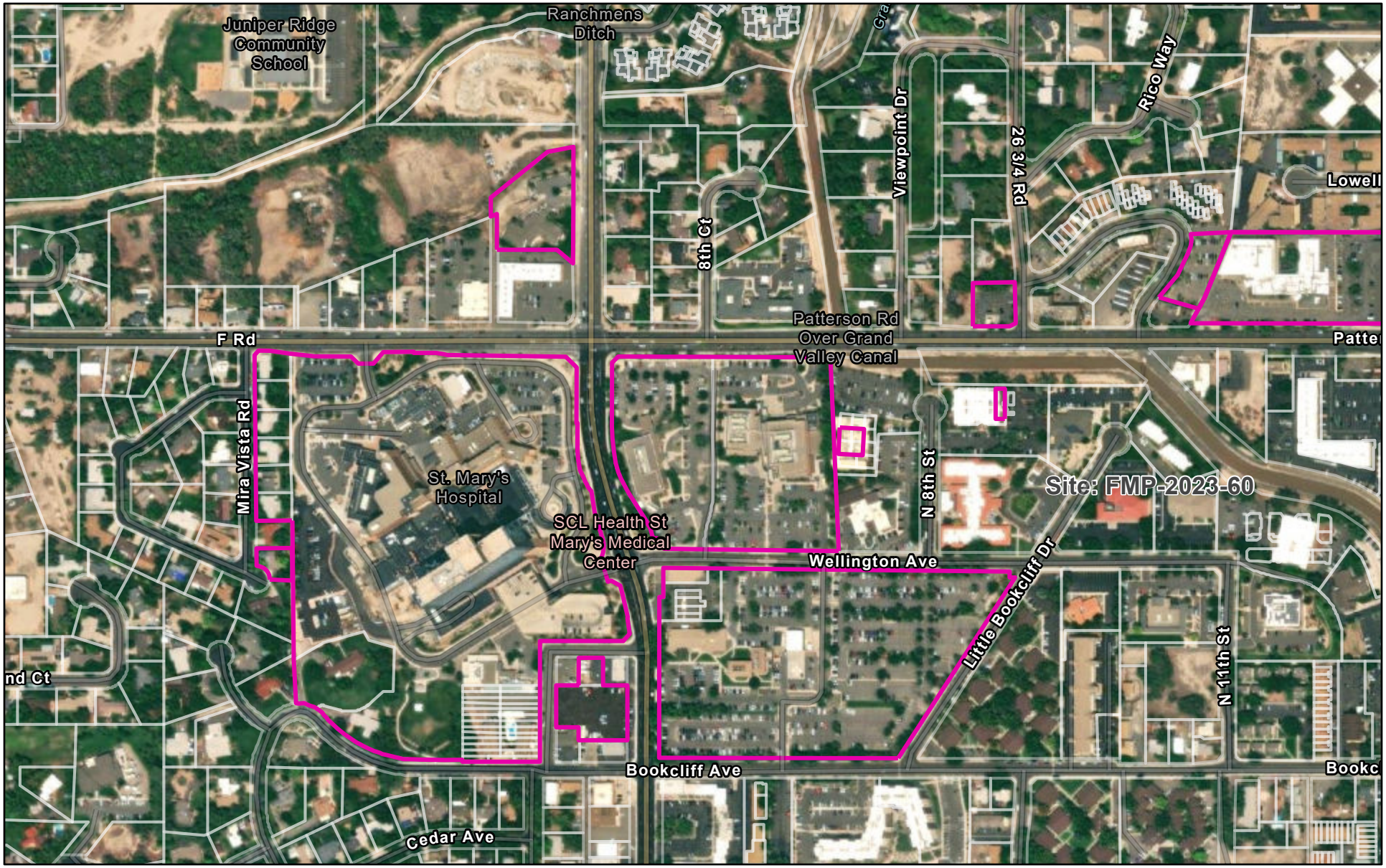
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0 0.13 0.25 0.5 km

Esri Community Maps Contributors, City of Grand Junction, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of

St. Mary's Master Plan 2023 - Site Map



5/2/2023

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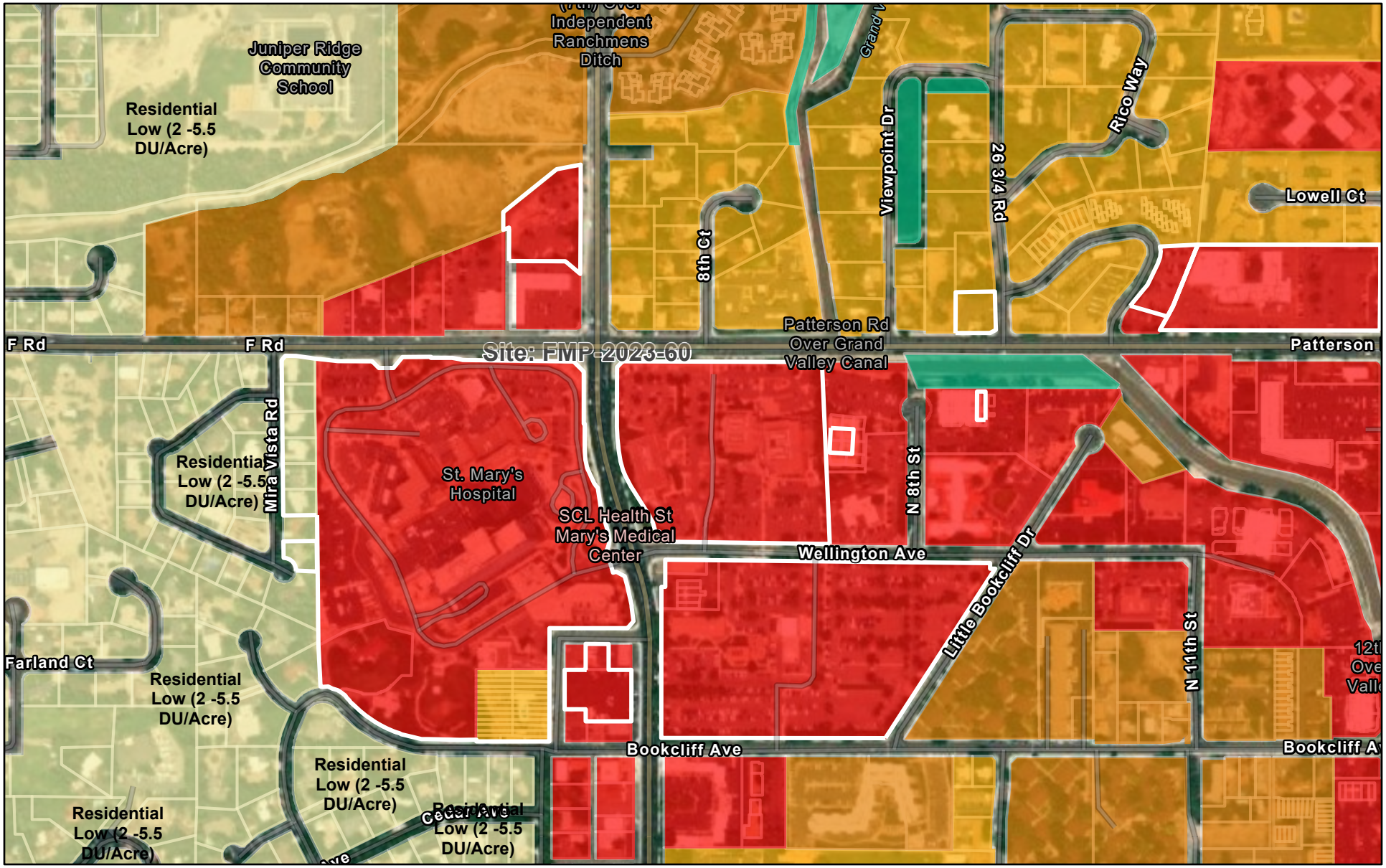
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0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Grand Junction, County of Mesa, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

6000

St. Mary's Master Plan 2023 - Land Use Map



5/2/2023

Development Hub - Future Land Use

- Residential Low (2 -5.5 DU/Acre)
- Residential Medium (5.5 -12 DU/Acre)
- Residential High (12+ DU/Acre)
- Commercial
- Parks and Open Space

Parcels

World Imagery

Low Resolution 15m Imagery

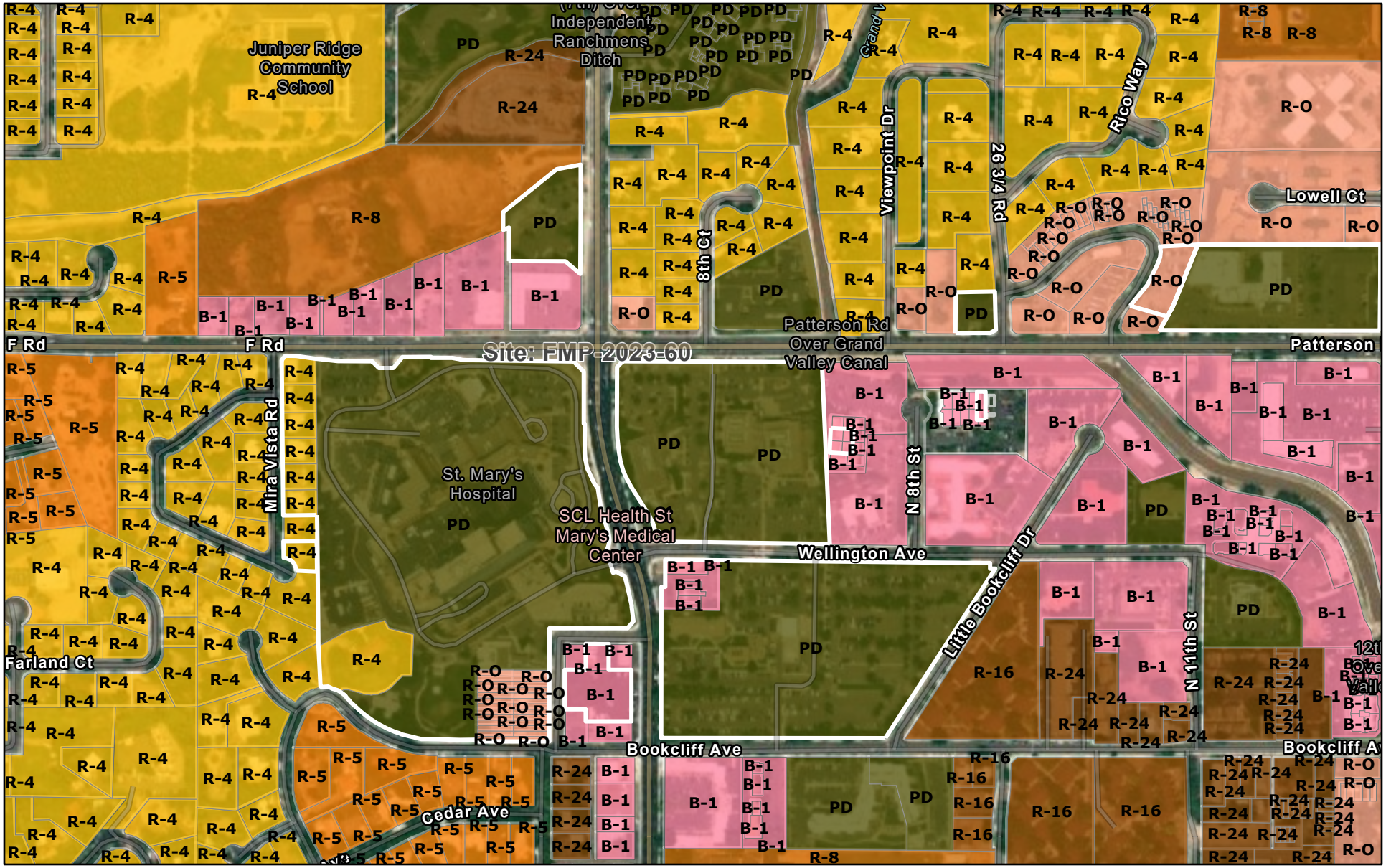
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0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Grand Junction, County of Mesa, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

St. Mary's Master Plan 2023 - Zoning Map



5/2/2023

Development Hub - Zoning Districts

- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-16 (12-16 units/acre)
- R-24 (16-24 units/acre)
- PD (Planned Development)
- R-O (Residential Office)
- B-1 (Neighborhood Business)

Parcels

World Imagery

Low Resolution 15m Imagery

1:7,000

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

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Site Photos


SCL Health
ST. MARY'S
Campus Entrance
EMERGENCY
Parking Garage
Patterson
th St






Bookcliff

Neighborhood Meeting Notes

November 14, 2022, 5:30 PM

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Question: What is planned for life center?
Answer: No Plans to move off Life Center Campus in this 5-year cycle.
Question: What is the story with the little ATM lot?
Answer: We purchased it because we needed the parking. No plans to change.

Question: What is the green one (parcel)? Do you have any plans for that?
Answer: Its zoned Residential office but is currently parking. We have no plans to change.

Question: Farrell Building, they are the HR buildings?
Answer: HR has now all been moved to the hospital.

Question: Is 2323 still planned for construction staging?
Answer: 2323 has been used for construction staging and will continue to be the staging location.

Question: Why is Bloomin' Babies not shown on this map, I thought SCL bought that?
Answer: This property is leased not owned by SCL.

Question: Do know when the Bloomin Babies lease expires?
Answer: Lease is up in 2024, no plan to move them at the moment.

Question: Do you know how many babies are born there? How many in your main hospital?
Answer: 200 births there per year there. The Hospital does about 1200 births per year.

Question: With the births that happen at Bloomin Babies, do they just go home after birth?
Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.

Question: Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?
Answer: No plans to purchase more, in fact one of the practices is up for sale.

Question: Who lives in 510 Bookcliff?
Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).

Question: What is the plan for the buildings being demolished?
Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.

Question: Didn’t Hilltop have their pool in that building? Like a therapy pool?
Answer: yes, it has a pool.

Question: Is the Hilltop pool closed?
Answer: Yes, the Hilltop pool was closed.

Question: You do not actually own the Marillac Clinic?
Answer: No, we do own that one.

Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.

St. Mary's 2023 Master Plan
Neighborhood Meeting - November 14, 2022, 5:30 PM

SCL Health
ST. MARY'S
Now Intermountain Healthcare

Name (print):	Address:	Signature:
BILL MERKEL	OFFICE 2525 N. 8th ST	
Jennifer Anderson	2674 Patterson	
Scott Peterson	City Planning	
Lucille Ruybal	2231 N 7th office	
Maya Ruybal	2231 N. 7th office	
Richard & Wendy Schnell	2305 N. 7th Mesa Data Analytics Office	
Krista Weber	Highlands I & II Elderly residences	
email = and1957@msn.com		THX!!

GRAND JUNCTION PLANNING COMMISSION
May 9, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Shanon Secrest, Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dani Acosta (Senior Planner), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from April 25, 2023.

REGULAR AGENDA

1. **KIA Annexation Zone of Annexation ANX-2023-15**
   Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

Commissioner Teske recused himself from deliberating on this item.

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

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:47 p.m. on May 9, 2023.

DRAFT

Discussion

Commissioner Ehlers asked if the zone of annexation would interfere with the existing uses on the site.

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, 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 Phillips seconded; motion passed 4-0.

2. St Mary's Master Plan 2023 FMP-2023-60

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster gave a brief presentation elaborating on the request.

Questions for staff

Commissioner Ehlers asked if the hospital needed to allocate space on the campus for housing to accommodate new staff. He also asked what the biggest hurdle was for new staff trying to find housing. He asked if new staff were more interested in renting or buying. He asked if any of the employees worked remotely.

Commissioner Phillips asked how many travelling surgical techs and travelling nurses were presently employed by St. Mary’s. He noted that the travelling staff often had shorter contracts and would not be interested in permanent housing options.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 9, 2023.

Discussion

DRAFT

Commissioner Ehlers asked how flexible the Master Plan was regarding updates to the Zoning and Development Code.

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

3. St Mary's - 7th & Wellington Rezone RZN-2023-70

Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:24 p.m. on May 9, 2023.

Discussion

Motion and Vote
Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

4. Grand Valley Estates Zone of Annexation ANX-2022-478

DRAFT

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ty Johnson with Kaart Planning provided a presentation regarding the request and was available for questions.

Questions for staff

Commissioner Ehlers asked about the thin strip of property to the West of Lewis Wash. He asked who would be responsible for developing the active transportation corridor for the recently adopted Pedestrian and Bicycle Plan.

Commissioner Teske asked if this property had already been annexed.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

Greg Tolle noted that he had no intention to develop his property. He indicated that it seemed the City was creating a shortage of R-4 housing options.

R.C. Buckley commented that the housing shortage may be a cost issue not a supply issue. He questioned the means of annexation and the size of the parcel.

Rose Bonine quoted a section of the 2020 Comprehensive Plan. She commented on Long Park, Wal-Mart, employment availability, and proximity to amenities such as hospitals. She listed other multifamily developments in Grand Junction. She mentioned the City's recent efforts to increase ADU production.

The public comment period was closed at 6:57 p.m. on May 9, 2023.

Discussion

Applicant Ty Johnson responded to public comments.

Commissioner Secrest remarked that he felt like the original request for R-12 was too high density, but that he was in favor of R-8. He commented on the difficulty to for home buyers to find affordable housing at the moment.

DRAFT

Commissioner Ehlers noted his desire to see the property zoned R-12 given its proximity to amenities. He mentioned that increasing density was necessary to counteract the cost of development. He noted that the County's master plan had the adjacent parcels designated as residential medium.

Commissioner Teske agreed with Commissioner Ehlers and noted that his only reservation is that the request was not for R-12.

Motion and Vote
Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, 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 Secrest seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 7:08 p.m.

DRAFT

Intermountain Health

Planning Commission 2023

May 2023

Confidential and property of Intermountain Health

Intermountain Health

St. Mary's Hospital and Medical Center



St. Mary's Medical Center

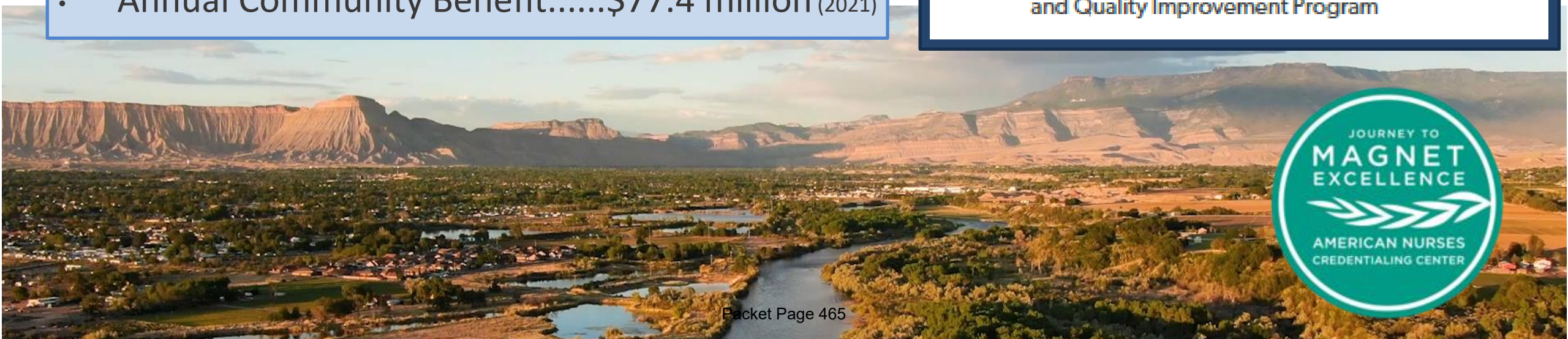
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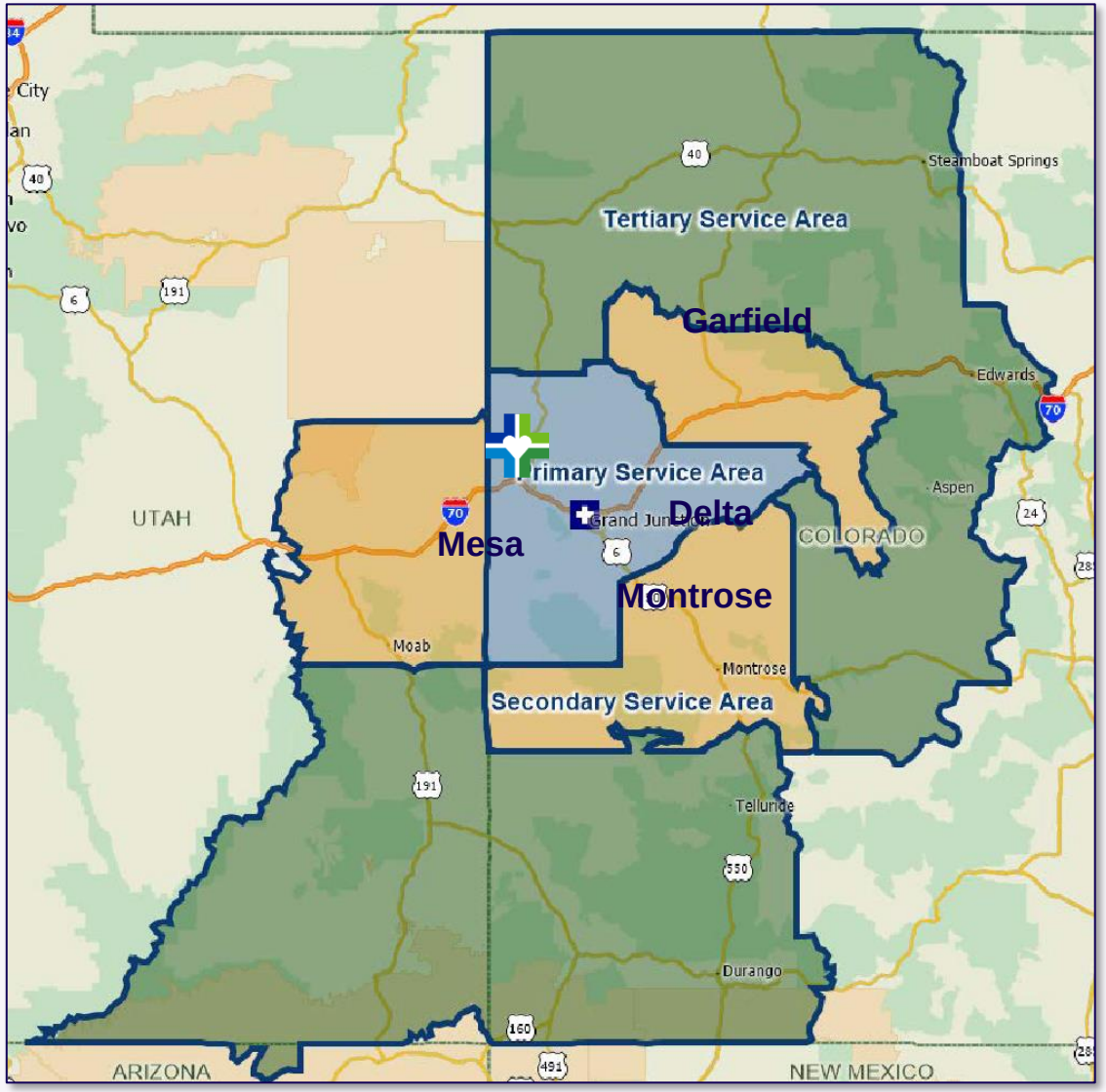
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- ✓ Commission on Cancer Comprehensive Cancer Program
- ✓ Level II Trauma Center Designation
- ✓ Level III NICU
- ✓ American College of Cardiology Accredited Chest Pain Center
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- ✓ Metabolic and Bariatric Surgery Accreditation and Quality Improvement Program



St. Mary's Serves W. Colorado & E. Utah

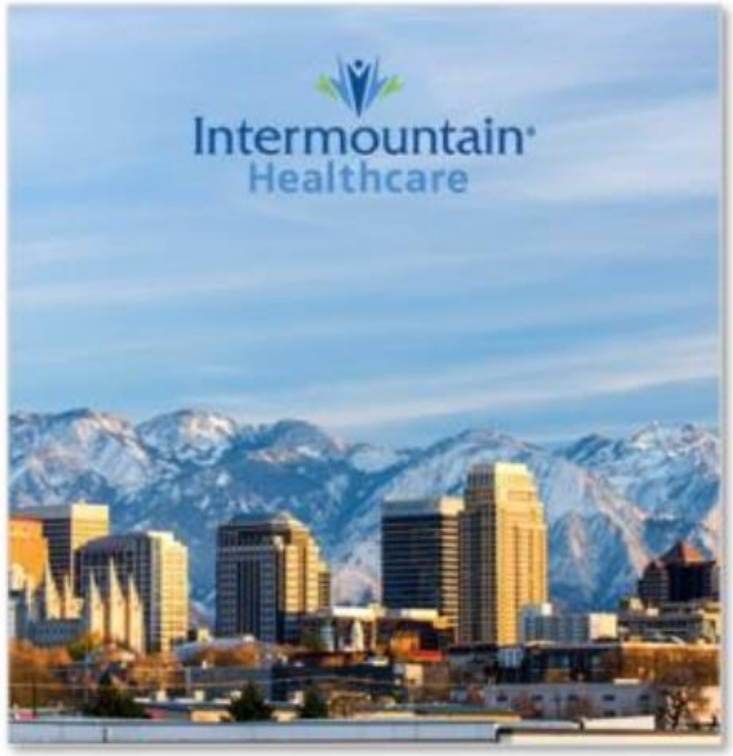
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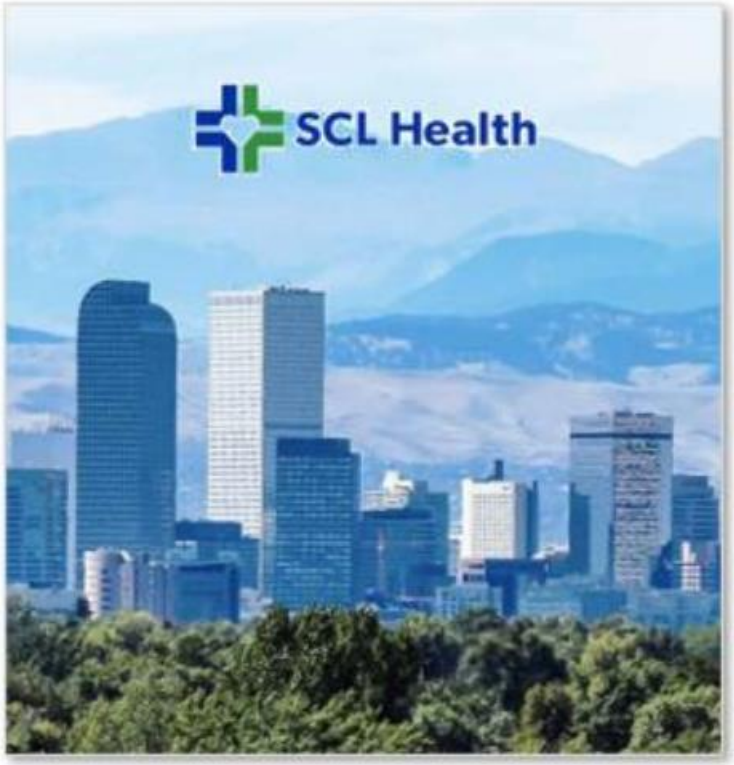


Intermountain Health

Intermountain Healthcare and SCL Health Merged on April 1, 2022



- Non-profit, integrated health system
- Primary service areas: Utah, Idaho, Nevada
- 42,000 caregivers
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- 16,000 associates
- 160 clinics, 8 hospitals
- 150 employed physicians/APPs (SCL Health Medical Group)
- Strong financial ratings by bond agencies
- Mix of religious (Catholic) affiliation and secular operations

St. Mary's Campus Planning

127 Years of Service

28 Years of Campus Planning



Intermountain Health

Celebrating 127 Years of Service



In 1896 St. Mary's opened a 10-bed hospital on Colorado Avenue.



In 1912 the hospital moved to a larger facility at 11th and Colorado. In 1924 it expanded again.



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28 Years of Campus Planning

Master Plan 1995: Expand to 12th & Patterson

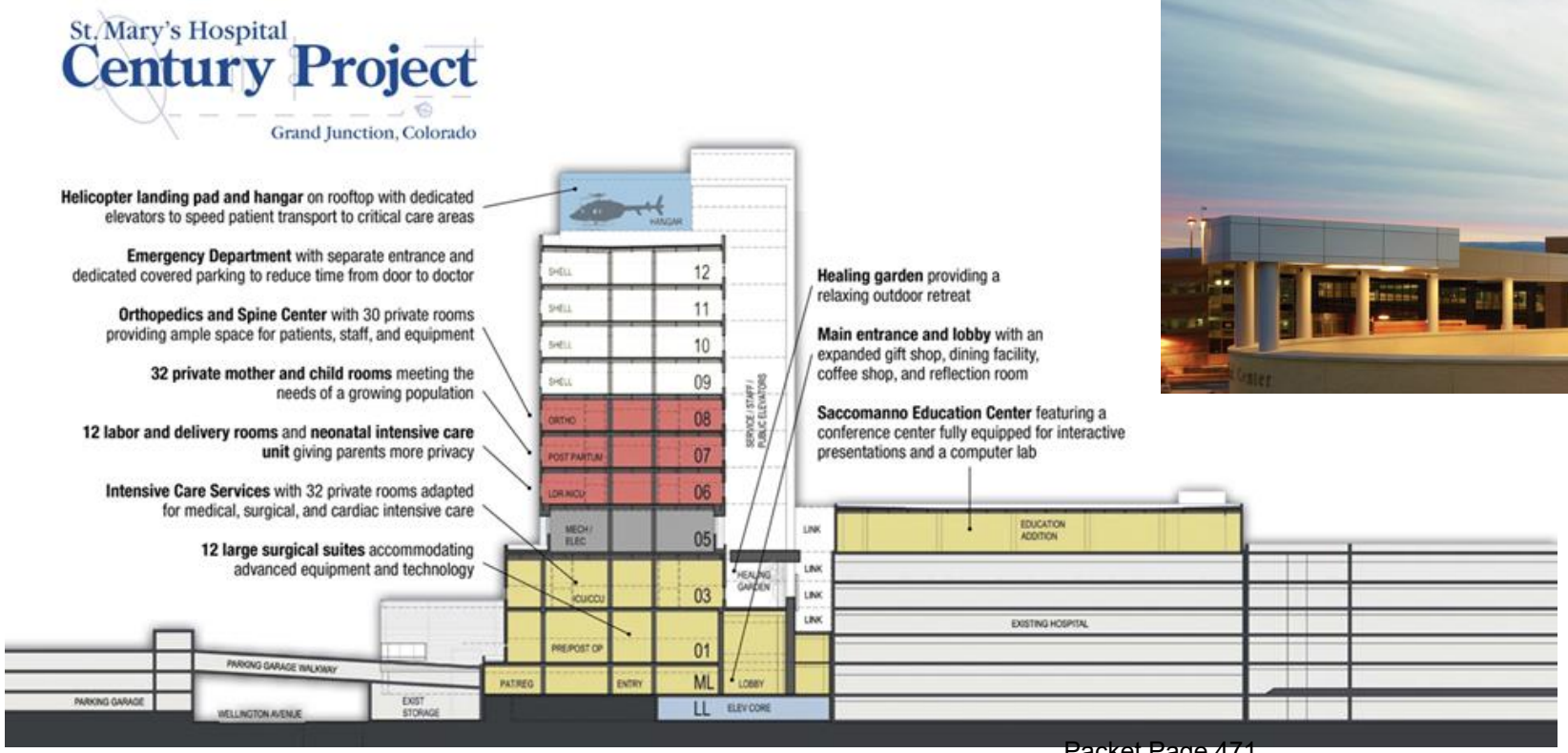
- Extended St. Mary's campus to 12th and Patterson and remodel the buildings for the Life Center and Family Medicine Center
- Constructed Grand Valley Surgical Center
- Remodeled several areas in the hospital
- Expanded parking
- Improve campus safety and appearance
- Added storm water detention capacity

Master Plan 2000: Decompress the hospital campus

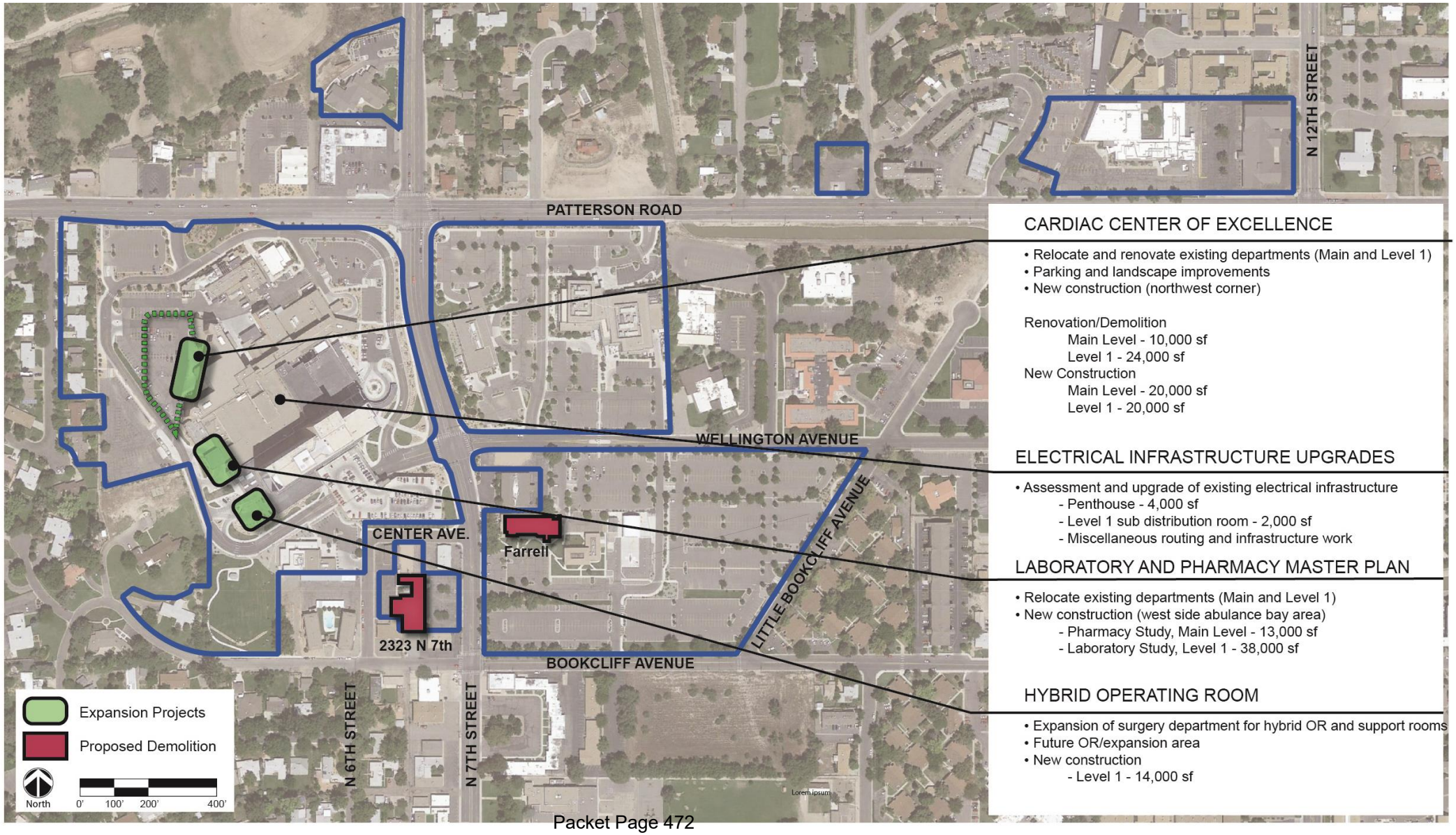
- Relocating high-traffic outpatient services to the new Advanced Medicine Pavilion on the east campus
- Constructing a 404-space parking structure on the west campus
- Adding surface parking on both campuses
- Enhancing site access by eliminating driveways, developing an internal "ring road" on the west campus, and reorienting the main vehicular entrances on both campuses

Master Plan 2005/6 and 2011
The Century Tower is built and completed with new units, operating rooms, emergency department, ICU, and expanded imaging services





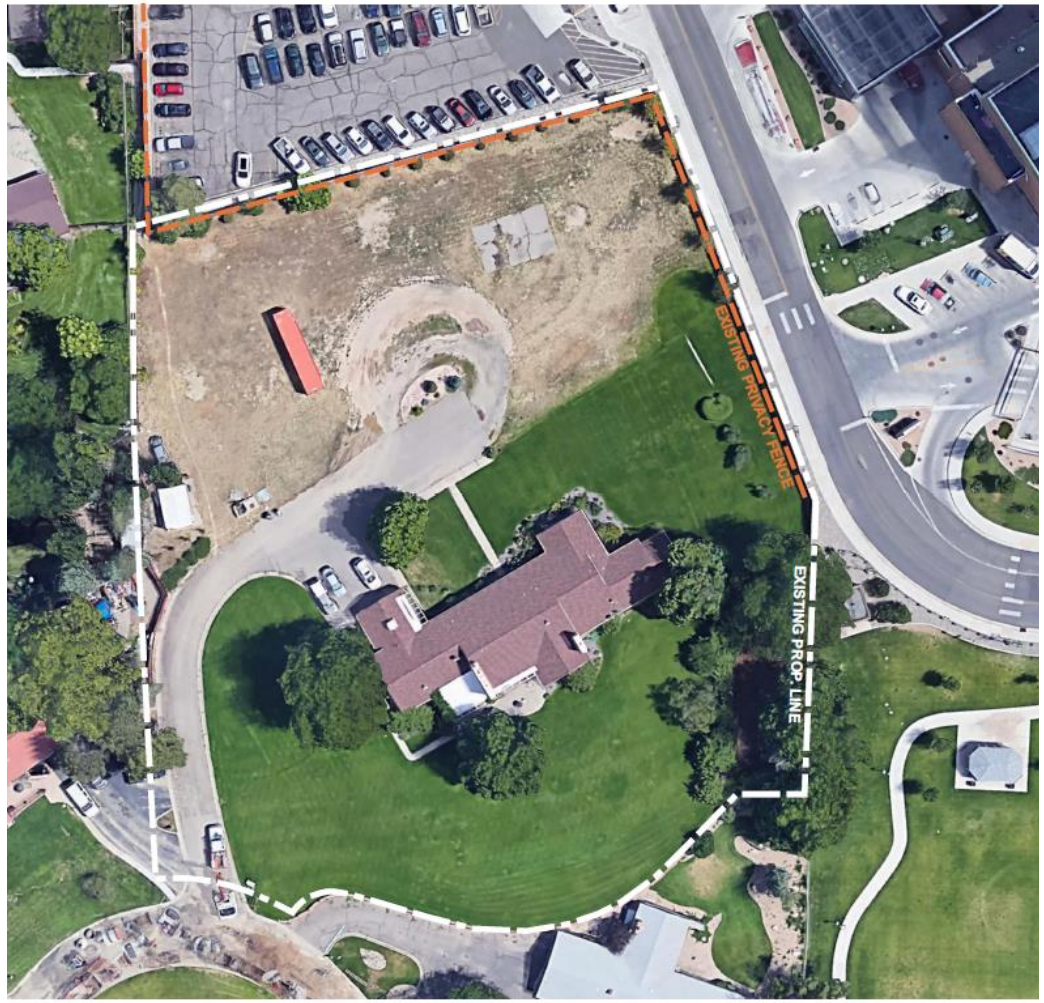
2017 Master Plan: Lab, Pharmacy & Heart Service



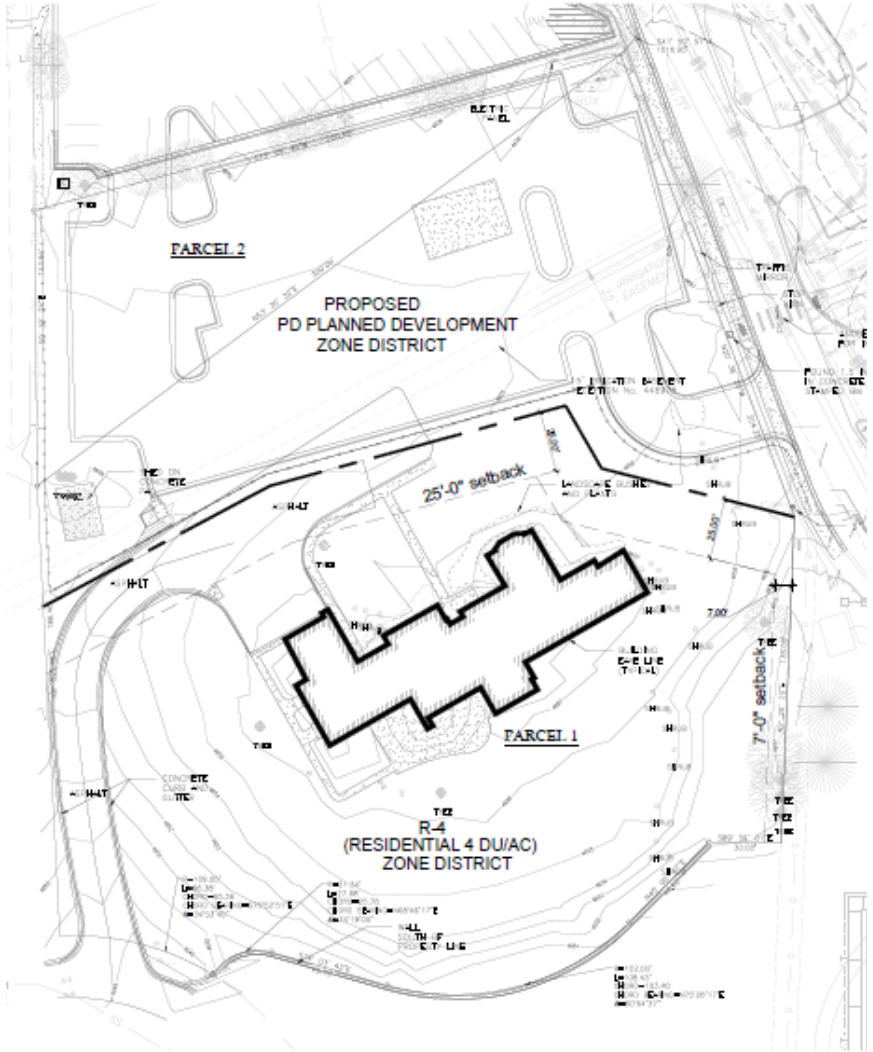
Intermountain Health

2017 Master Plan: Rezone of vacant lot for parking

Photo of vacant land that became parking



Approved rezone with setbacks



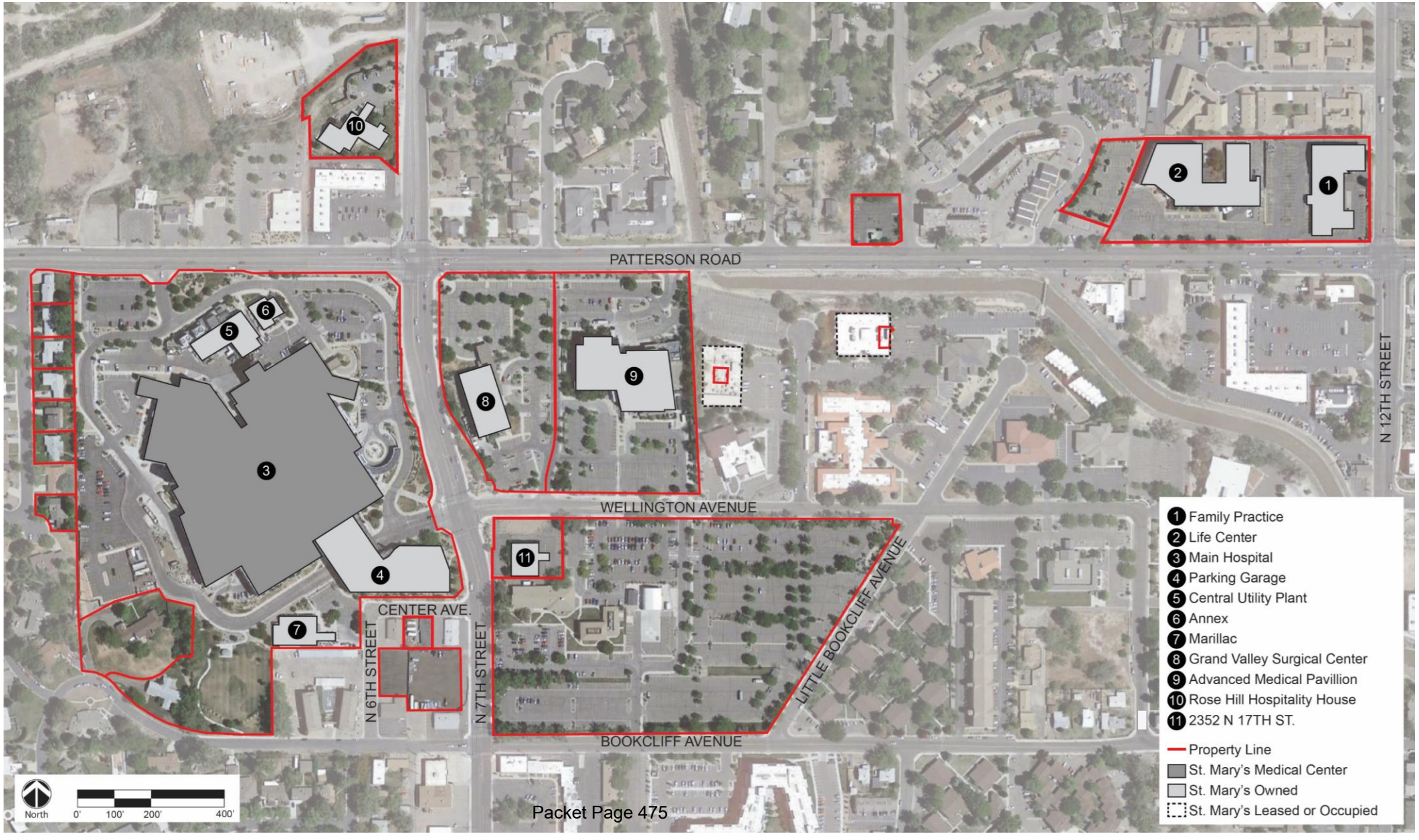
Intermountain Health

2023 Master Plan Update



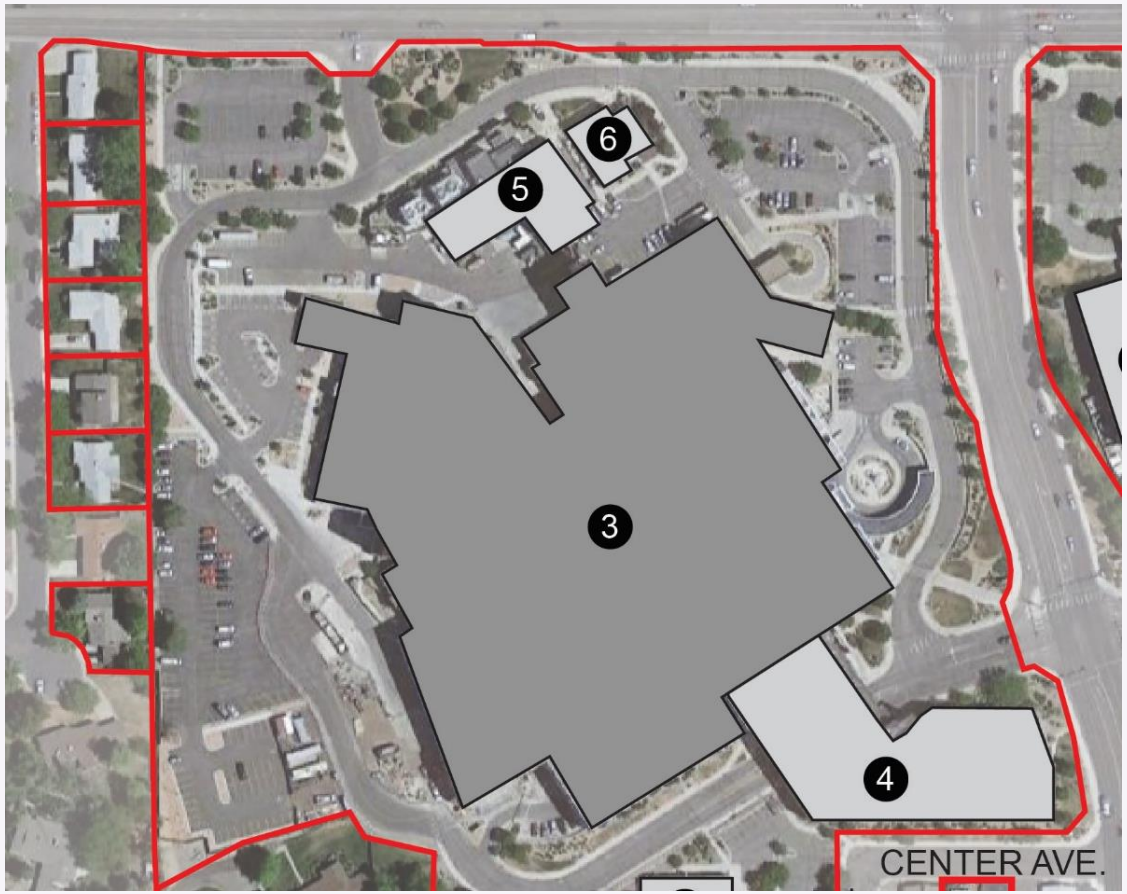
Intermountain Health

Current Campus



Intermountain Health

Next 5+ Years: Hospital Campus

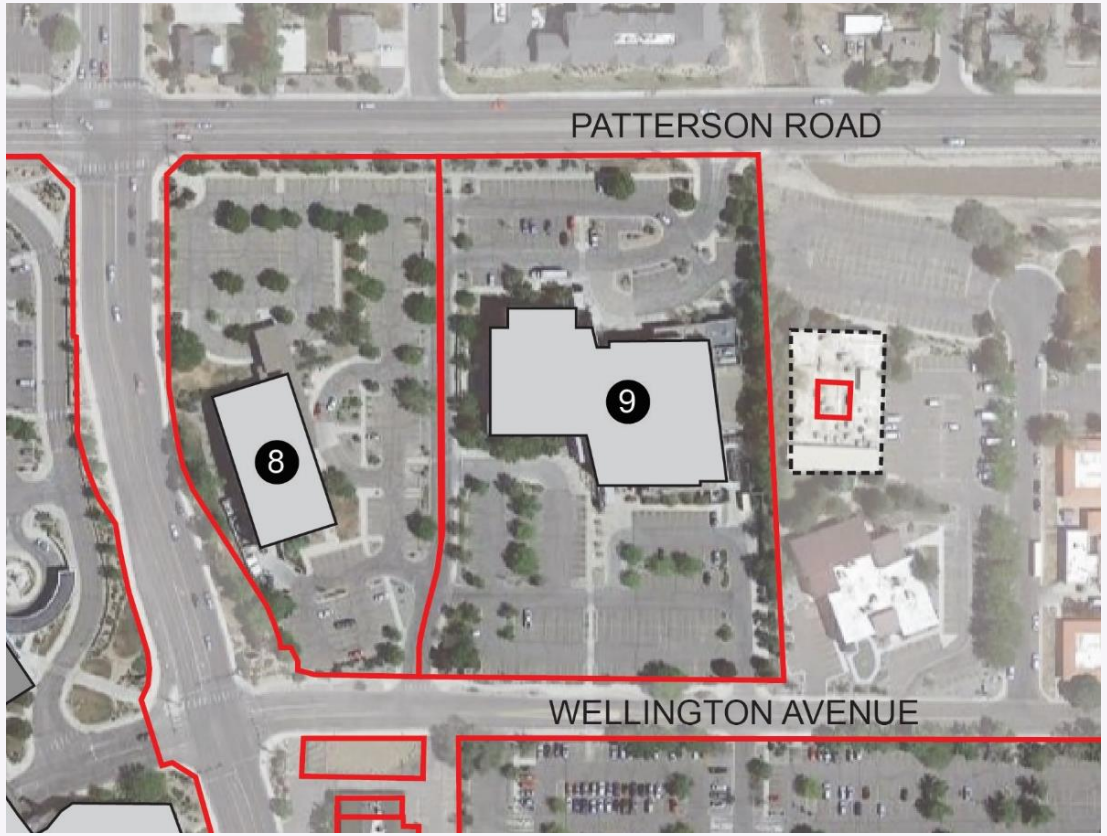


All Internal Remodels

- Remodel of Existing Spaces
  - EP/Cath Lab
  - Clinical Decision Unit
  - Discharge Lounge
  - Combined Recovery Unit
  - Air handling upgrades
- Equipment Replacement/Upgrades
  - Emergency Department
  - Imaging
- Relocation of Units
  - Inpatient dialysis
  - Telemetry
  - Wound Care and Vascular lab
- Campus signage

Intermountain Health

Next 5+ Years: Pavilion & Grand Valley Surgical Center

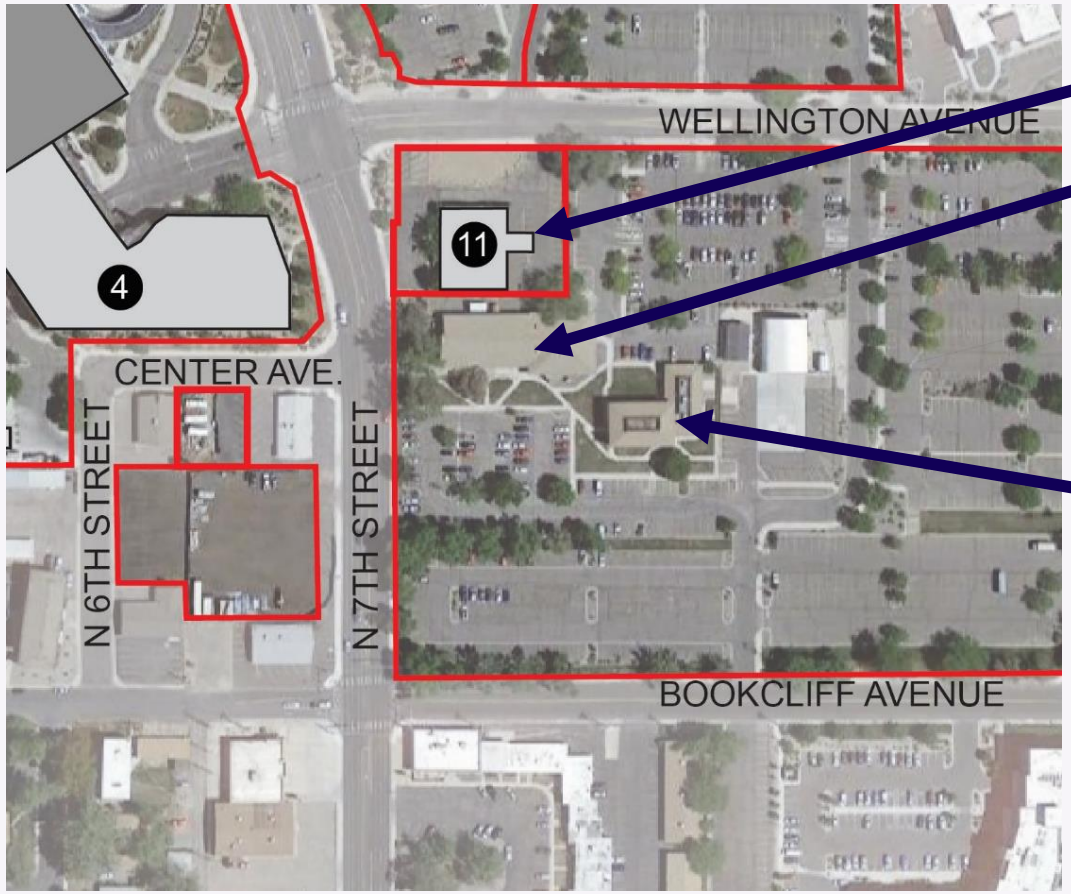


All Internal Remodels

- Pavilion – 750 Wellington
  - Oncology – 1st Floor
  - Imaging and Blood Draw services – 2nd Floor
  - Neurosciences office space on the 3rd floor of the Pavilion
- Grand Valley Surgical Center – 710 Wellington
  - Dialysis and computer services on the lower level
  - Surgical services on the upper level

Intermountain Health

Next 5+ Years: Demolishing underutilized buildings



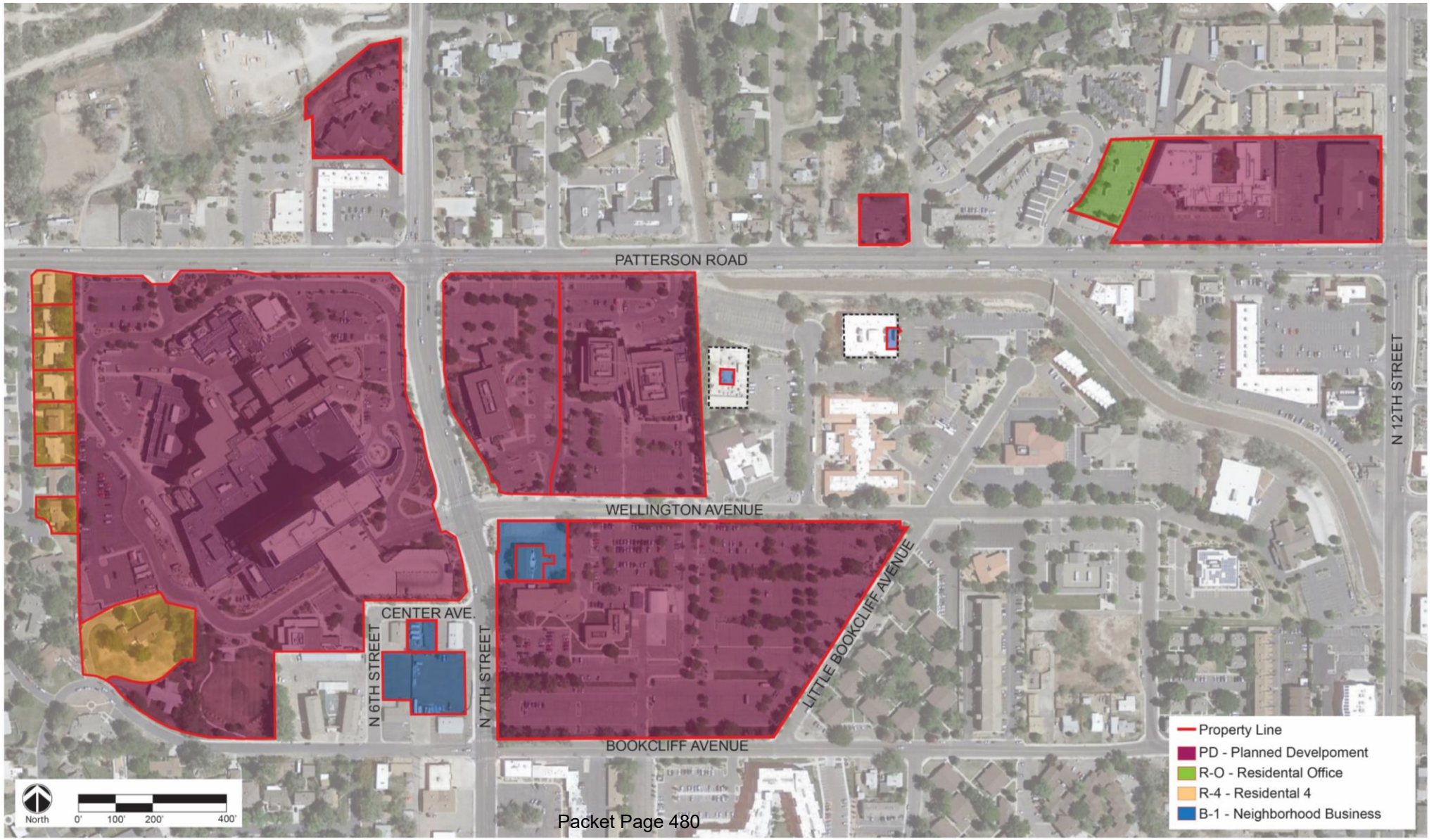
- 2352 N. 7th property:
- Farrell Building / former Immaculate Heart of Mary Church Building
- Madden Building / former Immaculate Heart of Mary Parish Office

Intermountain Health

REZONE

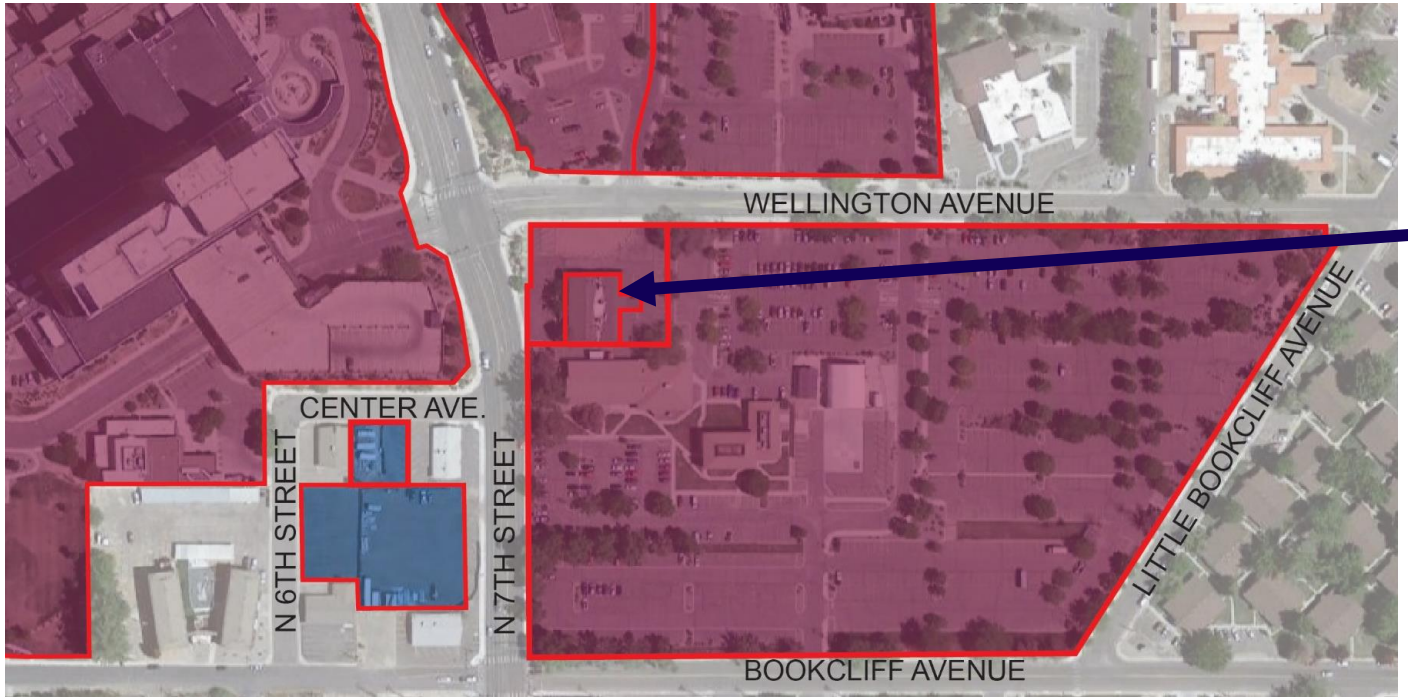


Current Campus PD Zone



Intermountain Health

Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone to PD

Demolish existing building

Create surface parking

Intermountain Health

Thank You!

Questions?



Intermountain Health

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

A RESOLUTION APPROVING MASTER PLAN 2023 FOR ST. MARY'S HOSPITAL AND MEDICAL CENTER LOCATED AT 2635 N. 7TH STREET, GRAND JUNCTION, COLORADO

RECITALS:

St. Mary's Hospital and Medical Center has submitted to the City for its review and approval the 2023 Master Plan 2023 (2023 Plan). The 2023 Plan is for and relates to the development of the hospital and the lands near to it which are dedicated to the provision of patient services.

The 2023 Plan anticipates internal renovations, remodels, replacements, and relocations at the hospital and on the St. Mary's Hospital campus. The projects are planned within the existing structures with no additions or expansions to the footprint, and include rebranding, remodeling of the Clinical Decision Unit to add twenty-four beds, remodeling of OR-10, and an outpatient pharmacy. The Pavilion proposes to remodel oncology, upgrade imaging equipment, and remodel the existing Neurology department, while the Surgery Center will see remodeling of the dialysis area, the IT department, and sterile processing areas. The 2023 Plan proposes to demolish the Farrell Building, the Madden Building, and 2352 N. 7th St, along with a rezone of 2352/2356 N. 7th St into the hospital planned development (PD) zone.

The Institutional and Civic Facility Master Plan process as defined in §21.02.190 of the Zoning and Development Code (Code) provides an opportunity for the early review of major institutional and civic facilities that offer needed services to the community. In accordance with the Code, Master Plans such as that advanced by St. Mary's Hospital are specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2023, St. Mary's Hospital and Medical Center is celebrating 127 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital and Medical Center currently is comprised of nearly fifty-four acres.

St. Mary's campus and associated properties are zoned Planned Development or Neighborhood Business.

On May 9, 2023, the Grand Junction Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommended that the 2023 Plan for St. Mary's Hospital and Medical Center be approved.

DRAFT

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

The foregoing Recitals are hereby adopted, and the 2023 Master Plan for St. Mary's Hospital and Medical Center is approved by and with this Resolution; and that the 2023 Plan, as more particularly described in Community Development Division file FMP-2023-60, will remain valid until May 18th, 2028.

PASSED and ADOPTED this _____ day of _____, 2023.

ATTEST:

_____
Anna M. Stout
President of the City Council

_____
Amy Phillips
City Clerk

DRAFT

Intermountain Health

Grand Junction City Council St. Mary's Master Campus Plan

June 2023

Confidential and property of Intermountain Health

Intermountain Health

St. Mary's Hospital and Medical Center



St. Mary's Medical Center

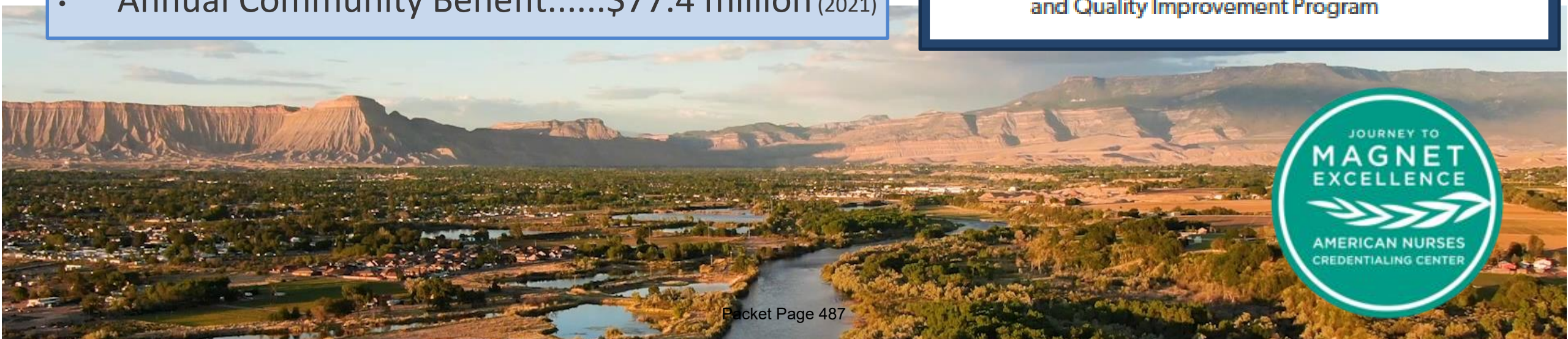
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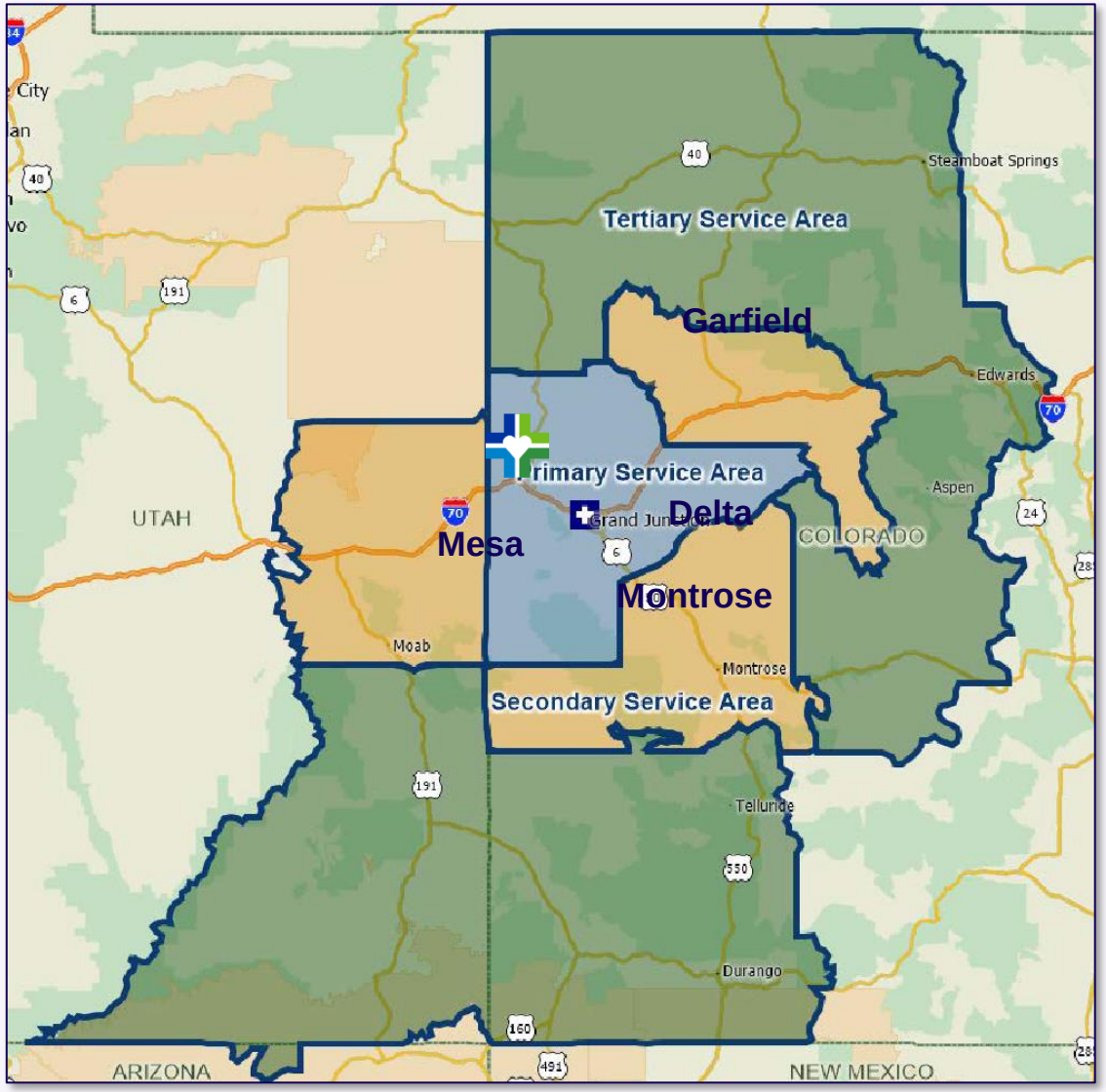
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St. Mary's Serves W. Colorado & E. Utah

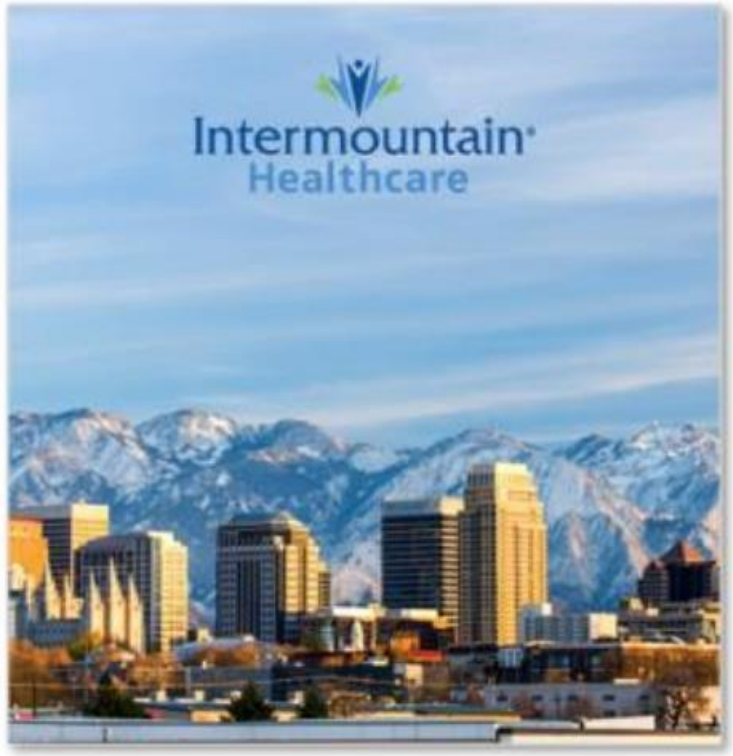
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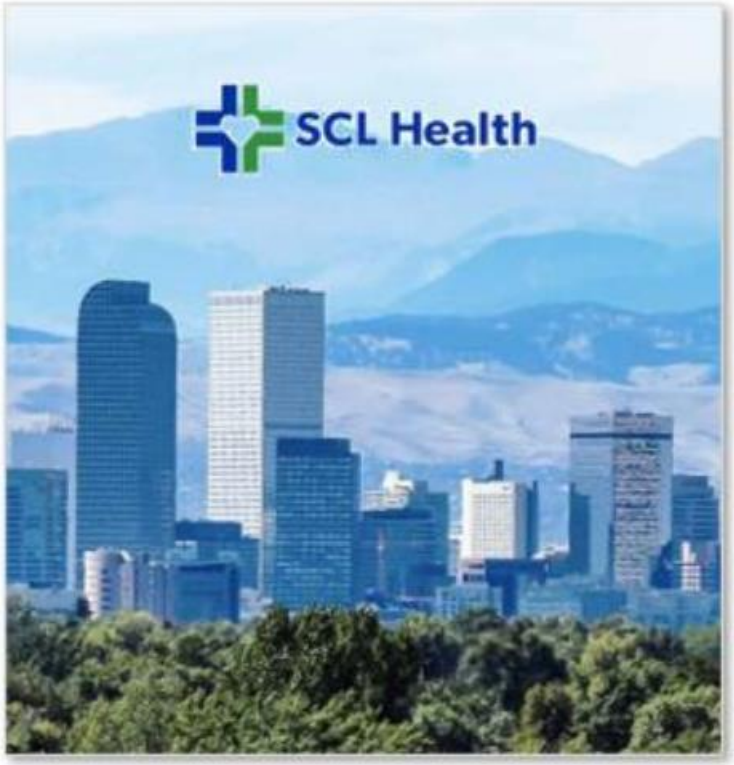


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28 Years of Campus Planning



Intermountain Health

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28 Years of Campus Planning

Master Plan 1995: Expand to 12th & Patterson

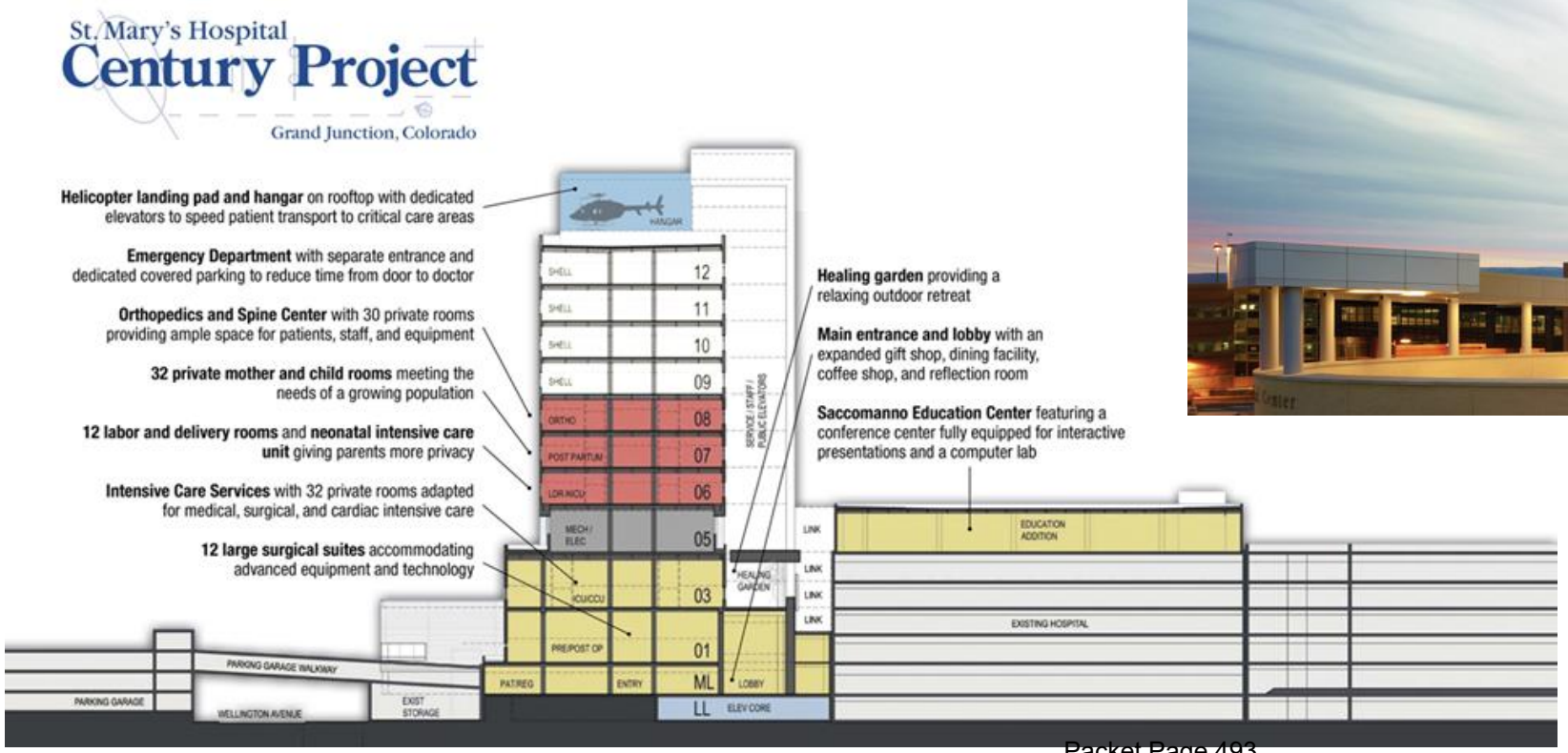
- Extended St. Mary's campus to 12th and Patterson and remodel the buildings for the Life Center and Family Medicine Center
- Constructed Grand Valley Surgical Center
- Remodeled several areas in the hospital
- Expanded parking
- Improve campus safety and appearance
- Added storm water detention capacity

Master Plan 2000: Decompress the hospital campus

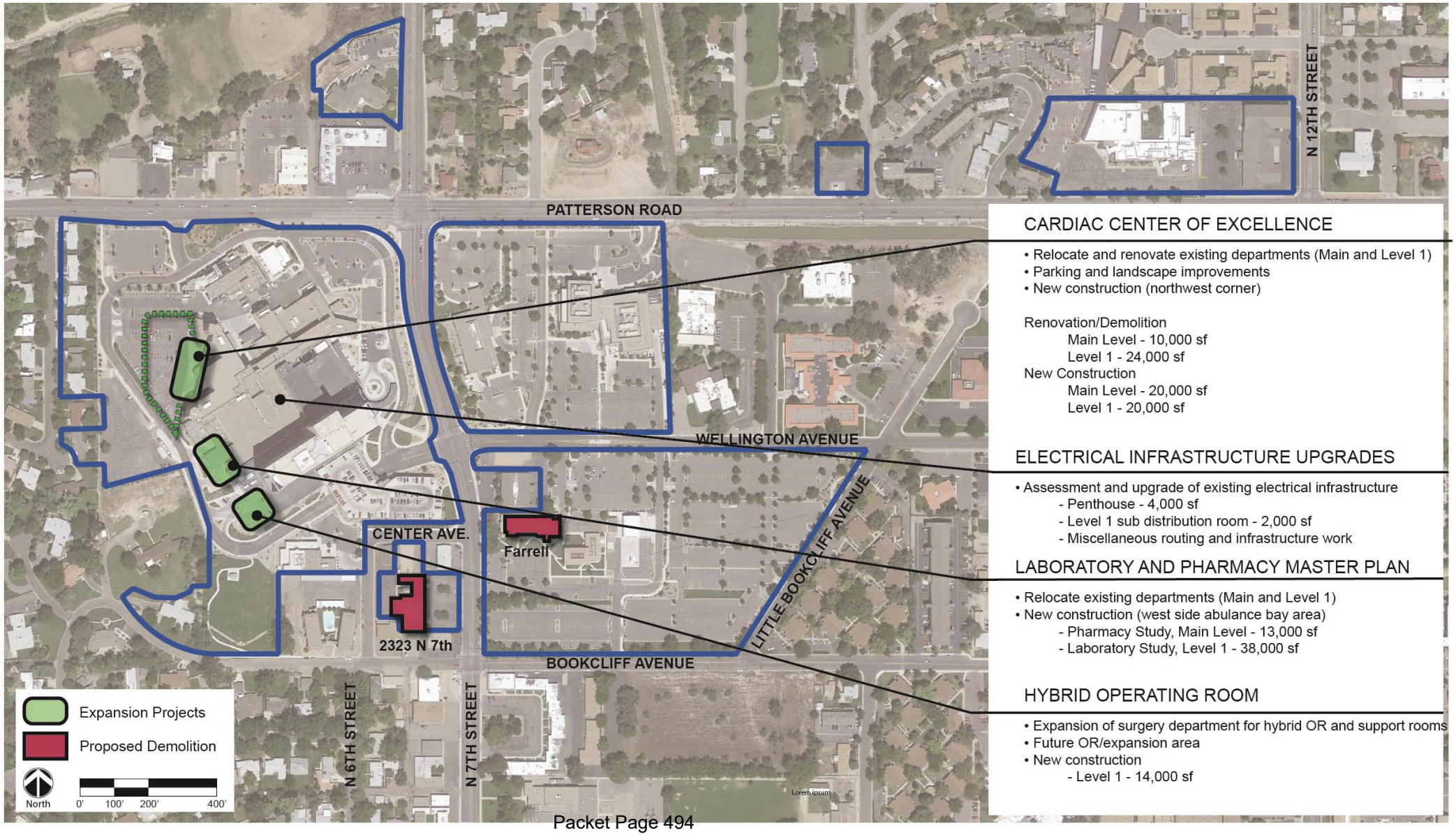
- Relocating high-traffic outpatient services to the new Advanced Medicine Pavilion on the east campus
- Constructing a 404-space parking structure on the west campus
- Adding surface parking on both campuses
- Enhancing site access by eliminating driveways, developing an internal "ring road" on the west campus, and reorienting the main vehicular entrances on both campuses

Master Plan 2005/6 and 2011
The Century Tower is built and completed with new units, operating rooms, emergency department, ICU, and expanded imaging services





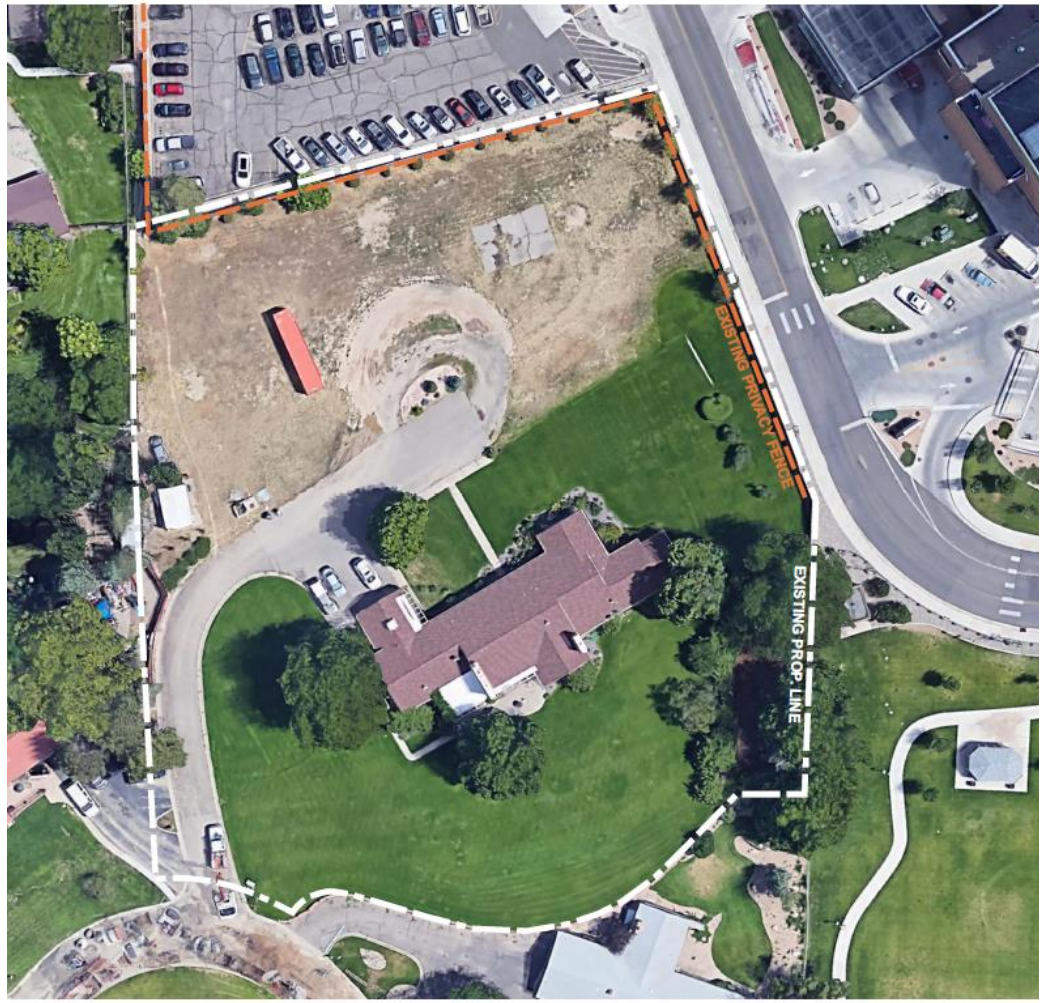
2017 Master Plan: Lab, Pharmacy & Heart Service



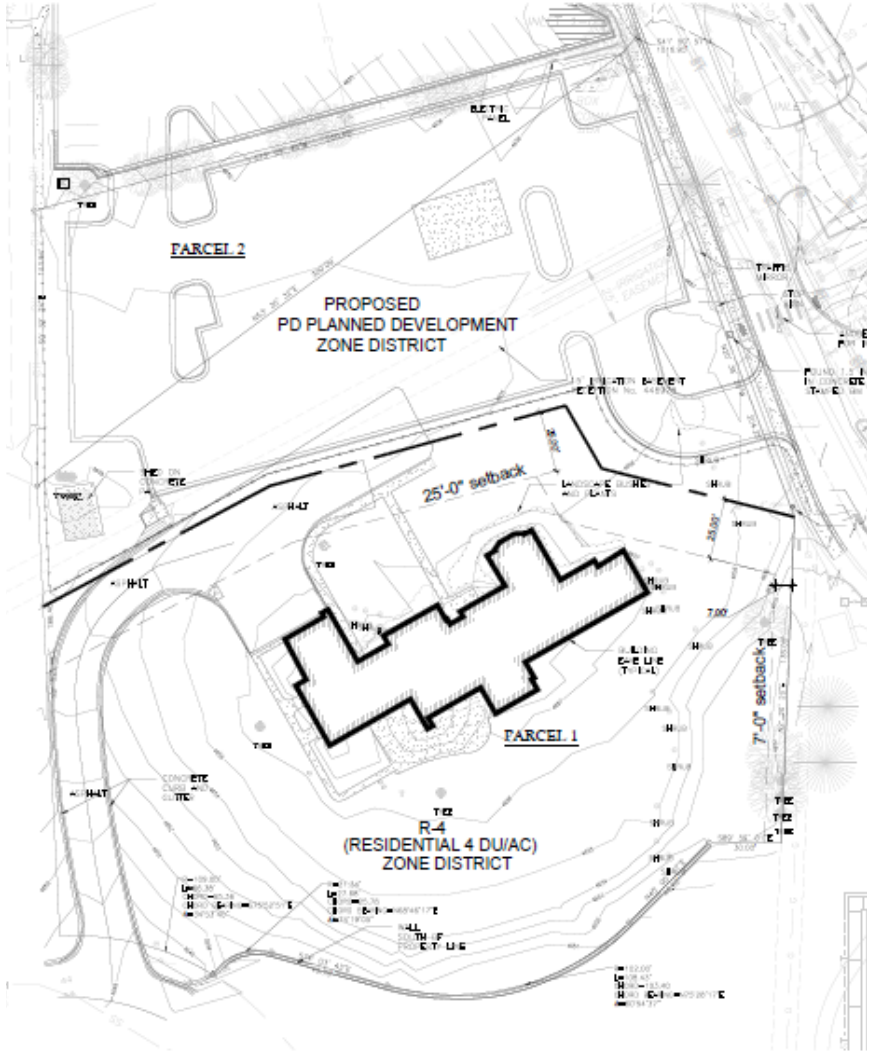
Intermountain Health

2017 Master Plan: Rezone of vacant lot for parking

Photo of vacant land that became parking



Approved rezone with setbacks



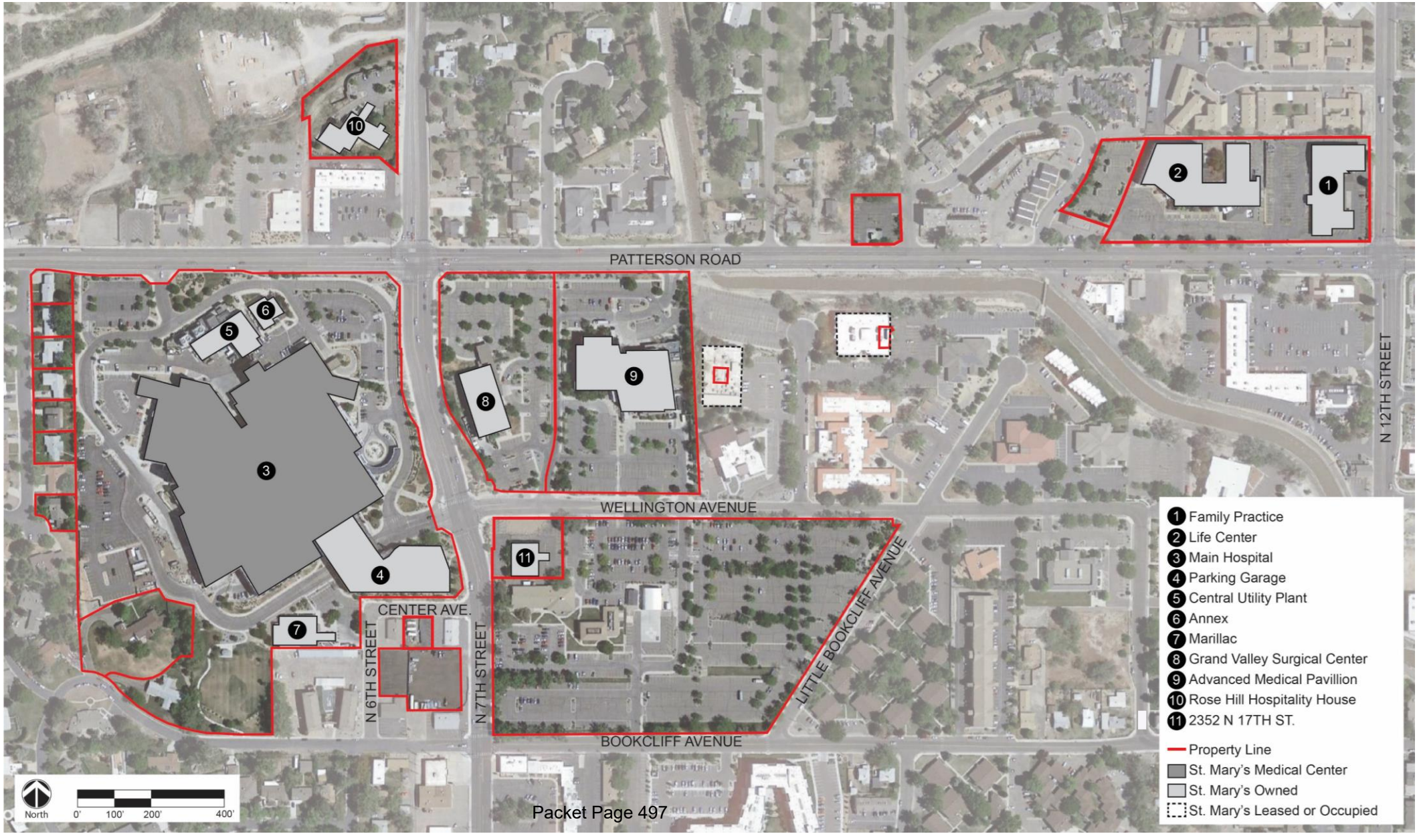
Intermountain Health

2023 Master Plan Update



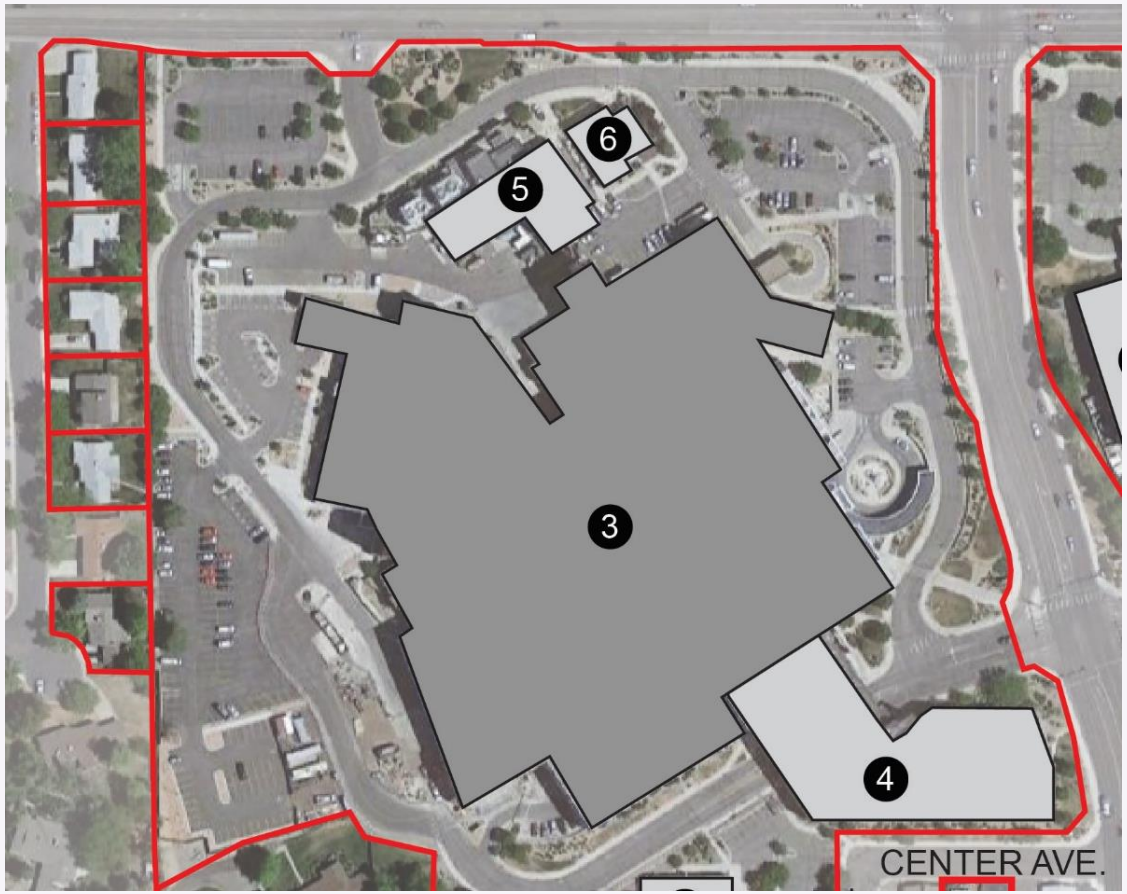
Intermountain Health

Current Campus



Intermountain Health

Next 5+ Years: Hospital Campus

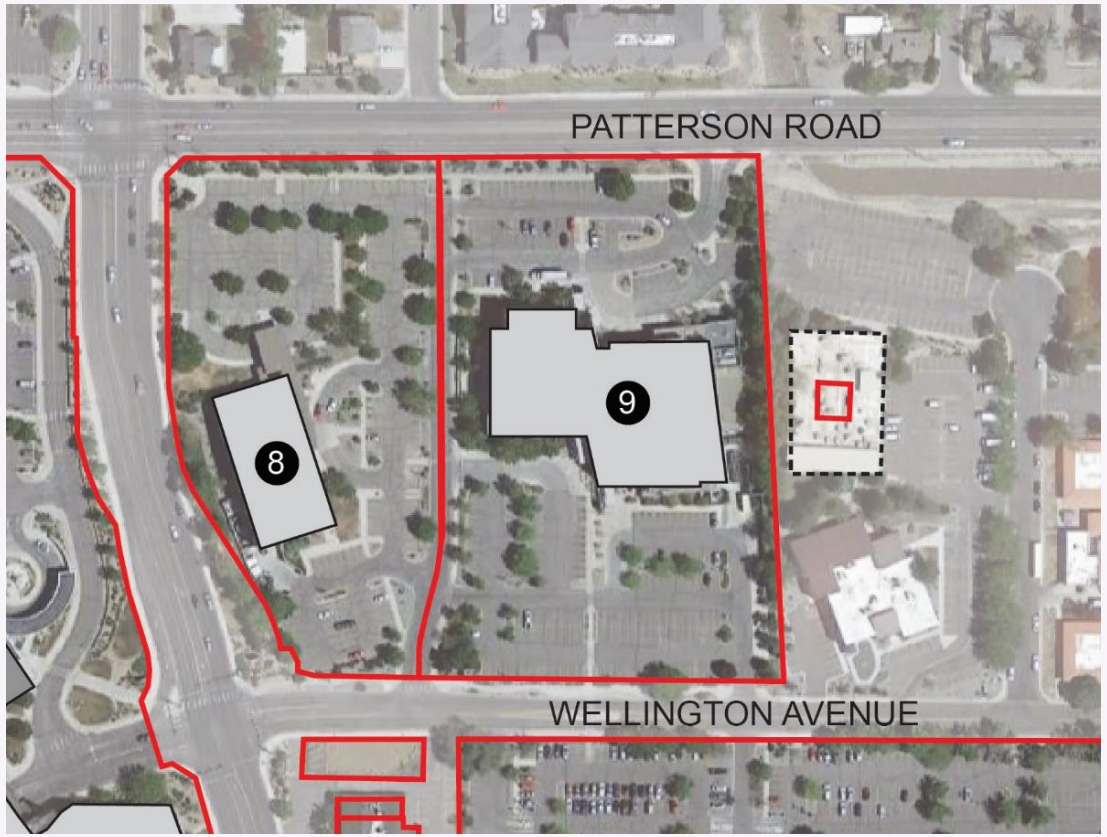


All Internal Remodels

- Remodel of Existing Spaces
  - EP/Cath Lab
  - Clinical Decision Unit
  - Discharge Lounge
  - Combined Recovery Unit
  - Air handling upgrades
- Equipment Replacement/Upgrades
  - Emergency Department
  - Imaging
- Relocation of Units
  - Inpatient dialysis
  - Telemetry
  - Wound Care and Vascular lab
- Campus signage

Intermountain Health

Next 5+ Years: Pavilion & Grand Valley Surgical Center

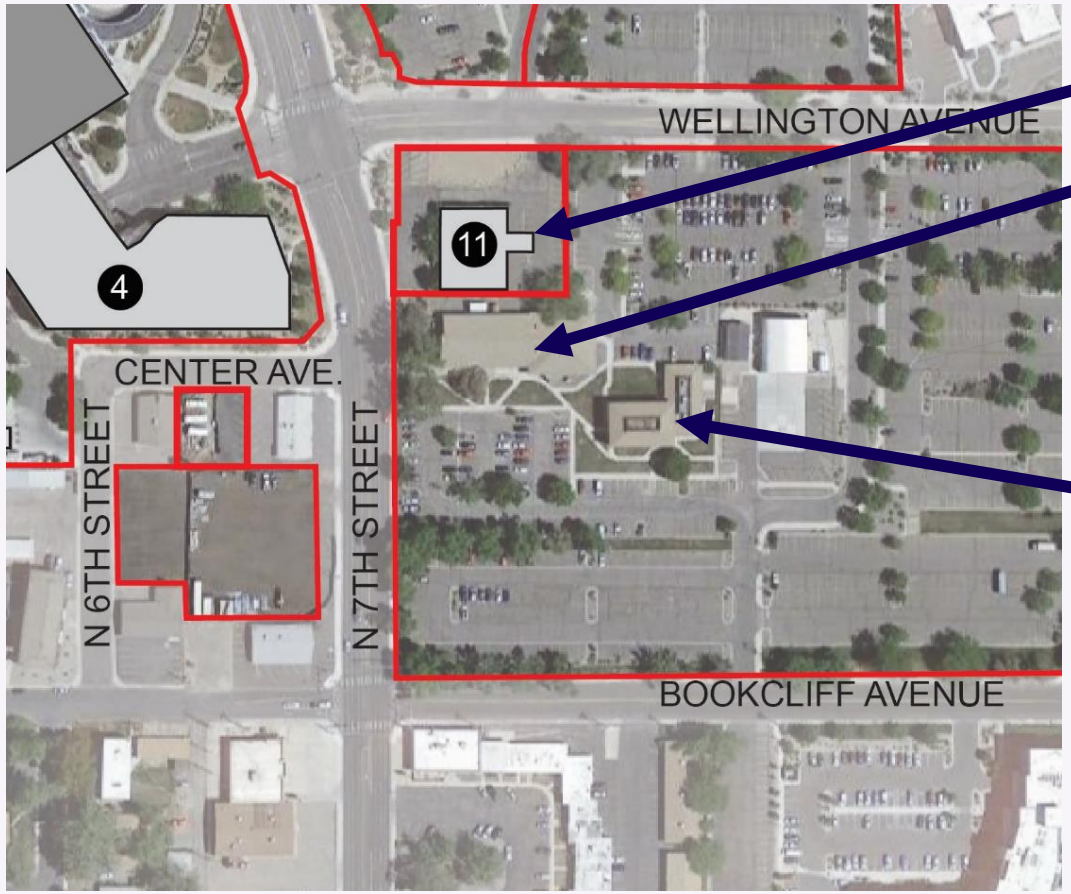


All Internal Remodels

- Pavilion – 750 Wellington
  - Oncology – 1st Floor
  - Imaging and Blood Draw services – 2nd Floor
  - Neurosciences office space on the 3rd floor of the Pavilion
- Grand Valley Surgical Center – 710 Wellington
  - Dialysis and computer services on the lower level
  - Surgical services on the upper level

Intermountain Health

Next 5+ Years: Demolishing underutilized buildings



- 2352 N. 7th property:
- Farrell Building / former Immaculate Heart of Mary Church Building
- Madden Building / former Immaculate Heart of Mary Parish Office

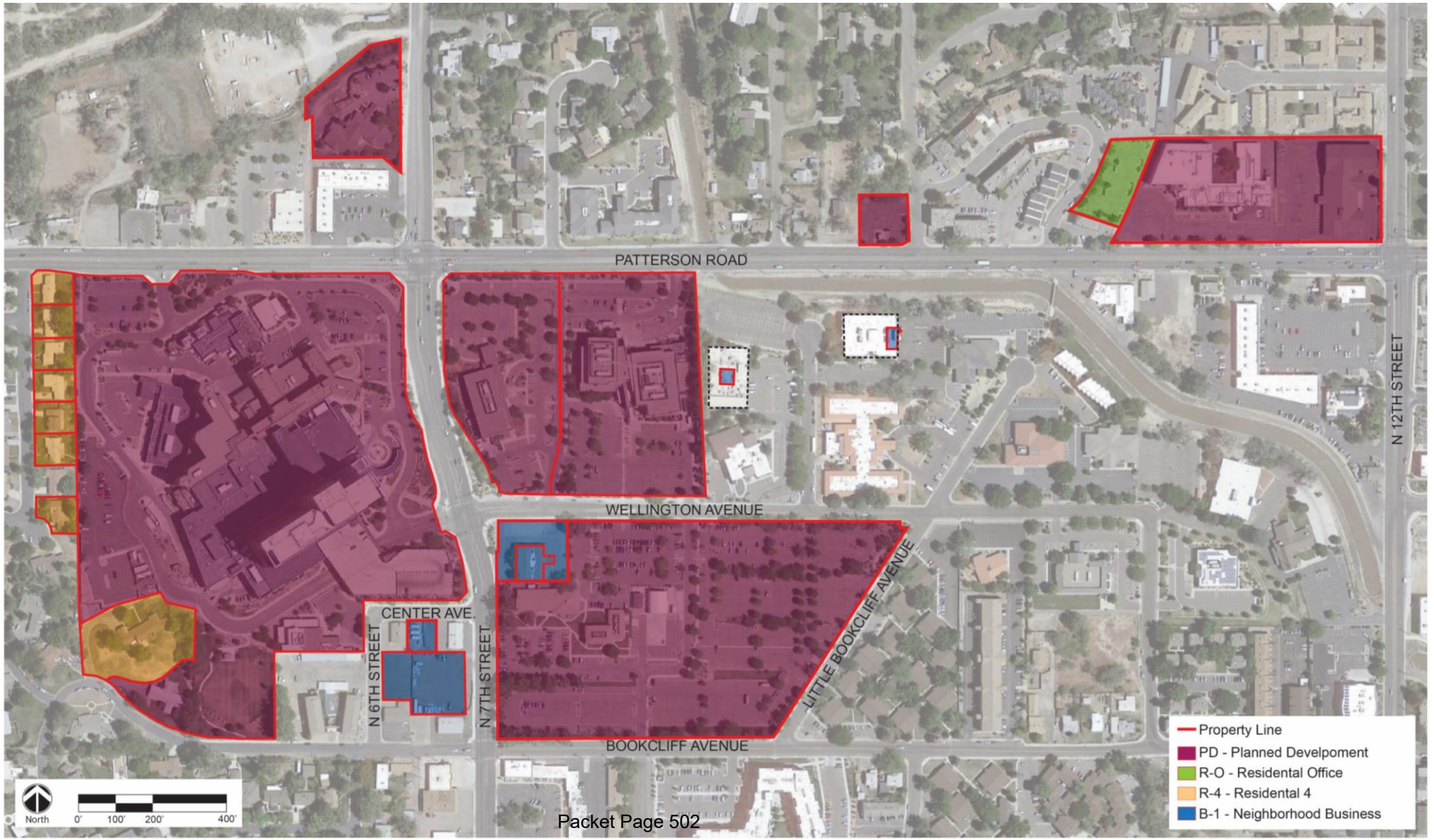
Intermountain Health

Intermountain Health

REZONE

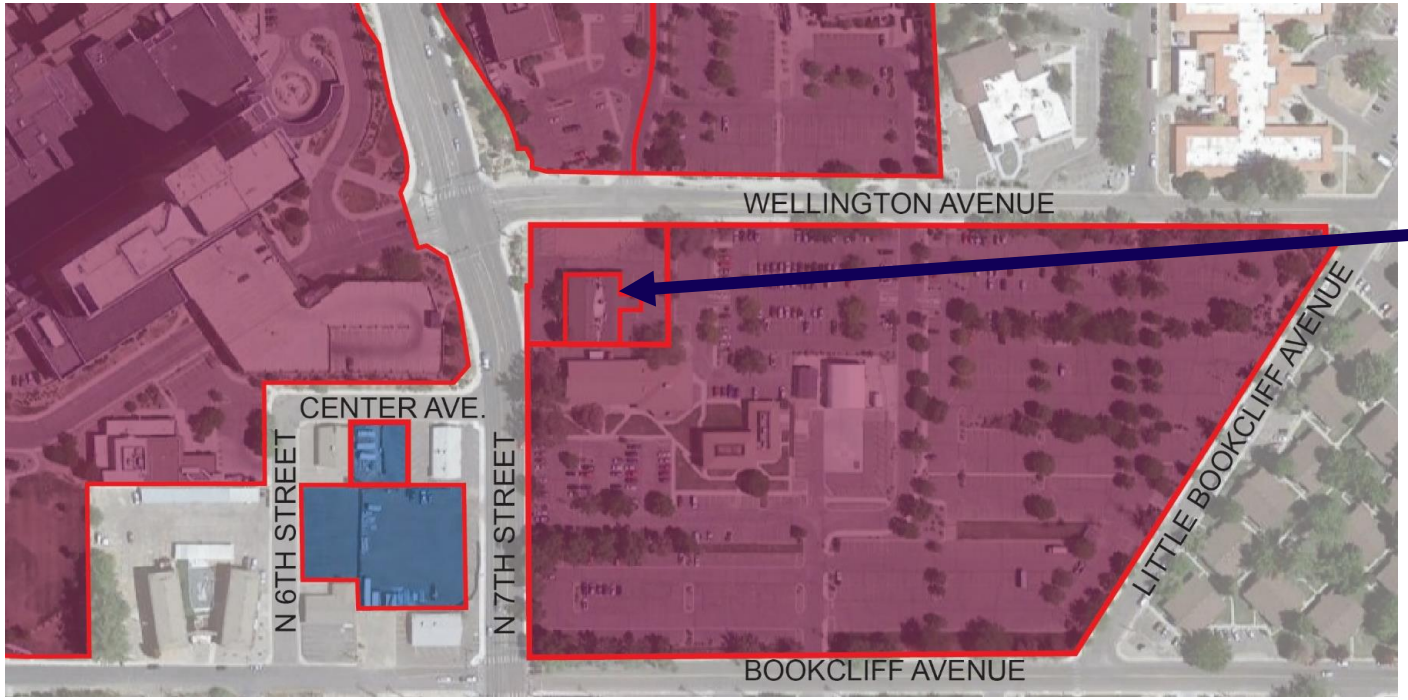


Current Campus PD Zone



Intermountain Health

Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone to PD

Demolish existing building

Create surface parking

Intermountain Health

Thank You!

Questions?



Intermountain Health

Grand Junction City Council

Regular Session

Item #5.b.ii.

Meeting Date: June 7, 2023

Presented By: Nicole Galehouse, Interim Planning Supervisor

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

An Ordinance Zoning Approximately 0.68 Acres from B-1 (Neighborhood Business) to PD (Planned Development; Facilities Master Plan), Located at the Northeast Corner of Wellington Avenue and North 7th Street

RECOMMENDATION:

The Planning Commission heard this request at the May 9, 2023 meeting and voted (5 to 0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Intermountain Health is requesting a rezone to PD (Planned Development; Facilities Master Plan) for approximately 0.68 acres of land located at the northeast corner of Wellington Ave and N 7th St. The subject property is part of the overall St. Mary's Hospital campus and is being added to the Master Plan with the 2023 update (see City File No. FMP-2023-60). The zone district of PD is consistent with the Commercial Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of PD (Planned Development; Facilities Master Plan). The property is currently zoned as B-1 (Neighborhood Business). The proposed zone district of PD is consistent with the Commercial Land Use category of the Comprehensive Plan.

Development surrounding is zoned PD as part of the St. Mary's hospital campus, with some B-1 properties to the southwest. The subject property and all surrounding properties have a Land Use designation of Commercial that turn into varying densities of residential as it moves out.

The property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through redevelopment in this area. The "Commercial" land use designation within this category is implemented through zone districts which provide for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.

A PD zone district requires an Outline Development Plan, which is designed to coordinate improvements within and among parcels, sections, and/or phases of development. For the St. Mary's Hospital campus, the Facilities Master Plan serves as the Outline Development Plan. The subject property is part of the overall St. Mary's Hospital campus and is being added to the Master Plan with the 2023 update (see City File No. FMP-2023-60).

In addition to the PD zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial:

a. M-U (Mixed Use)
b. BP (Business Park)
c. I-O (Industrial/Office Park)
d. C-1 (Light Commercial)
e. C-2 (General Commercial)
f. Mixed Use Residential (MXR-8)
g. Mixed Use General (MXG-3, 5, 8)
h. Mixed Use Shopfront (MXS-3, 5, 8)
i. Mixed Use Opportunity Corridors

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held in person at the Double Tree Hotel on Thursday, November 14, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant and their representative were in attendance, along with a representative from City staff and approximately six neighbors. The owner's representative provided an overview of the St. Mary's master plan along with a summary of the proposed rezone request. Most of the questions were focused on the operations of St. Mary's, with only one question asking for clarification on what the rezone request was.

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 a new application sign on April 28, 2023. 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 on April 27, 2023. The notice of this public hearing was published on April 30, 2023, in the Grand Junction Daily Sentinel. Public comment was also received in an online hearing

between May 2, 2023, and May 8, 2023, through the GJSpeaks platform.

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 2010 Comprehensive Plan identified the subject property as Business Park Mixed Use, which identified the B-1 zone district as an applicable zone. During the 2020 One Grand Junction process, the land use designation on the property was changed to Commercial, which does not include the B-1 as an implementing zone district. The proposed rezone to PD implements the Commercial land use while maintaining the ability of the St. Mary's campus to continue to grow in a uniform manner. This supports the Comprehensive Plan goals surrounding employment centers. Staff finds this criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
The character or condition of the area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity, south of Patterson, were established around 1950, as was the original St. Mary's campus. Neighborhoods north of Patterson Rd. were developed in the 1960s – 1980s. Much of the growth that has occurred since then has been expansion on the St. Mary's campus. Overall, the general character of the area has been stable for decades, so Staff finds that there have not been significant changes and 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 Existing public and community facilities and services are available on site. The property has access from Patterson Road, Wellington Ave., and N. 7th St. Every five years as part of the Facilities Master Plan, it is determined any proposed changes to the campus trigger a traffic analysis, providing continued oversight into the conditions. Sanitary sewer, domestic water service, and Xcel energy service are currently serving the existing building on-site. St. Mary's Medical Center itself serves the community by providing health care services, including a 24-hour emergency room & medical air transport services.Staff has found the public and community facilities are adequate to serve the type and scope of the proposed PD land uses service. 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 Planned Development zone district is an anomaly in comparison to other zone districts in that it both represents them and provides for unique standards to fit the proposed use. There is not a necessary supply of this zoning designation; rather, it

provides an opportunity where standard zone districts do not provide desired development regulations. 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.

As mentioned in Criterion 3 above, St. Mary's provides a significant public benefit by providing critical healthcare services. The rezone of this property and incorporation into the St. Mary's campus will further their ability to continue to provide this service. Therefore, Staff finds that this criterion has been met.
In addition to the above criteria, the City may rezone the property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The following narrative evaluates the proposed rezone to PD (Planned Development; Facilities Master Plan) against the principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: Relationship to Existing Zoning Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

The 2020 Comprehensive Plan provides the subject property with a land use designation of Commercial. As outlined in the background section of this staff report, the PD zone district implements the Commercial designation.

- Plan Principle 2: Resilient and Diverse Economy Where We are Today (and Where We are Going) – The City of Grand Junction has worked hard over the years to provide a stronger, more diverse economic base following the job losses from the Great Recession. This diversity has hinged on successful partnerships and fostering a trained and skilled workforce. Healthcare, along with manufacturing, has been an industry that continues to see constant growth. Over the next 20 years, the City will capitalize on the success it's seen and encourage innovative growth.

How We Will Get There – The goals and strategies surrounding a resilient economy focus on strategies to promote new growth in innovative industries as well as strengthen the existing sectors that are successful. One such goal is to support the workforce around it, part of which is ensuring that there are sufficient services and amenities to attract new workers. As part of the St. Mary's Master Plan, the proposed rezone will support the strength of healthcare, which is a critical service in the community, especially as the regional center between Denver and Salt Lake City.

- Plan Principle 3: Responsible and Managed GrowthWhere We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about an increasing population that may be outpacing available services. The focus on growth has been infill and redevelopment that take advantage of existing infrastructure. Future growth will need to minimize leap-frog development and prioritize infill.

  How We Will Get There – Responsible and managed growth requires that growth occur where infrastructure already exists. The strategies in this Principle encourage leveraging underutilized properties and evaluating parking to align with the land use and intensity of development. The proposed rezone intends to repurpose an existing space within the campus and provide zoning that will allow for it to grow and change alongside hospital demands.

- Plan Principle 10: Safe, Healthy, and Inclusive Community. Given the relative isolation of communities on the western slope, Grand Junction has advantages in terms of public health and access to care. In order for this to continue, special care will be required to ensure that this can be maintained. The Comprehensive Plan promotes health and wellness through access to services.

- Intensification and Tiered Growth PlanTier 1: Urban Infill – Tier 2 is intended to apply to areas where urban services already exist and focus on intensifying commercial areas through infill and redevelopment. The subject property has all urban services available to it. The demolition of the existing structures allows for additional parking on the hospital campus in the immediate future but also creates an opportunity for redevelopment long-term in accordance with the St. Mary's Master Plan.

- Chapter 4: Area-Specific Policies Employment Centers – St. Mary's Medical Center is considered to be an employment center per the Comprehensive Plan, supporting a wide range of employment opportunities. Development in employment centers should consider circulation and access, building form and character, streetscape, and relationship to surrounding areas. The proposed rezone does not propose any immediate construction. However, all future development on the site will consider these factors, which are outlined in depth in the St. Mary's Master Plan.

In addition to the standard review criteria for a request to rezone, a request to rezone to PD requires an Outline Development Plan (ODP). Section 21.02.150(b)(2) of the Zoning and Development Code sets out the criteria for an ODP. For the St. Mary's Medical Complex, the Master Plan serves as the ODP. The ODP must comply with all of the following criteria:

(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; The previous section identifies how the proposed rezone is consistent with the Comprehensive Plan.

(ii) The rezoning criteria provided in GJMC 21.02.140; The rezoning criteria are analyzed in a previous section of this staff report.

(iii) The planned development requirements of Chapter 21.05 GJMC; GJMC Section 21.05.040 sets out development standards for a Planned Development, which include nonresidential and/or mixed-use intensity, minimum district size, development standards, and deviations. The proposed rezone is not requesting any amendments to the already-established guidelines in the St. Mary's Master Plan.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24, and 25; The subject property is not located in any corridor or other overlay district.

(v) Adequate public services and facilities shall be provided concurrently with the projected impacts of the development; The property is currently served by all necessary public facilities.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed; As identified in the St. Mary's 2023 Master Plan, the applicant intends to demolish the existing structure on the site and use the area for the immediate future as a surface parking lot. The property has sufficient access and adequate circulation as it currently sits. Any modifications to the circulation and access must be in compliance with the Master Plan.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided; Screening and buffering of the site at the time of development will be in compliance with the Master Plan, the default zone district, and the Zoning & Development code.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed; No density or other vertical construction is proposed for this portion of the development.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed; and the Applicant is requesting the rezone to PD to achieve a uniform Planned Development zone classification for the St. Mary's Hospital campus in accordance with the approved Master Plan. The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable. Therefore, the proposed development complies with this standard.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed. The Applicant is proposing to develop the new parking lot within the near future or as allowed within the perimeters of

Master Plan which, upon approval, will be valid until June 21, 2028. Staff finds this development schedule to be appropriate for the proposed request.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the St. Mary's Wellington and 7th Rezone, RZN-2023-70 request for the property located at the northeast corner of Wellington Ave. and North 7th Street from B-1 (Neighborhood Business) to a PD (Planned Development), 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.

Planning Commission heard this item at the May 9, 2023 meeting and recommended (5 to 0) approval of the request with the following condition:

1) The St. Mary's Master Plan 2023 must be approved by City Council before the requested rezone may be approved.

FISCAL IMPACT:

There is no fiscal impact associated with this request.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 5153, an ordinance rezoning approximately 0.68 acres located at the northeast corner of Wellington Avenue and N 7th Street from a B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district, City file number RZN-2023-70, on final passage and order final publication in pamphlet form.

Attachments

1. St. Mary's Rezone Development Application
2. St. Mary's Site Maps & Photos
3. St. Marys Neighborhood Meeting Summary
4. Applicant PC Presentation
5. Planning Commission Minutes - 2023 - May 9 - Draft
6. Ord. No. 3992 - St. Mary's Master Plan 2005 & Re-Establishment of PD Zoning
7. ORD-SMH PD Amend 20230508
8. Applicant's Council Presentation

CITY OF Grand Junction COLORADO
PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Comprehensive Plan Amendment rezone

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

Existing Land Use Designation	condo/office	Existing Zoning	B-1
Proposed Land Use Designation	vacant/parking/future TBD	Proposed Zoning	PD

Property Information

Site Location:	2356 N 7th Street and 2352 N. 7th Street #D, #B, #C, #D	Site Acreage:	0.680539
Site Tax No(s):	2945-111-02-004, 2945-111-02-000,2945-111-02-013, 2945-111-02-014, 2945-111-02-015, 2945-111-02-016	Site Zoning:	PD
Project Description:	rezone purchased properties into campus PD zone		

Property Owner Information		Applicant Information		Representative Information	
Name:	Sisters of Charity of Leavenwo	Name:	Intermountain Health	Name:	Davis Partnership Architect
Street Address:	2635 N 7th Street	Street Address:	500 Eldorado Boulev	Street Address:	2901 Blake Street
City/State/Zip:	Grand Junction/CO/81	City/State/Zip:	Broomfield/CO/80021	City/State/Zip:	Denver/CO/80205
Business Phone #:	970-298-2273	Business Phone #:	303.709.9516	Business Phone #:	303-861-8555
E-Mail:	Daniel.Prinster@imail.org	E-Mail:	cheryl.schultz@imail.org	E-Mail:	julie.eck@davispartnership.co
Fax #:		Fax #:		Fax #:	
Contact Person:	Dan Prinster	Contact Person:	Cheryl Schultz	Contact Person:	Julie Meenan Eck
Contact Phone #:	970-298-1946	Contact Phone #:	303.709.9516	Contact Phone #:	303-308-2556

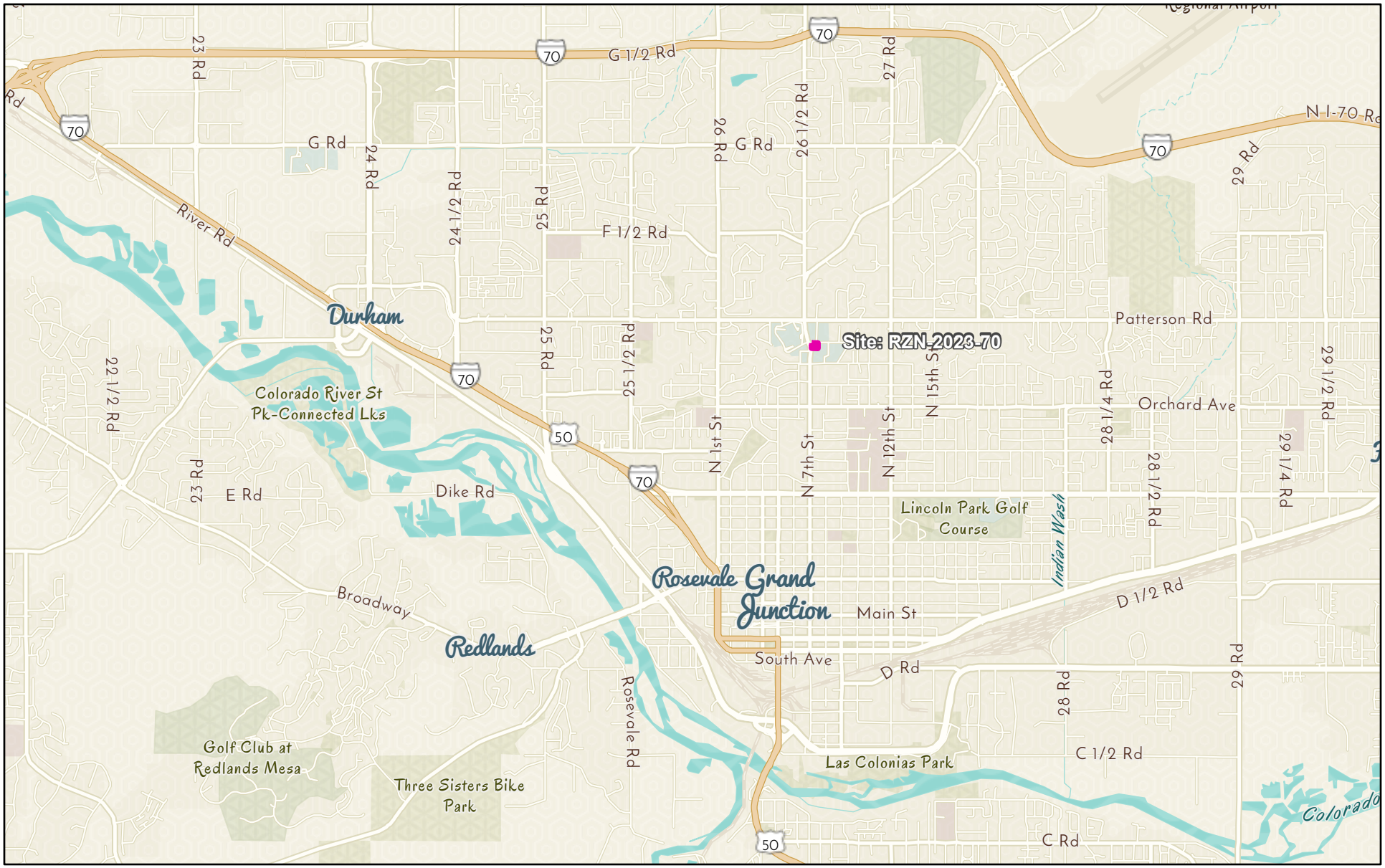
NOTE: Legal property owner is owner of record on date of submittal.

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 3/28/2023

Signature of Legal Property Owner _____ Date 3/28/2023

St. Mary's Wellington & 7th Rezone



5/1/2023

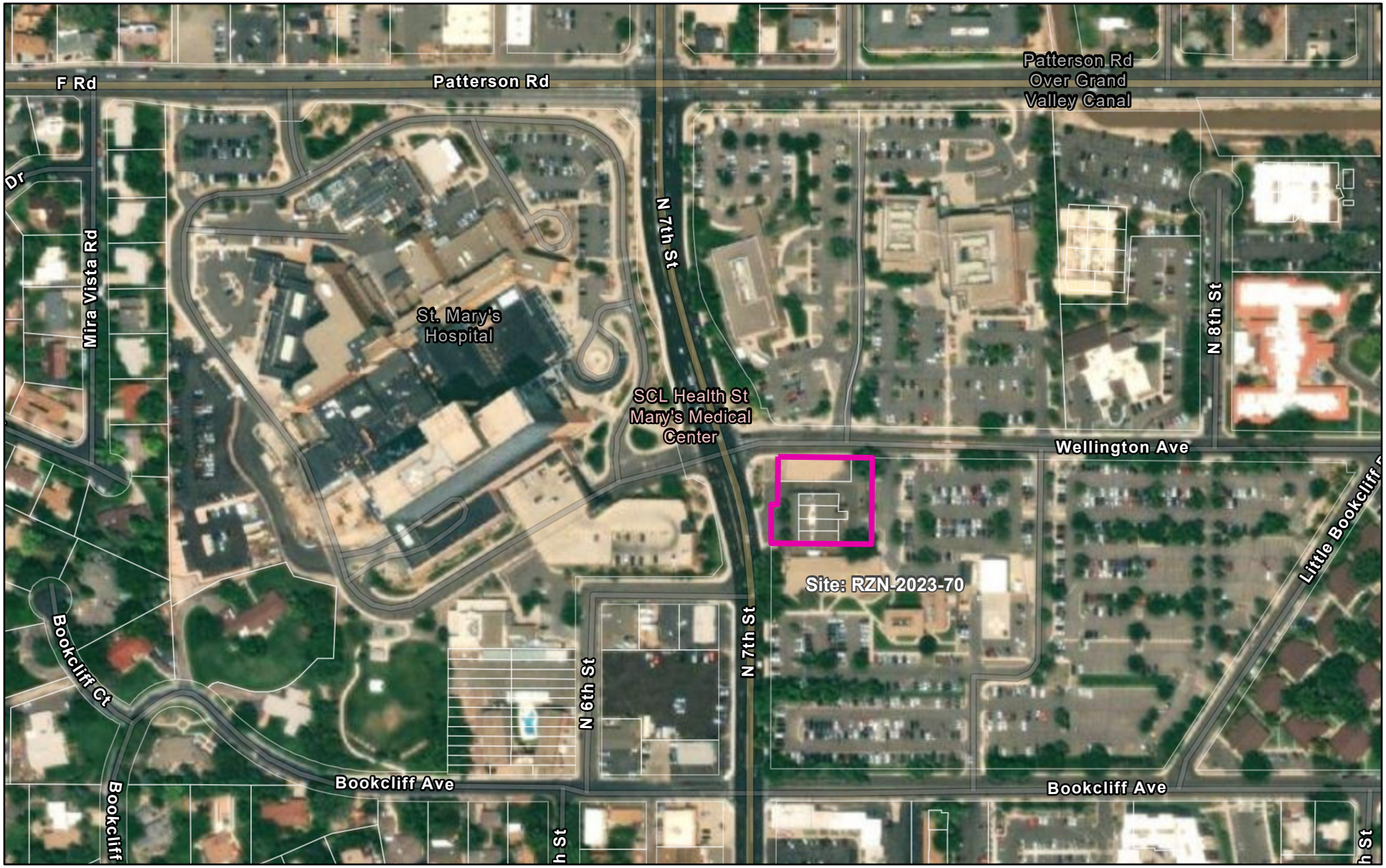
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0 0.5 1 2 km

City of Grand Junction, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

St. Mary's Wellington & 7th Rezone - Site Map



5/1/2023

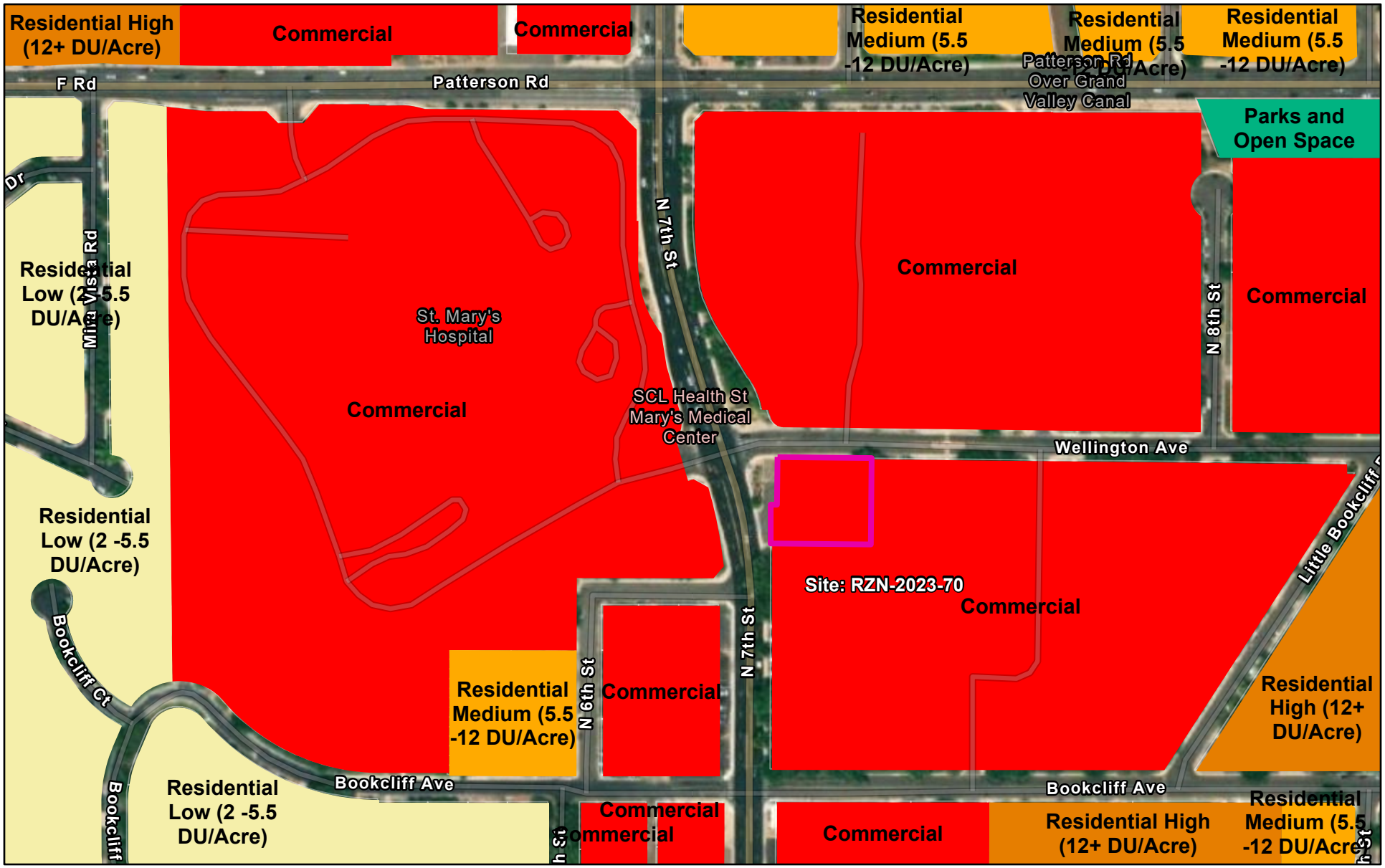
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0 0.04 0.08 0.16 km

Esri Community Maps Contributors, City of Grand Junction, County of Mesa, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

St. Mary's Wellington & 7th Rezone - Land Use



5/1/2023

Development Hub - Future Land Use

- Residential Low (2 -5.5 DU/Acre)
- Residential Medium (5.5 -12 DU/Acre)
- Residential High (12+ DU/Acre)
- Commercial
- Parks and Open Space

Parcels

World Imagery

Low Resolution 15m Imagery

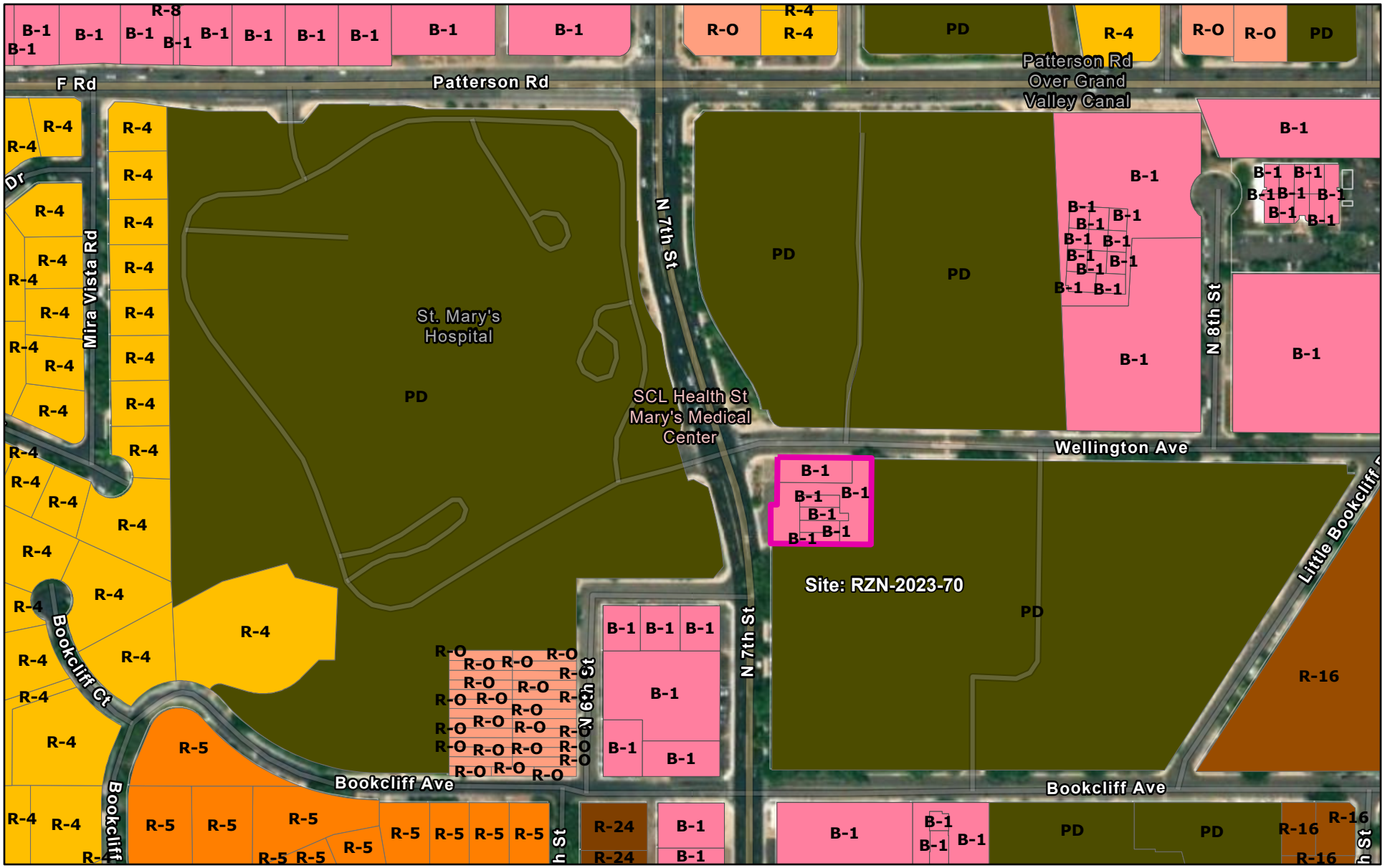
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0 0.04 0.08 0.16 km

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St. Mary's Wellington & 7th Rezone - Zoning



5/1/2023

Development Hub - Zoning Districts

- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-16 (12-16 units/acre)
- R-24 (16-24 units/acre)
- PD (Planned Development)
- R-O (Residential Office)
- B-1 (Neighborhood Business)

Parcels

World Imagery

Low Resolution 15m Imagery

1:4,000

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

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View of the subject property looking south from Wellington Ave



View of the subject property looking east from N 7th St

Neighborhood Meeting Notes

November 14, 2022, 5:30 PM

A neighborhood meeting was held on November 14, 2022, in a presentational setting at Double Tree Hotel located at 743 Horizon Drive, Grand Junction, Colorado. St. Mary's Medical Center mailed out approximately 210 invitations and attendance was light. We expect the low turnout as compared to the 2017 meeting was due to the explanation in the neighborhood letter that all projects were to be internal over the next 5 years. The letter (included in this appendix) was part of the announcement for the meeting. Five years ago, the well-attended meeting focused on parking in the neighborhoods and the building expansions, so construction issues were discussed as well. There were representatives from the hospital staff, the city, and the consultant team also present. The format was a PowerPoint presentation that followed the outline of St Mary's Healthcare background, April 2022 merger with Intermountain Healthcare, the history, and the purpose of the 5-year master plan, a summary of the 2017 projects, and an introduction of the 2023 projects. A discussion of the rezone for the recently acquired property was also included in the discussions, as well as next steps. It was then opened for questions.

Copies of the invitation letter, presentation, attendance sheets, and neighborhood comments are included within this appendix. The following are some additional general comments/questions that were discussed at the open comment session with the responses after.

Responses from questions raised during the Neighborhood Meeting include those listed below related to the Master Plan and the rezoning. Some additional questions were specific to the hospital in general and are also listed below.

Question: What is an EP Cath Lab?
Answer: Dan gave a summary of the procedure. Electo-physiology (EP).

Question: Will all three building be demolitions at the same time? Do you have a vision of what is going on in the space where the buildings for demolition are?
Answer: Not any specific demolition plans currently. The real money is towards hospital improvements.

Question: What is the rezoning area going from and to?
Answer: Neighborhood Business to PD- Planned Development, the same as the hospital.

Question: Timeline on the application? Starting next month, minimum of 4 to 5 months.
Answer: Applications will be submitted in December time frame and be a minimum of 4-5 months. A public hearing and notices will be sent to everyone via post cards for Planning and city council meetings.

Question: What are the orange/yellow residential buildings? Aren't people living there now? Will you guys leave those as residential?
Answer: They were purchased for nuns (up until last year they lived there. Now its temporary housing for new physicians, so still residential and all residential zoned properties to remain residential.

Question: What is going on with Rose Hill House?
Answer: Dan clarified that it is for temporary housing of patient's families.

Question: What is planned for life center?
Answer: No Plans to move off Life Center Campus in this 5-year cycle.
Question: What is the story with the little ATM lot?
Answer: We purchased it because we needed the parking. No plans to change.

Question: What is the green one (parcel)? Do you have any plans for that?
Answer: Its zoned Residential office but is currently parking. We have no plans to change.

Question: Farrell Building, they are the HR buildings?
Answer: HR has now all been moved to the hospital.

Question: Is 2323 still planned for construction staging?
Answer: 2323 has been used for construction staging and will continue to be the staging location.

Question: Why is Bloomin' Babies not shown on this map, I thought SCL bought that?
Answer: This property is leased not owned by SCL.

Question: Do know when the Bloomin Babies lease expires?
Answer: Lease is up in 2024, no plan to move them at the moment.

Question: Do you know how many babies are born there? How many in your main hospital?
Answer: 200 births there per year there. The Hospital does about 1200 births per year.

Question: With the births that happen at Bloomin Babies, do they just go home after birth?
Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.

Question: Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?
Answer: No plans to purchase more, in fact one of the practices is up for sale.

Question: Who lives in 510 Bookcliff?
Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).

Question: What is the plan for the buildings being demolished?
Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.

Question: Didn’t Hilltop have their pool in that building? Like a therapy pool?
Answer: yes, it has a pool.

Question: Is the Hilltop pool closed?
Answer: Yes, the Hilltop pool was closed.

Question: You do not actually own the Marillac Clinic?
Answer: No, we do own that one.

Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.

St. Mary's 2023 Master Plan
Neighborhood Meeting - November 14, 2022, 5:30 PM

SCL Health
ST. MARY'S
Now Intermountain Healthcare

Name (print):	Address:	Signature:
BILL MERKEL	OFFICE 2525 N. 8th ST	
Jennifer Anderson	2674 Patterson	
Scott Peterson	City Planning	
Lucille Ruybal	2231 N 7th office	
Maya Ruybal	2231 N. 7th office	
Richard & Wendy Schnell	2305 N. 7th Mesa Data Analytics Office	
Krista Uberuaga	Highlands I & II Elderly residences	
email = and1957@msn.com		THX!!

Intermountain Health

Planning Commission 2023

May 2023

Confidential and property of Intermountain Health

Intermountain Health

St. Mary's Hospital and Medical Center



St. Mary's Medical Center

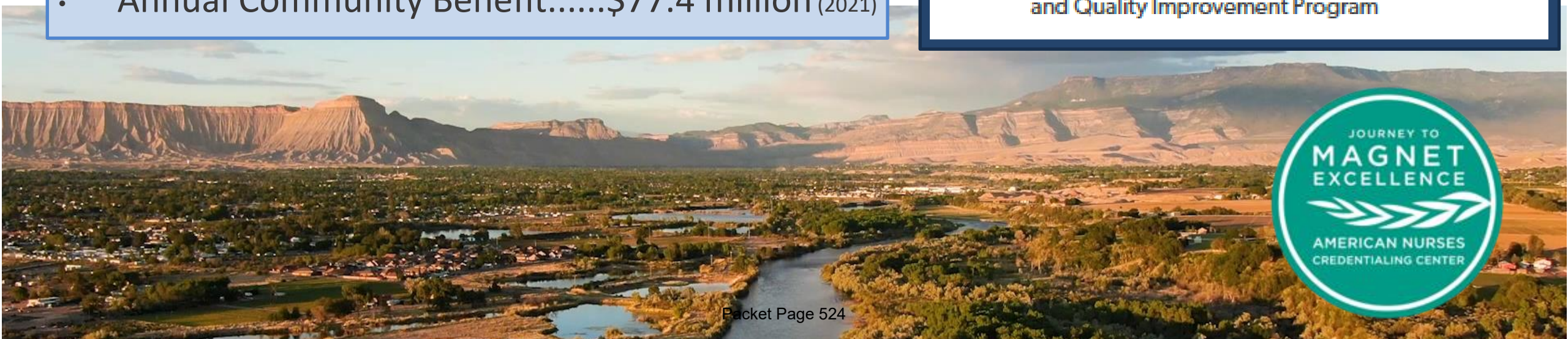
Western Colorado's Regional Medical Facility

Fast Facts (year-end 2022)

- Year Founded.....1896
- Full-time Equivalents.....1,932
- Medical Staff.....792
- Inpatient Admissions.....11,823
- Emergency Visits.....40,944
- Licensed Beds.....346
- Births.....1,308
- Annual Community Benefit.....$77.4 million (2021)

Accreditations & Certifications

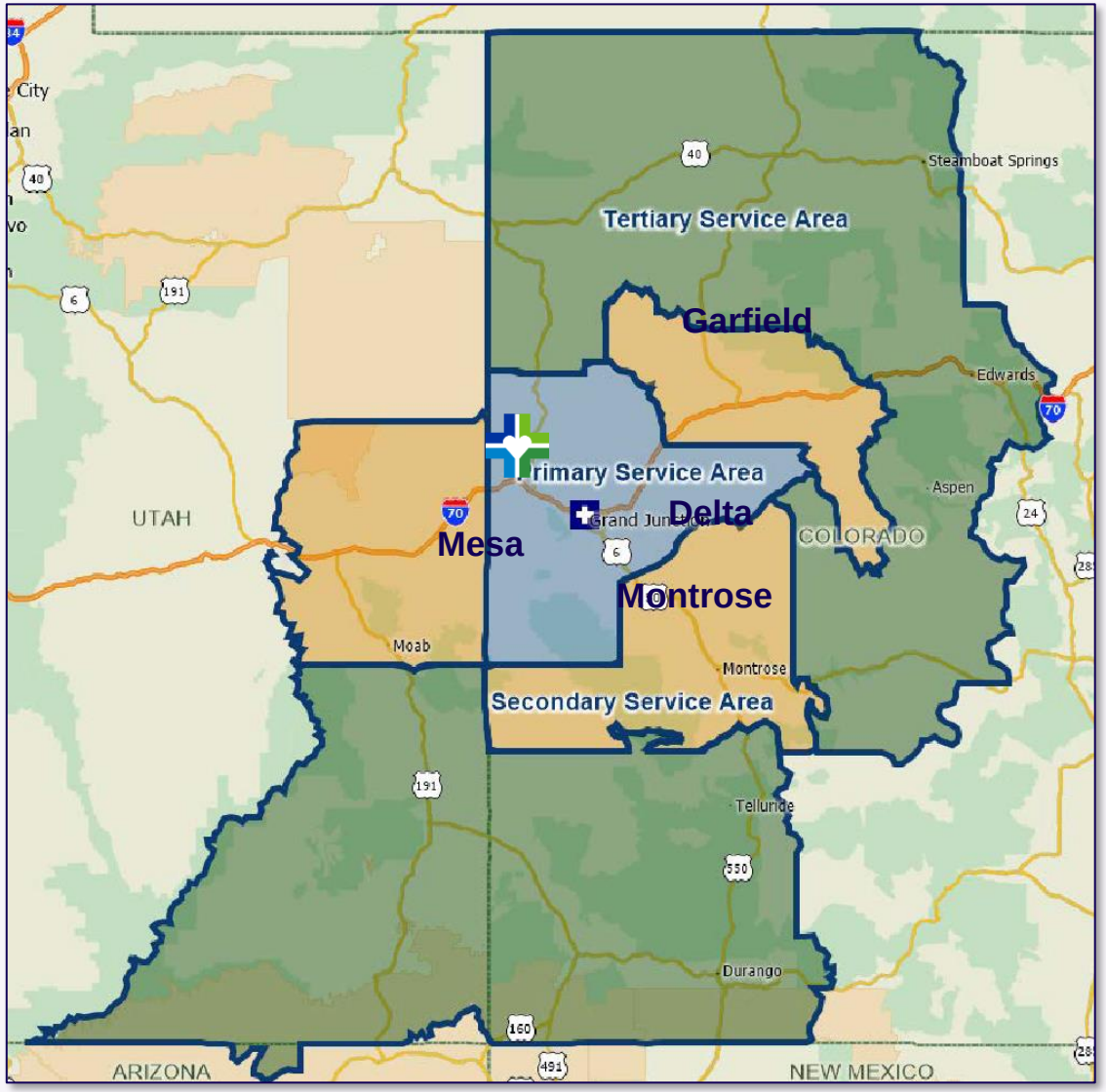
- DNV-GL Comprehensive Stroke Center
- Commission on Cancer Comprehensive Cancer Program
- Level II Trauma Center Designation
- Level III NICU
- American College of Cardiology Accredited Chest Pain Center
- American College of Radiology Breast Imaging Center of Excellence
- Metabolic and Bariatric Surgery Accreditation and Quality Improvement Program



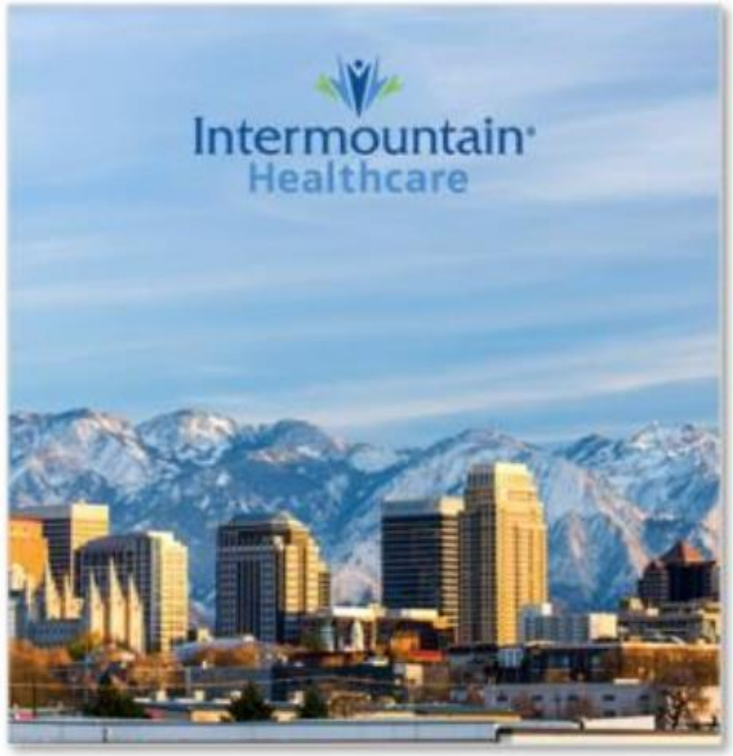
St. Mary's Serves W. Colorado & E. Utah

Most of St. Mary's patients are from Mesa County, but the hospital serves as a regional center with almost one of every three patients coming from outlying counties.

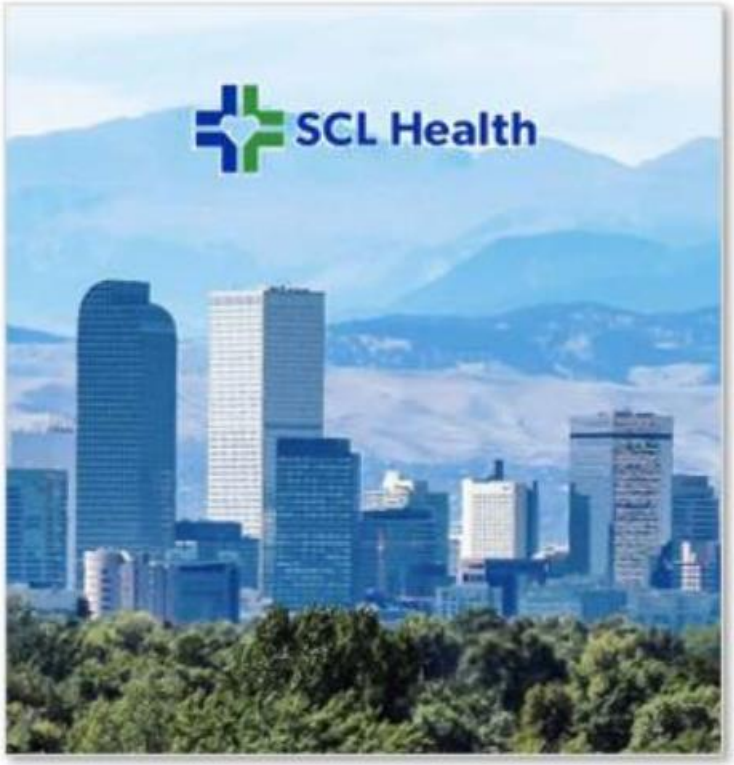
- 68% of inpatients come from Mesa County
- 19% of patients admitted to the hospital come from the surrounding counties of Delta, Garfield, Montrose and Grand (UT) Counties
- About 10% of patients come from the other counties between Price, Utah and the Continental Divide.
- Only one in ten patients brought to St. Mary's need to be transported to Denver or Salt Lake for higher level care.



Intermountain Healthcare and SCL Health Merged on April 1, 2022



- Non-profit, integrated health system
- Primary service areas: Utah, Idaho, Nevada
- 42,000 caregivers
- 225 clinics, 24 hospitals (+ virtual hospital and 1 under construction)
- 2,800 employed and 5,100 affiliated physicians and APPs
- SelectHealth: insurance plans with 1 million members in 3 states
- Secular operations



- Non-profit health system
- Primary service areas: Colorado, Montana, Kansas
- 16,000 associates
- 160 clinics, 8 hospitals
- 150 employed physicians/APPs (SCL Health Medical Group)
- Strong financial ratings by bond agencies
- Mix of religious (Catholic) affiliation and secular operations

St. Mary’s Campus Planning

127 Years of Service

28 Years of Campus Planning



Intermountain Health

Celebrating 127 Years of Service



In 1896 St. Mary's opened a 10-bed hospital on Colorado Avenue.



In 1912 the hospital moved to a larger facility at 11th and Colorado. In 1924 it expanded again.



In 1949 the hospital moved to the currant campus location at 7th and Patterson Road (the unpaved 2-lane road in the upper right).

28 Years of Campus Planning

Master Plan 1995: Expand to 12th & Patterson

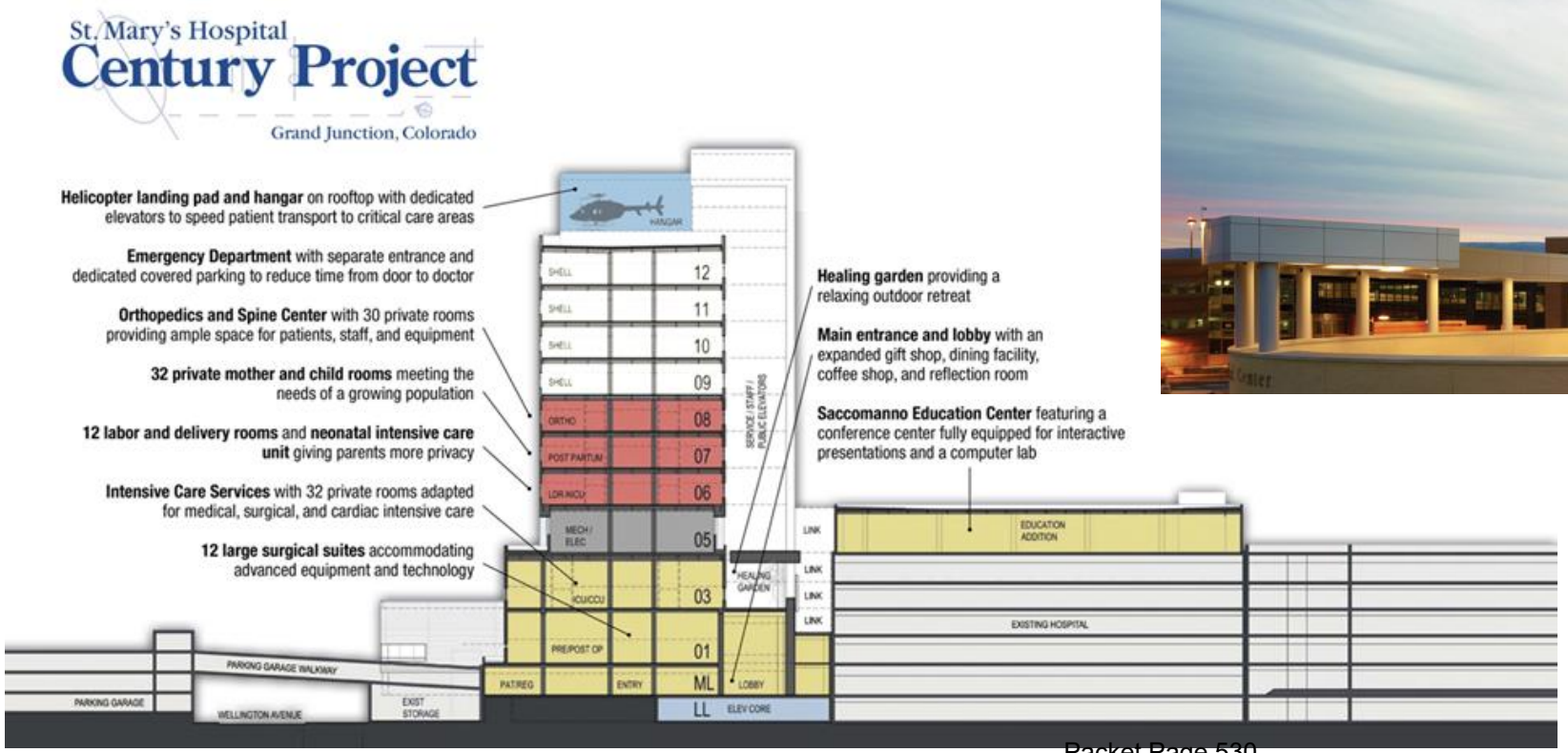
- Extended St. Mary's campus to 12th and Patterson and remodel the buildings for the Life Center and Family Medicine Center
- Constructed Grand Valley Surgical Center
- Remodeled several areas in the hospital
- Expanded parking
- Improve campus safety and appearance
- Added storm water detention capacity

Master Plan 2000: Decompress the hospital campus

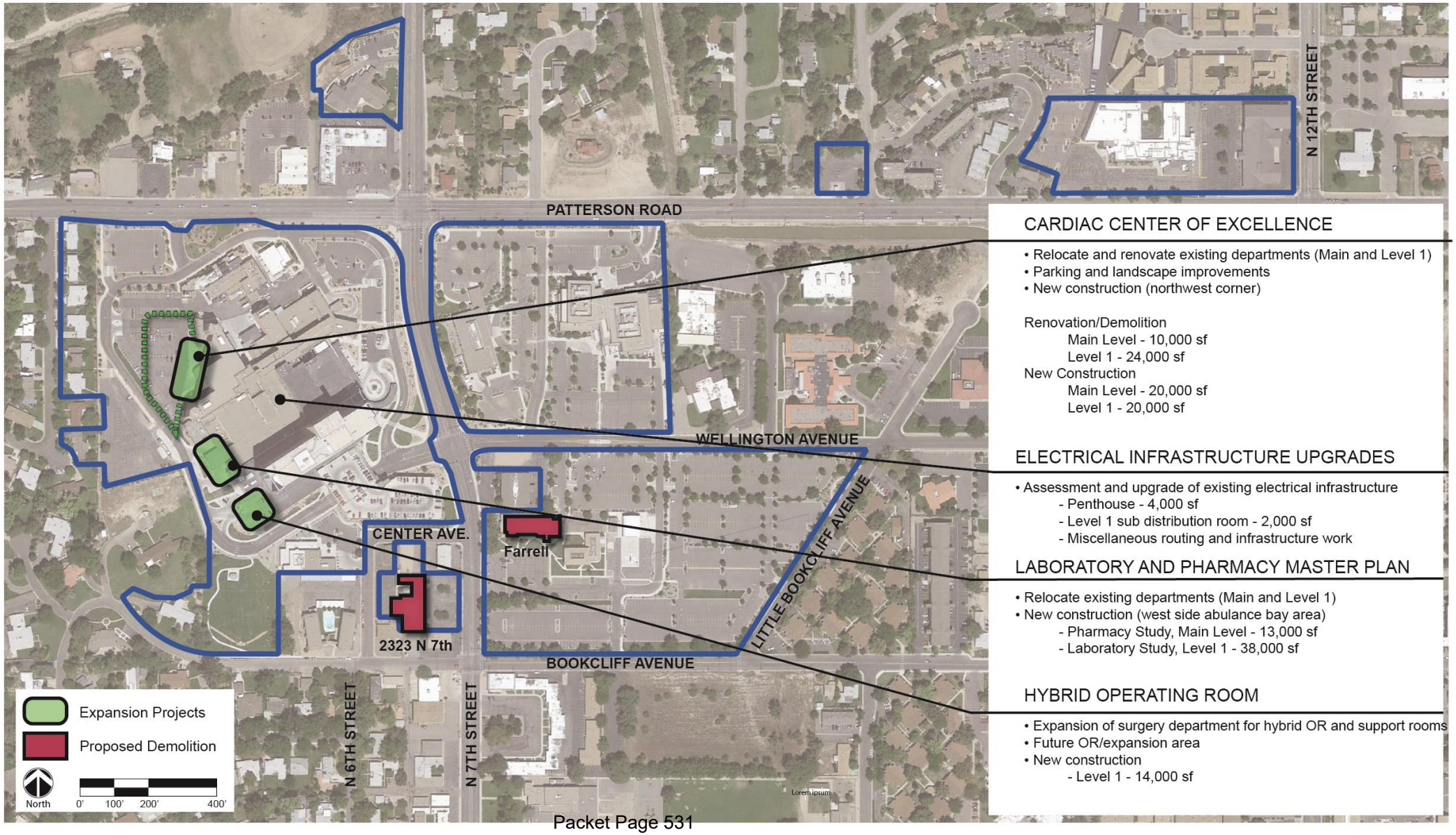
- Relocating high-traffic outpatient services to the new Advanced Medicine Pavilion on the east campus
- Constructing a 404-space parking structure on the west campus
- Adding surface parking on both campuses
- Enhancing site access by eliminating driveways, developing an internal "ring road" on the west campus, and reorienting the main vehicular entrances on both campuses

Master Plan 2005/6 and 2011
The Century Tower is built and completed with new units, operating rooms, emergency department, ICU, and expanded imaging services





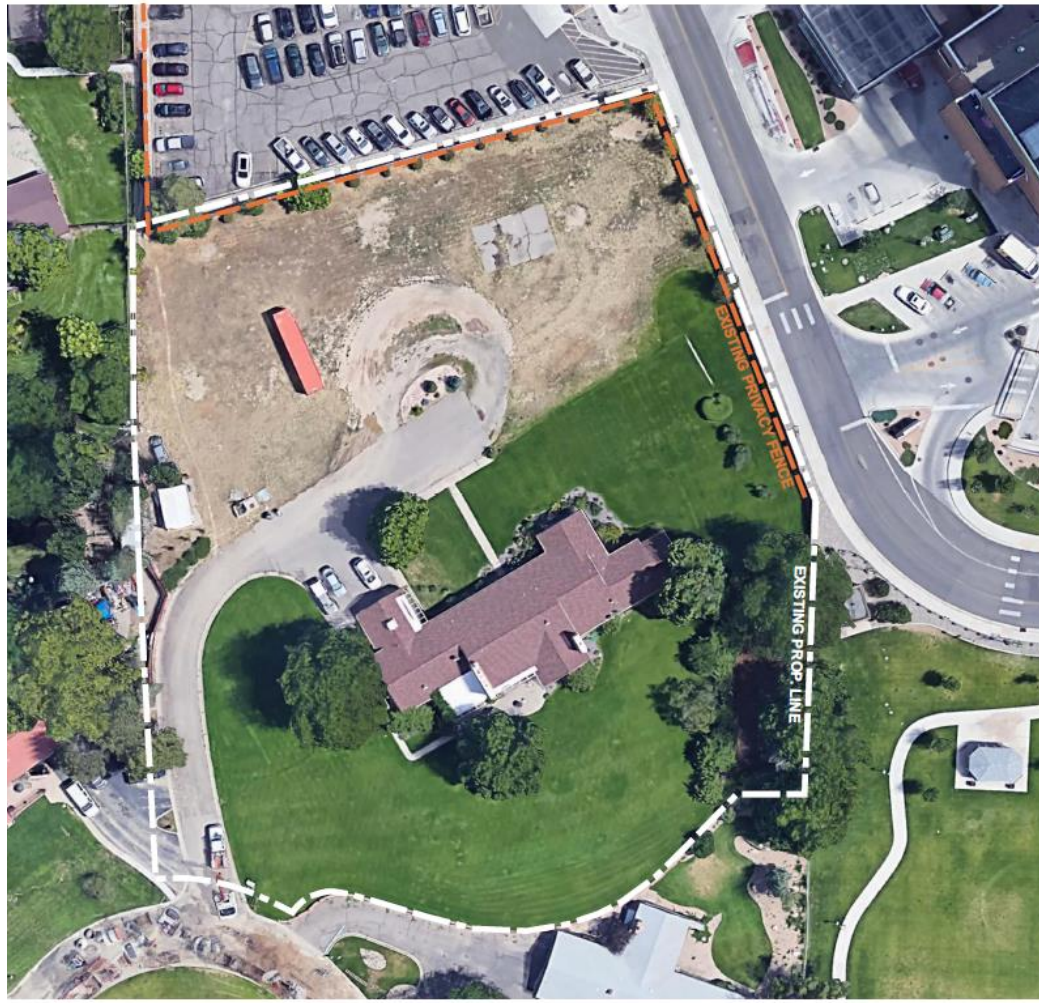
2017 Master Plan: Lab, Pharmacy & Heart Service



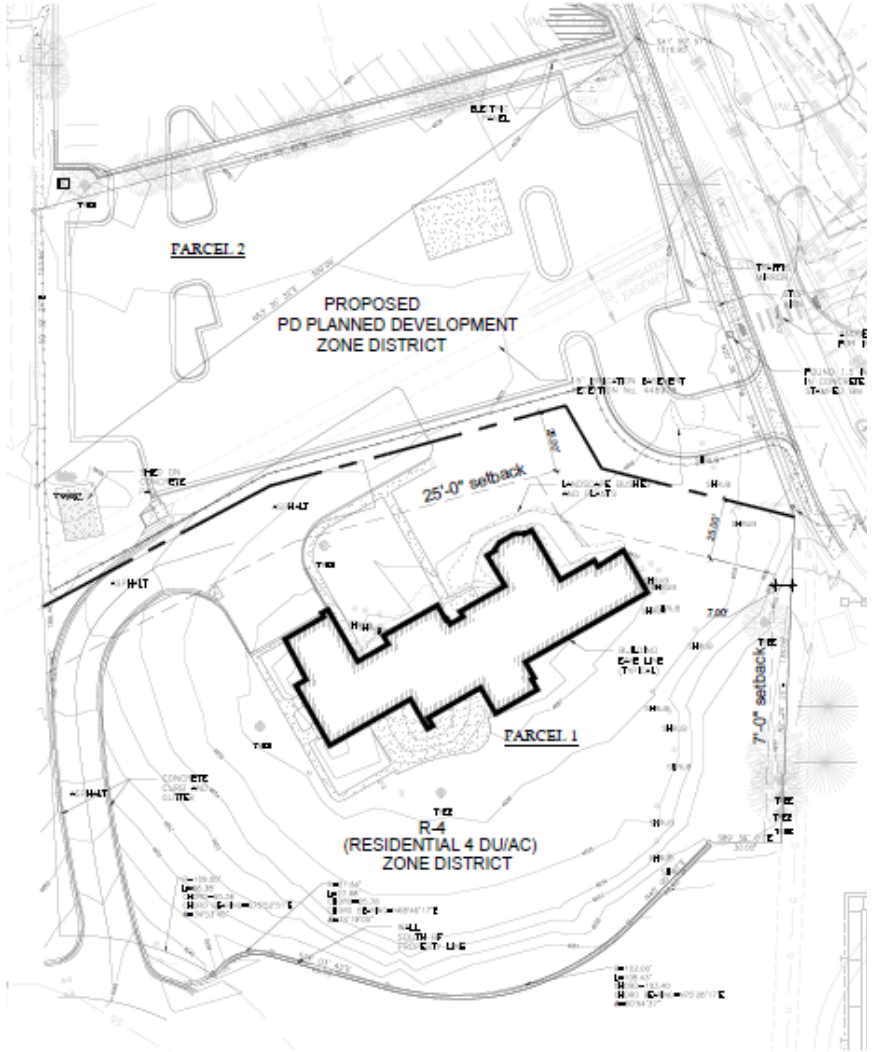
Intermountain Health

2017 Master Plan: Rezone of vacant lot for parking

Photo of vacant land that became parking



Approved rezone with setbacks



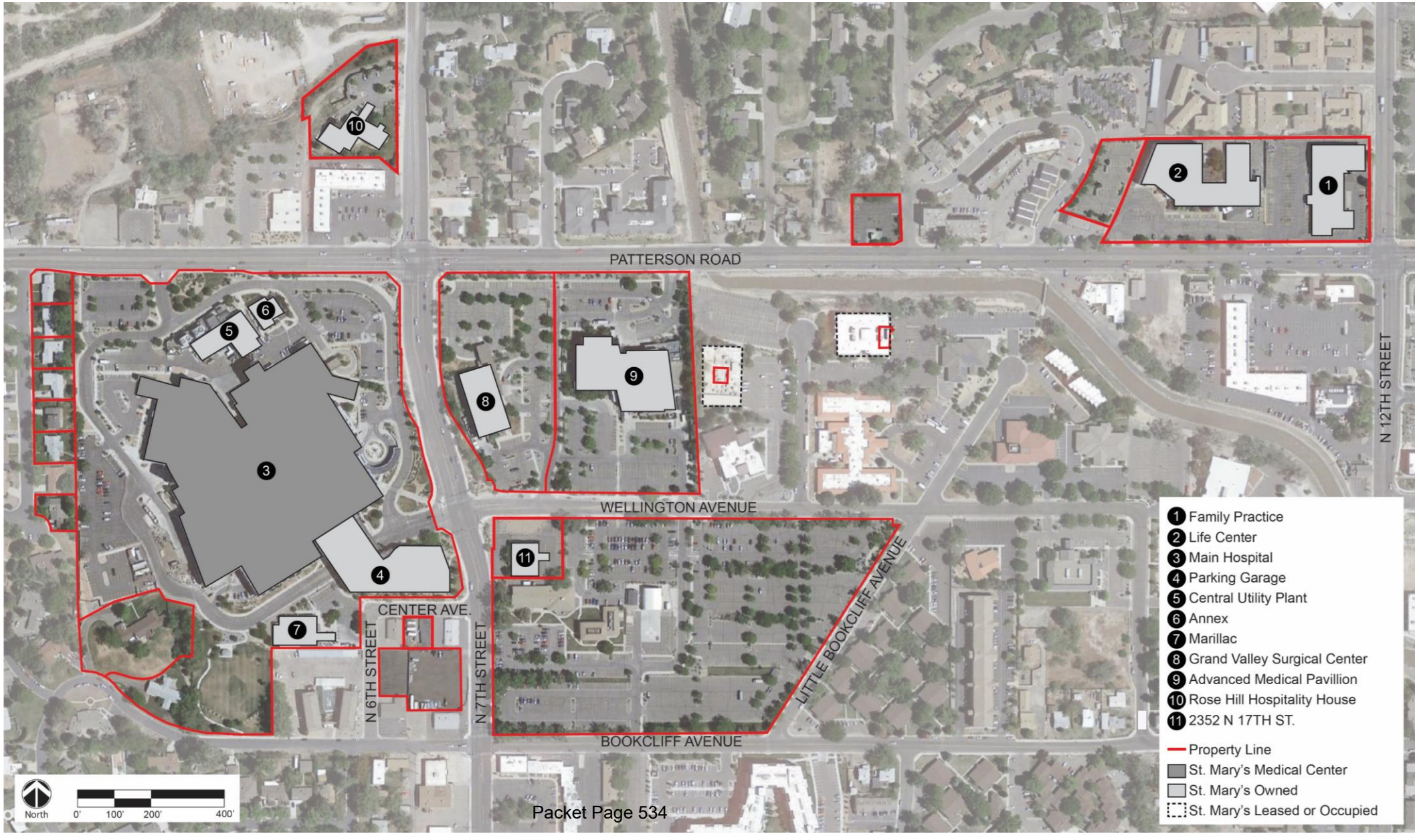
Intermountain Health

2023 Master Plan Update



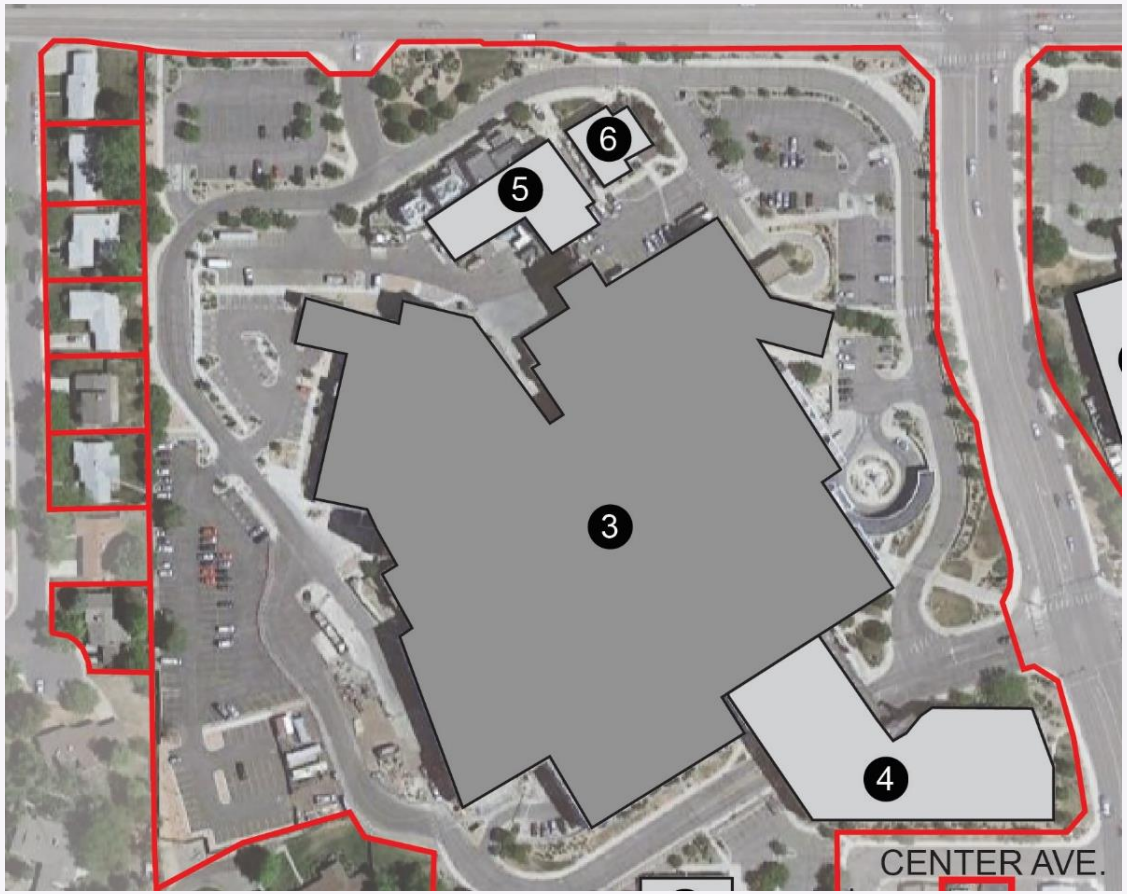
Intermountain Health

Current Campus



Intermountain Health

Next 5+ Years: Hospital Campus

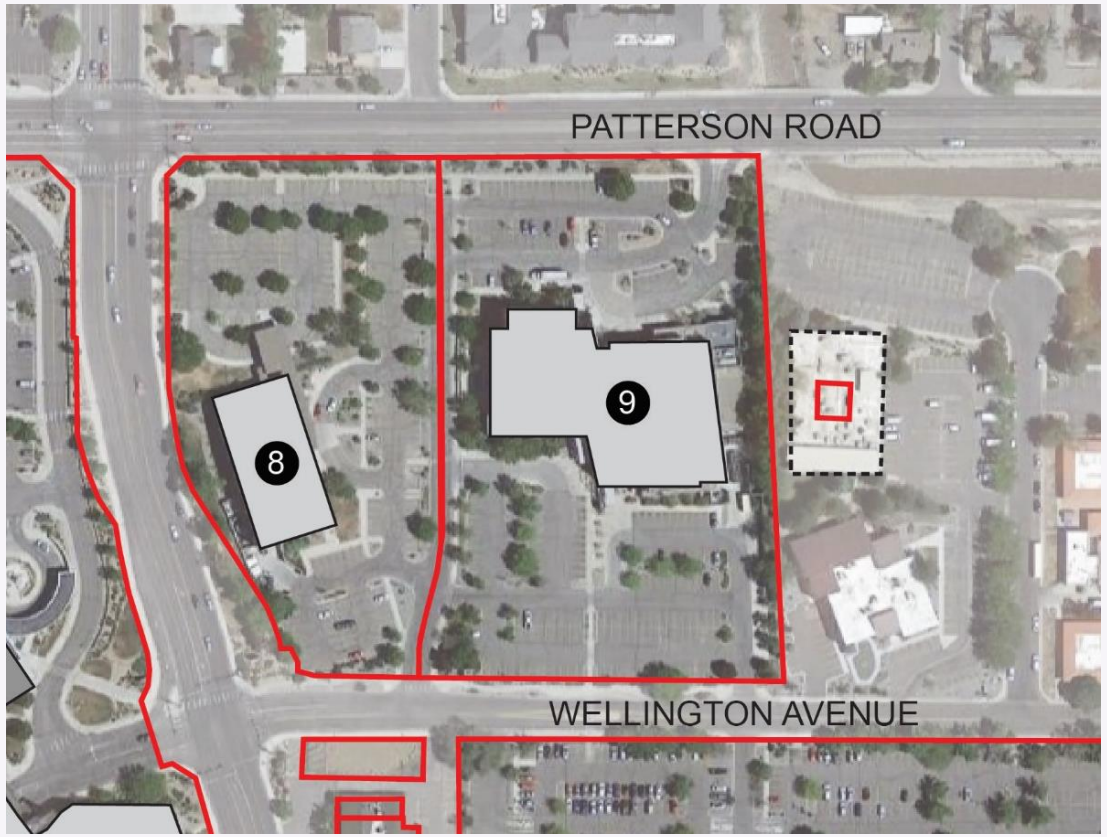


All Internal Remodels

- Remodel of Existing Spaces
  - EP/Cath Lab
  - Clinical Decision Unit
  - Discharge Lounge
  - Combined Recovery Unit
  - Air handling upgrades
- Equipment Replacement/Upgrades
  - Emergency Department
  - Imaging
- Relocation of Units
  - Inpatient dialysis
  - Telemetry
  - Wound Care and Vascular lab
- Campus signage

Intermountain Health

Next 5+ Years: Pavilion & Grand Valley Surgical Center

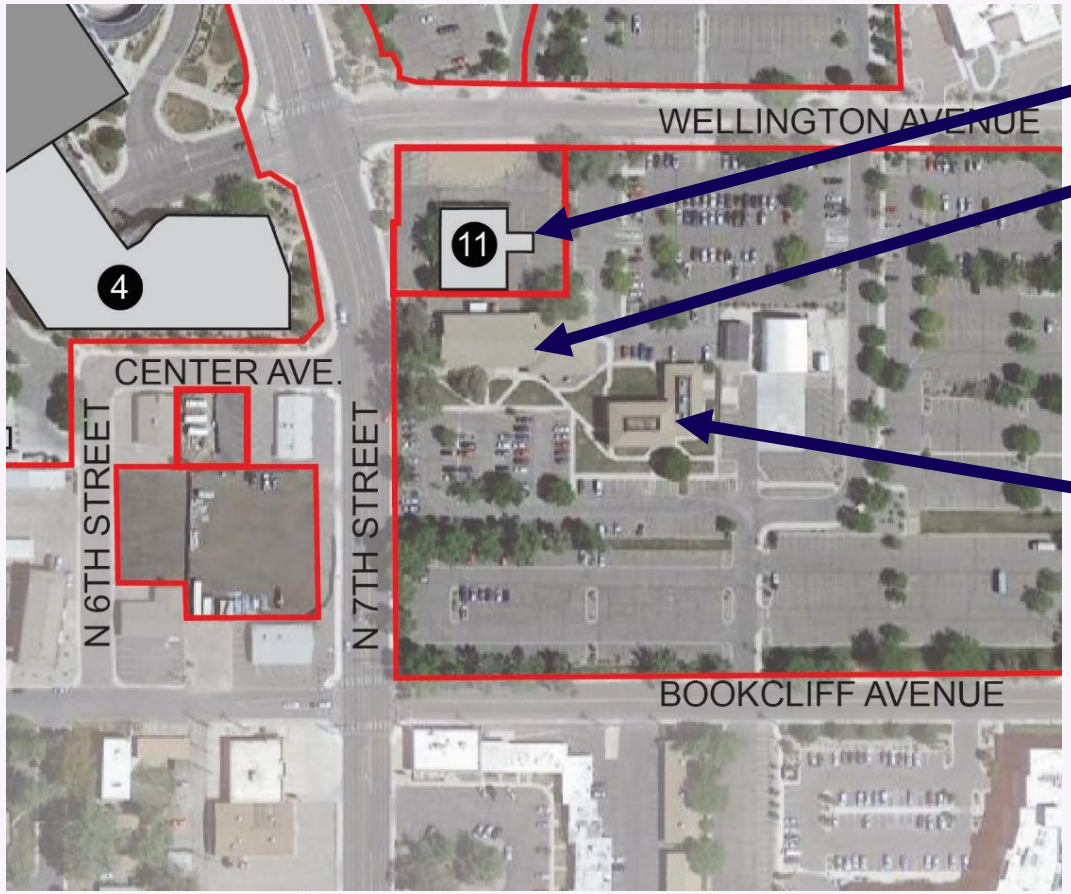


All Internal Remodels

- Pavilion – 750 Wellington
  - Oncology – 1st Floor
  - Imaging and Blood Draw services – 2nd Floor
  - Neurosciences office space on the 3rd floor of the Pavilion
- Grand Valley Surgical Center – 710 Wellington
  - Dialysis and computer services on the lower level
  - Surgical services on the upper level

Intermountain Health

Next 5+ Years: Demolishing underutilized buildings



- 2352 N. 7th property:
- Farrell Building / former Immaculate Heart of Mary Church Building
- Madden Building / former Immaculate Heart of Mary Parish Office

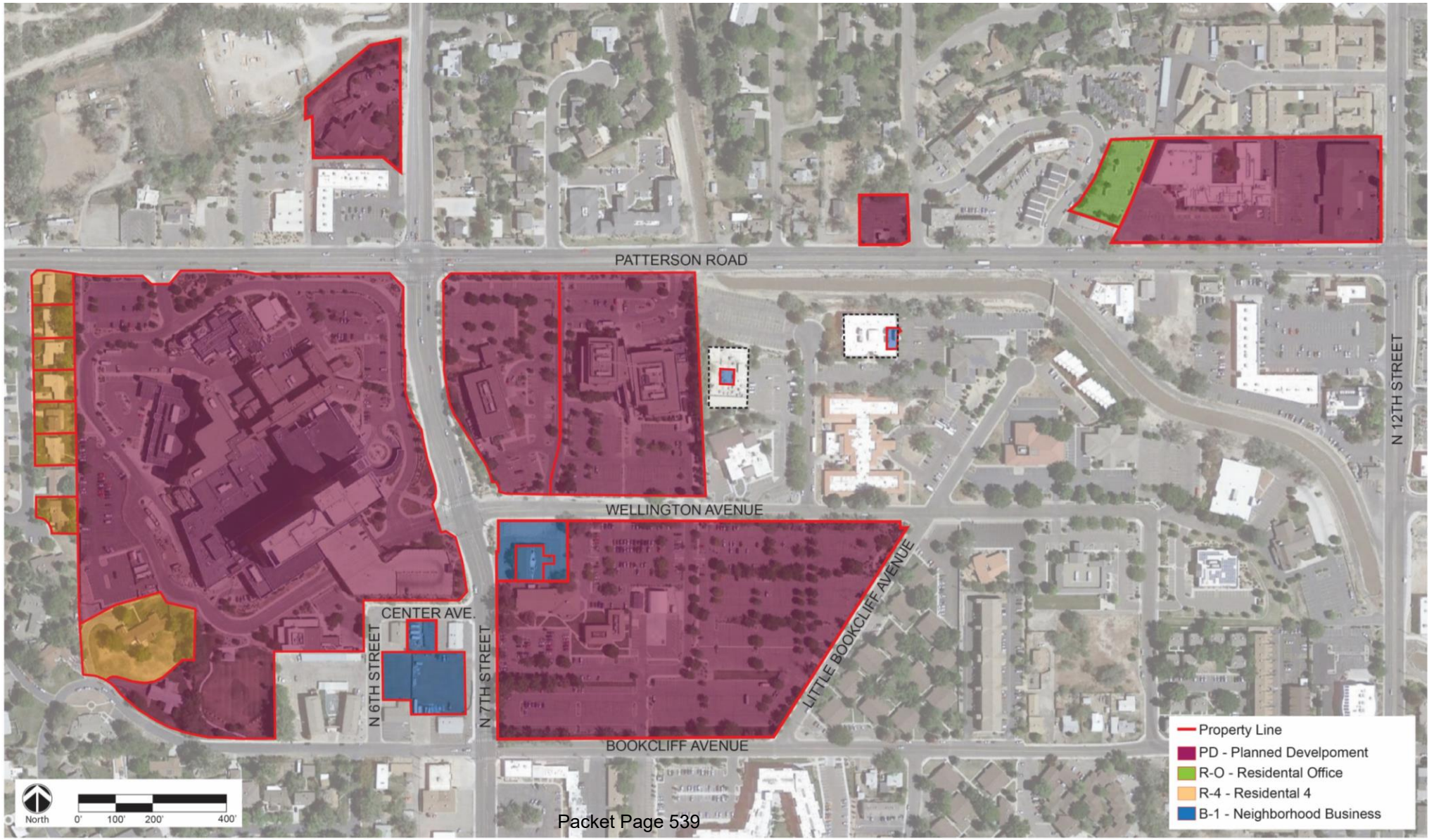
Intermountain Health

Intermountain Health

REZONE

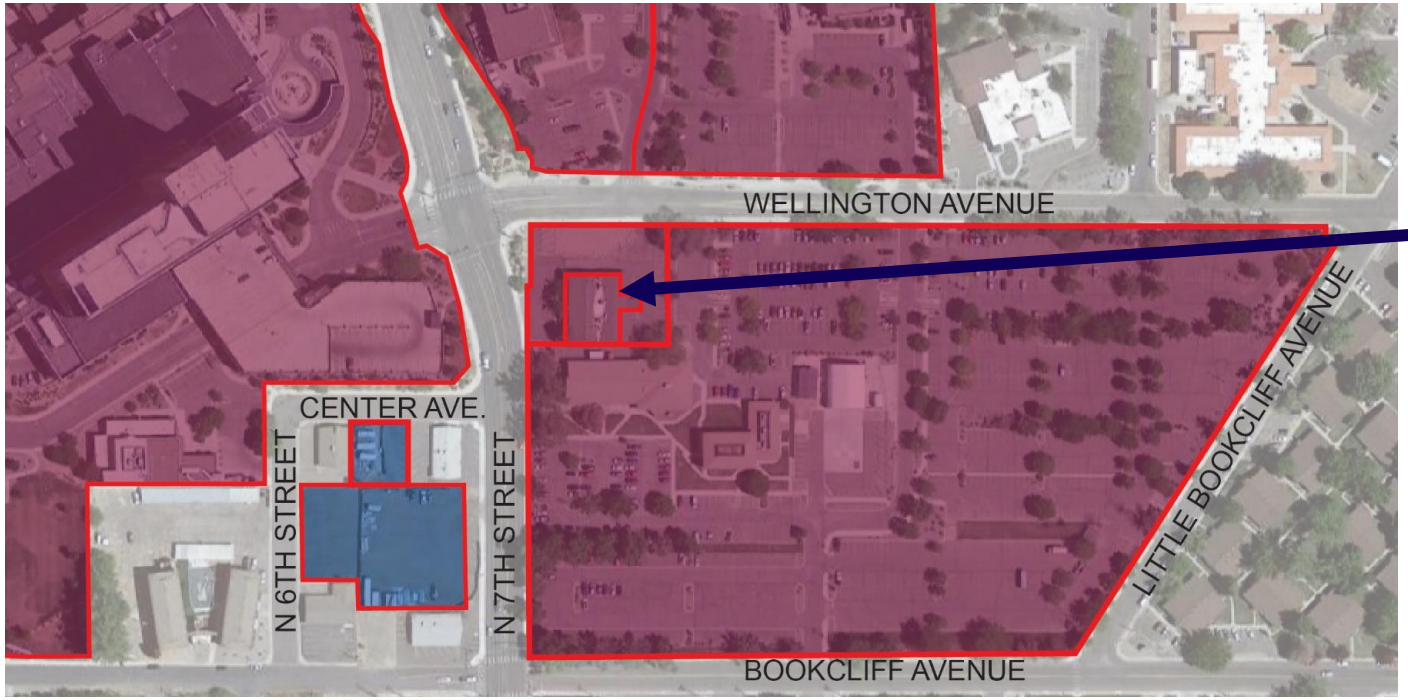


Current Campus PD Zone



Intermountain Health

Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone to PD

Demolish existing building

Create surface parking

Intermountain Health

Thank You!

Questions?



Intermountain Health

GRAND JUNCTION PLANNING COMMISSION
May 9, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Shanon Secrest, Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dani Acosta (Senior Planner), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from April 25, 2023.

REGULAR AGENDA

1. **KIA Annexation Zone of Annexation ANX-2023-15**
   Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

Commissioner Teske recused himself from deliberating on this item.

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

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:47 p.m. on May 9, 2023.

DRAFT

Discussion

Commissioner Ehlers asked if the zone of annexation would interfere with the existing uses on the site.

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, 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 Phillips seconded; motion passed 4-0.

2. St Mary's Master Plan 2023 FMP-2023-60

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster gave a brief presentation elaborating on the request.

Questions for staff

Commissioner Ehlers asked if the hospital needed to allocate space on the campus for housing to accommodate new staff. He also asked what the biggest hurdle was for new staff trying to find housing. He asked if new staff were more interested in renting or buying. He asked if any of the employees worked remotely.

Commissioner Phillips asked how many travelling surgical techs and travelling nurses were presently employed by St. Mary’s. He noted that the travelling staff often had shorter contracts and would not be interested in permanent housing options.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 9, 2023.

Discussion

DRAFT

Commissioner Ehlers asked how flexible the Master Plan was regarding updates to the Zoning and Development Code.

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

3. St Mary's - 7th & Wellington Rezone RZN-2023-70

Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:24 p.m. on May 9, 2023.

Discussion

Motion and Vote
Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

4. Grand Valley Estates Zone of Annexation ANX-2022-478

DRAFT

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ty Johnson with Kaart Planning provided a presentation regarding the request and was available for questions.

Questions for staff

Commissioner Ehlers asked about the thin strip of property to the West of Lewis Wash. He asked who would be responsible for developing the active transportation corridor for the recently adopted Pedestrian and Bicycle Plan.

Commissioner Teske asked if this property had already been annexed.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

Greg Tolle noted that he had no intention to develop his property. He indicated that it seemed the City was creating a shortage of R-4 housing options.

R.C. Buckley commented that the housing shortage may be a cost issue not a supply issue. He questioned the means of annexation and the size of the parcel.

Rose Bonine quoted a section of the 2020 Comprehensive Plan. She commented on Long Park, Wal-Mart, employment availability, and proximity to amenities such as hospitals. She listed other multifamily developments in Grand Junction. She mentioned the City's recent efforts to increase ADU production.

The public comment period was closed at 6:57 p.m. on May 9, 2023.

Discussion

Applicant Ty Johnson responded to public comments.

Commissioner Secrest remarked that he felt like the original request for R-12 was too high density, but that he was in favor of R-8. He commented on the difficulty to for home buyers to find affordable housing at the moment.

DRAFT

Commissioner Ehlers noted his desire to see the property zoned R-12 given its proximity to amenities. He mentioned that increasing density was necessary to counteract the cost of development. He noted that the County's master plan had the adjacent parcels designated as residential medium.

Commissioner Teske agreed with Commissioner Ehlers and noted that his only reservation is that the request was not for R-12.

Motion and Vote
Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, 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 Secrest seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 7:08 p.m.

DRAFT

ORDINANCE NO. 3992

AN ORDINANCE APPROVING MASTER PLAN 2005 FOR ST. MARY'S HOSPITAL AND ENVIRONS LOCATED AT 2635 NORTH 7th STREET AND RE-ESTABLISHING STANDARDS FOR THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT FOR PROPERTY OWNED BY ST. MARY'S HOSPITAL

RECITALS.

St. Mary's Hospital has submitted to the City, Master Plan 2005 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2005 details the construction of the Century Project, a 12-story 440,000 sq. ft. hospital building addition and associated remodeling and ancillary development that are tied to the Century Project for the betterment of the hospital and community.

The Institutional and Civic Facility Master Plan process as defined in Section 2.20 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2006, St. Mary's Hospital is celebrating 110 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital currently owns and consists of numerous properties that make up a total 53 acres. Not all properties that St. Mary's owns are currently zoned PD, Planned Development. This PD Ordinance is only in effect for properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development.

This PD Ordinance will re-establish the default zoning district, B-1, Neighborhood Business, including uses and deviations from the bulk standards.

Adoption of this Ordinance will supersede Ordinance No. 3888.

On the 24th day of October, 2006, the Grand Junction Planning Commission reviewed the planning staff's recommendation and determined that Master Plan 2005 for St. Mary's Hospital and its environs complies with the provisions of the Growth Plan, Section 2.20 of the Zoning and Development Code, and other applicable legal requirements. After due consideration, the Planning Commission forwarded a recommendation to City Council to adopt Master Plan 2005 and PD Ordinance. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT: Master Plan 2005 for St. Mary's Hospital is approved and

more particularly described in Community Development Department file ICM-2006-005. That the properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development shall be consistent with the adopted Master Plan 2005 for St. Mary's Hospital and shall be subject to the following:

Allowed Uses:

Restricted to the uses allowed in the B-1 zone district with the following modification:

Hospital would be an Allowed use and not subject to a Conditional Use Permit.

Deviations from Bulk Standards:

Shall meet the bulk standards of the B-1 zone district with the following modifications:

1. Maximum Height shall not exceed 245'.

2. A Conditional Use Permit will not be required for buildings that exceed 30,000 sq. ft.

The underlying default zone shall be Neighborhood Business (B-1) with modifications to be approved with Preliminary Plans. Preliminary and Final Plans will be approved in accordance with Master Plan 2005 for St. Mary's Hospital.

Master Plan 2005 for St. Mary's Hospital shall be and remain valid to and through the year 2011.

All phases of the project shall be in conformance with the approved Master Plan 2005.

INTRODUCED on first reading on the 1st day of November, 2006 and ordered published.

ADOPTED on second reading this 15th day of November, 2006

ATTEST:

/s/: James J. Doody
President of Council

/s/: Juanita Peterson
Deputy City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING APPROXIMATELY 0.68 ACRES FROM B-1 (NEIGHBORHOOD BUSINESS) TO PD (PLANNED DEVELOPMENT) LOCATED AT 2352 & 2356 N. 7TH STREET (PROPERTY) AS PART OF THE ST. MARY'S MEDICAL CENTER, AND AMENDING ORDINANCE 3992 TO INCLUDE THE PROPERTY

Recitals:

The Sisters of Charity of Leavenworth Health Systems Inc. (aka St. Mary's Hospital) has made an application to rezone a 0.68-acre parcel of land located at 2352 & 2356 N. 7th Street (Property) from B-1 (Neighborhood Business) to PD (Planned Development) with a default zone for the Planned Development of B-1 (Neighborhood Business).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code (Code), the Grand Junction Planning Commission recommended rezoning the Property to the Planned Development (PD) zone district, and approving the Outline Development Plan (ODP), together with an amendment of Ordinance 3992 to include the Property in the area comprising the Planned Development. The Planning Commission found that the PD zone district and the ODP conform to and are consistent with the Comprehensive Plan Land Use Designation of Commercial, the Comprehensive Plan's goals and policies, and that the zoning is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds Ordinance 3992 and that the PD zone district and ODP as amended are all in conformance with at least one of the stated criteria in §21.02.140(a), all of the criteria in § 21.02.150(b)(2) of the Code, and is consistent with the vision, goals and policies of the Comprehensive Plan.

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

Ordinance 3992 is amended to include the following parcel with the addition to the Property to the ODP with the Property be zoned PD (Planned Development):

N 43FT OF W 150FT LOT 1 YOCUM SUB EXC W 12.47FT

and

UNIT A: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447/470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 53 % INT IN COMMON ELEMENTS

and

DRAFT

UNIT B: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447 THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 26 % INT IN COMMON ELEMENTS

and

UNIT C: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DESC RECD B-1846 P-447 THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 10 % INT IN COMMON ELEMENTS

and

UNIT D: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447 THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 11 % INT IN COMMON ELEMENTS

and

THE COMMON AREA: THE WEST 40 FEET OF THE EAST 150 FEET OF LOTS 1 AND 2 EXCEPT THE SOUTH 12 2/3 FEET OF LOT 2.,

THE WEST 150 FEET OF LOT 2 EXCEPT THE SOUTH 12 FEET 8 INCHES THEREOF,

THE WEST 150 FEET OF LOT 1 EXCEPT THE WEST 12 47 FEET THEREOF DEEDED TO THE CITY OF GRANT JUNCTION, AND EXCEPTTHE NORTH 43 FEET OF THE WEST 150 FEET OF SAID LOT 1

ALL IN YOCUM SUBDIVISION, SEC. 11, TIS, RJW, UTE, MER, MESA COUNTY, COLORADO.

Said described parcels being referred to as the Property, which is comprised of ± 0.6805 acres, are duly and lawfully zoned Planned Development (PD) with the default zone being be B-1 (Neighborhood Business), with the Property to be developed in accordance with the approved St. Mary's Master Plan as provided in Ordinance 3992;

AND BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT: Ordinance 3992 is amended hereby and in accordance herewith with the balance of Ordinance 3992 remaining in full force and effect.

Introduced for first reading on this _____ day of _____, 2023 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2023 and ordered published in pamphlet form.

ATTEST:

_____	_____
Amy Phillips	Anna M. Stout
City Clerk	President of the City Council

DRAFT

Intermountain Health

Grand Junction City Council St. Mary's Master Campus Plan

June 2023

Confidential and property of Intermountain Health

Intermountain Health

St. Mary's Hospital and Medical Center



St. Mary's Medical Center

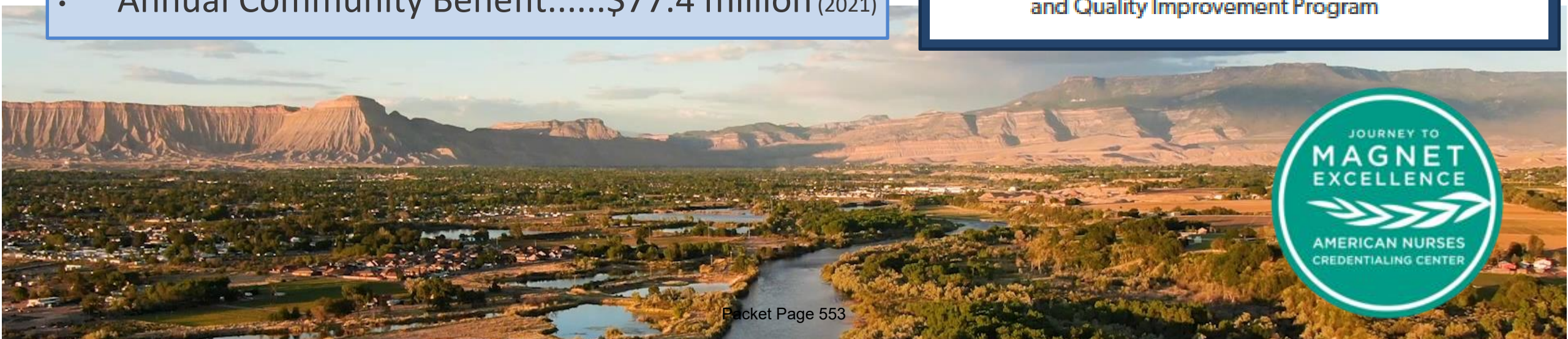
Western Colorado's Regional Medical Facility

Fast Facts (year-end 2022)

- Year Founded.....1896
- Full-time Equivalents.....1,932
- Medical Staff.....792
- Inpatient Admissions.....11,823
- Emergency Visits.....40,944
- Licensed Beds.....346
- Births.....1,308
- Annual Community Benefit.....$77.4 million (2021)

Accreditations & Certifications

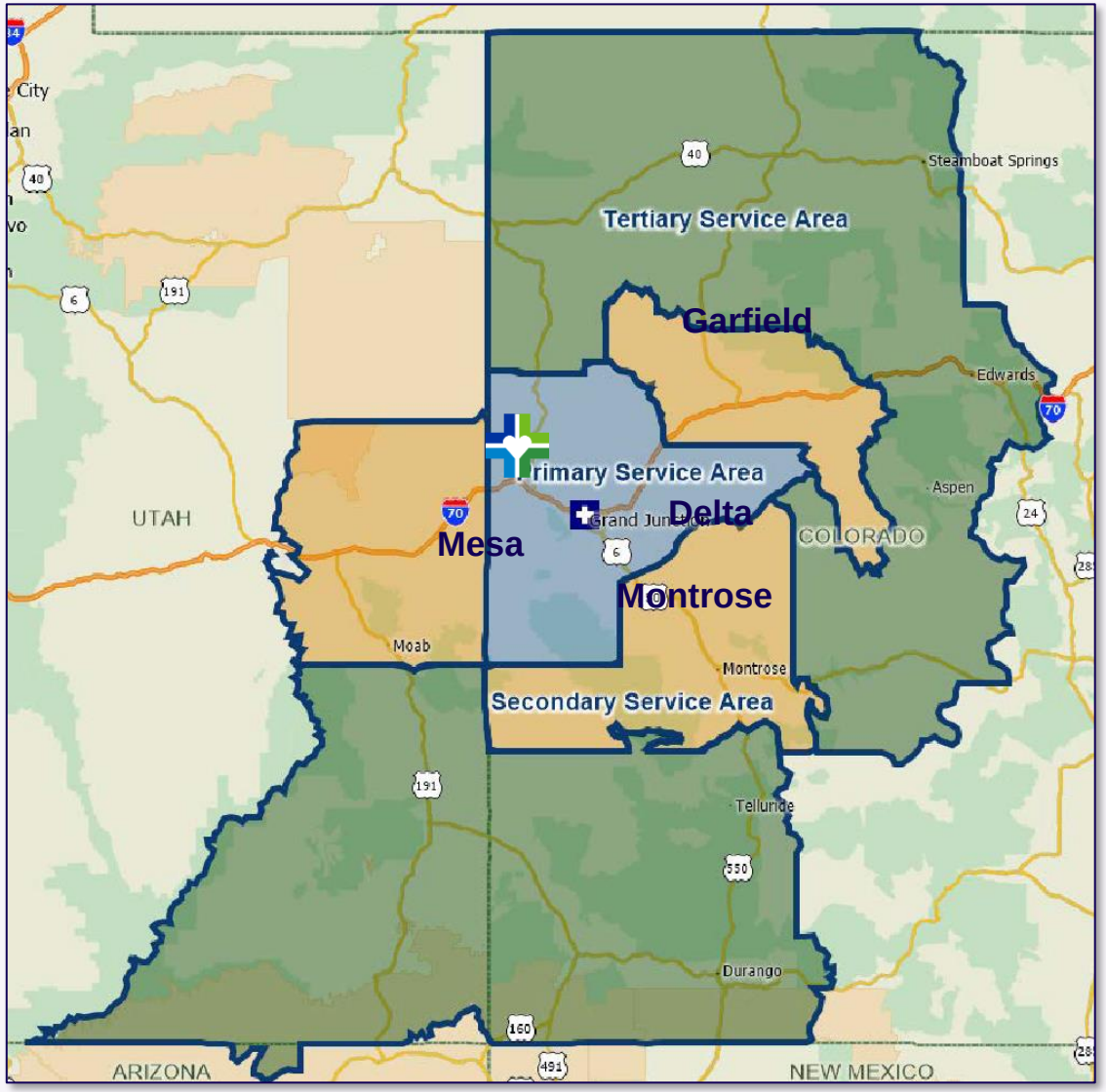
- ✓ DNV-GL Comprehensive Stroke Center
- ✓ Commission on Cancer Comprehensive Cancer Program
- ✓ Level II Trauma Center Designation
- ✓ Level III NICU
- ✓ American College of Cardiology Accredited Chest Pain Center
- ✓ American College of Radiology Breast Imaging Center of Excellence
- ✓ Metabolic and Bariatric Surgery Accreditation and Quality Improvement Program



St. Mary's Serves W. Colorado & E. Utah

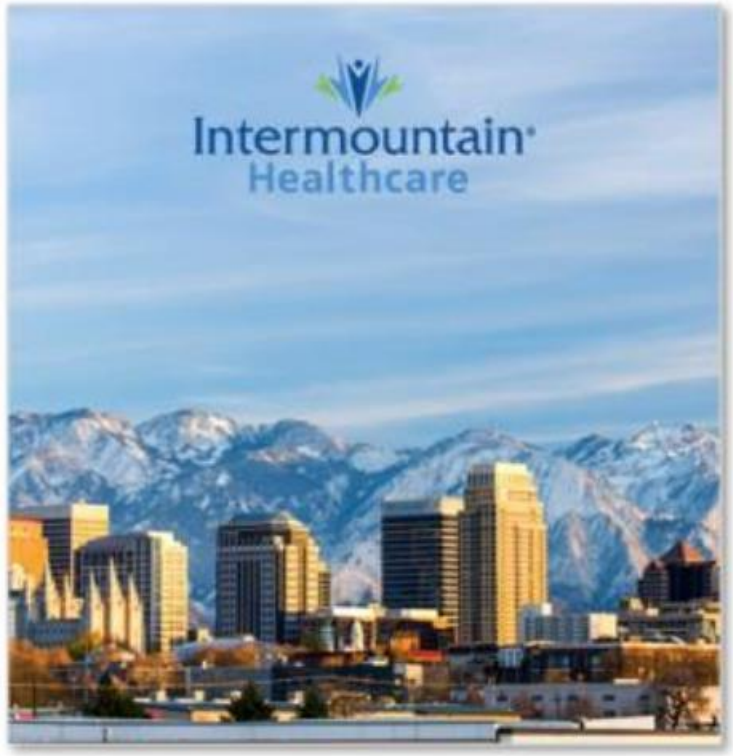
Most of St. Mary's patients are from Mesa County, but the hospital serves as a regional center with almost one of every three patients coming from outlying counties.

- 68% of inpatients come from Mesa County
- 19% of patients admitted to the hospital come from the surrounding counties of Delta, Garfield, Montrose and Grand (UT) Counties
- About 10% of patients come from the other counties between Price, Utah and the Continental Divide.
- Only one in ten patients brought to St. Mary's need to be transported to Denver or Salt Lake for higher level care.

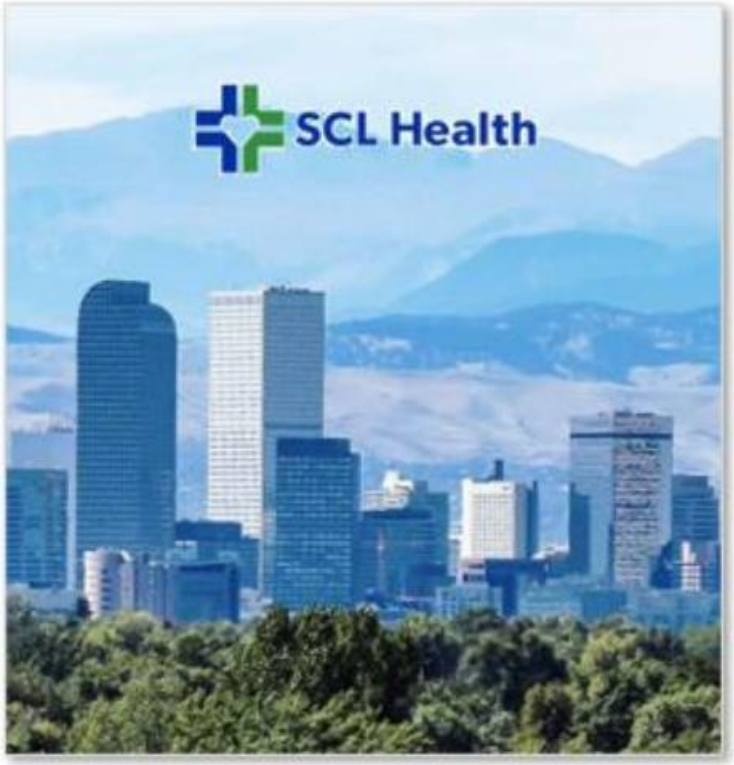


Intermountain Health

Intermountain Healthcare and SCL Health Merged on April 1, 2022



- Non-profit, integrated health system
- Primary service areas: Utah, Idaho, Nevada
- 42,000 caregivers
- 225 clinics, 24 hospitals (+ virtual hospital and 1 under construction)
- 2,800 employed and 5,100 affiliated physicians and APPs
- SelectHealth: insurance plans with 1 million members in 3 states
- Secular operations



- Non-profit health system
- Primary service areas: Colorado, Montana, Kansas
- 16,000 associates
- 160 clinics, 8 hospitals
- 150 employed physicians/APPs (SCL Health Medical Group)
- Strong financial ratings by bond agencies
- Mix of religious (Catholic) affiliation and secular operations

St. Mary’s Campus Planning

127 Years of Service

28 Years of Campus Planning



Intermountain Health

Celebrating 127 Years of Service



In 1896 St. Mary's opened a 10-bed hospital on Colorado Avenue.



In 1912 the hospital moved to a larger facility at 11th and Colorado. In 1924 it expanded again.



In 1949 the hospital moved to the currant campus location at 7th and Patterson Road (the unpaved 2-lane road in the upper right).

28 Years of Campus Planning

Master Plan 1995: Expand to 12th & Patterson

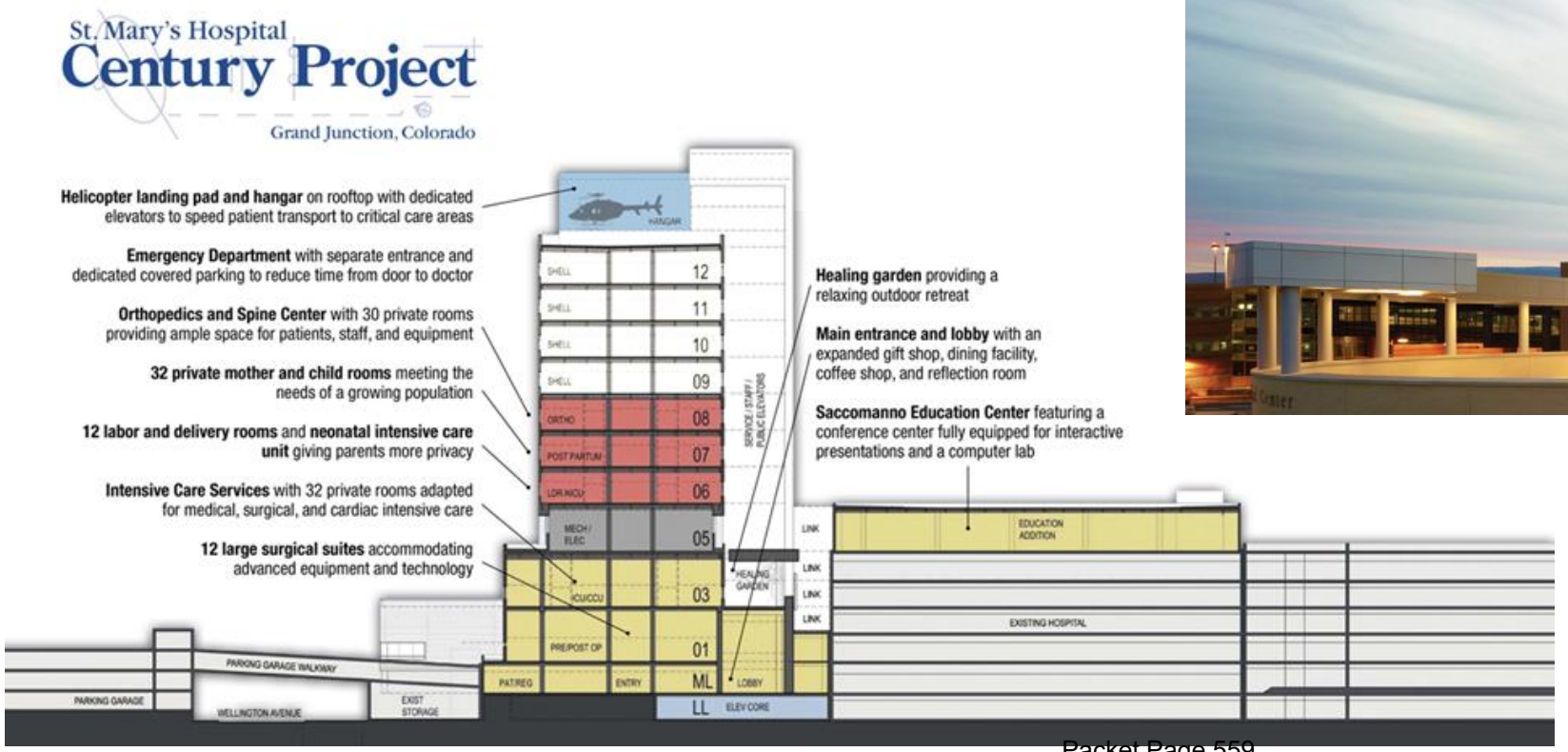
- Extended St. Mary's campus to 12th and Patterson and remodel the buildings for the Life Center and Family Medicine Center
- Constructed Grand Valley Surgical Center
- Remodeled several areas in the hospital
- Expanded parking
- Improve campus safety and appearance
- Added storm water detention capacity

Master Plan 2000: Decompress the hospital campus

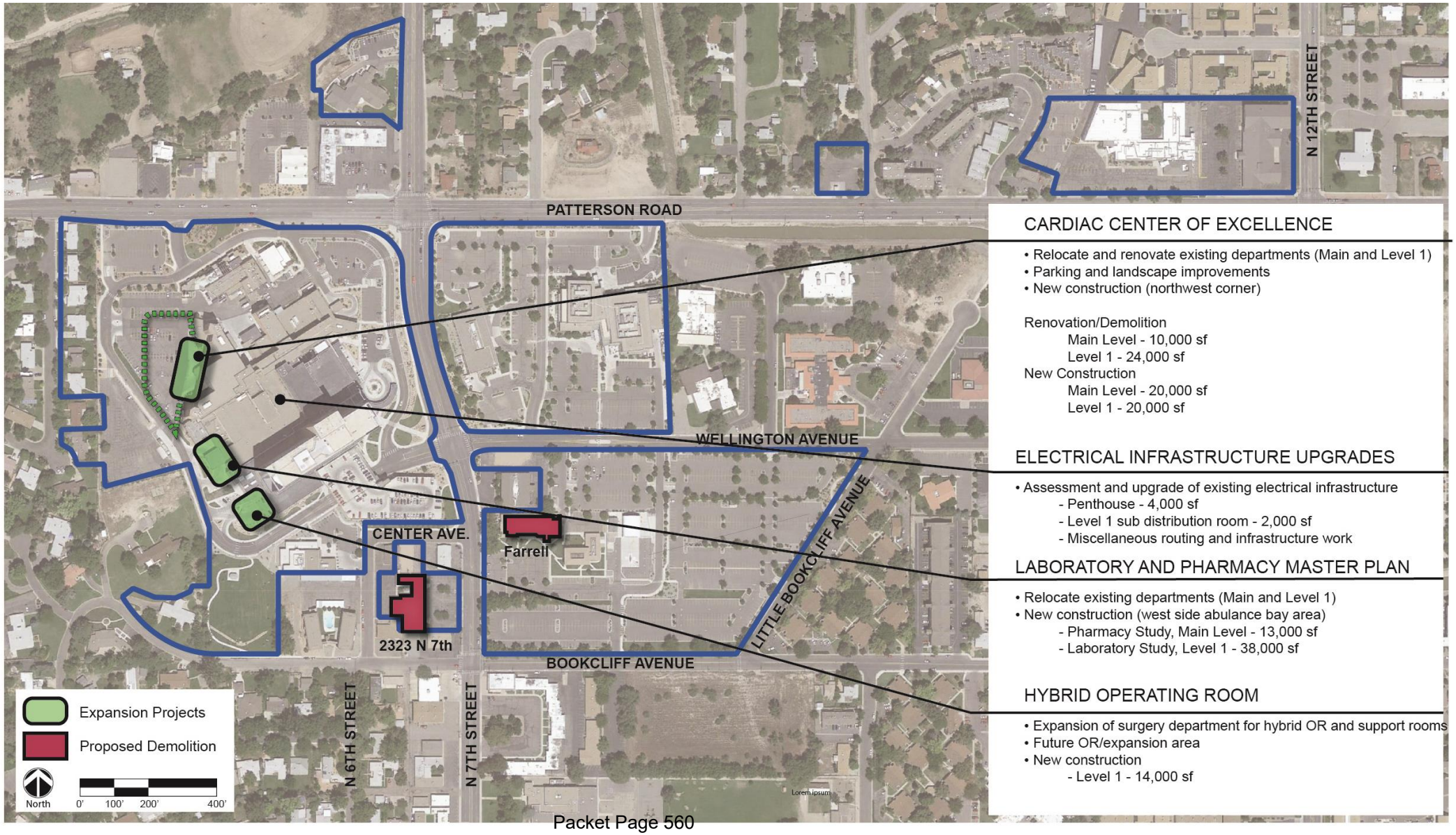
- Relocating high-traffic outpatient services to the new Advanced Medicine Pavilion on the east campus
- Constructing a 404-space parking structure on the west campus
- Adding surface parking on both campuses
- Enhancing site access by eliminating driveways, developing an internal "ring road" on the west campus, and reorienting the main vehicular entrances on both campuses

Master Plan 2005/6 and 2011
The Century Tower is built and completed with new units, operating rooms, emergency department, ICU, and expanded imaging services





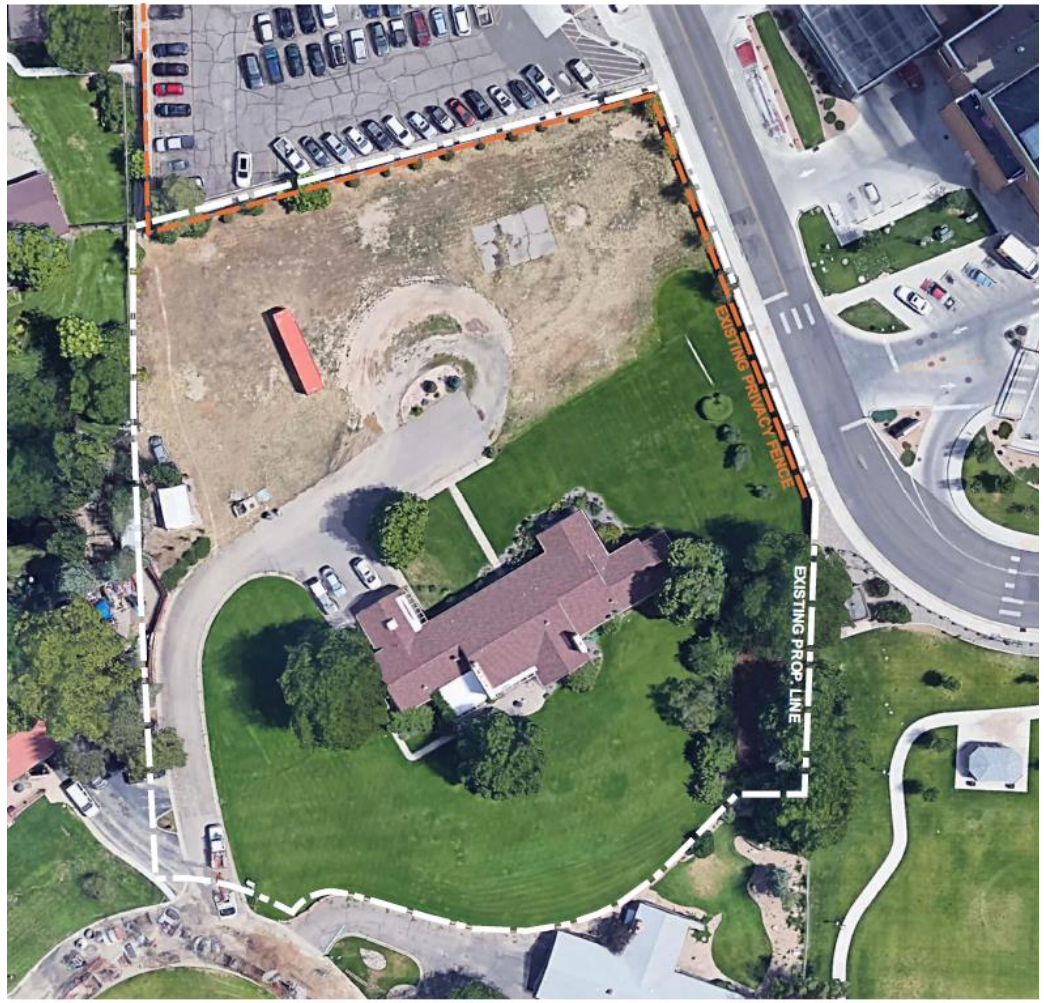
2017 Master Plan: Lab, Pharmacy & Heart Service



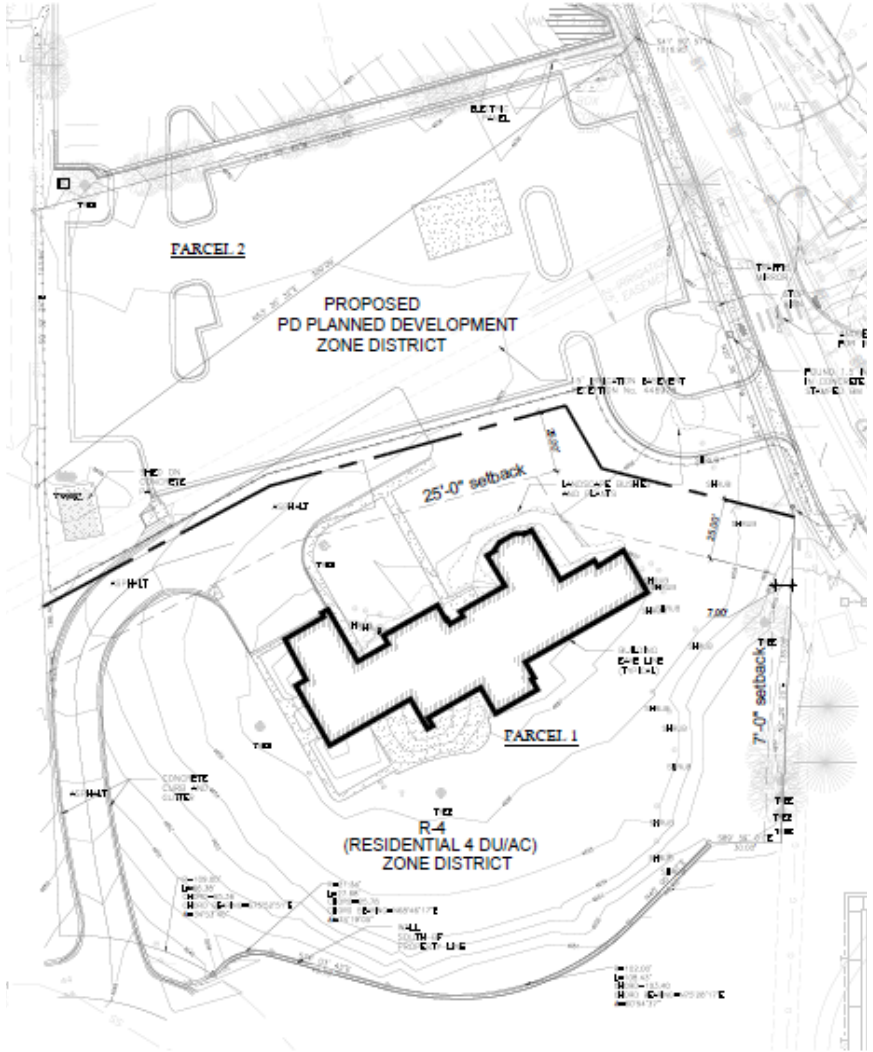
Intermountain Health

2017 Master Plan: Rezone of vacant lot for parking

Photo of vacant land that became parking



Approved rezone with setbacks



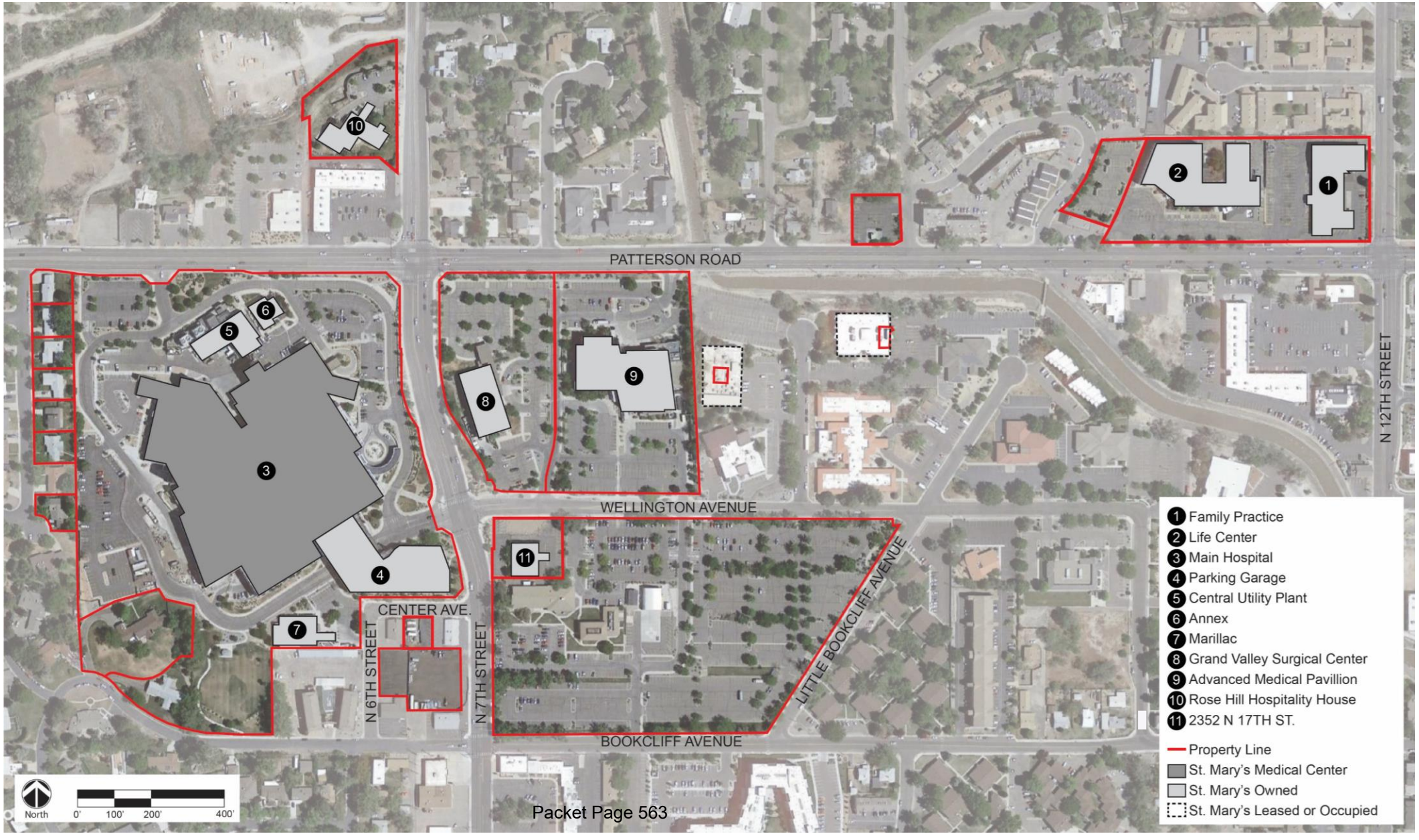
Intermountain Health

2023 Master Plan Update



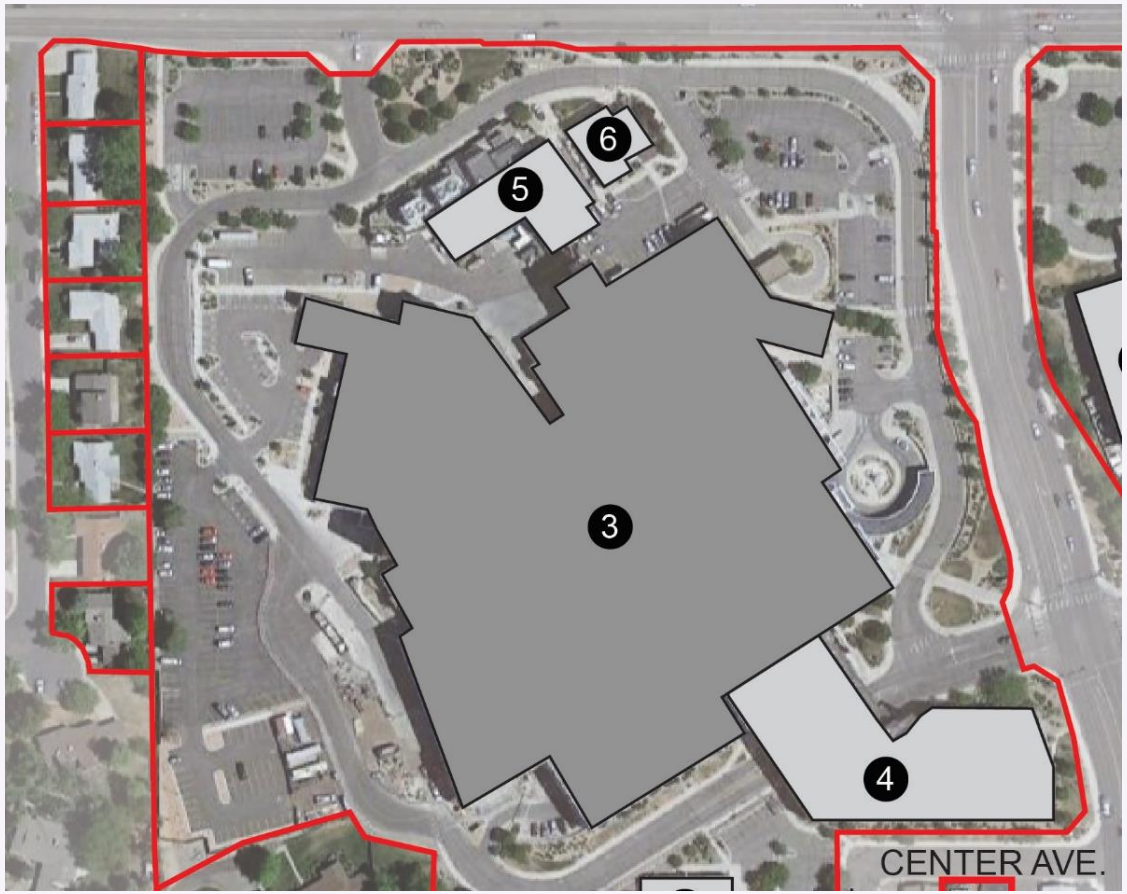
Intermountain Health

Current Campus



Intermountain Health

Next 5+ Years: Hospital Campus

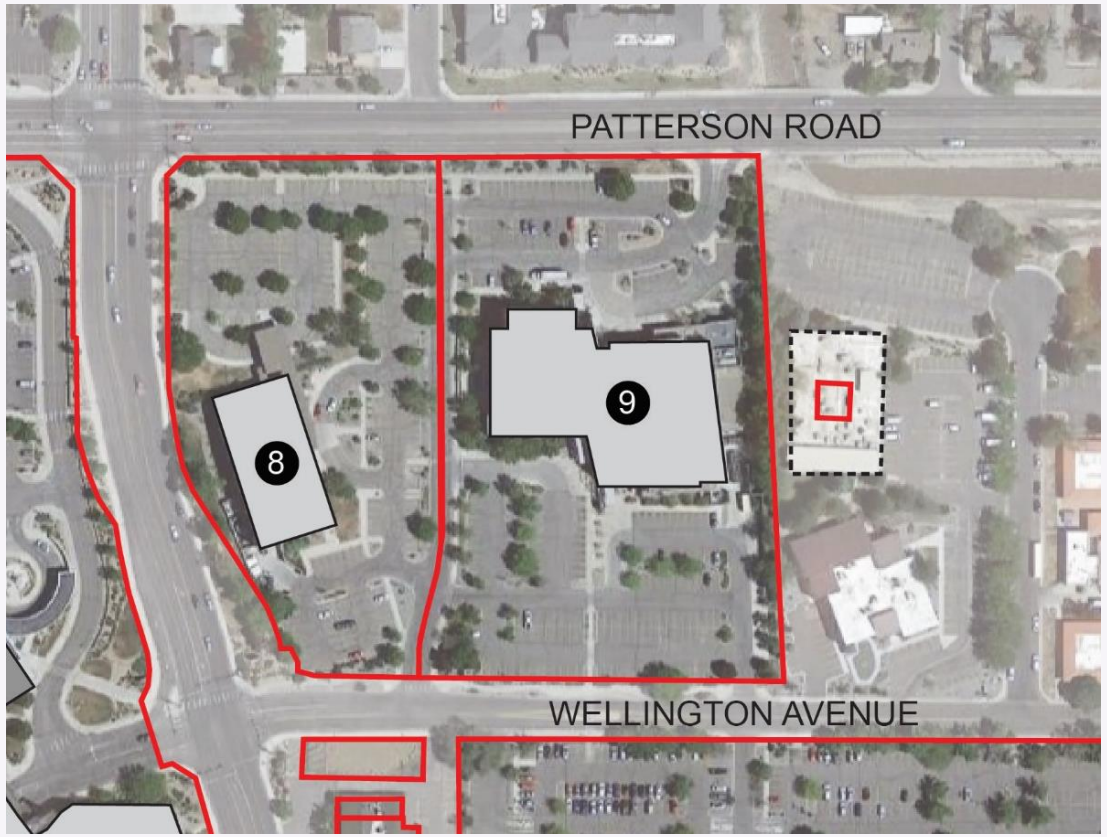


All Internal Remodels

- Remodel of Existing Spaces
  - EP/Cath Lab
  - Clinical Decision Unit
  - Discharge Lounge
  - Combined Recovery Unit
  - Air handling upgrades
- Equipment Replacement/Upgrades
  - Emergency Department
  - Imaging
- Relocation of Units
  - Inpatient dialysis
  - Telemetry
  - Wound Care and Vascular lab
- Campus signage

Intermountain Health

Next 5+ Years: Pavilion & Grand Valley Surgical Center

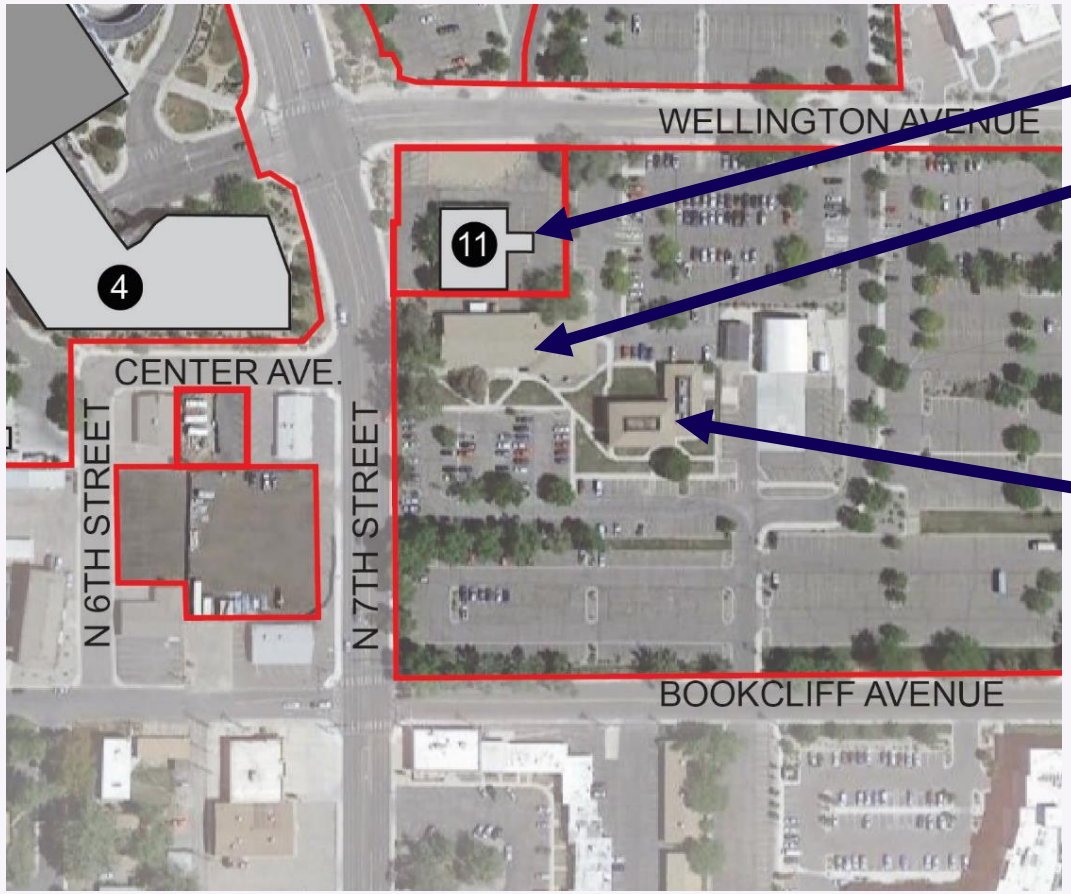


All Internal Remodels

- Pavilion – 750 Wellington
  - Oncology – 1st Floor
  - Imaging and Blood Draw services – 2nd Floor
  - Neurosciences office space on the 3rd floor of the Pavilion
- Grand Valley Surgical Center – 710 Wellington
  - Dialysis and computer services on the lower level
  - Surgical services on the upper level

Intermountain Health

Next 5+ Years: Demolishing underutilized buildings



- 2352 N. 7th property:
- Farrell Building / former Immaculate Heart of Mary Church Building
- Madden Building / former Immaculate Heart of Mary Parish Office

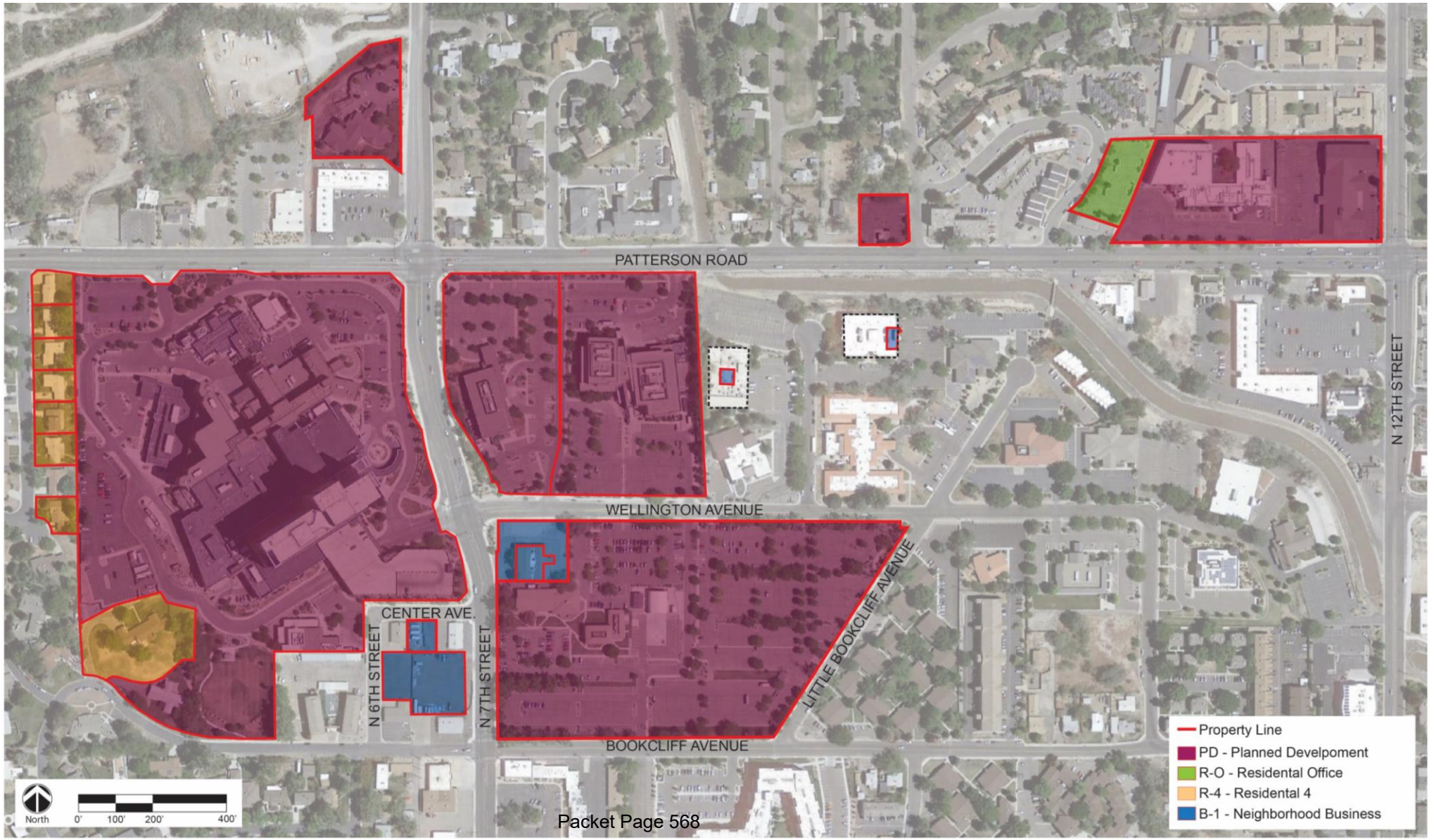
Intermountain Health

Intermountain Health

REZONE

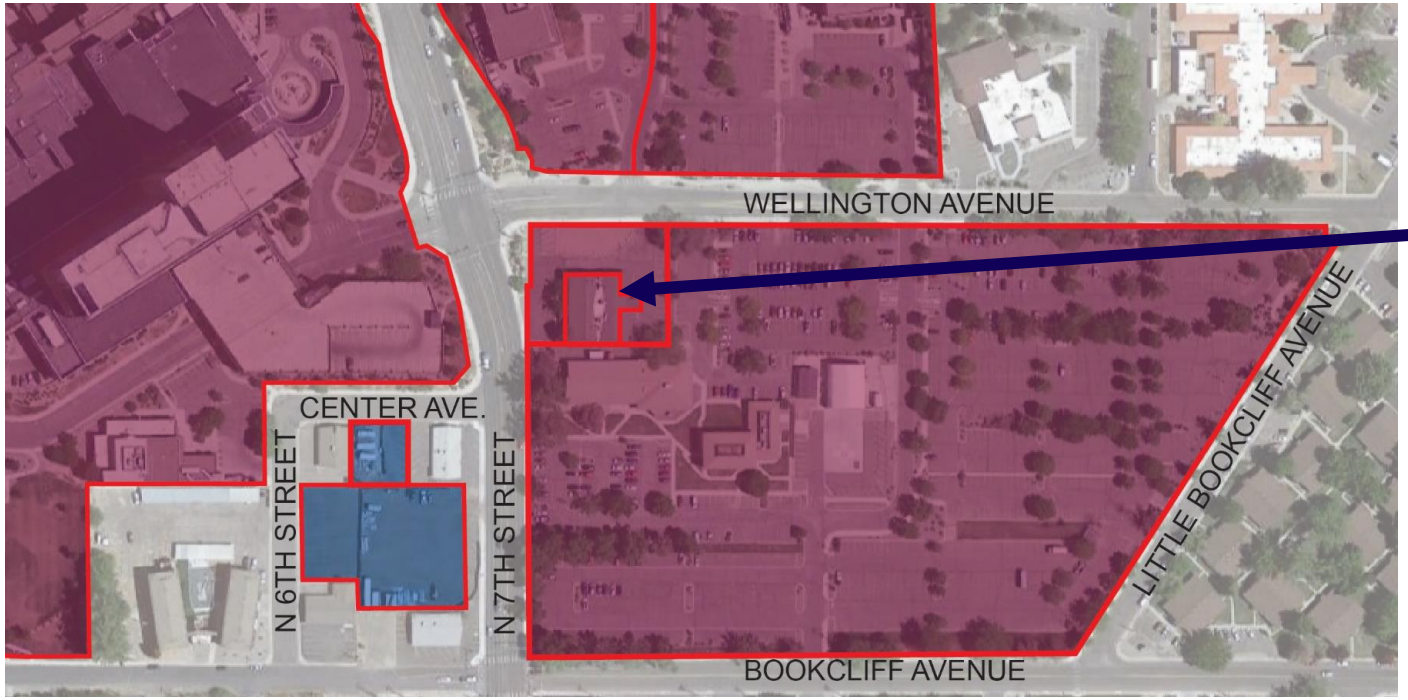


Current Campus PD Zone



Intermountain Health

Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone to PD

Demolish existing building

Create surface parking

Intermountain Health

Thank You!

Questions?



Intermountain Health

Grand Junction City Council

Regular Session

Item #5.b.iii.

Meeting Date: June 7, 2023

Presented By: Daniella Acosta, Senior Planner

Department: Community Development

Submitted By: Daniella Acosta, Senior Planner

Information

SUBJECT:

A Resolution Accepting the Petition for Annexation of 9.31 Acres of Land and Ordinances Annexing and Zoning the Recla Metals Annexation from County I-2 (General Industrial District) to City I-1 (Light Industrial), Located at 479 30 Road

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Recla Metals Annexation, and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the rezoning request at its April 25, 2023 meeting and voted (6-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Applicant, RECLA METALS L.L.L.P, is requesting a zone of annexation to I-1 (Light Industrial) for the Recla Metals Annexation. The 9.31-acre property consists of one parcel of land located at 479 30 Rd. The property currently contains a single-family residence and will be seeking redevelopment.

The property is Annexable Development per the Persigo Agreement. The zone district of I-1 is consistent with the Industrial Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:
The Applicant, Recla Metals L.L.L.P. is requesting annexation of 9.31 acres consisting of one parcel of land located at 479 30 Rd. There is road right-of-way included in the annexation. There currently exists a single-family residence on the property. The Applicant intends to redevelop the property further, constructing a steel service center that recycles metals into architectural building materials for wholesale.

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 constructing a steel service center facility development. 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.

The schedule for the annexation and zoning is as follows:

- Referral for Petition (30-Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – April 19, 2023.
- Planning Commission considers Zone of Annexation – April 25, 2023.
- Introduction of a Proposed Ordinance on Zoning by City Council – May 3, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 7, 2023.
- Effective date of Annexation and Zoning – July 9, 2023.

Zone of Annexation Request

The Applicant is requesting a zone district of I-1 (Light Industrial). The property is currently zoned in the County as I-2 (General Industrial District). The proposed zone district of I-1 is consistent with the Industrial Land Use category of the 2020 Comprehensive Plan. The surrounding properties include a mixture of City zoned properties, such as I-1, C-2 (General Commercial), B-1 (Neighborhood Business), R-8 (Residential 8 du/ac), and R-5 (Residential 5 du/ac), as well as properties in the County, zoned primarily I-2 and RSF-4 (Residential Single – 4 District) and RSF-R (Residential Single Family – Rural District).

The City I-1 and County I-2 properties are primarily located directly to the west, north, and south of the subject parcel. The majority of the residentially zoned City and County properties are located indirectly to the south and to the east, separated by Gunnison Avenue and 30 Road, respectively. The former is a Minor Collector, and the latter is a Minor Arterial. The County I-2 (General Industrial District) is primarily intended to accommodate areas of heavy and concentrated fabrication, manufacturing, and industrial uses. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission. The property is currently adjacent to the existing city limits. The property owner has signed a petition for annexation.

The annexation area has sewer service and all other urban amenities to the property accommodating future industrial manufacturing and wholesale development. It is located within Tier 1 on the Intensification and Growth Tier Maps outlined in the Comprehensive Plan. Additionally, the subject property is located within the Pear Park Neighborhood Plan.

In addition to I-1 zoning requested by the petitioner, the following zone districts would

also be consistent with the proposed Comprehensive Plan land use designation of Industrial:

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

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held on October 24, 2022, at 2990 Teller Road inside the Harvest View Alliance Church, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant, the Applicant's representative, City Staff, and approximately ten neighbors were in attendance.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on November 10, 2022. 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 April 13, 2023. The notice of this public hearing was published on April 16, 2023, in the Grand Junction Daily Sentinel.

ANALYSIS

Annexation Analysis

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Recla Metals Annexation is eligible to be annexed because of compliance with the following:

a. A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of the property or 100% of the owners and includes 100% of the property described excluding right-of-way.
b. Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. Seventy-four percent of the perimeter of the Recla Metals Annexation is contiguous with the City limits, exceeding the 1/6 contiguity requirements for the annexations.
c. A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.
d. The area is or will be urbanized in the near future. The property owner is planning for future development to construct a steel service center that recycles metals into architectural building materials for wholesale.
e. The area is capable of being integrated with the City. The proposed annexation is adjacent to the city limits on three sides and has direct access

to 30 Road. Utilities and City services are also available and currently serving the property.

f. No land held in identical ownership is being divided by the proposed annexation. The entire property owned by the applicant is being annexed.

g. No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent. Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioner has granted consent to the City to annex the property.

Please note that the annexation petition was prepared by the City.

Zone of Annexation Analysis

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

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

The property owner has petitioned for annexation into the City limits and requested zoning of I-1, which is compatible with the Comprehensive Plan Land Use Map designation of Industrial. Since the Applicant's property is currently in the County, the annexation of the property may be viewed as a subsequent event that would invalidate one of these original premises, a county zoning designation. However, annexation into the City is not a subsequent event. Furthermore, Staff found this to not be enough justification as the land use designation for this property between the 2010 Comprehensive Plan and the 2020 Grand Junction has not changed substantially. The 2010 Comprehensive Plan designated the property as Commercial Industrial and the 2020 Comprehensive Plan designated the property's land use as Industrial. Therefore, 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 parcels west of 30 Road is largely industrial with heavy commercial, whereas the character of the parcels east of 30 Road is predominantly single-family residential, with the exception of the recently approved and constructed Dollar General on the corner of 30 Road and E Road. In the last five years, the area west of 30 Road has only seen one substantial development application aside from this zone of annexation request, which was the minor site plan approval for a telecommunications facility (SPN-2021-173). The majority of the development applications within the past five years west of 30 Road have consisted of planning clearances for interior remodels of existing industrial facilities and a church, and sign permits. The current land uses west of 30 Rd, where the subject parcel is also

located, are a mix of heavy manufacturing, heavy commercial, and light commercial, with the exception of the Harvest View Alliance Church. The already existing industrial nature of the immediate area, it is premature to conclude that the area west of 30 Road has changed dramatically enough in character to warrant a rezone. As such, staff finds this criterion has not been met.

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

Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed I-1 zone district for this property. Water and sewer services are available.

This property is within the Ute Water District service area and there is an 18” C900 water line that runs in the right-of-way (30 Road), which runs adjacent to the property. The property is within the Persigo 201 Service Sewer Area and there is a 10-inch PVC sewer line in the 30 Road right-of-way with available capacity to accommodate future industrial development of this property. Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future. At such time the property is further urbanized, and existing public facilities can accommodate the industrial/wholesale commercial operation of a steel recycling center in the near term. Therefore, this criterion has been met.

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

There are approximately ten neighboring parcels within City limits that are zoned I-1 and one neighboring parcel within City limits that is zoned C-2. Both I-1 and C-2 implement the Land Use Designation of Industrial. Therefore, staff has determined that there is not a deficit of zone districts that can implement this land use. 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 properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for industrial businesses consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan’s goal of fostering a vibrant, diverse, and resilient economy identified in Plan Principle 2: Resilient and Diverse Economy, found in Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

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

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

Plan Principle 2.1.g. – Sales and Use Tax Revenue: Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation, specifically focused on increasing retail sales inflow and reducing retail sales leakage.

Plan Principle 3.1.b. – Intensification And Tiered Growth: Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in Tier 1: Urban Infill areas.

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.

Additionally, the 2020 Comprehensive Plan elaborates area-specific policies for areas with an Industrial land use designation. In particular, the Comprehensive Plan recommends the continued promotion of reinvestment and new development within the designated Industrial Areas, of which this particular parcel is within. Furthermore, the Comprehensive plan calls for the preservation of established industrial areas, particularly those that are situated along rail access as this parcel is. A zone of annexation to I-1 would achieve this objective by preserving industrial areas and promoting manufacturing uses in those key areas.

RECOMMENDATION AND FINDINGS OF FACT
After reviewing the Recla Metals Zone of Annexation request, ANX-2022-818, for the property located at 479 30 Road, the following findings of fact have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

Based on the current valuation of the property, the City's 8 mills will generate $115 per year in property tax revenue. As the property is developed or improved, property tax revenue will change accordingly. This property anticipates a commercial use and City sales and use tax revenues will be dependent on construction activity and ongoing retail activity.

Fire – This parcel is in the Grand Junction Rural Fire Protection District, which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 9.6560 mill levy that generates property tax revenue of $138.76 per year. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 8 at 441 31 Road and from that location response times are within National Fire Protection Association guidelines.

Utilities – This property is in the Ute Water Service area. For sewer service, there is a 10-inch sewer line in 30 Road and the property is currently served by sewer. Any changes in industrial sewer service would be required to be reviewed by our Industrial Pretreatment Program.

Police – The Grand Junction Police Department does not anticipate much impact to services for this annexation. The Department anticipates a few calls for service and current tracking of needed officers would cover any impact in that area.

Public Works – The annexation takes in 10,000 square feet of minor arterial 30 Road with a pavement condition index (PCI) at 65. 330 feet of curb and gutter are in good condition, as well as 330 feet of 36-inch storm drain. There are no street lights. Street sweeping, snow removal, storm drain maintenance, and striping is estimated at $195 per month. An overlay in 5 years is estimated at $38,400 and a chip seal in 9 years is estimated at $3,500.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 48-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Recla Metals Annexation, comprising 9.31 acres, located at 479 30 Road, as well as (adopt/deny) Ordinance No. 5154, an ordinance annexing territory to the City of Grand Junction, Colorado, the Recla Metals Annexation, comprising 9.31 acres located at 479 30 Road, on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No. 5155, an ordinance zoning the Recla Metals Annexation to I-1 (Light Industrial) zone district, from Mesa County I-2 (General Industrial District) on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1. Development Application
2. Exhibit 2. Annexation Schedule and Summary Table

3. Exhibit 3. Recla Metals Annexation Plat-Annexation Plat
4. Exhibit 4. Recla Metals Annex Legal Description
5. Exhibit 5. Resolution - Petition Referal (Land Use Control)
6. Exhibit 7. Resolution Accepting Petition for Annexation
7. Exhibit 8. Site Maps and Streetview
8. Planning Commission Minutes - 2023 - April 25 - Draft
9. ORD-RECLA Annexation 20230426
10. ORD-RECLA Zoning 20230426

Grand Junction
COLORADO
PUBLIC WORKS · PLANNING

Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Industrial
Existing Zoning: I-2 Mesa County
Proposed Land Use Designation: Industrial
Proposed Zoning: I-1

Property Information

Site Location: 479 30 Road
Site Acreage: 9.10 acres
Site Tax No(s): 2943-171-00-079
Site Zoning: I-2
Project Description: Annex this parcel to bring it into the city of Grand Junction

Property Owner Information

Name: RECLA METALS LLLP
Street Address: 136 S Maple Ave
City/State/Zip: Montrose, CO 81401
Business Phone #:
E-Mail: greg@reclametals.com
Fax #:
Contact Person: Greg Fulks
Contact Phone #: (970) 249-7922

Applicant Information

Name: RECLA METALS LLLP
Street Address: 136 S Maple Ave
City/State/Zip: Montrose, CO 81401
Business Phone #:
E-Mail: greg@reclametals.com
Fax #:
Contact Person: Greg Fulks
Contact Phone #: (970) 249-7922

Representative Information

Name: Jeffery Fleming
Street Address: 300 Main St Suite 302
City/State/Zip: Grand Junction, CO 8
Business Phone #: 970.812.3288
E-Mail: landadvisor@coloradolandadv
Fax #:
Contact Person: Jeffery Fleming
Contact Phone #: 970.812.3288

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

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

Signature of Person Completing the Application: [signature] Date: 8-23-22

Signature of Legal Property Owner: [signature] Date: 8-23-22

RECLA METALS 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: 479 30 Road, Grand Junction, CO 81507
Tax ID # 2943-171-00-079

THE S½ S½ NE¼ NE¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 100 FEET;
THENCE WEST 300 FEET;
THENCE SOUTH 100 FEET;
THENCE EAST 300 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY IN WARRANTY DEED RECORDED FEBRUARY 7, 2002 IN BOOK 3017 AT PAGE 974 UNDER RECEPTION NO. 2039629,
COUNTY OF MESA, STATE OF COLORADO

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, Recla Metals 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.

By: Garry Fulks	479 30 Road Grand Junction, CO 81504 **ADDRESS**
SIGNATURE	DATE

RECEPTION#: 3029585, at 5/3/2022 8:16:52 AM, 1 of 1
Recording: $13.00, Doc Fee $60.00 Tina Peters, Mesa County, CO. CLERK AND RECORDER

PERSONAL REPRESENTATIVE'S DEED
(Sale)

THIS DEED is dated 4-29-22, 2022, and is made between DELLA VEDA ERMANN, Personal Representative of the estate of June Lee Cline aka June L. Cline aka June Cline, deceased, the "Grantor," and RECLA METALS L.L.L.P, a Colorado limited liability limited partnership, Grantee, whose legal address is 136 S. Maple Ave., Montrose, CO 81401.

WHEREAS, the decedent died on the date of June 20, 2021, and Grantor was duly appointed Personal Representative of said estate by the District Court in and for the County of Mesa, State of Colorado, Probate No. 2021PR30274, on the date of August 4, 2021, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of Six Hundred Thousand and no/100 Dollars, ($600,000.00), the following described real property situate in the County of Mesa, State of Colorado:

THE S½ S½ NE¼ NE¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN;
EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 100 FEET;
THENCE WEST 300 FEET;
THENCE SOUTH 100 FEET;
THENCE EAST 300 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY IN WARRANTY DEED RECORDED FEBRUARY 7, 2002 IN BOOK 3017 AT PAGE 974 UNDER RECEPTION NO. 2039629, COUNTY OF MESA, STATE OF COLORADO.

Land Title GUARANTEE COMPANY
650515101

also known by street and number as: 479 30 Rd, Grand Junction, CO 81504
Assessor's schedule or parcel number: 2943-171-00-079
With all appurtenances.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Della Veda Ermann
Della Veda Ermann, Personal Representative of the estate of
June Lee Cline aka June L. Cline aka June Cline, Deceased

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29 day of April, 2022, by Della Veda Ermann as Personal Representative of the estate of June Lee Cline aka June L. Cline aka June Cline, Deceased.

Witness my hand and official seal.

JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002418
My Commission Expires February 5, 2026
County of Mesa

Notary Public
My commission expires: 2/5/26

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) RECLA METALS LLLP ("Entity") is the owner of the following property:

(b) 479 30 RD 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) Managing Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

- (•) My legal authority to bind the Entity both financially and concerning this property is unlimited.
- ( ) My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

GREG FULKS

- (•) 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 & Zoning

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

(e) None

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

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

Signature of Entity representative: B. Greg Fulks

Printed name of person signing: Greg Fulks

State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 23 day of August, 2022

by Greg Fulks

Witness my hand and seal.

My Notary Commission expires on 9/16/2024

JANE MARIE AMUNDSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204032263
My Commission Expires September 16, 2024

Notary Public Signature

Project Report
Recla Metals LLLP
479 30 Road
Grand Junction, CO 81504
October 24, 2022

For the proposed Annexation & Zoning



479 30 Rd – Metals Service Center

Prepared by ~ Colorado Land Advisor, Ltd.

Project Report

This report is for the exclusive use of Recla Metals LLLP and/or Garry Fulks, Greg Fulks, their successors, and assigns.

© 2022

Prepared by:
Jeffery Fleming, CNUa, QLIDI
Colorado Land Advisor, Ltd.
300 Main Street | Suite 302
Grand Junction, CO. 81501
970.812.3288
LandAdvisor@ColoradoLandAdvisor.com

As urban planners much experience and research has gone into compiling data for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

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Introduction and Summary

This General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing the Grand Junction's Planning process. The process is intended to gather initial input from review agencies prior to Annexation and Zoning.

The site selected for Recla Metals consists of a single parcel of land that is 9.10 acres. The site is located at 479 30 Rd in Mesa County, Colorado. The parcel of land currently has a house on it. The Mesa County Assessor has given the property the following parcel number: 2943-171-00-079.

This request is for the Annexation and Zoning of the lot. The existing house will be moved leaving just land.

This request is for annexation into the City of Grand Junction coupled with a zoning designation. This zoning request is for a zoning designation of I-1. The Future Land Use of the site is designated as Industrial, which would support an I-1 (light industrial) zone district. Access to the lot would remain where it is until a future date when an application for a Major Site Plan development is approved.

No construction is being proposed with this application. Any construction would be proposed in a future development application. All utilities: water, gas, sewer, electric, etc. are adjacent, or on-site.

There are no known site conditions which would be impacted by this request. The site has no wetlands, no surface waters, no unusual topography. It is within the Persigo Agreement Boundary.

The ultimate plan is to construct a 10,000 sq. ft. steel building to house the office administration and small retail office, along with staff restrooms along with some metals processing and inside storage. Much of the acreage would be devoted to a storage and processing yard for the metals service center.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for the metal service center in relationship to the surrounding area. This section also evaluates potential site development assets and constraints.

The site under consideration is one parcel of land that is rectangular in shape. The parcel is partially developed land. Ground cover ranges between non-existent on the formerly cultivated areas, to native landscaping typically found in a high desert setting. Around the existing house the land is fully landscaped.

The site consists of one parcel of land that totals 9.10 acres. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: Latitude = 39.0741471 Longitude = -108.4990842.

The topography of the site consists of low slopes around 0%-2%.

Location Map:



Zoning

Grand Junction has identified the property as IND on the Future Land Use Map.

I-1: Light Industrial.

(1) Purpose. To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses. This site will use landscape and fences for buffering to adjacent parcels.

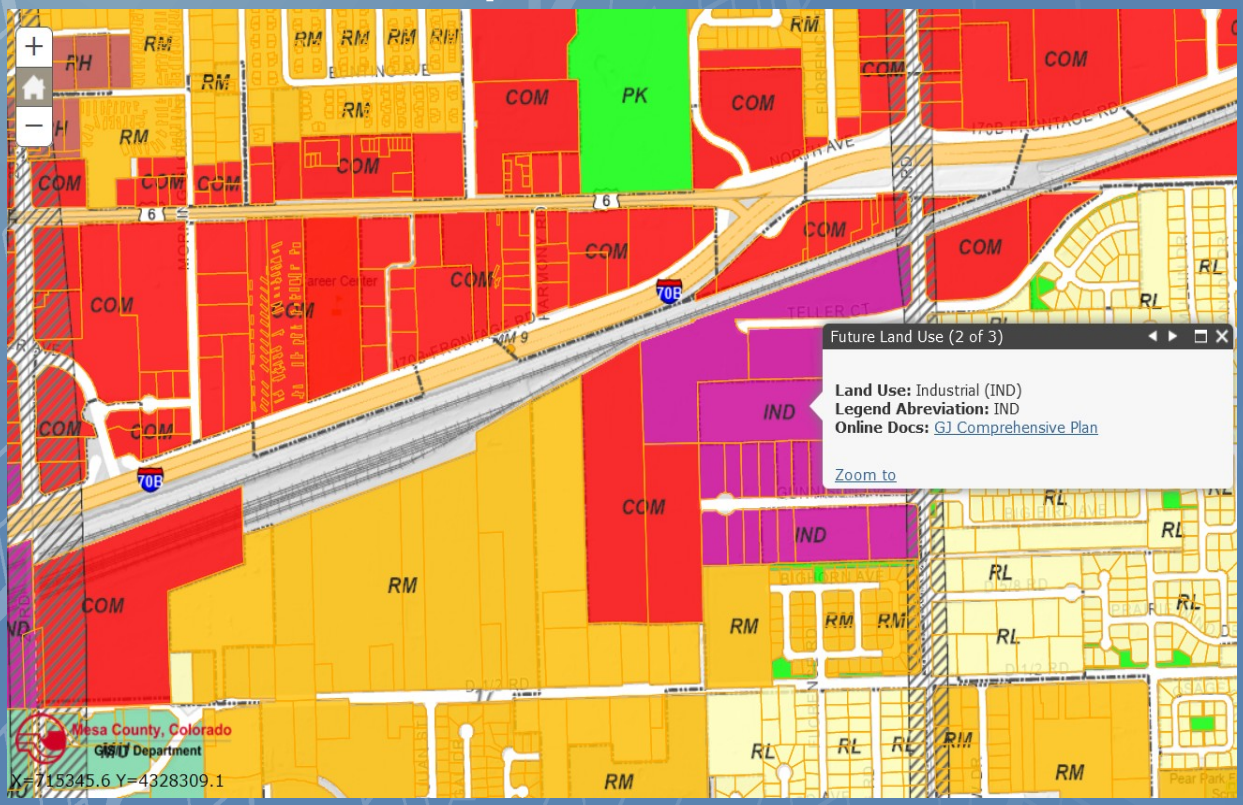
(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity. This site will not change any street configuration.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

A reproduction of part of the City's Future Land Use Map follows:

Future Land Use Map



Existing Land Use and Future Land Use

(continued)

(ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-1 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.

(A) Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

(iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and

(D) Screening of dumpsters is not required.

Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be "low to moderate" intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

NORTHWEST residential	**NORTH** residential	**NORTHEAST** mix of uses including commercial & residential
WEST vacant, some residential parcels	**SITE**	**EAST** commercial
SOUTHWEST low density residential	**SOUTH** industrial	**SOUTHEAST** low density residential parcels

Proposed Land Use

INTRODUCTION – This Annexation application is intended to gather input from public review agencies before a public hearing by the city planning commission and city council. The reader is encouraged to review all of the plans and related documents prior to examination of this section. Information gained as a result of this review process will be utilized in determining approval of the annexation and subsequent zoning designation.

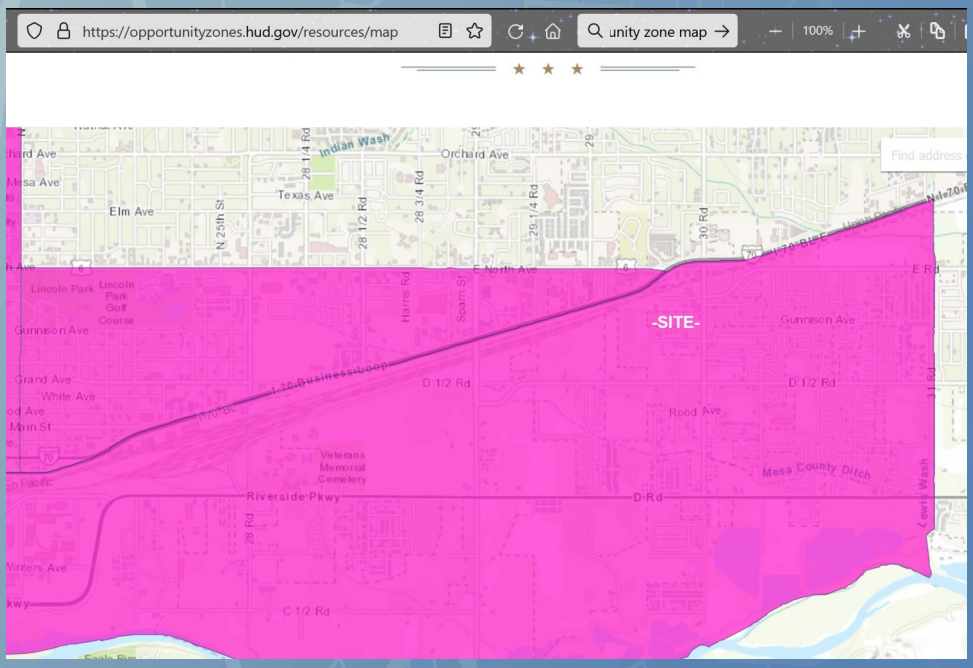
SITE DEVELOPMENT – Preparation of the Site Development Plan is currently in the concept phase and likely to change as it is further developed. It's final detail will be shaped by the site conditions and intended uses described in this narrative statement. The map depicts the relationship of the building sites to the property boundary, roadway access and adjacent properties.

Industrial Land Use Summary:

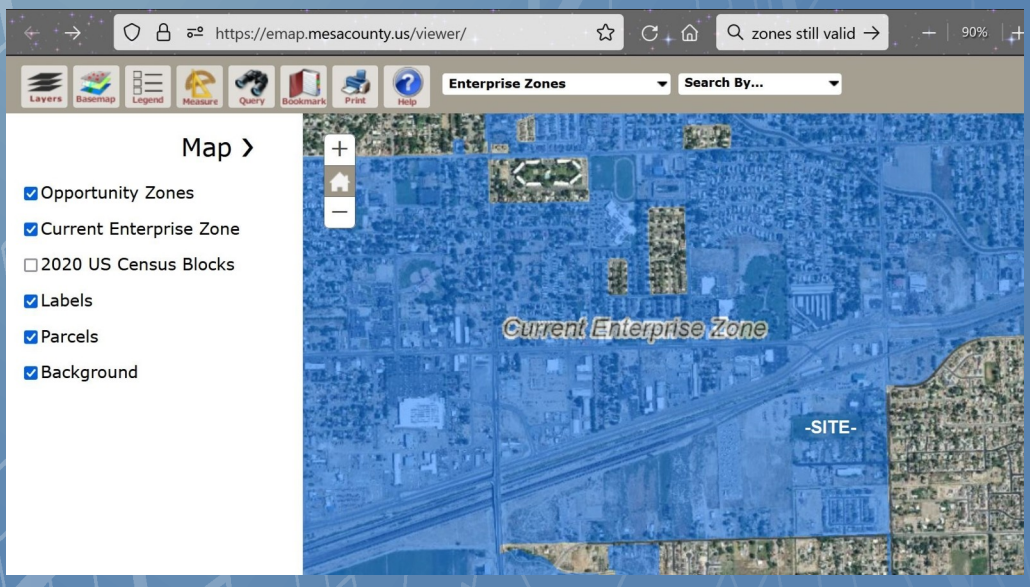
USE	AREA	% TOTAL
Parking		10%
Landscaping		10%
Building	10,000sf	2.5%
Total	398,574sf	

Future lot development standards will include paving landscaping, stormwater controls and a building. The developer will maintain ownership, control, and will ensure an aesthetically pleasing and orderly development.

Opportunity & Enterprise Zone Maps



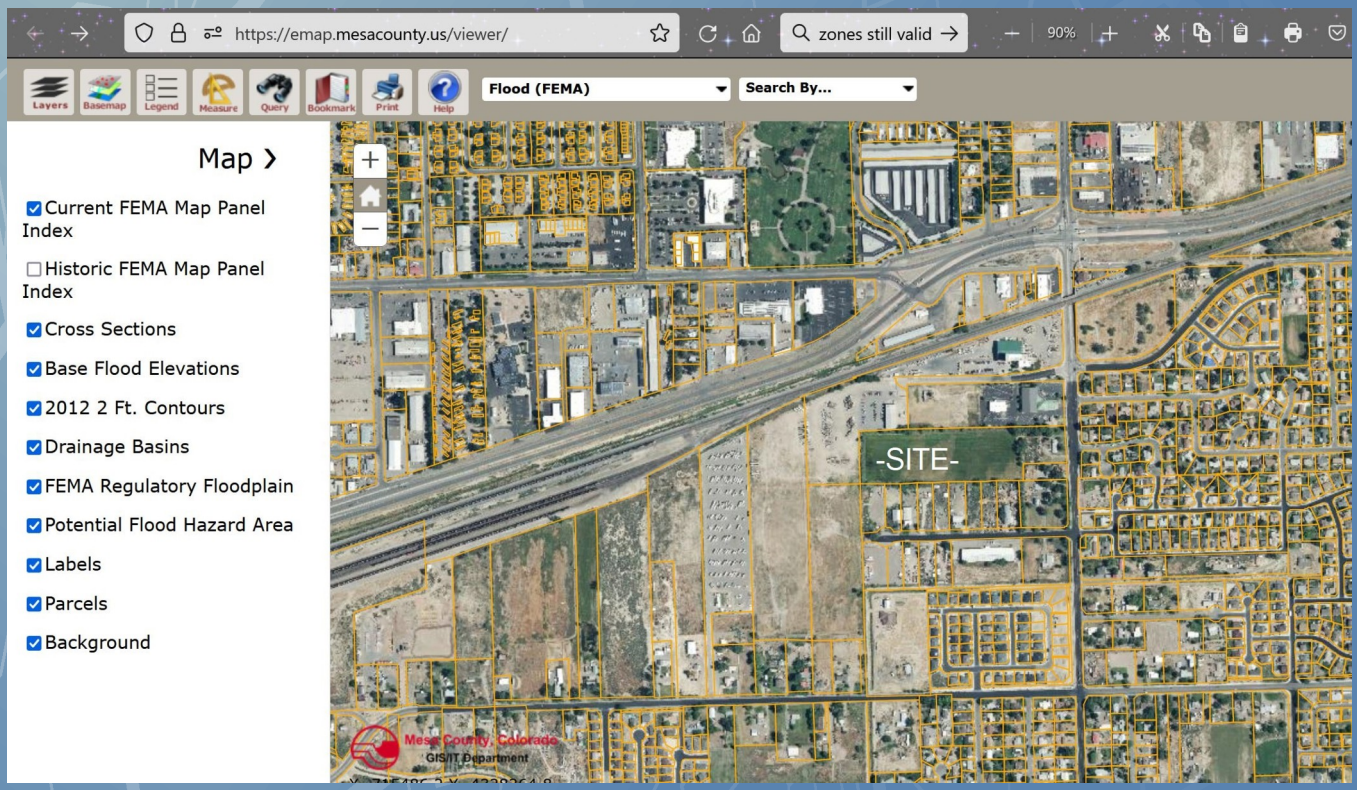
According to the opportunityzones.hud.gov/resources/map up until June 28, 2023 eligible capital gains recognized in 2022 can be invested in this site.



The Recla Metals property is eligible for Enterprise Zone investment benefits. The subject property is located in the Mesa County Enterprise Zone. Mesa County is ecouraging growth and the creation of jobs in this area. They have instituted certain tax policies to encourage redevelopment in the area, including this parcel.

FEMA Floodplain Map

The FEMA FIRM Map below shows the property is not in or near any identified flood plain, or flood zone.



Transportation and Emergency Services

Developing the site is supported by existing transportation systems as well as emergency services. Access to the site is easily granted via 30 Rd. 30 Road is a 3 lane roadway with bike lanes and sidewalks. It is in good condition.

The Grand Valley Transit operates buses along 30 Road from 4:45 am to 8:35 pm. A bus stop is within 1 block of the site at 30 Road and Gunnison Avenue.

Emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has approximately 200 full time law enforcement employees.

The property is located in the Grand Junction Fire Department Service area as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 2 located at 441 31 Rd, which is approximately a half mile away from the project site.

The Grand Junction Fire Department currently employs approximately 181 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City.

Utility Services

DOMESTIC WATER – All potable water for the site is serviced by Ute Water. There is capacity in their system along 30 Rd as evidenced by a recent Fire Flow Form.

SANITARY SEWER – Sanitary Sewer for the property is provided by the Persigo Plat operated by the City of Grand Junction.

NATURAL GAS – XCEL Energy currently provides service to the site.

DRY UTILITIES – XCEL Electric along with Spectrum Cable and tele-communication lines are available along the side (East) of the property in the 30 Road MPE and will be extended into the parcel from existing lines. Lines will be underground on-site.

IRRIGATION WATER – Grand Valley Irrigation District currently services the property and will be utilized to proved irrigation water.

DRAINAGE – Historic drainage patterns will continue. The area of the proposed building is currently hard-packed driveway and landscape areas Runoff will be directed to a new stormwater pond to be located at the property's southwest corner.

CELLULAR COVERAGE – All major cellular communications companies operate in the area. Verizon, T-Mobile and AT&T all have a very good 4G signal on the property. An AT&T/ Verizon cell tower is located on an adjoining parcel.

Tower Owner: SBA
Tower Owner ID : CO10468-A
Tower Name: E-Babe
Structure Type : Monopole
Location: 2982 Gunnison Ave
ATT: Colocate - 116 ft
VERIZON: I
Height: 99'
Location : GJ Urban

Soils and Geology

No man-made or natural geologic hazards are known to exist on the subject property. The US Department of Agriculture, Soil Conservation Service, has identified the following soils on the site. (The complete USDA narrative is available from Colorado Land Advisor)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Bc	Sagers silty clay loam, 0 to 2 percent slopes	9.3	89.6%
BcS	Sagers silty clay loam, saline, 0 to 2 percent slopes	1.1	10.4%
Totals for Area of Interest		**10.3**	**100.0%**



Development Schedule and Evaluation of The Request

DEVELOPMENT SCHEDULE – It is anticipated that site development will begin immediately upon the City of Grand Junction's approval. It is expected that development of the site will occur in a single phase.

FINANCIAL - The development of the subject property would create a net positive financial impact to the City of Grand Junction and Mesa County as a response to the existing, and future growth demands in the Grand Valley area as projected in the Comprehensive Plan.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

By utilizing the Annexation and Rezone process, any negative impacts created by the proposal can be minimized. In addition to this application further review is anticipated in a Conditional Use Permit Application followed by a Major site Plan Review Application.

Evaluation of the request is accomplished by using criteria contained within Land Use and Development Code for approval of an Annexation.

Evaluation Of The Request

21.02.160 Annexation.

*(a) **Purpose.** In accordance with State statutes, land may be annexed or de-annexed from the City as deemed appropriate by the City Council.*

*(b) **Applicability.** Any lands to be added to or deleted from the corporate limits of the City shall comply with this section.*

*(c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements. A complete copy of these requirements is available from the Public Works and Planning Department.*

*(d) **Decision-Maker.***

(1) The Director shall make recommendations to City Council.

(2) City Council shall approve, conditionally approve or disapprove all applications for annexation or contraction of the municipal limits.

*(e) **Application and Review Procedures.** Application requirements and processing procedures shall comply with those described in applicable State statutes. A summary of these procedures is available from the Public Works and Planning Department.*

*(f) **Zoning of Annexed Properties.** Land annexed to the City shall be zoned in accordance with GJMC 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.*

RESPONSES -

This Application represents a formal request in writing and does give consent to Annexation and Zoning. All owners do consent to this Application. No part of the subject property's boundary is disputed. No right-of-way will be changed through this annexation.

This Application is intended to meet multiple Goals of the Comprehensive Plan as well as the requirements within the Zoning and Development Code which relate to this zone of annexation application.

There is adequate capacity in all systems to support this application. Streets, transportation, utility services, city and county services all have additional capacity.

The density/intensity of the proposed project will be in conformance with the Future Land Use and Comprehensive Plan designations for the parcel.

We respectfully request your approval of this Annexation and Rezone Application.

Evaluation Of The Request

21.02.160 Annexation (continued)

(C) Correct a scrivener or clerical error such as lot numbers, acreage, street names and identification of adjacent recorded plats.

N/A

(3) Additional Approval Criteria. The Director will approve a Annexation and Zoning if the applicant demonstrates that:

(I) Any changes to existing easements or right-of-way have been completed in accordance with this code or otherwise allowed by law (additional easements or right-of-way may be dedicated);

N/A

(ii) The right-of-way shown on the Grand Valley Circulation Plan is not changed; and

It has been considered and it will not be affected by this Annexation and Zoning

(iii) If a new lot is being created, no portion of the property may have been the subject of a previous Annexation and Zoning creating a new lot within the preceding 10 years or a minor exemption subdivision (see subsection (o) of this section).

Previously considered at the General Meeting and supported by City Planner and Development Engineer.

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NE¼ SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

ABBREVIATIONS:

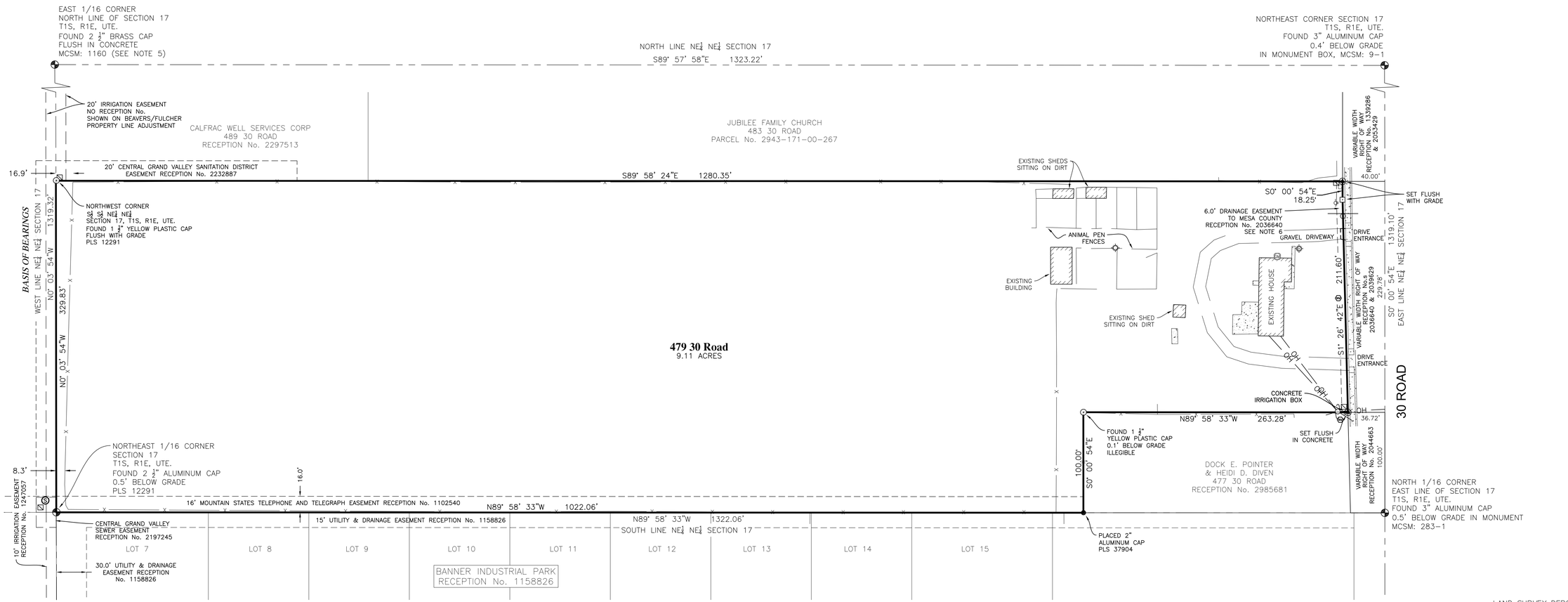
N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

N

GRAPHIC SCALE:
1"=50'
50 0 50 100
LINEAR UNITS ARE U.S. SURVEY FEET

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED	
FOUND CORNER AS DESCRIBED	
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904	
SET MAGNETIC NAIL WITH 1-1/2 INCH BRASS DISC PLS 37904	
FOUND No. 5 REBAR WITH CAP	
EXISTING UTILITY POLE	
EXISTING SIGN	
EXISTING UTILITY PEDESTAL	
EXISTING LIGHT POLE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING FIRE HYDRANT	
EXISTING GAS METER	
EXISTING WATER METER	
EXISTING OVERHEAD UTILITY LINE	OH — OH
EXISTING FENCE LINE	x



NOTES

1. OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: GJC65051561.

2. BEARINGS ARE BASED ON THE WEST LINE OF NE¼ NE¼ SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE VALUE USED N0°03'54"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.

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

4. THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2644070, OF THE MESA COUNTY RECORDS.

5. THE EAST SIXTEENTH CORNER ON THE NORTH LINE OF SAID SECTION 17 HAD BEEN DESTROYED DURING ROAD CONSTRUCTION AT THE TIME OF THIS SURVEY. HOWEVER, GPS OBSERVATIONS WERE TAKEN ON JANUARY 24, 2022 FOR SAID CORNER. SAID CORNER IS SCHEDULED TO BE REPLACE AT COMPLETION OF CONSTRUCTION.

6. THE 6' DRAINAGE EASEMENT TO MESA COUNTY WAS GRANTED AT RECEPTION NUMBER 2036640 (EXHIBIT B) ALONG WITH THE RIGHT OF WAY (EXHIBIT A), THE LEGAL DESCRIPTION FOR THE RIGHT OF WAY WAS AMENDED DUE TO AN ERRONEOUS LEGAL DESCRIPTION AT RECEPTION NUMBER 2039556. THE ORIGINAL AGREEMENT STILL IS IN EFFECT.

LEGAL DESCRIPTION:

THE S½ S½ NE¼ NE¼ OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN; EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT;
THENCE NORTH 100 FEET;
THENCE WEST 300 FEET;
THENCE SOUTH 100 FEET;
THENCE EAST 300 FEET TO THE POINT OF BEGINNING;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO MESA COUNTY IN WARRANTY DEED RECORDED FEBRUARY 7, 2002 IN BOOK 3017 AT PAGE 974 UNDER RECEPTION NO. 2039629,

COUNTY OF MESA, STATE OF COLORADO.

SAID PARCEL CONTAINS 9.11 ACRES.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED
PATRICK W. CLICK
37904
4/29/22
PROFESSIONAL LAND SURVEYOR

COLORADO REGISTERED LAND SURVEYOR PLS #37904

LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS OFFICE

DATE_____

DEPOSIT No. _____

IMPROVEMENT SURVEY
479 30 ROAD
SITUATED IN THE NE¼ NE¼ SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2022-088 FIELD WORK: KM DRAWN BY: JW
DATE: 4/29/22 DRAWING NAME: 479 30 ROAD CHECKED BY: PC

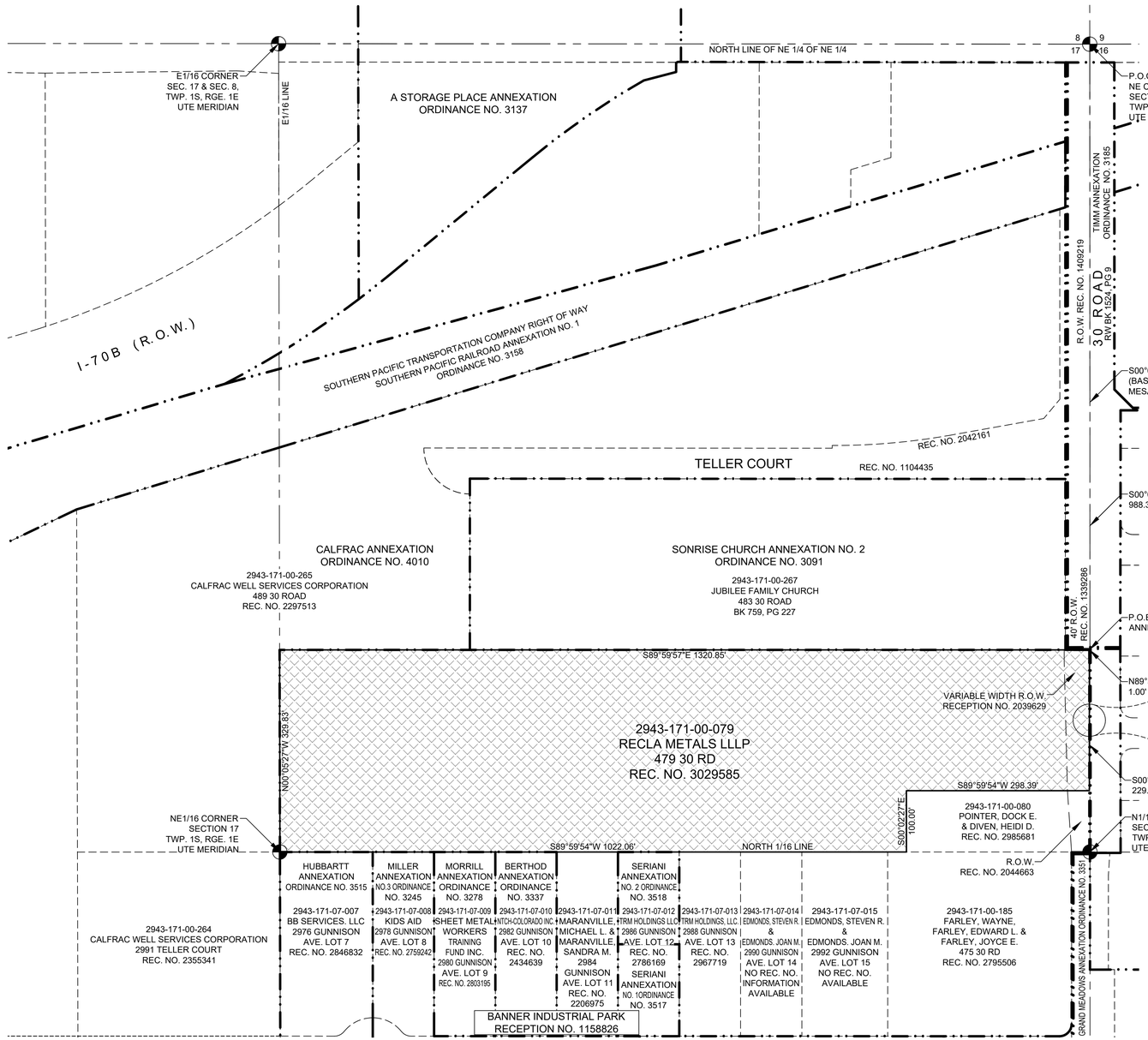
POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

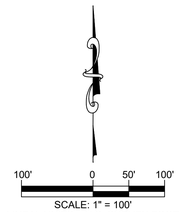
RECLA METALS ANNEXATION SCHEDULE	
April 19, 2023	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
April 25, 2023	Planning Commission Considers Zone of Annexation
May 3, 2023	City Council Intro Proposed Zoning Ordinance
June 7, 2023	City Council Accept Petition/Annex and Zoning Public Hearing
July 9, 2023	Effective date of Annexation and Zoning

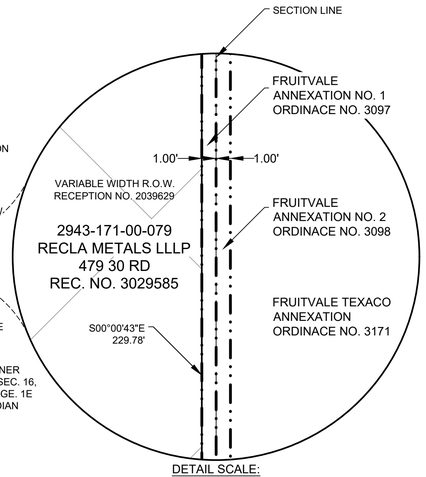
ANNEXATION SUMMARY						
File Number		ANX-2022-818				
Location		479 30 Rd				
Tax ID Number(s)		2943-171-00-079				
Number of Parcel(s)		1				
Existing Population		2				
No. of Parcels Owner Occupied		1				
Number of Dwelling Units		1				
Acres Land Annexed		9.10				
Developable Acres Remaining		9.10				
Right-of-way in Annexation		none				
Previous County Zoning		I-2				
Proposed City Zoning		I-1				
Surrounding Zoning:	North:	C-2				
	South:	I-2				
	East:	RSF-4				
	West:	I-1				
Current Land Use		Single-family residential/agricultural				
Proposed Land Use		Single-family residential and Commercial				
Surrounding Land Use:	North:	residential				
	South:	industrial				
	East:	commercial				
	West:	Vacant, some residential parcels				
Comprehensive Plan Designation:		Commercial/Industrial				
Zoning within Comprehensive Plan Designation:		Yes:	X	No:		
Values:	Assessed	$14,370				
	Actual					
Address Ranges						
Special Districts:	Water	Ute				
	Sewer	Persigo				
	Fire	Grand Junction				
	Irrigation/Drainage	GVIC/GVDD				
	School	School District 51				
	Pest	Grand River Mosquito Control District				

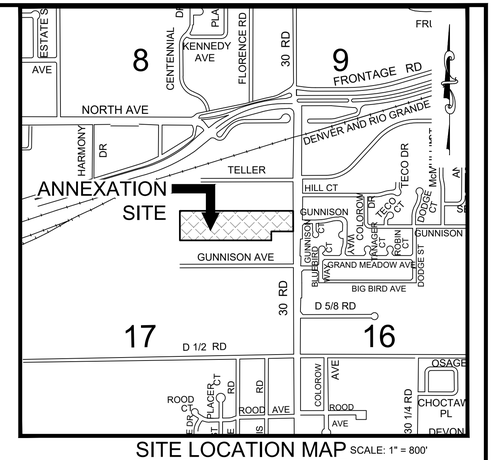
RECLA METALS ANNEXATION

Located in the NE1/4 NE1/4, SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO









SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43"E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43"E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE *ANNEXATION NO. 2, ORDINANCE NO. 3098;* thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE *ANNEXATION NO. 1, ORDINANCE NO. 3097,* being the the Point of Beginning; thence along said boundary line S00°00'43"E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Parcel of land CONTAINING **405,716** Square Feet or **9.314** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,300.91 FT.
CONTIGUOUS PERIMETER	2,431.78 FT.
AREA IN SQUARE FEET	405,716 FT^2
AREA IN ACRES	9.314
AREA WITHIN R.O.W.	8,862.00 FT^2
	0.203 ACRES
AREA WITHIN DEEDED R.O.W.	8,862.00 FT^2
	0.203 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS			
		SQ. FT.	SQUARE FEET
		Δ=	CENTRAL ANGLE
P.O.C.	POINT OF COMMENCEMENT	RAD.	RADIUS
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

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS 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.

PRELIMINARY

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

THIS IS NOT A BOUNDARY SURVEY

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: MJH DATE: 12/21/2022
DESIGNED BY: RBP DATE: 12/21/2022
CHECKED BY: RBP DATE: 12/21/2022

100' 0 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

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

PUBLIC WORKS
ENGINEERING DIVISION

RECLA METALS ANNEXATION
Located in the NE1/4 NE1/4, SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 1

G:\Data\SURVEY\Annexations\2022\2022-818 Recla Metals Annex - Dan\Annexation Files\Recla Metals Annexation Plat.dwg - PLOTTED 2022-12-22

Legal Description

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43"E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43"E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE *ANNEXATION NO. 2, ORDINANCE NO. 3098;* thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE *ANNEXATION NO. 1, ORDINANCE NO. 3097,* being the the Point of Beginning; thence along said boundary line S00°00'43"E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Parcel of land CONTAINING **405,716** Square Feet or **9.314** Acres, more or less.

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 19th day of April, 2023, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-XX

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

RECLA METALS

ANNEXATION

APPROXIMATELY 9.31 ACRES
LOCATED AT 479 30 ROAD

WHEREAS, on the 19th day of April, 2023, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

RECLA METALS ANNEXATION

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43”E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43”E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE ANNEXATION NO. 2, ORDINANCE NO. 3098; thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE ANNEXATION NO. 1, ORDINANCE NO. 3097, being the the Point of Beginning; thence along said boundary line S00°00'43”E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Parcel of land CONTAINING 405,716 Square Feet or 9.314 Acres, more or less.

WHEREAS, the Council has found and determined that the petition complies substantially 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 7th day of June, 2023, 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.

2. Pursuant to the State's 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 19th day of April, 2023.

_____
President of the Council

Attest:

_____
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.

_____
City Clerk

DATES PUBLISHED
April 21st, 2023
April 28th, 2023
May 5th, 2023
May 12th, 2023

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT PROPERTY KNOWN AS THE RECLA METALS ANNEXATION

LOCATED ON PROPERTY AT 479 30 RD APPROXIMATELY 9.31 ACRES

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 19th day of April, 2023, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

RECLA METALS ANNEXATION

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43”E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43”E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE ANNEXATION NO. 2, ORDINANCE NO. 3098; thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE ANNEXATION NO. 1, ORDINANCE NO. 3097, being the Point of Beginning; thence along said boundary line S00°00'43”E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Parcel of land CONTAINING 405,716 Square Feet or 9.314 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2023; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

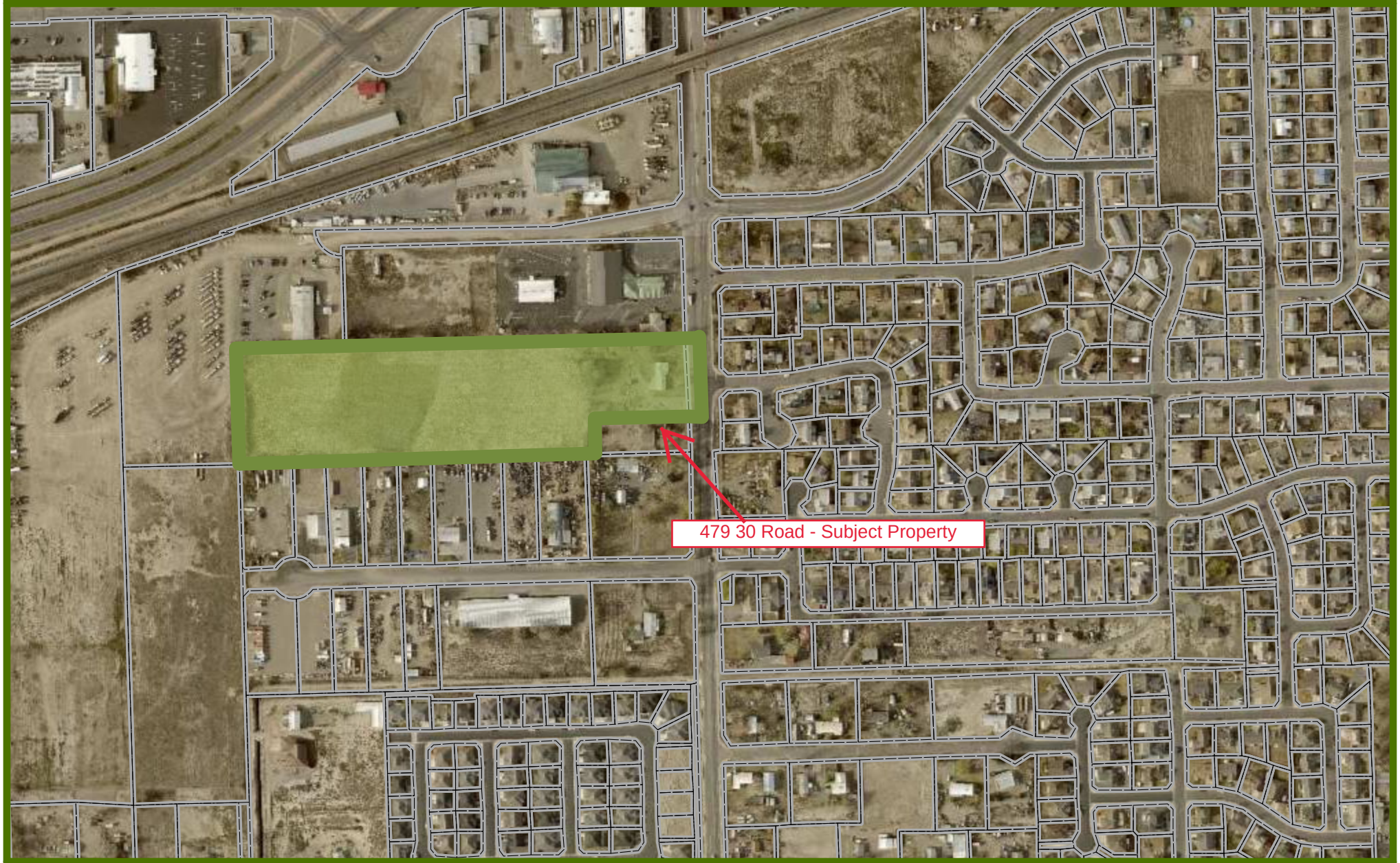
ADOPTED the 7th day of June 2023.

_____
Anna M. Stout
President of the Council

ATTEST:

_____
Amy Phillips
City Clerk

Recla Metals Annexation - Aerial Map



N

0 0.13 0.25 mi

Printed: 4/5/2023

1 inch equals 376 feet

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Recla Metals Annexation



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0 0.13 0.25 mi

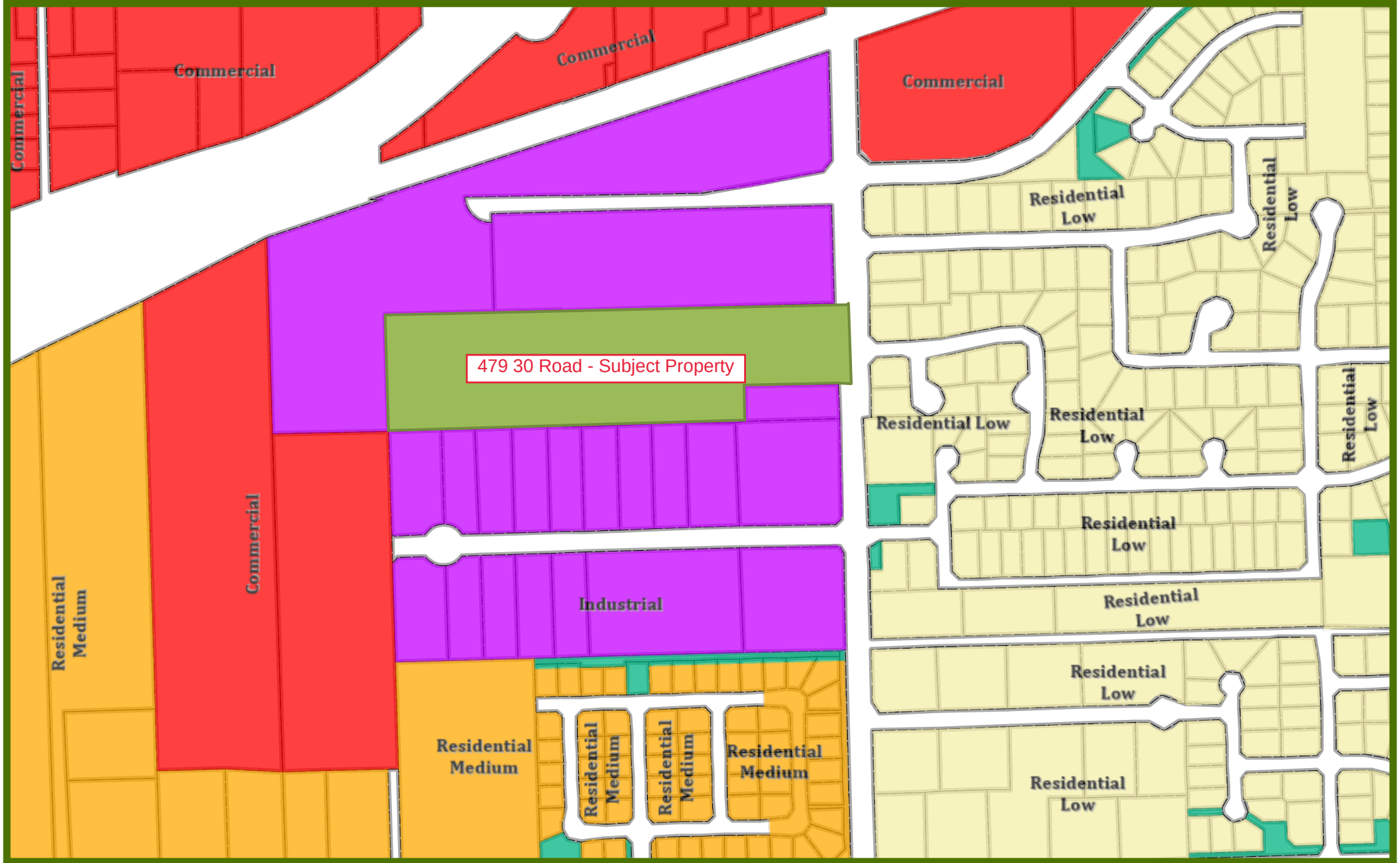
Printed: 4/5/2023

1 inch equals 376 feet

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Recla Metals Annexation - Land Use



N

0 0.13 0.25 mi

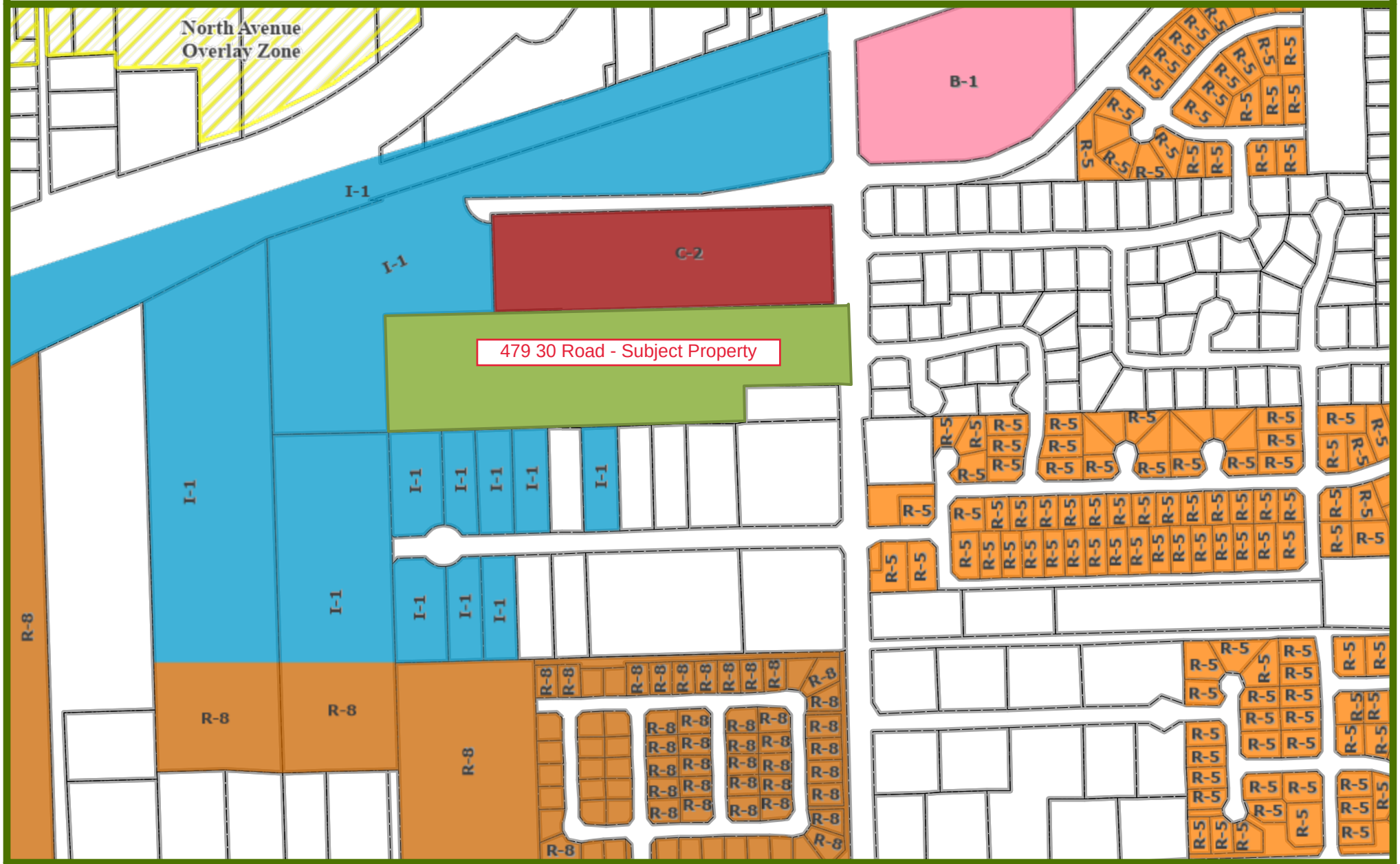
Printed: 4/5/2023

1 inch equals 376 feet

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Recla Metals Annexation - Zoning



N

0 0.13 0.25 mi

Printed: 4/5/2023

1 inch equals 376 feet

Scale: 1:4,514

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM



Street View – Looking northwest from 30 Road

GRAND JUNCTION PLANNING COMMISSION
April 25, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Sandra Weckerly, Kimberly Herek, Shanon Secrest, Ken Scissors, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dave Thornton (Principal Planner), Dani Acosta (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 17 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from March 28, 2023.

REGULAR AGENDA

1. **Pino Annexation Zone of Annexation** **ANX-2022-484**
   Consider a request by Smart Choice Res, LLC to zone 1.12 acres from County RSF-R (Residential Single Family Rural) to R-5 (Residential – 5 du/ac) located at 3140 E Road.

Staff Presentation
Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Courtney Patch, a representative with River City Consultants, was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

Charles Gunther clarified that the north property line for the annexed parcel only extended to the center of the southern canal road of the Grand Valley Canal, not to the center of the canal itself.

Applicant noted that the surveyor of the property had the correct property line designation.

DRAFT

Commissioner Weckerly asked staff if they could provide more context for the property boundary.

Commissioner Ehlers noted that the City's Development Map showed that the property aligned with Tract G of the Pioneer Meadows to the West as intended. He encouraged Mr. Gunther to follow up on the matter at City Council. He asked Jamie Beard if the Planning Commission needed to clarify uncertainties between the legal descriptions/staff reports and the improvements survey.

Dave Thornton ensured that the City Surveyor was working with the surveyor for this project.

Jamie Beard clarified that the role of the Planning Commission was to forward a recommendation to City Council for the zone of annexation.

The public comment period was closed at 5:53 p.m. on April 25, 2023.

Discussion

Motion and Vote
Commissioner Ehlers made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at 3140 E Road, City file number ANX-2022-484, 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 Secrest seconded; motion passed 6-0.

2. Recla Metals Zone of Annexation ANX-2022-818
Consider a request by RECLA METALS L.L.L.P to zone 9.31 acres from County I-2 (General Industrial District) to City I-1 (Light Industrial) located at 479 30 Rd.

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

Jeffery Fleming with Colorado Land Advisor was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 6:12 p.m. on April 25, 2023.

DRAFT

Discussion

Motion and Vote
Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation for the property located at 479 30 Rd, City file number ANX-2022-818, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 6-0.

3. Mesa Trails Planned Development Extension PLD-2023-243
Consider a request by Foothills Housing 2 LLC and Foothills Housing 5 LLC to amend the phasing schedule of the approved Outline Development Plan for “The Community” development, now known as “Mesa Trails,” on approximately 177 acres located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50.

Commissioner Teske recused himself from deliberating on this item.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Ty Johnson with Kaart Planning spoke on the progress of the project so far and the request for the extension.

Questions for staff

Commissioner Weckerly asked if this proposal was consistent with other ODPs.

Commissioner Ehlers asked the applicant if the extension request was accepted outright or if there was any back and forth with staff.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 6:21 p.m. on April 25, 2023.

Discussion

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the Mesa Trails request to amend the phasing schedule of the previously approved Planned Development, located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50, City file

DRAFT

number PLD-2023-243, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report."

Commissioner Secrest seconded; motion passed 5-0.

4. Pedestrian and Bicycle Plan CPA-2023-167

Consider an Ordinance adopting the Pedestrian and Bicycle Plan as an element of the 2020 One Grand Junction Comprehensive Plan, amending the Active Transportation Corridor Map found in Ordinance 4808 (Grand Junction Circulation Plan) and found in Ordinance 4971 (2020 One Grand Junction Comprehensive Plan) and Repeal and Replace Resolution 48-18 (2018 Complete Streets Policy). This item is being continued from the March 28, 2023 Planning Commission Meeting.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

Shawn Norris, president of Grand Valley Irrigation Company (GVIC) spoke on behalf of the 4 major irrigation providers and noted their opposition to the use of the canal system as pathways for multimodal transportation.

Tina Berdenzini, General Manager for Grand Valley Water Users Association (GVWUA) added that the canals are not lit or policed and should not be used by the public.

Jackie Fisher, Office Manager with Orchard Mesa Irrigation District (OMID) echoed that the canals were private property and were unsuitable for use as urban trails.

Kirsten Kurath gave an example of an instance when use of a canal road by the public lead to a lawsuit and explained why irrigation providers were so hesitant to allow use of the canal roads as urban trails.

Richard Blum noted that some of the canals run through people's backyards. He echoed that the canals are dangerous and provided an anecdote about his family member crossing a canal.

Kyle Vanderberg with Redlands Water and Power echoed the safety hazard these canals posed. He worried that any indication of these canals being used as urban trails, future plan or otherwise, would mislead the public into thinking the canals were open for public use. He added that people using the canals are trespassing as the canals are private property.

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Charles Gunther, assistant manager of the GVIC, urged staff to remove any mention of the canals as proposed trails from the Active Transportation Corridor Map.

The public comment period was closed at 7:18 p.m. on April 25, 2023.

Discussion

Dave Thornton clarified that none of the trails proposed in the Pedestrian and Bicycle Plan would be located along irrigation canals. He noted that the proposed trails along canals in the Active Transportation Corridors Map from 2018 were considered due to their high connectivity, but that the City would need to obtain permission from the irrigation companies before any development could occur.

Commissioner Weckerly asked if the Ped & Bike Plan codified the use of the canals as trails. She asked about the previous discussions around including the proposed canal trails on the Active Transportation Corridor Map. She requested that in future info sessions with the public, the City make it clear that the canals were off limits to the public. She reiterated her concerns about who would bear the costs of implementing this plan.

Commissioner Scissors asked if there were any studies done on increased traffic on the canal roads following adoption of the Active Transportation Corridor Map. He asked if there was an existing map that excluded the canal roads from the City's inventory of available trails. He requested that such a map be made available to the public.

Commissioner Ehlers asked if there was any language in the Ped & Bike Plan that would allow the city to legitimize the proposed canal roads as multimodal transportation corridors. He commented that the proposed plans did not do a good enough job of properly communicating implementation and how use of private property would be handled.

Henry Brown noted that the current Active Transportation Corridor Map listed Patterson Rd as a route, but that there were not many bicyclists/pedestrians using the road since they knew it was heavily trafficked by vehicles.

Felix Landry explained that the trails proposed in the 2018 Active Transportation Corridor Map were showing up in the Ped & Bike Plan because there had not been any discussion to remove them as options for future trail systems. He indicated that there was currently a map available through the City's Development Map that showed only the publicly available ped and bike routes.

Tamra Allen explained that if someone were to look up available trails in Grand Junction, the resources they would fine do not show trails on the canals. She cited an excerpt from the Ped & Bike Plan about accidents between vehicles and pedestrians/bicyclists and highlighted the importance of finding safe ways for the community to move about the city.

Commissioner Herek asked if there was language in the Ped and Bike Plan which discouraged public use of the canal roads.

DRAFT

Commissioner Secrest thanked staff for their work in addressing the concerns about implementation that the Commissioners had at previous hearings and workshops.

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Pedestrian and Bicycle Plan request City file number CPA-2023-167, I move that the Planning Commission forward a recommendation to City Council with the findings of fact as listed in the staff report for adoption of the plan and approval of amendment of the Active Transportation Corridor Map in the Grand Junction Circulation Plan and of amendment of the Active Transportation Corridor Map in the 2020 One Grand Junction Comprehensive Plan, and replace and sunset the Complete Street Policy with the Pedestrian and Bicycle Plan.”

Commissioner Ehlers seconded; motion passed 6-0.

5. Zoning Code Amendment-Cannabis Manufacturing Facilities ZCA-2023-200

Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to regulate cannabis product manufacturing facilities by providing use-specific standards, specific location requirements, and definitions.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Scissors asked for clarification on the definition of Cannabis-Infused Product Manufacturers.

Commissioner Ehlers stated his confusion about discrepancies between the terms defined in the staff report and those listed in the presentation. He asked why there was specific regulations pertaining to cannabis manufacturers in comparison to other business that utilized hazardous materials. He asked what the basis of discrimination was in determining the extent of the overlay.

Commissioner Teske inquired about “bee-assisted” extraction. He asked if a business had to be both in a zone that allowed cannabis manufacturing and in the proposed overlay.

Commissioner Weckerly asked how the proposed zoning changes would impact the cannabis manufacturers.

Tamra Allen offered suggestions of terms that further outlined the extraction process to better align with industry standards and expectations.

Public Hearing

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The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 8:16 p.m. on April 25, 2023.

Discussion

Motion and Vote
Commissioner Scissors made the following motion "Mr. Chairman, on the Zoning and Development Code Amendment, ZCA-2023-200, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report."

Commissioner Weckerly seconded; motion passed 5-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 8:18 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO RECLA METALS ANNEXATION

LOCATED ON PROPERTIES AT 479 30 RD APPROXIMATELY 9.3 ACRES

WHEREAS, on the 19th day of April, 2023, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the _ day of _____, 2023; 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 (Property):

RECLA METALS ANNEXATION EXHIBIT A

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43”E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43”E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE ANNEXATION NO. 2, ORDINANCE NO. 3098; thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE ANNEXATION NO. 1, ORDINANCE NO. 3097, being the Point of Beginning; thence along said boundary line S00°00'43”E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North

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Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Property comprising 405,716 Square Feet or 9.314 acres, more or less is duly and lawfully annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 19th day of April, 2023 and ordered published in pamphlet form.

ADOPTED on second reading the _____day of _____ 2023 and ordered published in pamphlet form.

_____

President of the Council

Attest:

_____

Amy Phillips
City Clerk

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING RECLA METALS ANNEXATION TO I-1 (LIGHT INDUSTRIAL) ZONE DISTRICT

LOCATED ON PROPERTY AT 479 30 ROAD

Recitals:

The property owner has petitioned to annex the 9.31 acres into the City limits. The annexation is referred to as the "Recla Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Recla Metals Annexation consisting of 9.31 acres from County I-2 (General Industrial District) to City I-1 (Light Industrial) finding that both the I-1 zone district conforms with the designation of Industrial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

THE RECLA ANNEXATION

The following described parcel in the City of Grand Junction, Colorado (Property) is hereby zoned I-1 (Light Industrial) as follows:

Perimeter Boundary Legal Description

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43"E 1,318.08 feet using the Mesa County Local Coordinate

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System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43”E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE *ANNEXATION NO. 2, ORDINANCE NO. 3098;* thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE *ANNEXATION NO. 1, ORDINANCE NO. 3097,* being the the Point of Beginning; thence along said boundary line S00°00'43”E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57E a distance of 1320.85 feet to the Point of Beginning.

Said Property comprising 405,716 square feet or 9.314 acres, more or less, is duly and lawfully zoned I-1 (Light Industrial).

INTRODUCED on first reading this _____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2023 and ordered published in pamphlet form.

_____

President of the City Council

ATTEST:

_____

Amy Phillips
City Clerk

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Grand Junction City Council

Regular Session

Item #5.b.iv.

Meeting Date: June 7, 2023

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Accepting the Petition for the Annexation of 17.802 Acres of Land and Ordnances Annexing and Zoning the KIA Annexation to C-1 (Light Commercial), Located at 2980 Highway 50

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the KIA Annexation and approval of the annexation and zone of annexation ordinances. The Planning Commission heard the zoning request at its May 9, 2023 meeting and voted (4-0) to recommend approval of the request.

EXECUTIVE SUMMARY:

The Grand West Holdings #1 LLC is requesting a zone of annexation to C-1 (Light Commercial) for the KIA Annexation. The approximately 17.802 acres consist of one parcel of land located at 2980 Hwy 50. The property has a KIA auto dealership business and a single-family residence with 11 acres of the site being vacant. Annexation is being sought in anticipation of developing the vacant land area including the single-family residence.

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 developing the vacant land on the property. The proposed zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan. The request for annexation is being considered concurrently by City Council with the zone of annexation request, both are included in this staff report.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request.
The Applicant, Grand West Holdings #1 LLC is requesting annexation of approximately 17.802 acres consisting of one parcel of land located at 2980 Hwy 50. There is a portion of the 29 ¾ Road right-of-way and Hwy 50 right-of-way included in the annexation. The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. The property has a KIA auto dealership business and a single-family residence with 11 acres of the site being vacant. Annexation is being sought in anticipation of developing the vacant land. The proposed zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan. 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.

The schedule for the annexation and zoning is as follows:
- Referral of Petition (30-Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – May 3, 2023.
- Planning Commission considers Zone of Annexation – May 9, 2023.
- Introduction of a Proposed Ordinance on Zoning by City Council – May 17, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 7, 2023.
- Effective date of Annexation and Zoning – July 9, 2023.

Zone of Annexation Request.
The Applicant is requesting a zone district of C-1 (Light Commercial). The property is currently zoned in the County as PUD (Planned Unit Development). The proposed zone district of C-1 is consistent with the Commercial Land Use category of the Comprehensive Plan. The surrounding County zoning is generally AFT and RSF-R, a zone district that provides zoning for interim agricultural uses prior to urbanization that is expected by the Comprehensive Plan. 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 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The C-1 zoning permits by right the existing auto sales and service facility and will permit a number of commercial land uses for the undeveloped portion as well as multi-family residential development.

In addition to the C-1 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial.

a. Mixed Use (M-U)
b. Business Park (B-P)
c. Industrial Office Park (I/O)
d. General Commercial – C-2
e. Mixed Use Residential (MXR-3, 5, 8)
f. Mixed Use General (MXG-3, 5, 8)

g. Mixed Use Shopfront (MXS-3, 5, 8)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in person on November 29, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as one member of the public.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on January 5, 2023. 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 on April 28, 2023. The notice of the Planning Commission public hearing was published on May 2, 2023, in the Grand Junction Daily Sentinel. An online public hearing was conducted through the GJSpeaks platform. No public comments were received.

ANNEXATION ANALYSIS

The property is adjacent to existing city limits within Hwy 50 but is a serial annexation to obtain the required one-sixth contiguity requirements of State Statutes for annexation. The property owner has signed a petition for annexation.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the KIA Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described. The petition has been signed by the owners of all properties or 100% of the owners and includes 100% of the property described.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits. The Kia Annexation No. 1 has just over 17.4% of the perimeter of the annexation contiguous with the existing City limits, meeting the 1/6 contiguity requirements for annexation. The Kia Annexation No. 2 has just over 16.77% of the perimeter of the annexation contiguous with the existing City limits, meeting the 1/6 contiguity requirements for annexation. The Kia Annexation No. 3 has just over 26.99% of the perimeter of the annexation contiguous with the existing City limits, meeting the 1/6 contiguity requirements for annexation.

c) A community of interest exists between the area to be annexed and the City. This is so in part because the central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future. A portion of the property is developed as an auto sales and service business. The property has existing urban

utilities and services near and available to the property.

e) The area is capable of being integrated with the City. The proposed annexation area is adjacent to the city limits along 29 ¾ Road on the west and has direct access to 29 ¾ Road and 30 Road. Urban services are available to the property.

f) No land held in identical ownership is being divided by the proposed annexation. The annexation consists of one property and is owned by the applicant.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent. The property is less than 20 acres in size. The petitioner has also granted consent to the City to annex this property.

Please note that the annexation petition was prepared by the City.

ZONE OF ANNEXATION ANALYSIS

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

(1) Subsequent events have invalidated the original premises and findings; and/or
The property owner has petitioned for annexation into the City limits and requested zoning of C-1 which is compatible with the Comprehensive Plan Land Use Map designation of Commercial. Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. However, staff has found this to not be enough justification and 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 or condition of the area is changing with the further development of residential subdivisions to the west (1000 feet), southwest (800 feet), and to the north (700 feet) all a short distance away. The Orchard Mesa neighborhood is slowly urbanizing with new development infilling around and adjacent to older residential subdivisions and urban land uses developed forty years ago in unincorporated Mesa County. This property is located in a prime location for additional urban development to occur with the existing auto dealer and service facility on the property and more than 11 acres of undeveloped land available for additional development. Therefore this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve

land uses associated with the proposed C-1 zone district for this property and currently service the existing auto dealer and service facility on the property.
Water and sewer services are available. This property is within the Ute Water District service area. The area can be served by Grand Valley Power.

The property is currently within the Persigo 201 Sewer Service Area and has an 8-inch sewer line in the A ½ Road right-of-way serving the existing auto dealer and service facility. It has the additional capacity to provide sewer service for the remaining property and accommodate the future development of this property.

This property is in the Grand Junction Rural Fire Protection District served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. No changes in fire protection and emergency medical response are expected due to this annexation. The primary response is from Fire Station 4 at 2884 B ½ Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 4 has the capacity to handle calls for service resulting from this annexation.

Mesa View Elementary School is less than a mile to the north. The site is within the enrollment boundaries of Orchard Mesa Middle School and Central High School. One convenience store with gas is located less than one mile to the west. Major goods and services (groceries, bank, library, auto repair, restaurants, etc.) can be found nearby at 27 ½ Road and Hwy 50 two miles to the west, and downtown Grand Junction is located another couple of miles further to the west and north. Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future at such time the property is further urbanized, and existing public facilities can accommodate the commercial or multi-family development options this property may have in the future, therefore 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 Commercial. The proposed zoning designation of C-1 implements this land use designation and provides a zoning that allows the existing auto dealer and services business as an allowed use on the property.

The 29 ¾ Road to 30 ½ Road, north of Hwy 50 has been designated Commercial and a Neighborhood Center in the Comprehensive Plan and the Orchard Mesa Neighborhood Plan. The Comprehensive Plan establishes the neighborhood center at approximately 55 acres in size and contains two properties, this property and a larger property to the east that is vacant. For this designated neighborhood center area there is no commercially zoned property available within the city limits to provide for the types of land uses the Neighborhood Center can provide for the growing residential neighborhood that surrounds the center.

The Land Use Map defines much of the immediate half-mile area around the subject

property as Residential Medium (north) and Residential Low (south) and its located in Tier 2 on the Intensification and Growth Tiers Map. Within Tier 2 areas of the Comprehensive Plan, Neighborhood Centers are established to provide areas of higher intensity development and provide commercial goods and services to surrounding neighborhoods around the center. Staff finds that the C-1 zone district will establish zoning that will accommodate desired development found in a Neighborhood Center and support the needs of the Orchard Mesa neighborhood. It supports existing and expected land uses identified in the Orchard Mesa Neighborhood Plan and the 2020 One Grand Junction Comprehensive Plan. Therefore, 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.
Annexation and zoning of the properties will create additional land within the City limits for City growth, but more specifically for the Orchard Mesa Neighborhood as it provides commercial zoning that will accommodate future commercial services within a Neighborhood Center for the surrounding residential neighborhood. The annexation is also consistent with the City and County 1998 Persigo Agreement.

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 other zone districts could be considered in a Commercial Land Use area, the C-1 zone district is consistent with the recommendations of the Comprehensive Plan and provides for a mixture of land uses within a Neighborhood Center.

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 2: Resilient and Diverse Economy
Goal: Promote Business Growth for a Diverse and Stable Economic Base. The proposed C-1 Zoning permits land use opportunities for business growth.

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.
Goal: Support the development of neighborhood-centered commercial uses and mixed-use developments.

Chapter 3
Intensification and Tiered Growth Plan. Subject property is located within Tier 2 where

the focus is on areas within the existing 201 and UDB boundaries with urbanization that is occurring now. Annexation is appropriate for new development and redevelopment in Tier 2 areas intensifying residential and commercial areas through infill and redevelopment. The City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The Orchard Mesa Neighborhood Plan supports commercial and neighborhood center land uses for this area.

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 KIA Zone of Annexation, ANX-2023-15 request for the property located at 2980 Hwy 50 from County PUD (Planned Unit Residential) to C-1 (Light Commercial), the following findings of facts have been made:
1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommended approval of the request.

FISCAL IMPACT:

The City's 8 mills will generate $3,721 annually. Automobiles are currently subject to City sales tax based on where they are registered, so the annexation or zoning change of this property will not increase the City sales tax on sale of automobiles, but will generate City sales tax on other taxable items sold at the dealership (ie. parts and accessories).

Fiscal Impacts by City Department.

Public Works - The annexation takes in 355 linear feet and 7900 square feet of local road 29 3/4 Rd with a pavement condition index (PCI) at 50. There is no curb and gutter and no storm drain facilities nor streetlights. Street sweeping and minimal storm drain maintenance in the borrow ditch is estimated at $206 per year. An overlay in 5 years is estimated at $31,443 while a chip seal in 8 years is estimated at $2,750.

Utilities - This property is located within the Ute Water District. The property is currently served by sewer therefore there are no fiscal impacts anticipated.

Fire Department - Currently this parcel is in the Grand Junction Rural Fire Protection

District which is served by the Grand Junction Fire Department through a contract with the district. The rural fire district collects a 9.6560 mill levy that generates a revenue of $4,491.49 per year. If annexed, the property will be excluded from the rural fire district and the City's 8 mills will generate $3,721.20 annually. This revenue 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.

Police Department - The expected impact on police services is 0.25 additional officers. This considers the increased calls for service, there were 33 for this property for the last 24 months.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 49-23, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the KIA Annexation, approximately 17.802 acres, located at 2980 Highway 50, as well as (adopt/deny) Ordinance No. 5156, an ordinance annexing territory to the City of Grand Junction, Colorado, KIA Annexation, approximately 17.802 acres, located at 2980 Highway 50, on final passage and order final publication in pamphlet form.

I move to (adopt/deny) Ordinance No. 5157, an ordinance zoning the KIA Annexation to C-1(Light Commercial) zone district, from Mesa County PUD (Planned Unit Development) on final passage and order final publication in pamphlet form.

Attachments

1. Development Application
2. Annexation Maps
3. Photos of Site
4. Annexation Schedule - Table - KIA Annexation
5. KIA Annexation Plat-Annexation Plat
6. Planning Commission Minutes - 2023 - May 9 - Draft
7. Resolution Accepting Petition for Annexation
8. ORD-KIA Annexation 20230524
9. ORD-Zoning - KIA ANX

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

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

Petition For: Annexation & Zone of Annexation

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

Existing Land Use Designation	Commercial	Existing Zoning	PUD (Mesa Co.)
Proposed Land Use Designation	NA	Proposed Zoning	C-1

Property Information

Site Location:	2980 HWY 50	Site Acreage:	17.51
Site Tax No(s):	2943-324-11-007	Site Zoning:	PUD (Mesa Co.)
Project Description:	Annexation & Zone of Annexation		

Property Owner Information		Applicant Information		Representative Information	
Name:	Grand West Holdings LLC	Name:	Kaart Planning	Name:	Kaart Planning
Street Address:	8376 N Via Ln	Street Address:	734 Main St.	Street Address:	734 Main St.
City/State/Zip:	Scottsdale, AZ 85258	City/State/Zip:	Grand Junction, CO 81501	City/State/Zip:	Grand Junction, CO 81501
Business Phone #:		Business Phone #:	970-241-0745	Business Phone #:	970-241-0745
E-Mail:	davesolon@gmail.com	E-Mail:	ty.johnson@kaart.com	E-Mail:	ty.johnson@kaart.com
Fax #:		Fax #:		Fax #:	
Contact Person:	Dave Solon	Contact Person:	Ty Johnson	Contact Person:	Ty Johnson
Contact Phone #:	719-491-9687	Contact Phone #:	970-241-0745	Contact Phone #:	970-241-0745

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	11/1/2022
Signature of Legal Property Owner	David Solon	Date	11/2/2022

KIA 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: 2980 Highway 50, Grand Junction, CO 81503
Tax ID # 2943-324-11-007

Lot 1, Orchard Mesa Properties Phase 3 – 17.55-acres

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, KIA 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.

Grand West Holdings #1 LLC	8376 N Via Linda, Scottsdale, AZ 85258
NAME	**ADDRESS**
David Solon	12/29/22
SIGNATURE	DATE

David Solon, Member/Manager

STATE OF Arizona

COUNTY OF Maricopa

SS

AFFIDAVIT

David Solon, 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.

David Solon

Subscribed and sworn to before me this 29 day of December, 2022.

Witness my hand and official seal.

DAVID BONAR
Notary Public
My Commission # 602184
My Comm. Expires May 7, 2025
MARICOPA COUNTY, ARIZONA

David Bonar
Notary Public

7293 N. Scottsdale Rd #107 Scottsdale AZ 85253
Address

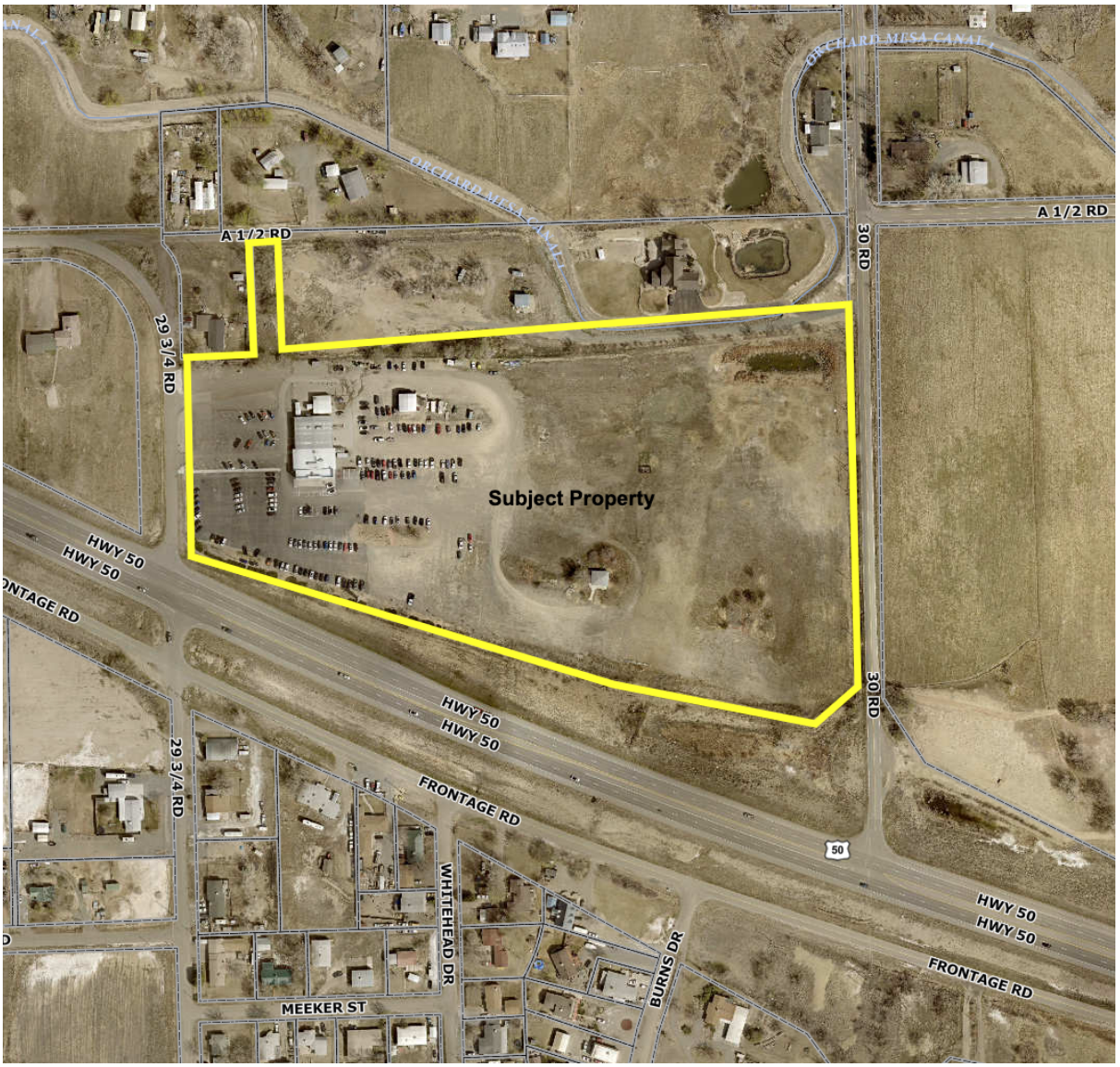
My commission expires: 5/7/2025

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Kia Annexation and Simple Subdivision
Annexation and Simple Subdivision
2980 HWY 50
October 6, 2022
General Project Report

Project Description

The subject property is approximately 17.5 acres in size and is located at 2980 HWY 50, as displayed below.



Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

Public Benefit (of the entire project):

This project will benefit the public by creating developable land within the City limits. The C-1 zoning, if granted, will create opportunities for both multi-family residential and commercial development.

Neighborhood Meeting

If a Neighborhood Meeting has been held, proof of those who attended, along with the date, time and place shall be provided.

Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as commercial in the future land use map of the comprehensive plan. The proposal meets a number of goals and policies in the City's comp plan.

Plan Principle 2: Resilient and Diverse Economy Policy 1. Foster a vibrant, diverse, and resilient economy

Policy 1-A: Economic Diversity Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuation and evolution.

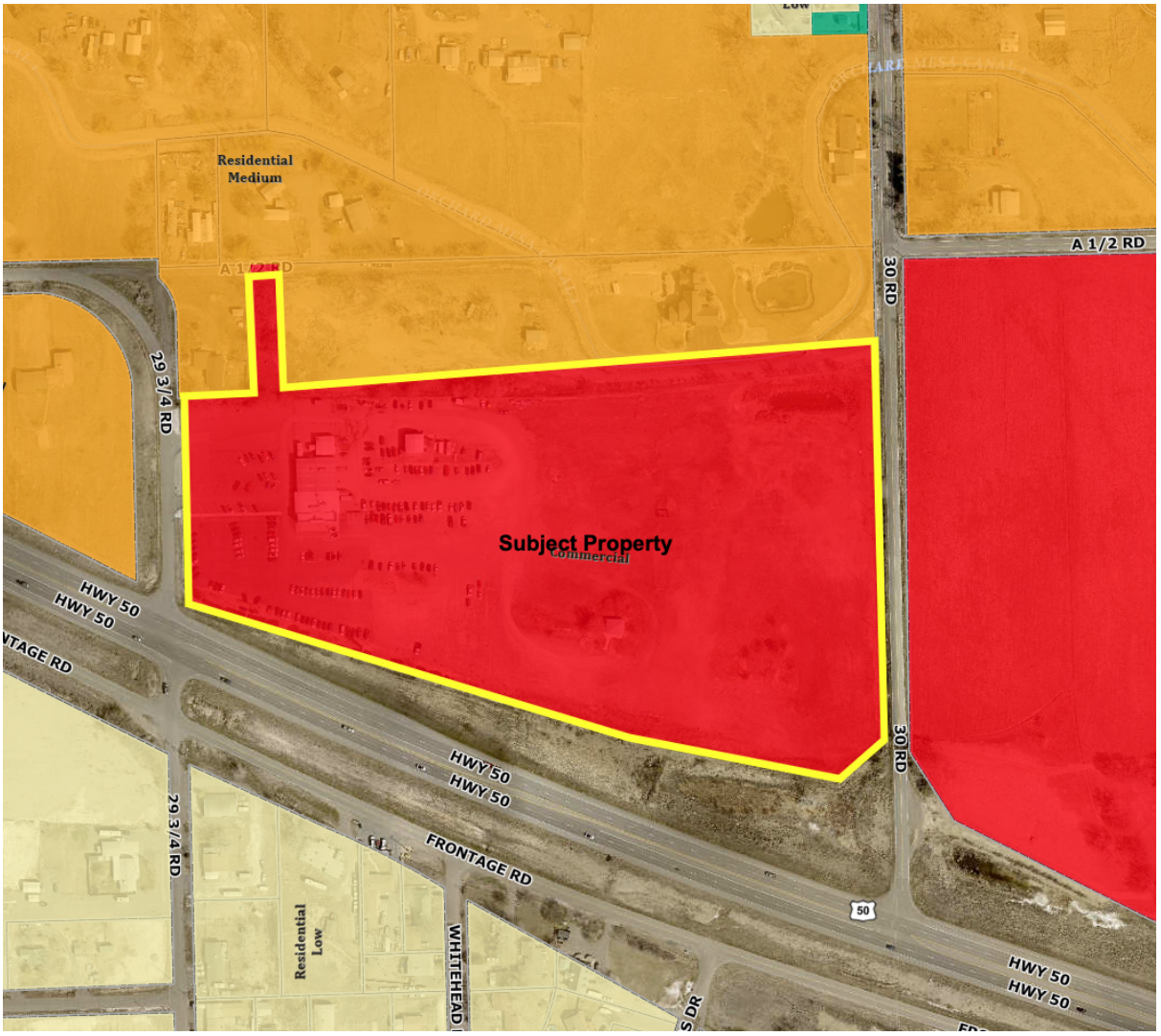
Policy 1-B: Employment Base Continue to collaborate with local and regional partners to expand the community's economic base and primary job creation by focusing on retention, expansion, incubation, and recruitment efforts that create jobs and import income or dollars to the community, particularly businesses in targeted industries.

Policy 1-G: Sales and Tax Revenue Partner in supporting programs that encourage residents to spend retail dollars locally before looking elsewhere for goods and services. Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation, specifically focused on increasing retail sales inflow and reducing retail sales leakage.

Policy 3. Promote Business Growth for a Diverse and Stable Economic Base.

Policy 3-E. Business Retention and Attraction. Support economic development partners to encourage the retention and expansion of existing businesses and industries and the establishment of new businesses in industries that support City initiatives, especially those that offer a livable wage.

Policy 3-F. Barriers. Continue to identify and pursue ways to reduce barriers to entry for new businesses.



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the north, west, and south. The property directly east is currently vacant.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.
Response: The petition has been signed by 100% of property owners of the subject property.
This criterion has been met.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.
Response:
This criterion has been met.

c) A community of interest exists between the area to be annexed and the City.
Response: The Grand Valley exists as one cohesive community where citizens, regardless of jurisdictional boundaries, rely on city streets, infrastructure, and economic conditions for their daily lives.
This criterion has been met.

d) The area is or will be urbanized in the near future.
Response: The applicant is preparing the property for development at the R8 urban densities.
This criterion has been met.

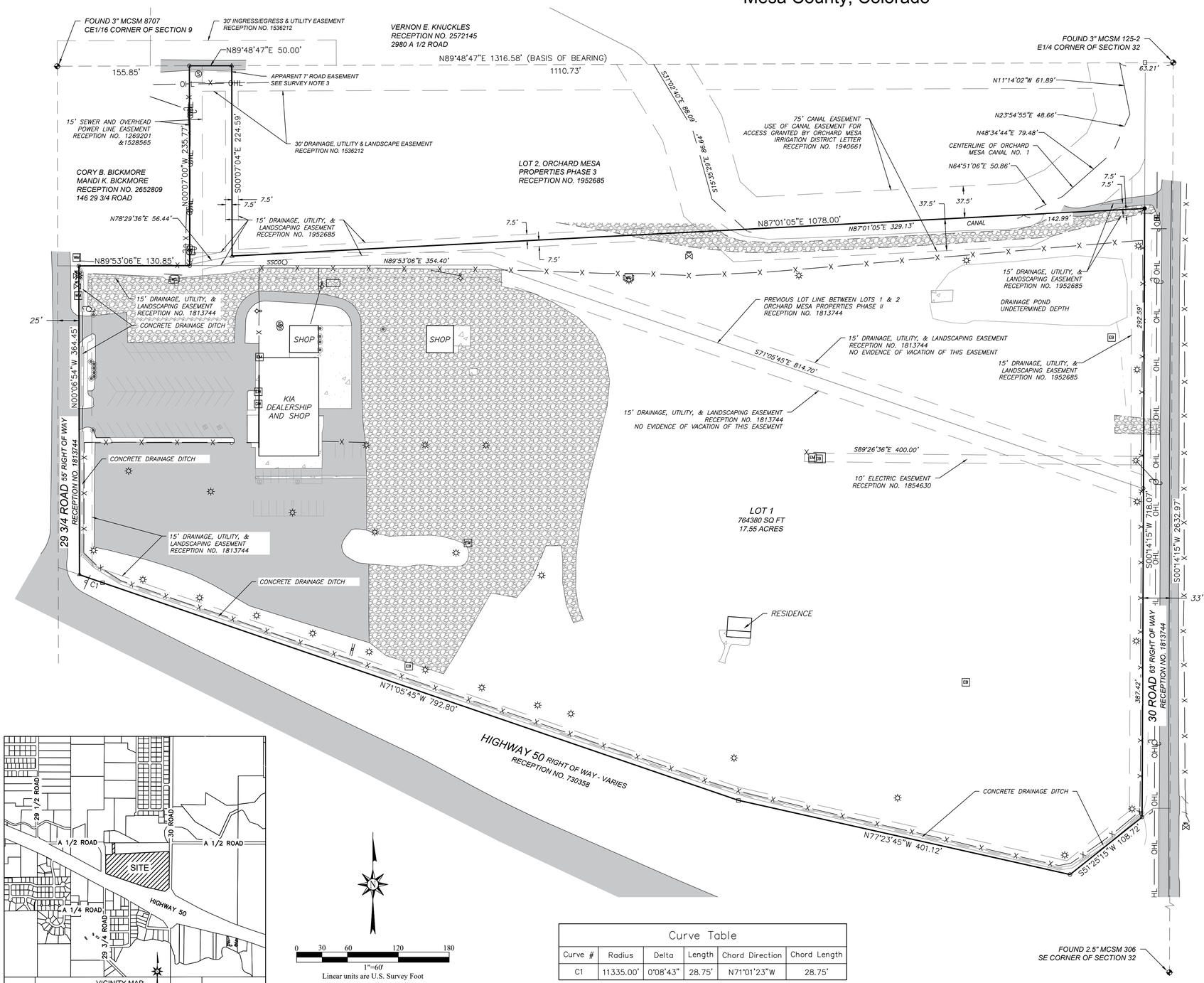
e) The area is capable of being integrated with the City.
Response: The proposed annexation area is adjacent to the city limits and will be required at the time of development to interconnect with existing urban services. Utilities and City services are available and currently serve the existing urban area near this site.
This criterion has been met.

f) No land held in identical ownership is being divided by the proposed annexation.
Response: The entire property owned by the applicant is being annexed.
This criterion has been met.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.
Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.
This criterion is not applicable.

IMPROVEMENT SURVEY PLAT

Located in the NE1/4 of the SE1/4 of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado



LEGEND:

- SURVEY CONTROL MONUMENT
- FOUND 1.5" ALLOY CAP MARKED PLS 24320
- FOUND 2" ALLOY CAP MARKED PLS 31160
- FOUND 5/8" REBAR
- FOUND LAID OVER 5/8" REBAR, SET NEW REBAR WITH 2" ALLOY CAP STAMPED ALEXANDRE B. LHERITIER PLS 38464
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER
- EASEMENT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- OVERHEAD UTILITY LINE
- ASPHALT
- CONCRETE
- GRAVEL
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- YARD HYDRANT
- WATER METER
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE, GUY ANCHOR
- GAS METER
- LIGHT POLE, LAMPOST
- BOLLARD
- MAILBOX
- SIGN

SURVEY NOTES:

1. Title information provided by Advanced Title Company, Order No. ATC-22-10143, Dated March 3, 2022, and the Mesa County Assessor - Real Property Public Information System.
2. The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
3. ALTA/ACSM Land Title Survey of Lot 1 of Orchard Mesa Properties Phase 3 indicates this 7' apparent road easement. This survey was not deposited with Mesa County. The survey is signed by Robert A. Larson, PLS 31160, dated 9-1-03.
4. The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
5. 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.

PARCEL DESCRIPTION:
Reception No: 2755387

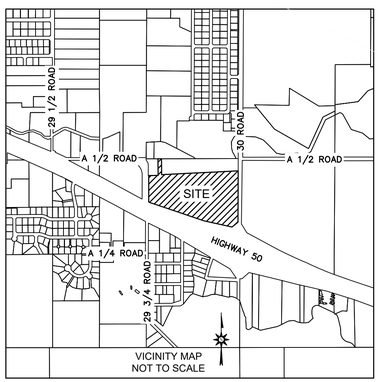
Lot 1 in Orchard Mesa Properties Phase 3, County of Mesa, State of Colorado

BASIS OF BEARINGS:
The bearing between the CE1/16 corner of Section 32, Township 1 South, Range 1 East of the Ute Meridian, a 3" alloy cap, MCSM No. 8707, and the E1/4 corner of Section 32, Township 1 South, Range 1 East of the Ute Meridian, a 3" alloy cap, MCSM No. 125-2, is N89°48'47"E. This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

CERTIFICATION:
I, Alexandre B. Lheritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

FOR REVIEW

Alexandre B. Lheritier
Colorado PLS 38464



Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	11335.00'	0°08'43"	28.75'	N71°01'23"W	28.75'

LAND SURVEY DEPOSITS
Mesa County Surveyor's Office

Date: _____

Deposit No: _____

2980 Highway 50

NE1/4SE1/4 of Section 32,
Township 1 South, Range 1 East, Ute Meridian,
Mesa County, Colorado

Surveyed by:	RAC/ABL
Drawn by:	ABL
Job #:	3040122
Date:	12/22/2022

Kaart Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kaart.com

LOT 1 ORCHARD MESA PROPERTIES PHASE 3 SEC 32 1S 1E - 17.55AC

Kaart PLANNING
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, November 29th on zoom to inform neighbors about the intent to submit an annexation and zone of annexation application for a property located at 2980 HWY 50. There was 1 participant and the meeting lasted approximately 22 minutes from 5:30-5:52 pm.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Scott Peterson, Senior Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following topics were addressed during the discussion portion of the meeting:

- Concerns voiced about traffic and crime created by future development.
- Preservation of rural lifestyle for the area.
- Questions about whether traffic lights would be installed in the area as a result of development.
- Concern about an existing fence between 146 29 ¾ Rd. and Kia's property in relation to the property line.
- Concerns about overall safety of children in the area.
- Questions about the history of the peninsula portion on the northern side of the Kia property.
- Discussion about the timeline of annexation, public noticing, and opportunities for future public comment.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand West Holdings #1 LLC ("Entity") is the owner of the following property:

(b) 2980 HWY 50 Grand Junction, CO 81503

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

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

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

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

◉ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Annexation and Zone of Annexation;Major Site Plan

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: David Solon

Printed name of person signing: DAVID SOLON

State of Arizona)

County of Maricopa) ss.

Subscribed and sworn to before me on this 1st day of December, 2022

by David Solon

Witness my hand and seal.

My Notary Commission expires on 12/14/2025

Genevieve Perry
Notary Public Signature

GENEVIEVE PERRY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 619568
Expires December 14, 2025

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named: GRAND WEST Holdings #1, LLC.

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

The type of entity is: LLC.

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

The mailing address for the entity is: 8376 N. Via Linda Scottsdale, AZ 85258

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: David Solon, Member/Manager.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows): None.

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

Executed this 1st day of Dec, 2022

David Solon

Signature (Type or Print Name Below)

David Solon

ARIZONA

STATE OF ~~COLORADO~~)

)ss.

COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 1st day of December, 2022, by David Solon (insert name of individual) as managing member (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Grand West Holdings #1 (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 12/14/2025

Genevieve Perry

Notary Public

GENEVIEVE PERRY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 619563
Expires December 14, 2025

RECEPTION#: 2755387, at 3/30/2016 9:19:02 AM, 1 of 2
Recording: $16.00, Doc Fee $387.50 Sheila Reiner, Mesa County, CO. CLERK AND RECORDER

State Documentary Fee
Date: March 29, 2016
$ 387.50

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on **March 29, 2016** by **JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN** Grantor(s), of the State of **COLORADO** for the consideration of **($3,875,000.00) *** Three Million Eight Hundred Seventy Five Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906**, State of **COLORADO**, the following real property in the County of **Mesa**, and State of Colorado, to wit:

LOT 1 IN ORCHARD MESA PROPERTIES PHASE 3, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2980 HIGHWAY 50 GRAND JUNCTION CO 81503**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) **subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years.**

JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: MATTHEW R. CRADDOCK, AUTHORIZED AGENT

CAROL JANICE FRIEDLANDER

CYNTHIA GAIL KRISTENSEN

State of **COLORADO**)
) ss.
County of **EL PASO**)

The foregoing instrument was acknowledged before me on this day of **March 29, 2016**
by **MATTHEW R. CRADDOCK AS AUTHORIZED AGENT OF JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.**

Witness my hand and official seal.
My commission expires

DIXIE POWERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904011347
MY COMMISSION EXPIRES 09/11/2018

Notary Public

When Recorded Return to: **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY**
712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906

ACKNOWLEDGEMENT TO SPECIAL WARRANTY DEED

ADDRESS: 2980 HIGHWAY 50 GRAND JUNCTION CO 81503

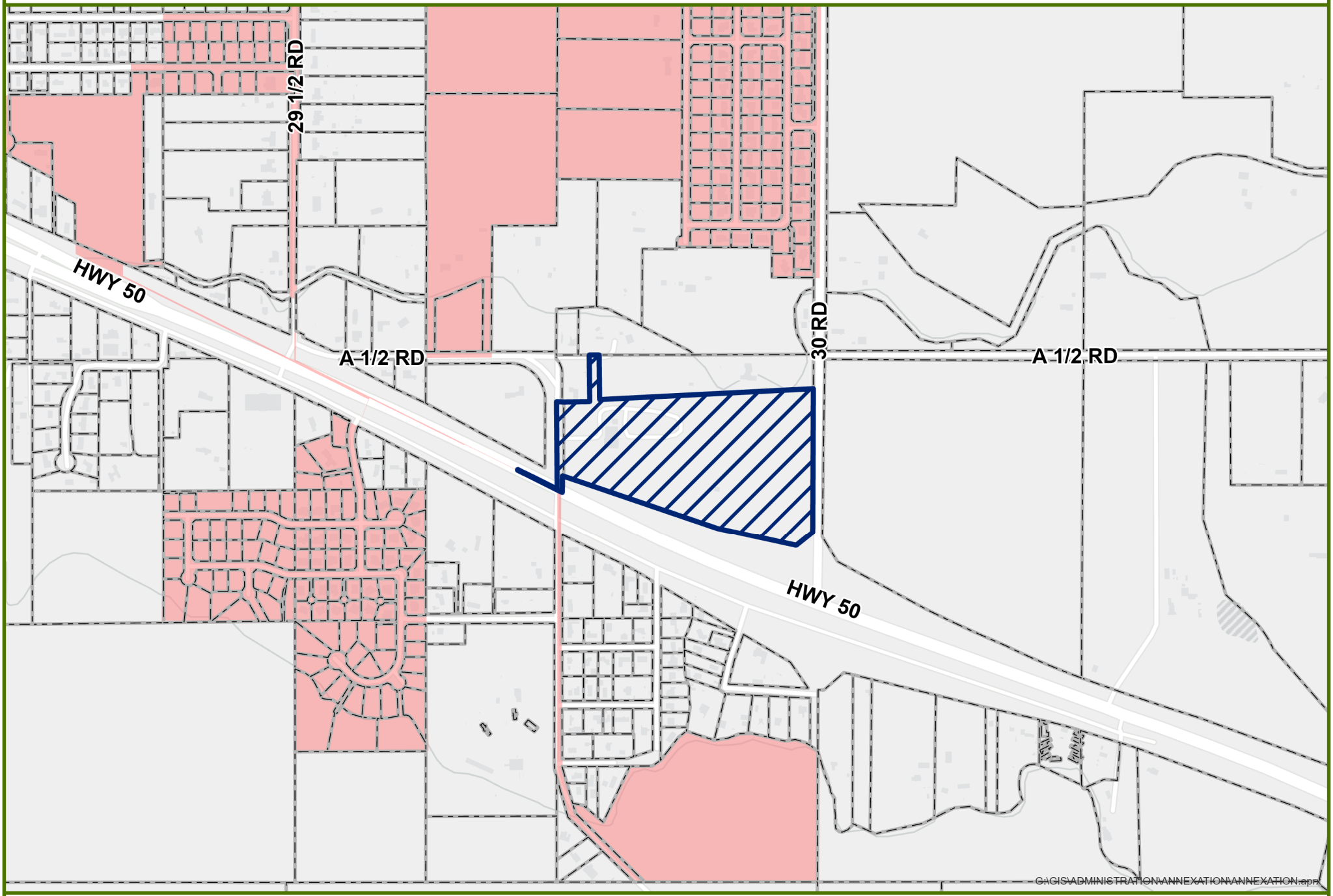
State of **COLORADO**)
)ss
County of **DOUGLAS**)

The foregoing instrument was acknowledged before me on this day of **March 29, 2016** by **CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN.**

Notary Public
My commission expires: 2/20/2017

SARA WHITAKER MARTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874127642
MY COMMISSION EXPIRES FEBRUARY 20, 2017

KIA ANNEXATION



N

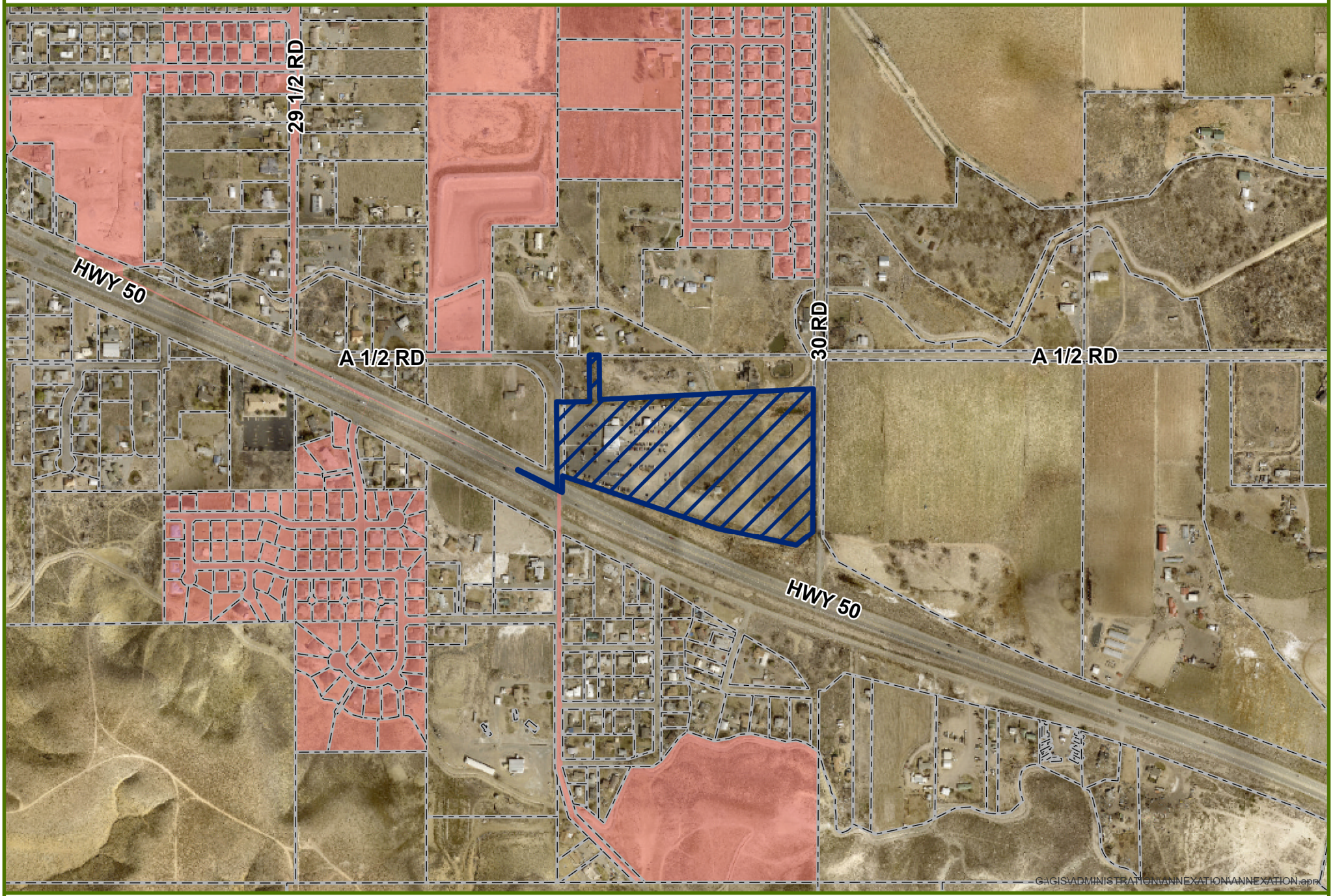
0 0.1 0.2 Miles

Annexation

City Limits

Date Created: 3/9/2023

KIA ANNEXATION



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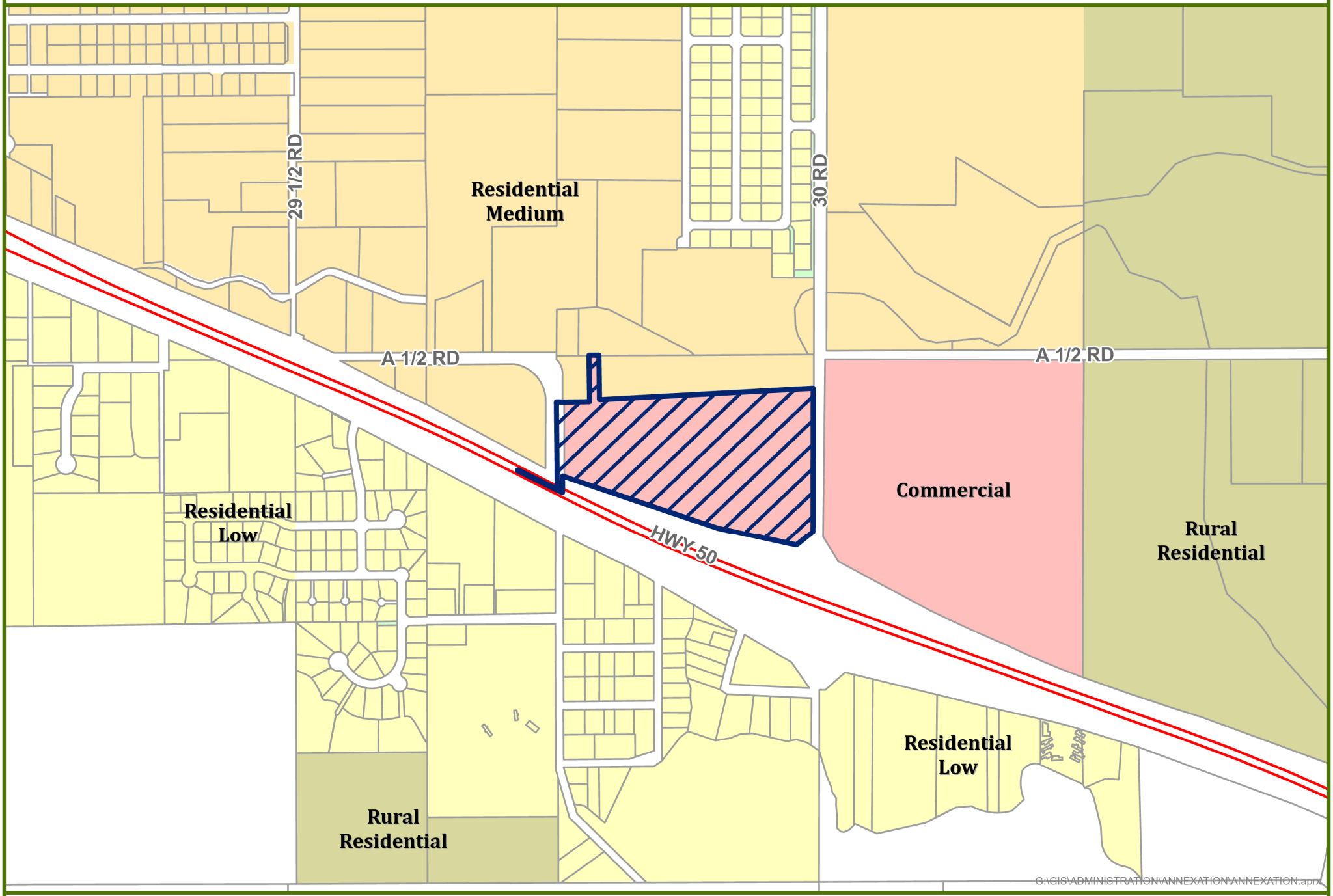
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Annexation

City Limits

Date Created: 3/9/2023

KIA ANNEXATION - LAND USE



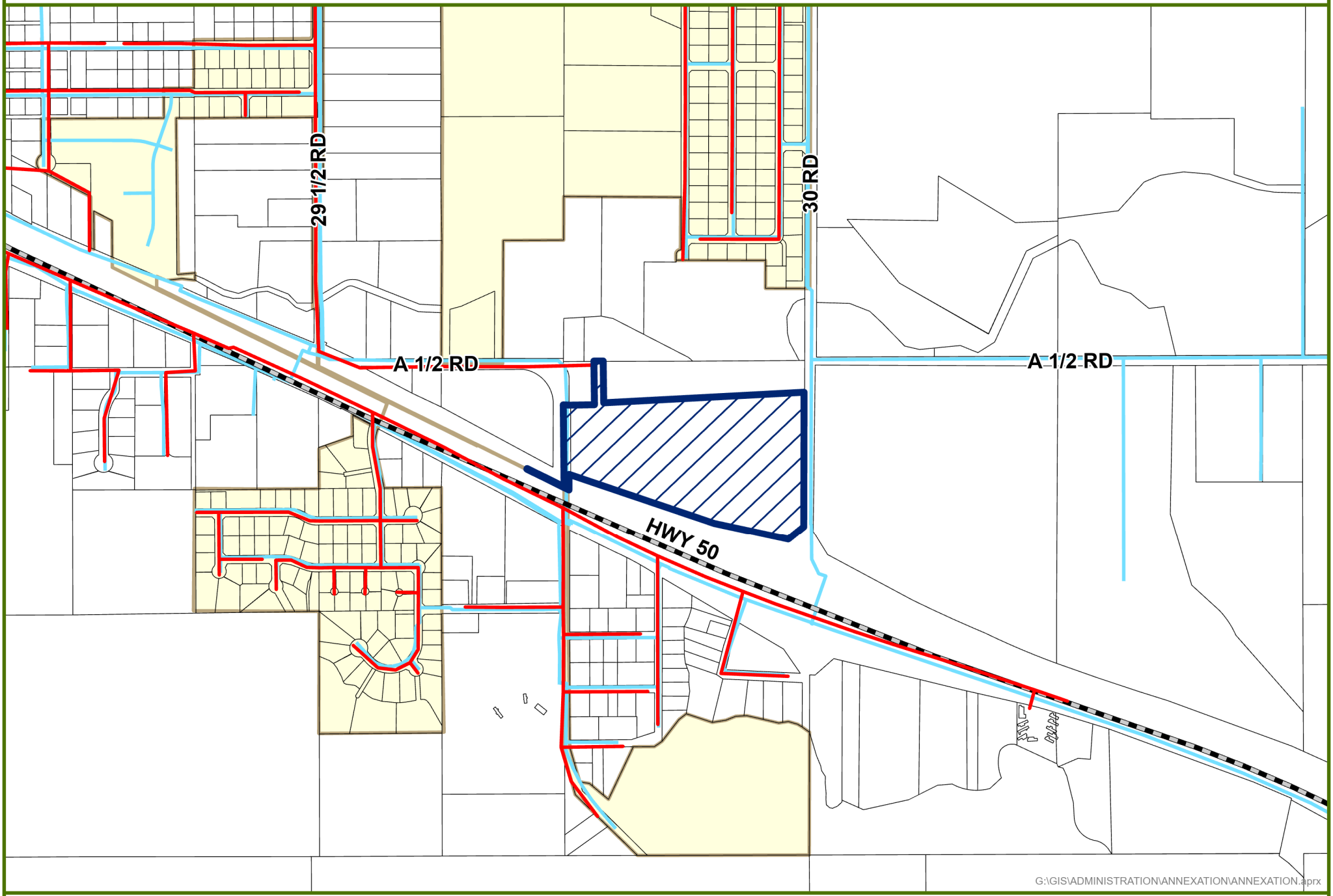
N

0 0.1 0.2 Miles

Annexation Boundary

Date Created: 3/9/2023

KIA ANNEXATION - UTILITIES



N

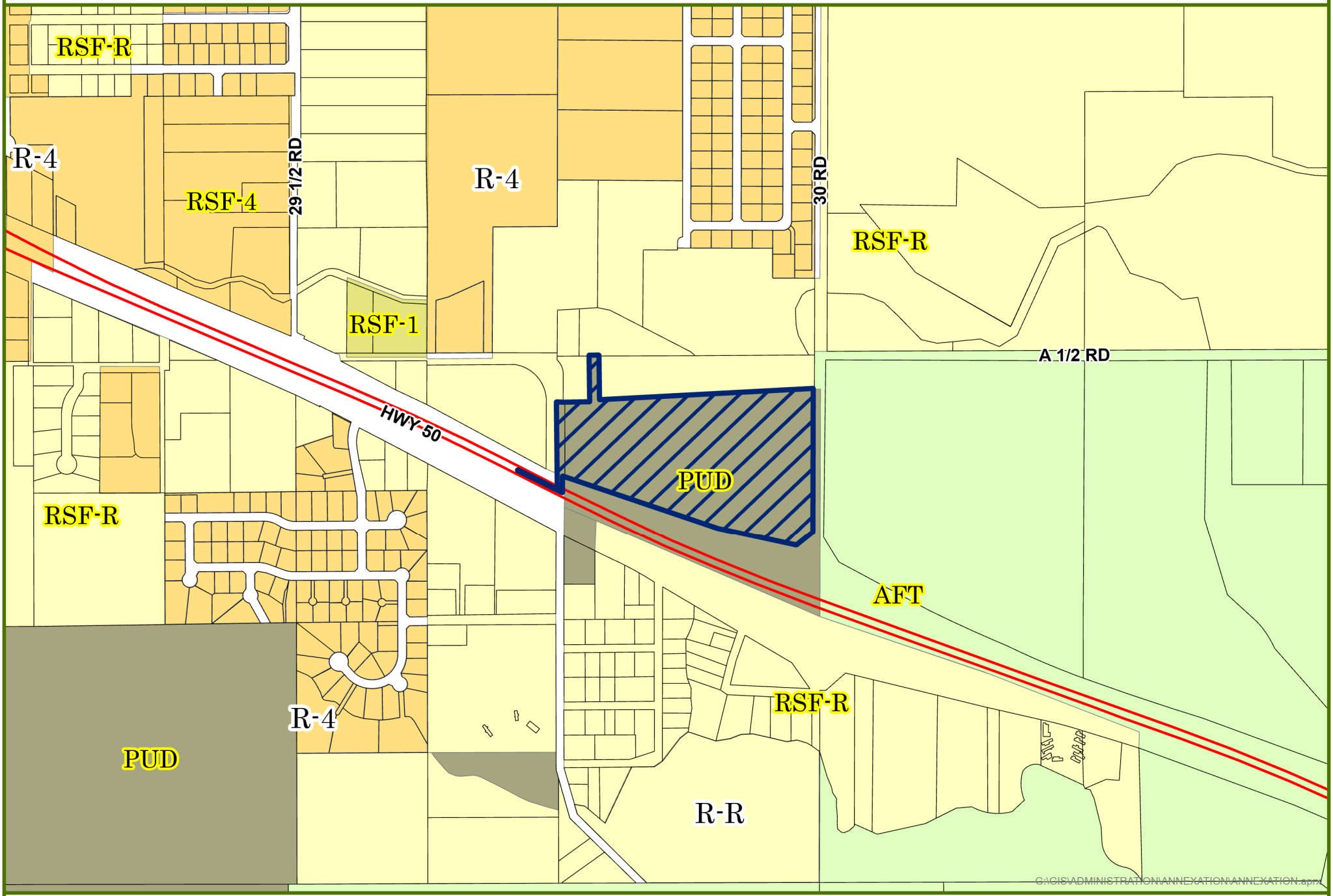
0 0.1 0.2 Miles

NON-CITY FIBER SEWER UTE WATER CITY LIMITS

Date Created: 3/9/2023

City of Grand Junction Colorado

KIA ANNEXATION - ZONING



N

0 0.1 0.2 Miles

Annexation City Zoning County Zoning

Date Created: 3/9/2023



Looking NW from 30 Road and Hwy 50



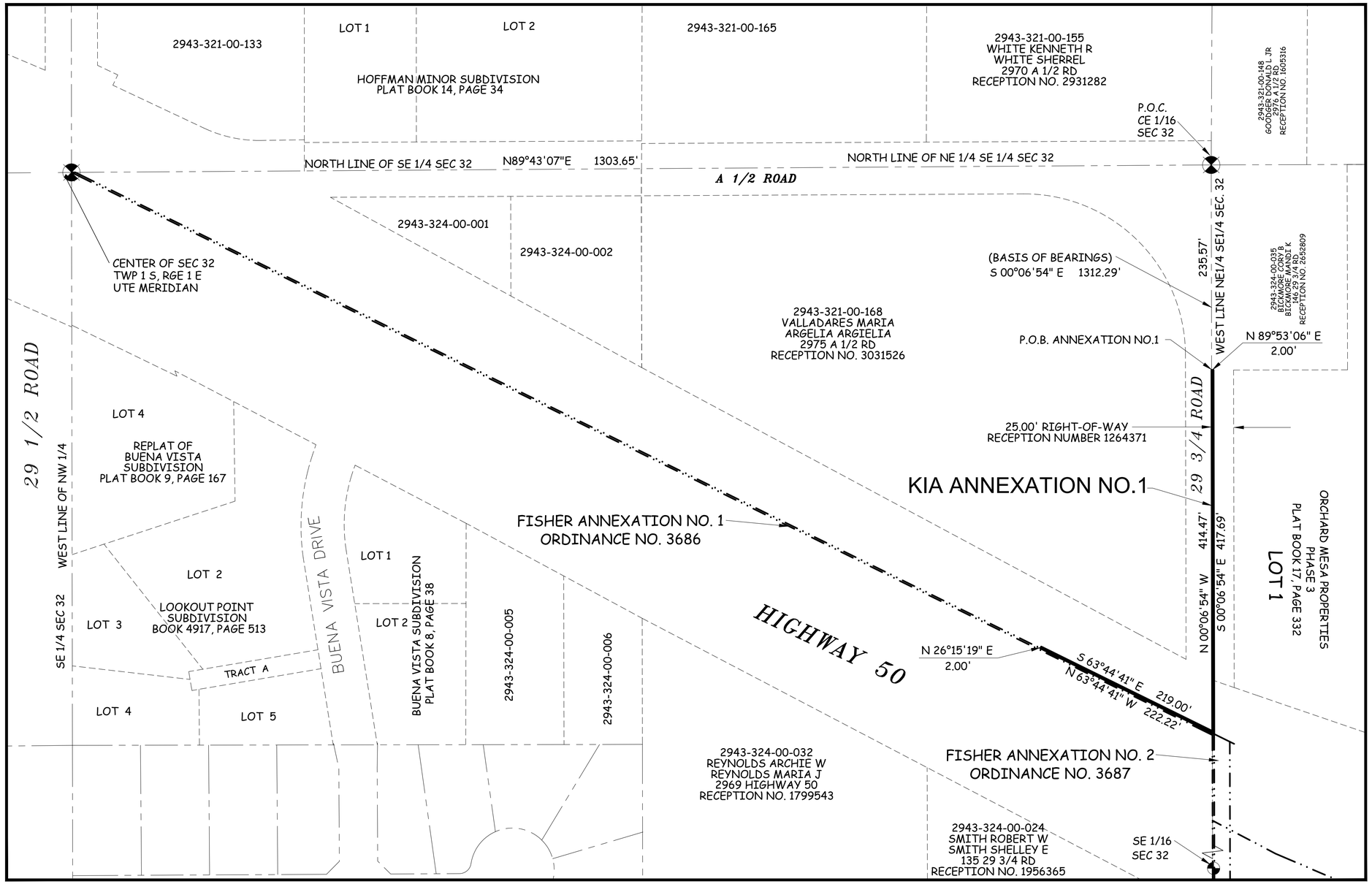
Looking West from 30 Road

KIA ANNEXATION SCHEDULE	
May 3, 2023	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
May 9, 2023	Planning Commission considers Zone of Annexation
May 17, 2023	Introduction of a Proposed Ordinance on Zoning by City Council
June 7, 2023	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 9, 2023	Effective date of Annexation and Zoning

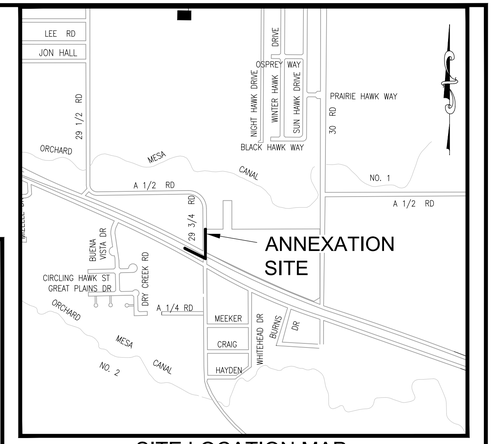
ANNEXATION SUMMARY		
File Number:		ANX-2023-15
Location:		2980 Hwy 50
Tax ID Numbers:		2943-324-11-007
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		1
Acres land annexed:		17.802 Acres
Developable Acres Remaining:		11.5
Right-of-way in Annexation:		0.254 acres
Previous County Zoning:		PUD
Proposed City Zoning:		C-1
Current Land Use:		Auto Dealer & Vacant
Comprehensive Plan Land Use:		Commercial
Values:	**Assessed:**	$265,150
	Actual:	$1,603,970
Address Ranges:		2980 thru 2998 Hwy 50 (even only) & 140 thru 144 29 3/4 Rd (even only)
Special Districts:	**Water:**	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Orchard Mesa
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

KIA ANNEXATION NO. 1

Located in the N1/2 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the *FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686* ; thence along the north line of said annexation N63°44'41"W a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'14"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING **1273** Square Feet or **0.029** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1277.38 FT.
CONTIGUOUS PERIMETER	222.22 FT.
AREA IN SQUARE FEET	1273.39 FT^2
AREA IN ACRES	0.029
AREA WITHIN R.O.W.	1273.39 FT^2 0.029 ACRES
AREA WITHIN DEEDED R.O.W.	1273.39 FT^2 0.029 ACRES

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	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.	EFFECTIVE DATE
PRELIMINARY	PRELIMINARY

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PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507

NOTICE:
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DRAWN BY:	JLG	DATE:	2/28/2023
DESIGNED BY:	JLG	DATE:	2/28/2023
CHECKED BY:	JAM	DATE:	2/28/2023

60' 0 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

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

PUBLIC WORKS
ENGINEERING DIVISION

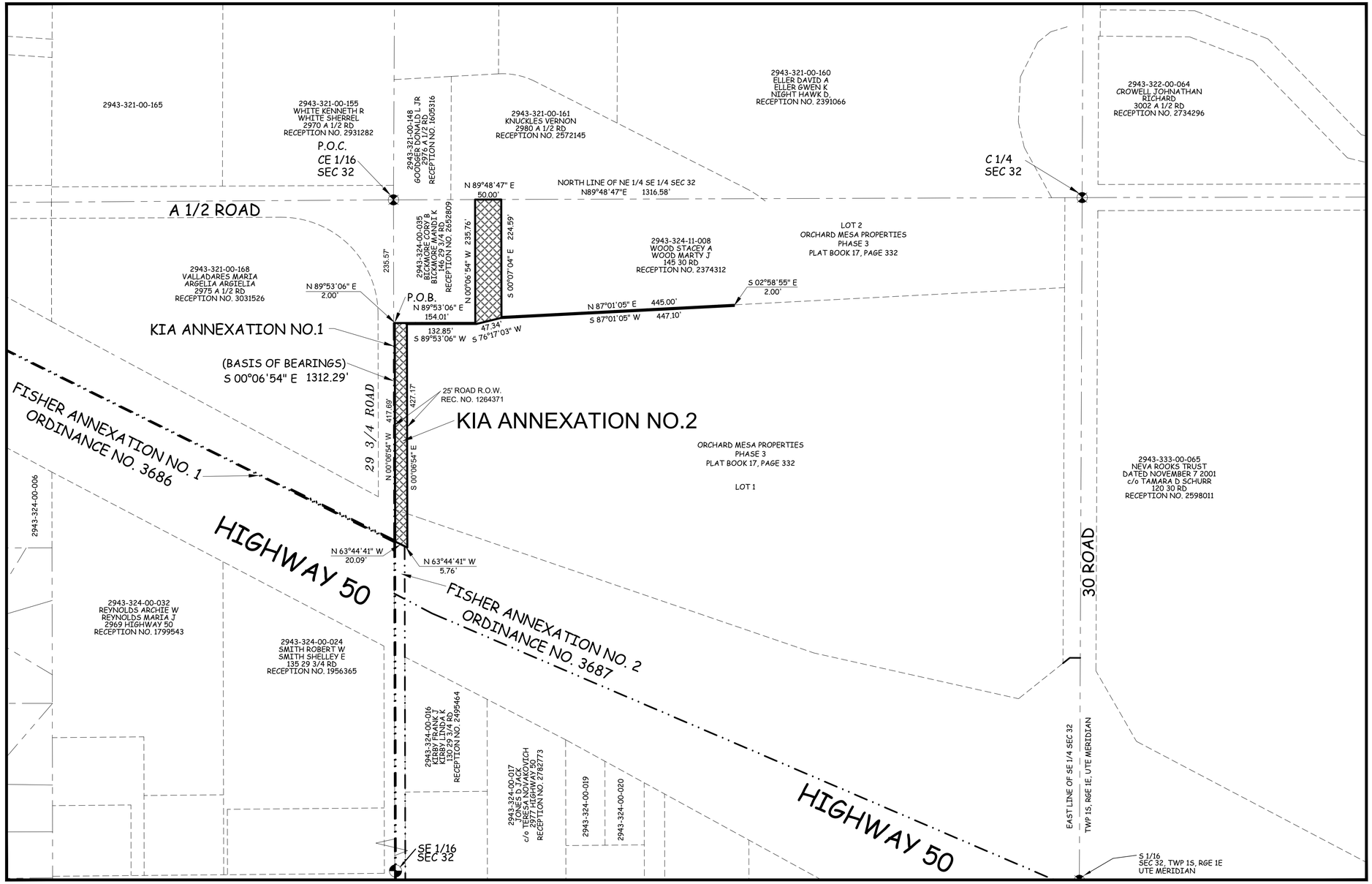
KIA ANNEXATION NO. 1
Located in the N1/2 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

1 OF 3

C:\Projects\C3407 City CJ Project Review\ANX-2023-15 - KIA Annexation\Kia Annexation Plats.dwg - PLOTTED 2023-03-02

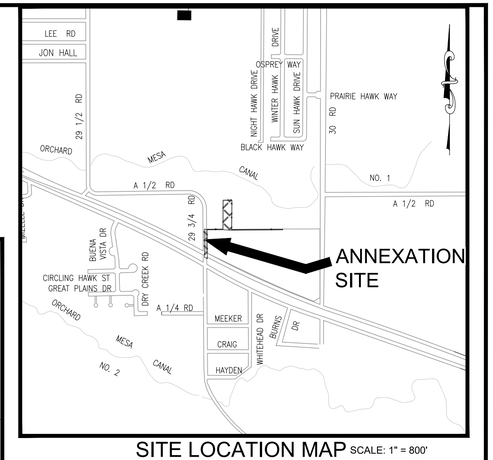
KIA ANNEXATION NO. 2

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



100' 0 50' 100'

SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the *FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687* ; thence along the north line of said annexation N63°44'41"W a distance of 20.09 feet; thence leaving said north line along the easterly line of *KIA ANNEXATION NO. 1,* N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING **22,570** Square Feet or **0.518** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,609.37 FT.
CONTIGUOUS PERIMETER	437.78 FT.
AREA IN SQUARE FEET	22,570 FT^2
AREA IN ACRES	0.518
AREA WITHIN R.O.W.	9,806.35 FT^2
	0.225 ACRES
AREA WITHIN DEEDED R.O.W.	9,806.35 FT^2
	0.225 ACRES

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

		SQ. FT.	SQUARE FEET
		Δ=	CENTRAL ANGLE
P.O.C.	POINT OF COMMENCEMENT	RAD.	RADIUS
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

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

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PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

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DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023

100' 0 50' 100'
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CITY OF Grand Junction COLORADO
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

PUBLIC WORKS
ENGINEERING DIVISION

KIA ANNEXATION NO. 2
Located in the NE1/4 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

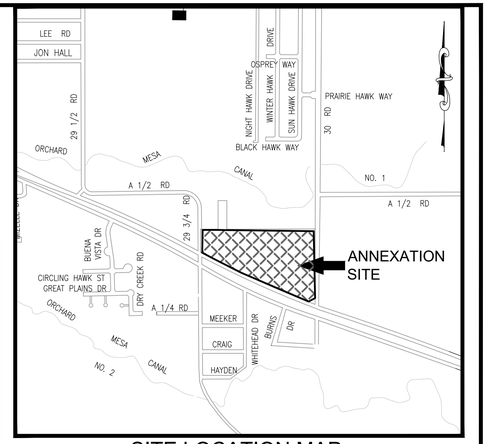
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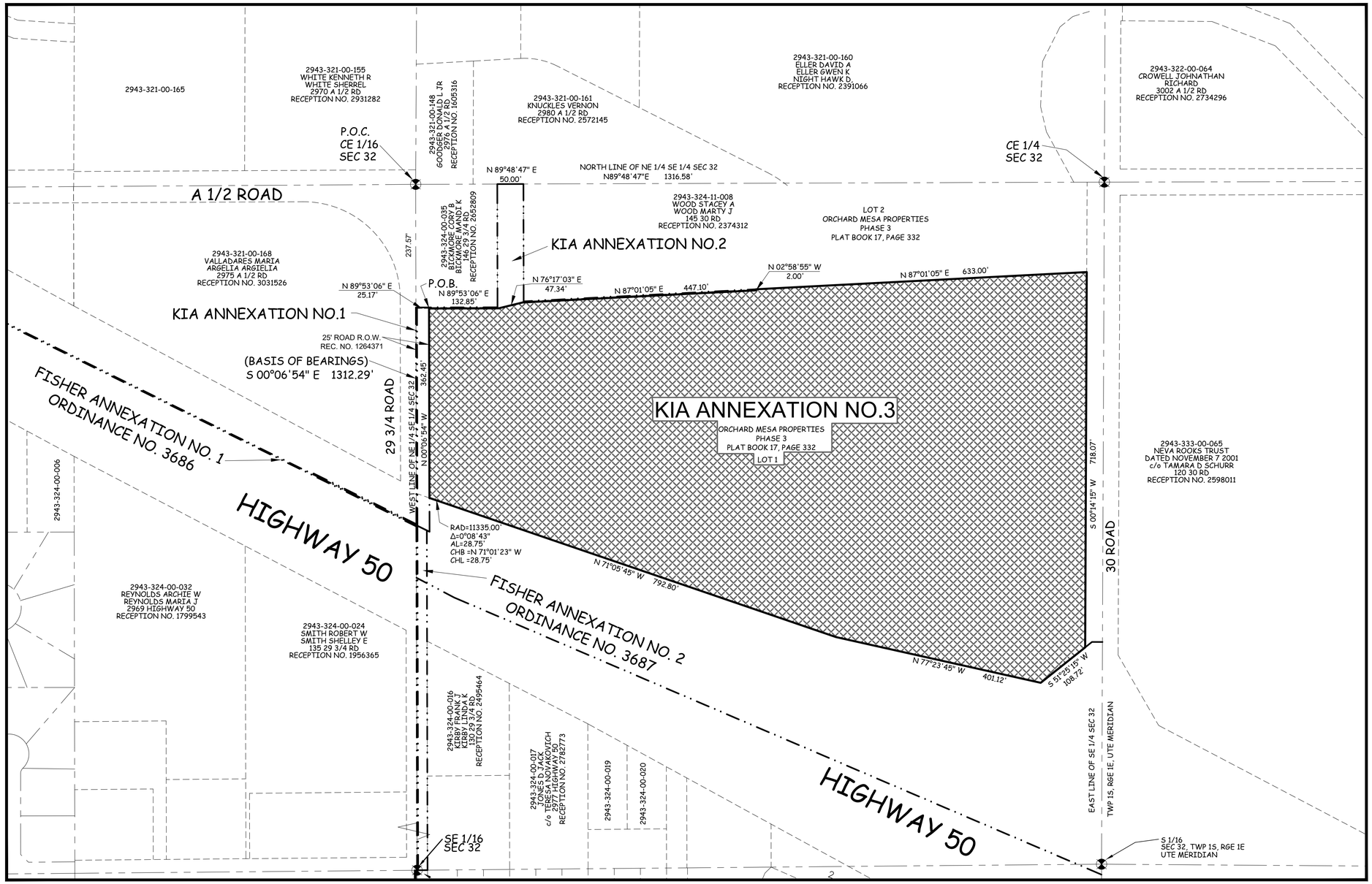
KIA ANNEXATION NO. 3

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

100' 0 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT



SITE LOCATION MAP SCALE: 1" = 800'



THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of *KIA ANNEXATION NO. 2*, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the *KIA ANNEXATION NO. 2*; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING **751,618** Square Feet or **17.255** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3674.20 FT.
CONTIGUOUS PERIMETER	991.74 FT.
AREA IN SQUARE FEET	751,618 FT^2
AREA IN ACRES	17.255
AREA WITHIN R.O.W.	0.00 FT^2
	0.000 ACRES
AREA WITHIN DEEDED R.O.W.	0.00 FT^2
	0.000 ACRES

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	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
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PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507

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

PUBLIC WORKS
ENGINEERING DIVISION

KIA ANNEXATION NO. 3
Located in the NE1/4 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

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GRAND JUNCTION PLANNING COMMISSION
May 9, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Shanon Secrest, Ken Scissors, JB Phillips, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dani Acosta (Senior Planner), and Madeline Robinson (Planning Technician).

There were 11 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from April 25, 2023.

REGULAR AGENDA

1. **KIA Annexation Zone of Annexation ANX-2023-15**
   Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

Commissioner Teske recused himself from deliberating on this item.

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

Ty Johnson with Kaart Planning was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:47 p.m. on May 9, 2023.

DRAFT

Discussion

Commissioner Ehlers asked if the zone of annexation would interfere with the existing uses on the site.

Motion and Vote
Commissioner Secrest made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, 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 Phillips seconded; motion passed 4-0.

2. St Mary's Master Plan 2023 FMP-2023-60

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster gave a brief presentation elaborating on the request.

Questions for staff

Commissioner Ehlers asked if the hospital needed to allocate space on the campus for housing to accommodate new staff. He also asked what the biggest hurdle was for new staff trying to find housing. He asked if new staff were more interested in renting or buying. He asked if any of the employees worked remotely.

Commissioner Phillips asked how many travelling surgical techs and travelling nurses were presently employed by St. Mary’s. He noted that the travelling staff often had shorter contracts and would not be interested in permanent housing options.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:15 p.m. on May 9, 2023.

Discussion

DRAFT

Commissioner Ehlers asked how flexible the Master Plan was regarding updates to the Zoning and Development Code.

Motion and Vote
Commissioner Ehlers made the following motion “Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary’s Hospital and Medical Center, FMP-2023-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

3. St Mary's - 7th & Wellington Rezone RZN-2023-70

Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Dan Prinster was present and available for questions.

Questions for staff

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:24 p.m. on May 9, 2023.

Discussion

Motion and Vote
Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

4. Grand Valley Estates Zone of Annexation ANX-2022-478

DRAFT

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Staff Presentation
Nicole Galehouse, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Ty Johnson with Kaart Planning provided a presentation regarding the request and was available for questions.

Questions for staff

Commissioner Ehlers asked about the thin strip of property to the West of Lewis Wash. He asked who would be responsible for developing the active transportation corridor for the recently adopted Pedestrian and Bicycle Plan.

Commissioner Teske asked if this property had already been annexed.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, May 2, 2023, via www.GJSpeaks.org.

Greg Tolle noted that he had no intention to develop his property. He indicated that it seemed the City was creating a shortage of R-4 housing options.

R.C. Buckley commented that the housing shortage may be a cost issue not a supply issue. He questioned the means of annexation and the size of the parcel.

Rose Bonine quoted a section of the 2020 Comprehensive Plan. She commented on Long Park, Wal-Mart, employment availability, and proximity to amenities such as hospitals. She listed other multifamily developments in Grand Junction. She mentioned the City's recent efforts to increase ADU production.

The public comment period was closed at 6:57 p.m. on May 9, 2023.

Discussion

Applicant Ty Johnson responded to public comments.

Commissioner Secrest remarked that he felt like the original request for R-12 was too high density, but that he was in favor of R-8. He commented on the difficulty to for home buyers to find affordable housing at the moment.

DRAFT

Commissioner Ehlers noted his desire to see the property zoned R-12 given its proximity to amenities. He mentioned that increasing density was necessary to counteract the cost of development. He noted that the County's master plan had the adjacent parcels designated as residential medium.

Commissioner Teske agreed with Commissioner Ehlers and noted that his only reservation is that the request was not for R-12.

Motion and Vote
Commissioner Scissors made the following motion "Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, 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 Secrest seconded; motion passed 5-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.
The vote to adjourn was 5-0.

The meeting adjourned at 7:08 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

A RESOLUTION ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS TO THE CITY OF GRAND JUNCTION, COLORADO, MAKING CERTAIN FINDINGS, AND DETERMINING THAT PROPERTY KNOWN AS THE KIA ANNEXATION

LOCATED ON PROPERTY AT 2980 HWY 50 APPROXIMATELY 17.802 ACRES

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 3rd day of May, 2023, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

KIA ANNEXATION
Perimeter Boundary Legal Description
A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2 and KIA Annexation No. 3

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06”E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41”W a distance of 222.22 feet; thence leaving said north line N26°15'19”E a distance of 2.00 feet; thence S63°44'14”E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06”E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41”W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06”E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a

distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 751,618 Square Feet or 17.255 Acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 7th day of June, 2023; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 7th day of June 2023.

_____
Anna M. Stout
President of the Council

ATTEST:

_____
Amy Phillips
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

LOCATED ON PROPERTY AT 2980 HWY 50 APPROXIMATELY 17.802 ACRES

WHEREAS, on the 3rd day of May 2023, 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 7th day of June, 2023; 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 parcels of land situate in Mesa County, Colorado, and described as follows (Property) is duly and lawfully annexed to the City of Grand Junction:

KIA ANNEXATION
Perimeter Boundary Legal Description
A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2 and KIA Annexation No. 3
EXHIBITS A, B & C

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06”E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO.

DRAFT

1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41”W a distance of 222.22 feet; thence leaving said north line N26°15'19”E a distance of 2.00 feet; thence S63°44'14”E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said parcel being comprised of 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06”E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41”W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said parcel being comprised of 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06”E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1

DRAFT

Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54”W a distance of 362.45 feet, to the Point of Beginning.

Said parcel of land being comprised of 751,618 Square Feet or 17.255 Acres, more or less.

The foregoing described parcels comprising the Property is duly and lawfully annexed to the City of Grand Junction

INTRODUCED on first reading this 3rd day of May 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of June 2023 and ordered published in pamphlet form.

_____
Anna M. Stout
President of the City Council

ATTEST:

_____
Amy Phillips
City Clerk

DRAFT

EXHIBIT A

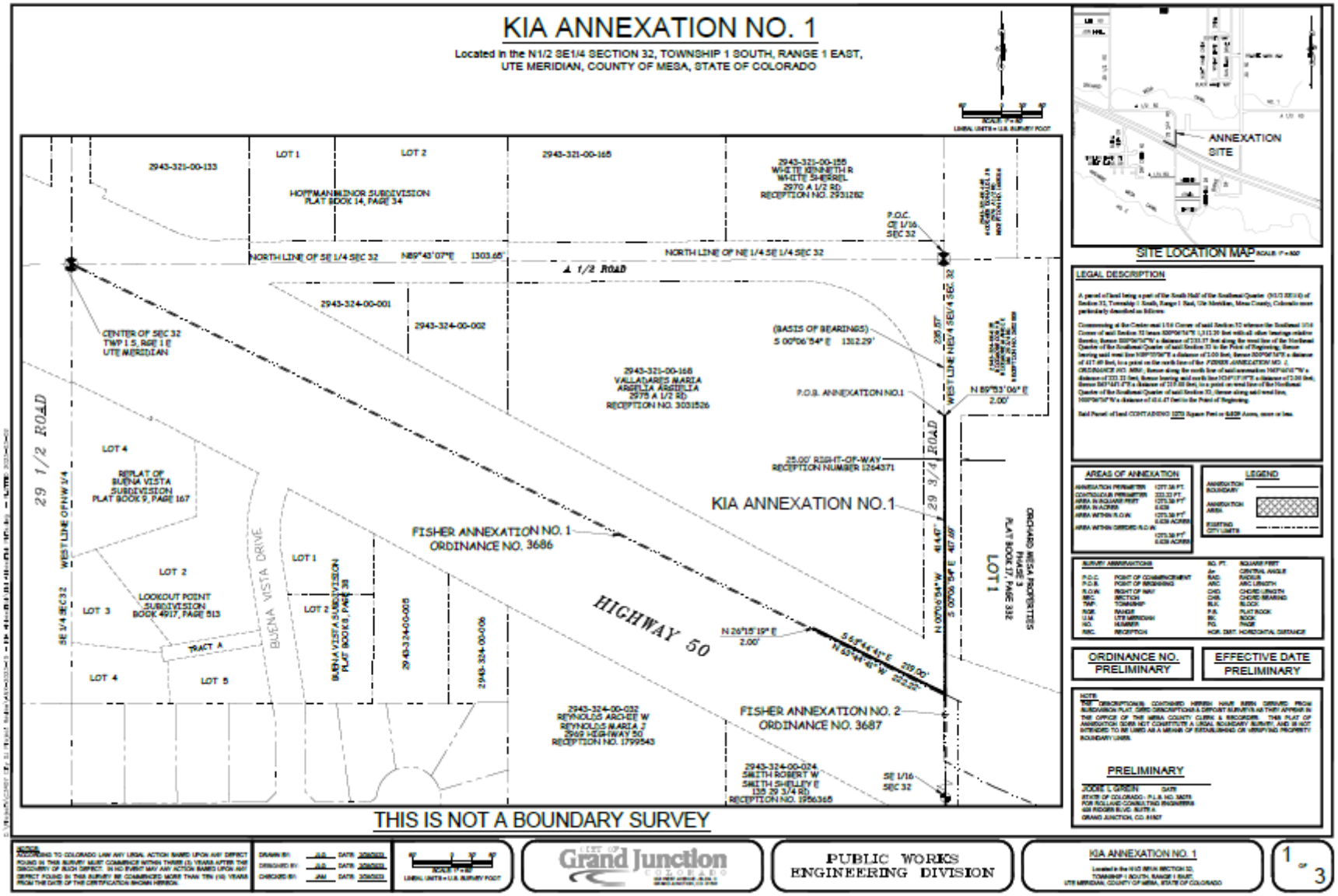

KIA ANNEXATION NO. 1
Located in the N1/2 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
29 1/2 ROAD
29 3/4 ROAD
HIGHWAY 50
KIA ANNEXATION NO.1
FISHER ANNEXATION NO. 1
ORDINANCE NO. 3686
FISHER ANNEXATION NO. 2
ORDINANCE NO. 3687
HOFFMAN MINOR SUBDIVISION
PLAT BOOK 14, PAGE 34
REPLAT OF
BUENA VISTA
SUBDIVISION
PLAT BOOK 9, PAGE 167
LOOKOUT POINT
SUBDIVISION
BOOK 4917, PAGE 513
BUENA VISTA SUBDIVISION
PLAT BOOK 8, PAGE 38
ORCHARD MESA PROPERTIES
PHASE 3
PLAT BOOK 17, PAGE 332
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
TRACT A
BUENA VISTA DRIVE
2943-321-00-133
2943-321-00-165
2943-321-00-166
WHITE KENNETH R
WHITE SHERREL
2970 A 1/2 RD
RECEPTION NO. 2931262
2943-324-00-001
2943-324-00-002
2943-321-00-168
VALLADARES MARIA
ARGELIA ARGELIA
2975 A 1/2 RD
RECEPTION NO. 3031526
2943-324-00-005
2943-324-00-006
2943-324-00-032
REYNOLDS ARCHEE W
REYNOLDS MARIA J
2969 HIGHWAY 50
RECEPTION NO. 1799543
2943-324-00-024
SMITH ROBERT W
SMITH SHELLEY E
135 29 3/4 RD
RECEPTION NO. 1956365
NORTH LINE OF SE 1/4 SEC 32
N89°43'07"E 1303.65'
NORTH LINE OF NE 1/4 SE 1/4 SEC 32
A 1/2 ROAD
CENTER OF SEC 32
TWP 1 S, RGE 1 E
UTE MERIDIAN
(BASIS OF BEARINGS)
S 00°06'54" E 1312.29'
WEST LINE NE1/4 SE1/4 SEC 32
285.85'
P.O.C.
CE 1/16
SEC 32
P.O.B. ANNEXATION NO.1
N 89°53'06" E
2.00'
25.00' RIGHT-OF-WAY
RECEPTION NUMBER 1264371
WEST LINE OF NW 1/4
SE 1/4 SEC 32
N 26°15'15" E
2.00'
S 63°44'45" E
219.00'
N 63°44'45" W
220.20'
S 00°06'54" E
417.49'
414.47'
SE 1/16
SEC 32
THIS IS NOT A BOUNDARY SURVEY
ANNEXATION
SITE
SITE LOCATION MAP
LEGAL DESCRIPTION
AREAS OF ANNEXATION
LEGEND
SURVEY ABBREVIATIONS
ORDINANCE NO.
PRELIMINARY
EFFECTIVE DATE
PRELIMINARY
PRELIMINARY
JODIE L GREEN
PUBLIC WORKS
ENGINEERING DIVISION
KIA ANNEXATION NO. 1
1 OF 3

EXHIBIT B

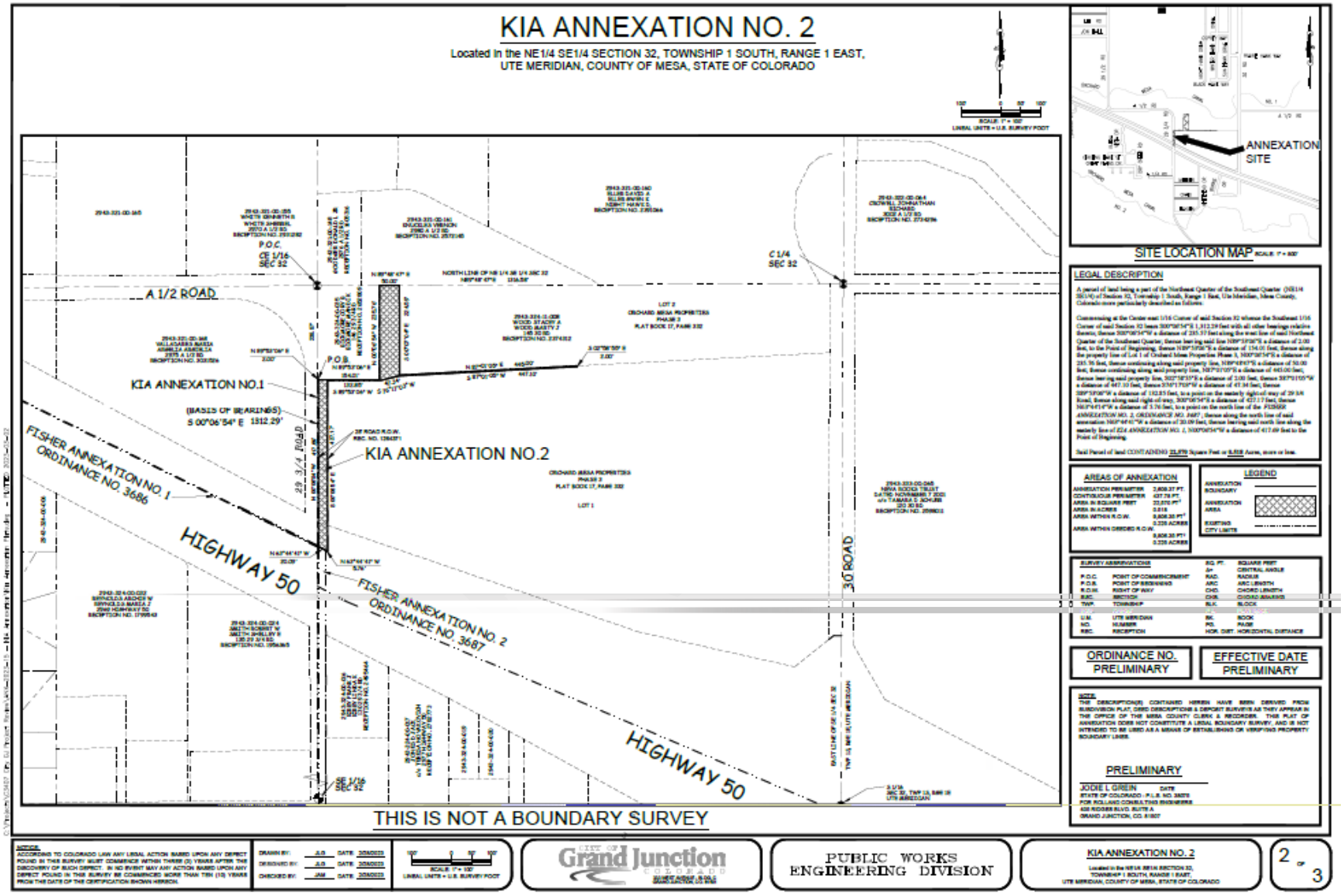
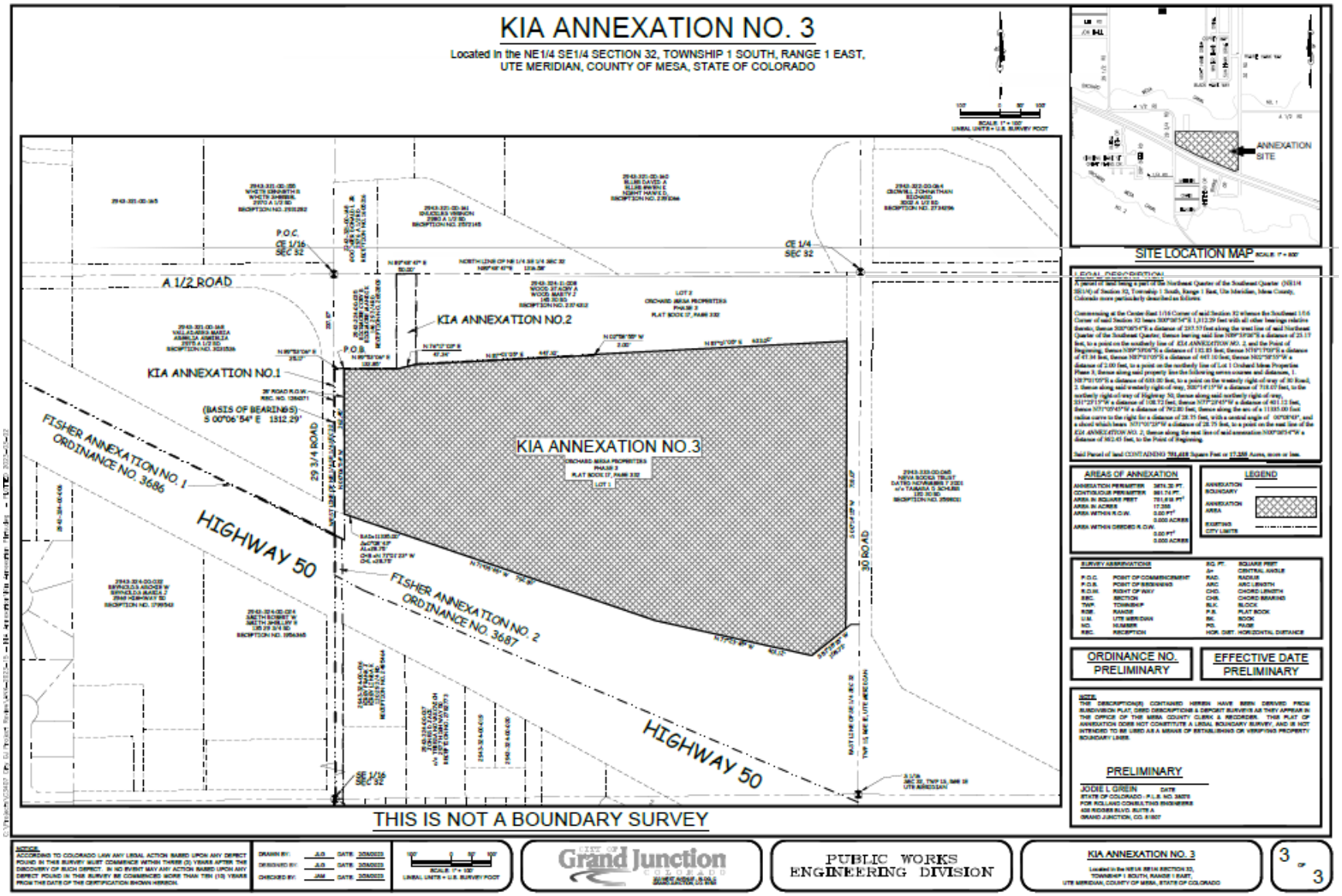

KIA ANNEXATION NO. 2
Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
P.O.C.
CE 1/16
SEC 32
A 1/2 ROAD
P.O.B.
KIA ANNEXATION NO.1
(BASIS OF BEARINGS)
S 00°06'54" E 1312.29'
29 3/4 ROAD
KIA ANNEXATION NO.2
FISHER ANNEXATION NO. 1
ORDINANCE NO. 3686
HIGHWAY 50
FISHER ANNEXATION NO. 2
ORDINANCE NO. 3687
30 ROAD
C 1/4
SEC 32
SE 1/16
SEC 32
THIS IS NOT A BOUNDARY SURVEY
ANNEXATION SITE
SITE LOCATION MAP
LEGAL DESCRIPTION
AREAS OF ANNEXATION
LEGEND
ORDINANCE NO.
PRELIMINARY
EFFECTIVE DATE
PRELIMINARY
PRELIMINARY
JODIE L GREEN
PUBLIC WORKS
ENGINEERING DIVISION
KIA ANNEXATION NO. 2
2 OF 3

EXHIBIT C


KIA ANNEXATION NO. 3
Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO
KIA ANNEXATION NO.1
KIA ANNEXATION NO.2
KIA ANNEXATION NO.3
A 1/2 ROAD
29 3/4 ROAD
30 ROAD
HIGHWAY 50
FISHER ANNEXATION NO. 1
ORDINANCE NO. 3686
FISHER ANNEXATION NO. 2
ORDINANCE NO. 3687
P.O.C.
P.O.B.
(BASIS OF BEARINGS)
S 00°06'54" E 1312.29'
THIS IS NOT A BOUNDARY SURVEY
SITE LOCATION MAP
ANNEXATION SITE
AREAS OF ANNEXATION
LEGEND
ORDINANCE NO.
PRELIMINARY
EFFECTIVE DATE
PRELIMINARY
PRELIMINARY
PUBLIC WORKS
ENGINEERING DIVISION
KIA ANNEXATION NO. 3
3 OF 3

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING KIA ANNEXATION TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT

LOCATED ON PROPERTY AT 2980 HWY 50

Recitals:

The property owner has petitioned to annex their 17.802 acres into the City limits. The annexation is referred to as the "KIA Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the KIA Annexation consisting of 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) finding that both the C-1 zone district conforms with the designation of Commercial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE KIA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned C-1 as follows:

KIA ANNEXATION
Perimeter Boundary Legal Description
A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2 and KIA Annexation No. 3

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06”E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41”W a distance of 222.22 feet; thence leaving said north line N26°15'19”E a distance of 2.00 feet; thence S63°44'14”E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06”E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41”W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

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Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54”E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54”E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06”E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06”E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54”W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 751,618 Square Feet or 17.255 Acres, more or less.

INTRODUCED on first reading this _____ day of _____, 2022 and ordered published in pamphlet form.

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

_____
Anna M. Stout
President of the Council

ATTEST:

_____
Amy Phillips
City Clerk